completed 6/8/07

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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.: **07DRB-00294 (SBP)** Project # **1004623**

Project Name: **ROMERO ADDITION**

Agent: Berent Groth Architect Phone No.: 266-6700

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 4/25/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION:
☐ van accessible space
☐
☐
☐

☐ UTILITIES:
☐
☐
☐

☐ CITY ENGINEER / AMAFCA:
☐
☐
☐

☐ PARKS / CIP:
☐
☐
☐

☑ PLANNING (Last to sign): 3 copies
☐ OK
☐
☐

☐ **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.
☑ **3 copies of the approved site plan. Include all pages.**
☐ **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 1004623

#5

completed 7/8/07

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

Project Number 1004623

DRB Application No.: **07DRB-00507 (P & F)** Project # **1004623**

Project Name : **ROMERO ADDITION**

Agent: FORSTBAUER SURVEYING LLC Phone No.: 268-2112

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 4/25/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: paper Cross access easement

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): Record

☒ **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.

☐ **3 copies of the approved site plan. Include all pages.**

☐ **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.** OK

☐ **Copy of recorded plat for Planning.**

#5

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: **07DRB-00507 (P & F)** Project # **1004623**

Project Name : **ROMERO ADDITION**

Agent: FORSTBAUER SURVEYING LLC Phone No.: 268-2112

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/25/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: paper Cross access easement

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): Recorded

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-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

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☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.** OK

☐ **Copy of recorded plat for Planning.**

Project Number 1004623

5

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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.: **07DRB-00294 (SBP)**	Project # **1004623**
Project Name: **ROMERO ADDITION**	
Agent: Berent Groth Architect	Phone No.: 266-6700

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 4/25/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☑ TRANSPORTATION: van accessible space
- ☐ 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.
  - ☑ **3 copies of the approved site plan. Include all pages.**
  - ☐ **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 1004623

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004623 **AGENDA ITEM NO: 5**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 25, 2007

0

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 25, 2007 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

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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: 10:00 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 # 1005185**
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] *[Deferred from 3/28/07,4/11/07 & 4/25/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

07DRB-00353 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner]** *[Deferred from 3/28/07, 4/11/07 & 4/25/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

2. Project # 1003973
07DRB-00365 Major-Preliminary Plat Approval
07DRB-00366 Minor-Sidewalk Waiver
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). *[Deferred from 4/18/07 & 4/25/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

3. Project # 1005133
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH,** zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s).*[Deferred from 3/28/07, 04/11/07 & 4/18/07]*(B-13) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00352 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH,** zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s).*[Deferred from 3/28/07, 04/11/07, 4/18/07]* (B-13) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**
07DRB-00486 Minor-SiteDev Plan Subd/EPC 07DRB-00487 Minor-SiteDev Plan BldPermit/EPC	GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH,** zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). **[Carmen Marrone for Makita Hill, EPC Case Planner]** *[Deferred from 4/18/07]* (B-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGTED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/25/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

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.

4. Project # 1005508
07DRB-00341 Minor-SiteDev Plan BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]* (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND PLANNING FOR 3 COPIES.**

07DRB-00207 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1-IP FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] *[Indef deferred from 3/14/07] [Deferred from 3/28/07, 4/4/07 & 04/11/07]*. (H-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT ACROSS NORTH AND SOUTH LOTS AND PLANNING TO RECORD.**

5. **Project # 1004623**
07DRB-00294 Major-SiteDev Plan BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION,** zoned SU-2 FOR S-R, located on 5TH ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). *[Deferred from 4/4/07]* (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BETTER DEFINED VAN ACCESSIBLE SPACE AND PLANNING FOR 3 COPIES.**

07DRB-00507 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for RAUL & SHANNON LOPEZ request(s) the above action(s) for portion of Lot(s) 13-16, **ROMERO ADDITION,** zoned SU-2 FOR S-R located on 5th ST NW, between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [REF: 06EPC-00019, 06EPC-00022] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PAPER CROSS ACCESS EASEMENT AND PLANNING TO RECORD.**

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

6. **Project # 1004717**
07DRB-00513 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 30, Tract(s) A, Lot(s) 70-P2, 71-P2, 72-P2 & 73-P2, **SONORA SUBDIVISON, UNIT B,** zoned R-D located on WILSHIRE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: 06DRB00478, 06DRB00481] (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. **Project # 1001934**
07DRB-00509 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or any portion of Lot(s) 4-C & 4-D, **ALVARADO GARDENS, UNIT 1,** zoned RA-2 located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 1 acre(s). [REF: 05DRB00292] (G-12 & G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1003128**
07DRB-00514 Minor-Prelim&Final Plat Approval

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s). *[Indef deferred 4/25/07]* (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

9. **Project # 1005349**
07DRB-00511 Minor-Prelim&Final Plat Approval

ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION,** zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] *[Indef deferred 4/25/07]* (K-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

10. Project # 1005517
07DRB-00506 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for CENTURION JEFFERSON, LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A, Tract(s) B, **ENVIRO TRACT,** zoned M-1 located on JEFFERSON ST NE between OSUNA NE and ELLISON NE containing approximately 7 acre(s). *[Indef deferred 4/25/07]* (E-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. Project # 1005519
07DRB-00510 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for LORENZO RAMIREZ request(s) the above action(s) for all or any portion of Tract(s) 309A & 309B, M.R.G.C.D. Map #35 (to be known as **LANDS OF VENTURA M RAMIREZ**) zoned RA-2 located on MONTOYA NW between I-25 NW and MAXMILLIAN RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. Project # 1005520
07DRB-00512 Minor-Sketch Plat or Plan

MARGO GANSTER request(s) the above action(s) for all or any portion of Lot(s) 4 & 6, Block(s) 3, **RIDGECREST ADDITION,** zoned R-1 located on JEFFERSON SE between RIDGECREST SE and KATHRYN SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for April 18, 2007. **THE DRB MINUTES FOR APRIL 18, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10 A.M.

4623

DXF Electronic Approval Form

DRB Project Case #: 1004623

Subdivision Name: ROMERO ADDITION BLOCK 3 LOT 16A

Surveyor: RONALD A FORSTBAUER

Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 4/16/2007 Hard Copy Received: 4/16/2007

Coordinate System: Ground rotated to NMSP Grid

Approved 04.17.2007 Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **4623** to agiscov on **4/17/2007** Contact person notified on **4/17/2007**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 4, 2007 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

****

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A. Call to Order: 9:00 A.M. Adjourned: 12:00 P.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 # 1002371**
07DRB-00286 Major-One Year SIA

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, **ALBAN HILLS,** zoned SU-1 FOR R-2 W/CHURCH RELATED USES located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB-00286, 03DRB-02150, 05DRB-00560, 03DRB-02085, 03DRB-02086] (D-12) **ONE-YEAR SIA WAS APPROVED.**

2. **Project # 1000985**
07DRB-00292 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for PALOMAS INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 1-A, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2 C-1 located on SAN PEDRO NE between PASEO DEL NORTE NE and PALOMAS NE. (D-18) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1003790**
07DRB-00297 Major-SiteDev Plan Subd
07DRB-00298 Minor-Vacation of Private Easements
07DRB-00299 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18) **THE SITE DEVELOPMENT PLAN FOR SUBDIVSION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND FOUR COPIES OF THE PLAN. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/04/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: 61-FEET OF RIGHT-OF-WAY ON BALLOON FIESTA COURT IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1004623**
07DRB-00294 Major-SiteDev Plan BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION,** zoned SU-1 for legal office and/or residence, located on 5TH ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). *[Deferred from 4/4/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

5. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 4/11/07.**

6. **Project # 1002984**
07DRB-00238 Major-Vacation of Pub Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2,** zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). *[Deferred from 3/28/07]* (E-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

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.

7. **Project # 1002962**
07DRB-00358 Minor-SiteDev Plan BldPermit/EPC

J. S. ROGERS ARCHITECTS PC agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS request(s) the above action(s) for all or any portion of Tract(s) 10, **TRAILS, UNIT 2**, zoned SU-1 FOR CHURCH located on WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE NW containing approximately 5 acre(s). **[Carmen Marrone for David Stallworth, EPC Case Planner]** (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES AND TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS ON THE 15-FOOT END CAP RADII.**

8. **Project # 1005360**
07DRB-00372 Minor-SiteDev Plan
BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK,** zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE , between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] *[Deferred from 4/4/07]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

9. **Project # 1000504**
07DRB-00378 Minor-SiteDev Plan
BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK,** zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07]* (E-17) **INDEFINITELY DEFFERRED AT THE AGENT'S REQUEST.**

07DRB-00364 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK,** zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07]* (E-17) **INDEFINITELY DEFFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1001523**
07DRB-00341 Minor-SiteDev Plan BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1-IP FOR LIGHT INDUSTRIAL USES located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 3/28/07 & 4/4/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

07DRB-00207 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] *[Indef deferred from 3/14/07] [Deferred from 3/28/07 & 4/4/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

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

11. **Project # 1004178**
07DRB-00374 Minor-Ext of SIA for Temp Defer SDWK

GARCIA KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or any portion of Tract(s) G-1 & G-2, Block(s) 27, **MESA VILLAGE,** zoned O-1 located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER NE containing approximately 2 acre(s). [REF: 05DRB01013, 07DRB00018] (J-20) **A TWO-YEAR EXTENSION TO THE FOUR YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12.	**Project # 1000572** 07DRB-00383 Major-Final Plat Approval	ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or any portion of Tract(s) A, THE PRESIDIO (to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1 PRD located on CHICO RD NE between EUBANK BLVD NE and MORRIS ST NE containing approximately 24 acre(s). [REF: 06DRB01714, 06DRB01715, 06DRB01783, 06DRB01778, 06DRB01779, 06DRB01781] (K-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE HOMEOWNERS ASSOC.SIGNATURE, CORRECTED ZONING, MASTER COVENANTS RECORDING DATE ON THE PLAT AND TO RECORD.**
13.	**Project # 1003928** 07DRB-00394 Minor-Subd Design (DPM) Variance 07DRB-00395 Minor-Sidewalk Variance	SURVEYS SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D **TOHATCHI ADDITION** & LOT 12, BLOCK C, **J. M. MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone located on MOUNTAIN RD NW between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] (J-13) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT "C" IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT "C" IN THE PLANNING FILE.**
	07DRB-00068 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION** & LOT 12, BLOCK C, **J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07 & Indef deferred on 2/14/07]* (J-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/8/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: A 30-FOOT PUBLIC WATER AND SEWER EASEMENT IS REQUIRED. A 6-FOOT DEDICATION ALONG MOUNTAIN ROAD IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project # 1005458**
07DRB-00379 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAN MUNIZA request(s) the above action(s) for all or any portion of Tract(s) Q, **TOWN OF ATRISCO GRANT,** NORTHERN UNIT, zoned C-1/P located on COORS RD NW between REDLANDS RD NW and ATRISCO DR NW containing approximately 4 acre(s). *[Indef deferred from 4/4/07]* (G-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1002176**
07DRB-00393 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CASH FLOW PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 51-P1 & 52-P, **COVERED WAGON SUBDIVISION,** zoned SU-1 FOR SINGLE FAMILY RES located on COVERED WAGON AVE SE between LANIER DR SE and WATERFALL DR SE containing approximately 1 acre(s). *[Shown under Project 1005466 in error.]* (L-23) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1004355**
07DRB-00351 Minor-Prelim&Final Plat Approval

WILSON & COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or any portion of Lot(s) 16-21, Block(s) 6, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-D located on TIERRA VIEJA ST NW between HAWK EYE RD NW and GO WEST RD NW containing approximately 1 acre(s). [REF: 06DRB01340] (D-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LOCATION OF METER BOXES AND PLANNING TO RECORD THE PLAT.**

17. **Project # 1004994**
07DRB-00382 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). (A-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. **Project # 1005132**
07DRB-00386 Minor-Prelim&Final Plat Approval
07DRB-00385 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or any portion of Tract(s) B & C, (to be known as **PASEO NUEVO 2, TRACTS B-1 & C-1**) zoned SU-2, 0-1 located on HOLLY AVE NE, between SAN PEDRO DR NE and VILLE CT NE containing approximately 2 acre(s). [REF: 07DRB00137] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE TRANSPORTATION DEVELOPMENT TO CORRECT CROSS-ACCESS EASEMENT. THE VACATION OF THE PRIVATE EASEMENT(S) WAS APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE.**

19. **Project # 1005363**
07DRB-00346 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07]* (G-12 & G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 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

20. Project # 1004071
07DRB-00376 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or any portion of Tract(s) C, **ANCIENT MESA,** zoned RO-20 located on RAINBOW BLVD NW between COMPASS DR NW and PETROGYLPH NATIONAL MONUMENT containing approximately 144 acre(s). [REF: 05DRB00511, 05DRB00512, 05DRB00513] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1005456
07DRB-00373 Minor-Sketch Plat or Plan

FAITH HOME BUILDERS INC request(s) the above action(s) for all or any portion of Lot(s) 1-8, Block(s) 4, **ESPERAZA ADDITION,** zoned C-1 located on SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Project # 1005459
07DRB-00380 Minor-Sketch Plat or Plan

RAIMUND MCCLAIN agent(s) for KRISTINA YU request(s) the above action(s) for all or any portion of Lot(s) 12 & 13, **RIDGECREST ADDITION,** zoned R-2 located on ROSS PLACE SE, between JACKSON SE and CREST SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Project # 1005460
07DRB-00384 Minor-Sketch Plat or Plan

PLAZA SURVEYS agent(s) for NICOLAS PACHECO request(s) the above action(s) for all or any portion of Tract(s) 36B1, **M.R.G.C.D. MAP #35,** zoned RA-2 located on MOYA NW between GABALDON NW and LOS LUCEROS NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Project # 1005461
07DRB-00387 Minor-Sketch Plat or Plan

EDWARD GABALDON agent(s) for BERLINDA GABALDON request(s) the above action(s) for all or any portion of Lot(s) 15, Block(s) 4, **MELENDRES SUBDIVISION,** zoned R-3 located on PALOMAS SE between ANDERSON SE and KATHRYN SE containing approximately 1 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Project # 1005467
07DRB-00392 Minor-Sketch Plat or Plan

MATTHEW COHEN request(s) the above action(s) for all or any portion of Tract(s) 283A, **M.R.G.C.D. MAP #38,** zoned R-1 located on MOUNTAIN RD NW, between CONSUELO PL NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1005462
07DRB-00388 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) 2A, **INDIAN RIDGE SUBDIVISION,** zoned O-1 located on MENAUL BLVD NE between JUAN TABO BLVD NE and CHELWOOD PARK BLVD NE containing approximately 2 acre(s). (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Project # 1005463
07DRB-00389 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for YUNG T HSIEH request(s) the above action(s) for all or any portion of Lot(s) 4, **LANDS OF LW BARRETT,** zoned RD (9 DU ACRE) located on SAGE RD SW , between 86TH ST SW and SAN IGNACIO RD SW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Project # 1005464
07DRB-00390 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or any portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES,** zoned R-LT residential zone located on PALOMAS AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (D-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Project # 1005465
07DRB-00391 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or any portion of Tract(s) C, SOUTH BROADWAY INDUSTRIAL ACRES (to be known as **DUKE CITY SUBDIVISION**) zoned SU-2 HM located on WOODWARD RD SE, between BROADWAY BLVD SE and 2ND ST SE containing approximately 4 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for March 28, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 28, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004623 **AGENDA ITEM NO: 4**

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

4-25-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 4, 2007

0

DEF @ A TO 04/25/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004623 AGENDA#: 4 DATE: 4.4.07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 4, 2007

Project # 1004623
07DRB-00294 Major-SiteDev Plan BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION,** zoned SU-1 for legal office and/or residence, located on 5TH ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). (J-14)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.

Neighborhood Coordination

Letter(s) sent to North Fourth Camino Real Merchants Assoc. (R) and Wells Park NA (R).

APS The requested action for Lots 13-16, Block 3, **Romero Addition** (5th St NW and Summer NW), for use as a law office will have no adverse impacts to the APS district.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	Open Space has no adverse comments.

City Engineer :adverse comments.

Transportation Development

Where is the replat? The van access space requires an 8' aisle. Where is the cross access agreement with the property to the south? What is the width of the shared drive?

Parks & Recreation No objection.

Utilities Development No objection to Site Plan approval.

Planning Department

A replat is needed.

The portions of the existing wooden fence visible from 5th Street do not meet the Zone Code wall regulations. A wall design must be approved for these sections and a new wall in conformance constructed. See Section 14-16-3-19.

The landscape plan is missing some required language.

The 15% landscape requirement refers to living plants, not gravel. The plant names, size (either caliper or container) and water usage must be listed as well as the number of each plant to be planted.

At least 2 street trees are required along 5th Street. Desert Willows do not qualify as street trees.

The square footage of each bed must be listed on the Landscape Plan.

The Sawmill Wells Park Plan requires new plants to be a minimum 5 gallon container size. Trees must be 10 feet high within ten years.

IN the future, be sure your clients do NOT do any renovation, construction, etc before DRB approves the site plan.

The site plan application must be heard with the plat application. The site plan will be deferred until the plat is approved. And visa versa.

Impact Fee Administrator No comment on proposed site plan or plat.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Raul Lopez, 1311 5th St NW, 87102
Berent Groth Architects, 3146 Sequoia Pl NW, 87120

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: APRIL 19,2007
Zone Atlas Page: J-14
Notification Radius: 100 Ft.

Project# 1004623
App#07DRB-00294

Cross Reference and Location: 1311 5TH ST NW BETWEEN SUMMER AVE AND MCKINLEY AVE

Applicant: ~~RAIL~~ RAUL A. LOPEZ
1311 5TH ST NW
ALBUQUERQUE, NM 87102

Agent: BERENT GROTH
BERENT GROTH ARCHITECTS
3146 SEQUOIA PL NW
ALBUQUERQUE, NM 87120

Special Instructions:

Notice must be mailed from the City's 15 day's prior to the meeting.

Date Mailed: MARCH 28, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision Purposes
- ✓ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ 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)

APPEAL / PROTEST of... — A
- ___ 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: RAUL A. LOPEZ PHONE: 768-1154
ADDRESS: 1311 5TH ST NW FAX: 768-1124
CITY: ALB. STATE NM ZIP 87102 E-MAIL: raulalopez@qwest.com
Proprietary interest in site: OWNER List all owners: SHANNON LOPEZ
AGENT (if any): BERENT GROTH ARCHITECT PHONE: 266 6700
ADDRESS: 3546 SEQUOIA PL. NW FAX:
CITY: ALB STATE NM ZIP 87120 E-MAIL: berentgroth@mac.com

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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. ___ Block: ___ Unit: ___
Subdiv. / Addn. SOUTH 46.5' OF NORTH 94' OF LOTS 13-16 BLOCK 3 ROMERO ADD'N.
Current Zoning: SU-2 Proposed zoning: SU-1 FOR LEGAL OFFICE AND/OR RESIDENCE
Zone Atlas page(s): J-14 No. of existing lots: 1 No. of proposed lots: 1
Total area of site (acres): 0.14 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NA
UPC No. 101405819838321807 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: 1311 5TH ST NW
Between: SUMMER AVE. and MCKINLEY AVE.

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 # 1004623/06EPC 06EPC-00019 06EPC-00022

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

SIGNATURE [signature] DATE 3/5/07
(Print) BERENT GROTH ARCHITECT ___ 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	Action	S.F.	Fees
07DRB-00294	SDP	P2	$ 385.00
			$
	APF		$ 75.00
			$
	CMF		$ 20.00
			Total $ 480.00

Hearing date 4-4-07

[signature] 3-9-07
Planner signature / date

Project # 1004623

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION** **Maximum Size: 24" x 36"**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** **Maximum Size: 24" x 36"**

X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
NA Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
X Solid Waste Management Department signature on Site Plan
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
X Copy of the document delegating approval authority to the DRB
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
X Completed Site Plan for Building Permit Checklist
NA 6 copies of the Infrastructure List, if relevant to the site plan
X TIS/AQIA Traffic Impact Study form with required signature
X Copy of Site Plan with Fire Marshal's stamp
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the 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.

BERENT GROTH ARCHITECT
Applicant name (print)

BGH (AGENT) 3-8-07
Applicant signature / date

Form revised APRIL 2006

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

Application case numbers
07DRB - ____ - 00294
____ - ____ - ____
____ - ____ - ____

Joseph M Force 3-9-07
Planner signature / date

Project # 1004623

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101405821 036321901	RESCINO RONALD J & MARY	417 SUMMER N W	ALBUQUERQUE	NM	87102	C	A1AM	* 010 004ROMERO ADD S 100FT L 10 TO 12
1	101405822 038021906	SANCHEZ BENITO & RITA	509 CAMINO DE LA SIERRA NE	ALBUQUERQUE	NM	87123 2404	V	A1AM	ROMERO ADD LTS 19 TO 21 BLK 4
1	101405818 840822803	GATES NORMA PUTMAN	5324 SUR VISTA RD NW	ALBUQUERQUE	NM	87114 4357	R	A1AM	* 013 020ALBRIGHT MOORE ADD E44FT L13 TO18
1	101405818 139221810	SENA EDWARD STEVEN	518 KINLEY AVE NW	ALBUQUERQUE	NM	87102 1346	R	A1AM	* 002 006ALBRIGHT MOORE ADD E 54FT L 1 &2
1	101405817 738621812	ABEYTA MARIE J & M A HELEN RIZEK	1320 6TH ST NW	ALBUQUERQUE	NM	87102 1340	R	A1AM	* 003 006ALBRIGHT MOORE ADD L 3 & 4
1	101405817 638221813	ANDERSON ROBERT E	1318 6TH ST NW	ALBUQUERQUE	NM	87102	R	A1AM	* 005 006ALBRIGHT MOORE ADD L 5 & 6
1	101405819 940422805	MCCLERNON CHERIE P	1401 5TH ST NW	ALBUQUERQUE	NM	87102	V	A1AM	* 009 020ALBRIGHT MOORE ADD L 9 & 10

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1014058 1893842 1809	FERRERI STEPHEN & C ANDYCE L CO-TRUSTEES RIBBLE TR UST	2040 4TH ST NW	ALBU QUER QUE	NM	8710 2	V	A1A M	* 017 003ROMERO ADD L 17 TO 20
2	1014058 1963662 1804	FAWVER STEHEN J	216 AVENI DA LOBEIR O B	SAN C LEME NTE	CA	9267 2	R	A1A M	* 001 003ROMERO ADD S2/3FT L 1TO 4
3	1014058 1983832 1807	AQUILA FRANK J	4604 CARL HATCH PL NW	ALBU QUER QUE	NM	8711 4 53 31	R	A1A M	003SOUTH 46 FEET OF THE NORTH 9 4 FEET OF LOTS 13 14 15 AND 1 6 RO MERO ADDITI
4	1014058 1973792 1806	SENA ERNEST & LORR AINE	1307 5TH ST NW	ALBU QUER QUE	NM	8710 2	R	A1A M	* 013 003ROMERO ADD S48FT L13 TO 16
5	1014058 1963732 1805	SENA ERNEST & LORR AINE	1307 5TH ST NW	ALBU QUER QUE	NM	8710 2	R	A1A M	* 001 003ROMERO ADD N1/3 L 1 TO 4
6	1014058 1883722 1803	DE LA CRUZ CATHERIN E	509 SUMM ER AVE NW	ALBU QUER QUE	NM	8710 6	R	A1A M	ROMERO ADD LOTS 5 X 6 EXC TRI F RAC X N55FT OF LOTS 7 X 8 BLK 3
7	1014058 2123762 1908	MILANI WILLIAM J	924 1/2 11T H ST NW	ALBU QUER QUE	NM	8710 2	R	A1A M	* 022 004ROMERO ADD S 50FT L 22 T O 24
8	1014058 2133832 1907	MORAGA EUGENE & A GNES	2209 MILT ON CT NW	ALBU QUER QUE	NM	8710 4 25 18	V	A1A M	* 022 004ROMERO ADD N 92FT L 22 T O 24
9	1014058 2153702 1909	CLAYBURGH MARK J J R TRUSTEE CLAYBURG H JR RVL	1310 5TH ST NW	ALBU QUER QUE	NM	8710 2	R	A1A M	* 007 004ROMERO ADD N42FT L 7 TO 12
10	1014058 1984002 2804	PATRICK MCCLERNON ARCHTS/PLANNERS P A	1401 5TH ST NW	ALBU QUER QUE	NM	8710 2	R	A1A M	* 011 020ALBRIGHT MOORE ADD L 11 X12
11	1014058 1983892 1808	SEDILLO MIKE A & MAR CELLA	1222 FOR RESTER AV E NW	ALBU QUER QUE	NM	8710 4	R	A1A M	* 013 003ROMERO ADD N47FT L 13TO 16

Or Current Resident
ABEYTA MARIE J & M A HELEN
RIZEK
1320 6TH ST NW
ALBUQUERQUE, NM 87102 1340

Or Current Resident
ANDERSON ROBERT E
1318 6TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
GATES NORMA PUTMAN
5324 SUR VISTA RD NW
ALBUQUERQUE, NM 87114 4357

Or Current Resident
MCCLERNON CHERIE P
1401 5TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
RESCINO RONALD J & MARY
417 SUMMER NW
ALBUQUERQUE, NM 87102

Or Current Resident
SANCHEZ BENITO & RITA
509 CAMINO DE LA SIERRA NE
ALBUQUERQUE, NM 87123 2404

Or Current Resident
SENA EDWARD STEVEN
518 KINLEY AVE NW
ALBUQUERQUE, NM 87102 1346

Or Current Resident
AQUILA FRANK J
4604 CARL HATCH PL NW
ALBUQUERQUE, NM 87114 5331

Or Current Resident
FAWVER STEHEN J
216 AVENIDA LOBEIRO B
SAN CLEMENTE, CA 92672

Or Current Resident
MORAGA EUGENE & AGNES
2209 MILTON CT NW
ALBUQUERQUE, NM 87104 2518

Or Current Resident
SENA ERNEST & LORRAINE
1307 5TH ST NW
ALBUQUERQUE, NM 87102

Project# 1004623
SCOTT STEINBERG
N. Forth Camino Real Merch. Assoc Inc.
3906 4TH ST NW
ALBUQUERQUE, NM 87107

Project# 1004623
MARK CLAYBURGH
Wells Park N.A.
1310 5TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
CLAYBURGH MARK J JR TRUSTEE
CLAYBURGH JR RVL
1310 5TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
FERRERI STEPHEN & CANDYCE L
CO-TRUSTEES RIBBLE TRUST
2040 4TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
PATRICK MCCLERNON
ARCHTS/PLANNERS P A
1401 5TH ST NW
ALBUQUERQUE, NM 87102

Project# 1004623
RAIL A. LOPEZ
1311 5TH ST NW
ALBUQUERQUE, NM 87102

Project# 1004623
PAT HOPKINS
N. Forth Camino Real Merch. Assoc Inc.
3826 4TH ST NW
ALBUQUERQUE, NM87107

Or Current Resident
DE LA CRUZ CATHERINE
509 SUMMER AVE NW
ALBUQUERQUE, NM 87106

Or Current Resident
MILANI WILLIAM J
924 1/2 11TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
SEDILLO MIKE A & MARCELLA
1222 FORRESTER AVE NW
ALBUQUERQUE, NM 87104

Project# 1004623
BERENT GROTH ARCHITECT
3546 SEQUOIA PL NW
ALBUQUERQUE, NM 87120

Project# 1004623
FRED SAIS
Wells Park N.A.
1508 LOS TOMASES NW
ALBUQUERQUE, NM 87102

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 6, 07

TO CONTACT NAME: Berent Groth
COMPANY/AGENCY: Berent Groth Architects
ADDRESS/ZIP: 3546 Sequoia PL NW 87120
PHONE/FAX #: 266-6700 - (Fax-836-6461)

Thank you for your inquiry of 3-6-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at South 46.5 Feet of the North 94 Feet of lots 13-16-Block 3 of the Romero Addition located on 1311 5th St. NW Between Mckinley and Summer Avenues zone map page(s) J-14.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

North Fourth Camino Real Merchants Assoc. Inc.
Neighborhood Association
Contacts: Scott Steinberg
3906 4th St. NW / 87107
344-1777 (w)
Pat Hopkins
3826 4th St. NW / 87107
344-1631 (w)

Wells Park N.A.
Neighborhood Association
Contacts: Fred Sais
1508 Los Tomases NW / 87102
242-8457 (h)
Mark Claybrugh
1310 5th St. NW / 87102
242-6278 (h)

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 2/22/07*

A. General Information

___ 1. Scale - must be same as Sheet #1 - Site Plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements
___ 6. Building footprints
___ 7. Location of Retaining walls

B. Grading Information

___ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
___ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
___ 3. Identify ponding areas, erosion and sediment control facilities.
___ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS (EXIST. BLDG. SEE PHOTOS)

A. General Information

___ A. Scale (minimum of 1/8" or as approved by Planning Staff).

___ B. Bar Scale

___ C. Detailed Building Elevations for each facade
___ 1. Identify facade orientation
___ 2. Dimensions of facade elements, including overall height and width
___ 3. Location, material and colors of windows, doors and framing
___ 4. Materials and colors of all building elements and structures
___ 5. For EPC and DRB submittals only – Color renderings or similar illustrations

___ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

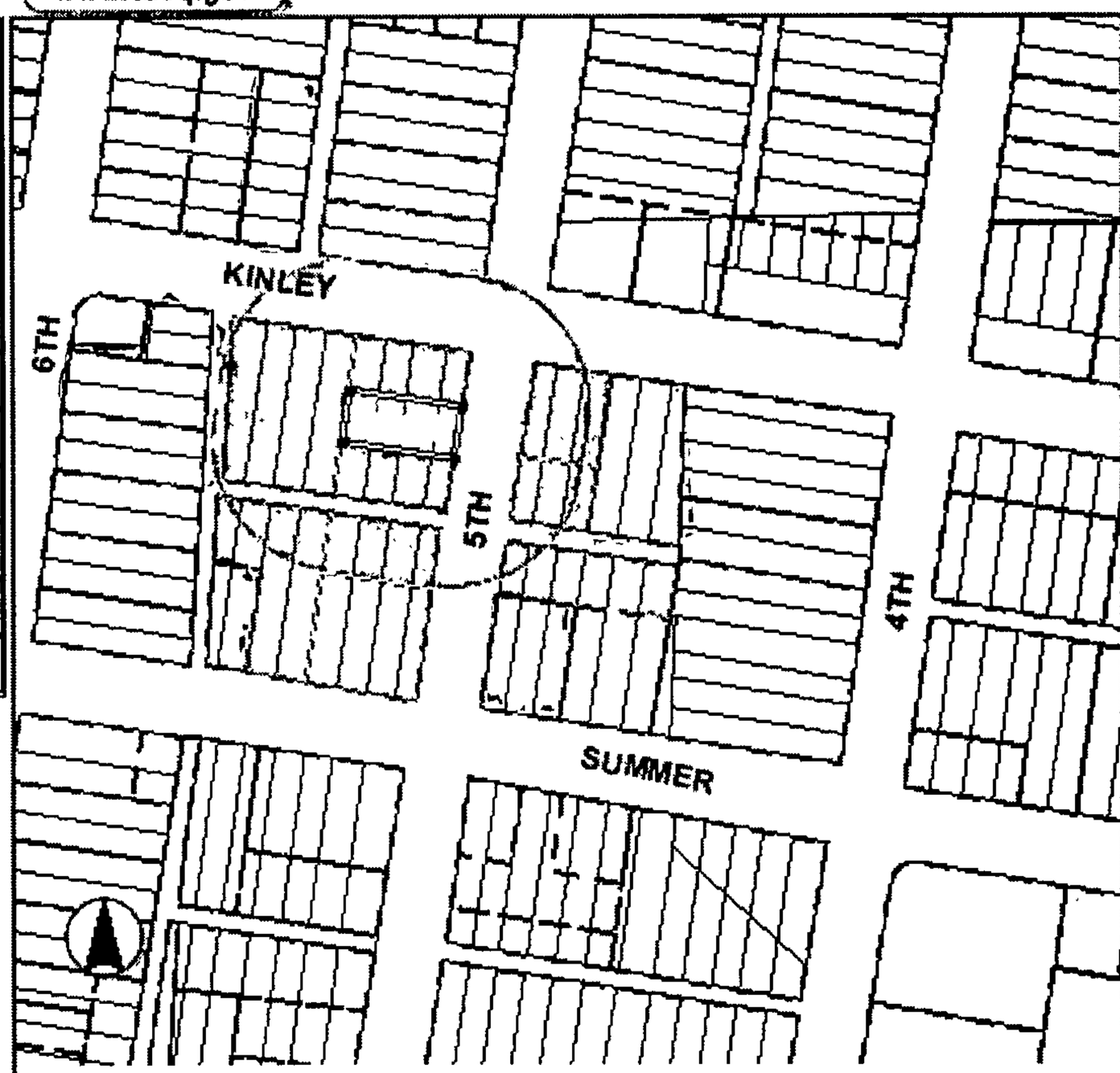
B. Signage

___ 1. Site location(s)
___ 2. Sign elevations to scale
___ 3. Dimensions, including height and width
___ 4. Sign face area - dimensions and square footage clearly indicated
___ 5. Lighting
___ 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
  - MUNICIPAL LIMITS
  - ZONE GRID
  - NEIGHBORHOODS
  - METRO DEV AREA
  - DASZ
  - DESIGN OVERLAY
  - POLICE BEATS
  - COUNCIL
  - PARKS
  - PETROGLYPH MNT
  - BOSQUE SECTORS
  - OPENSPACE
  - COMP PLAN
  - AREA PLANS
  - SECTOR PLANS
  - SENATE DISTRICT
  - REP. DISTRICTS
  - PLANNING AREAS
  - HISTORIC ZONES
  - CORRIDORS
  - ZIPCODES
  - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

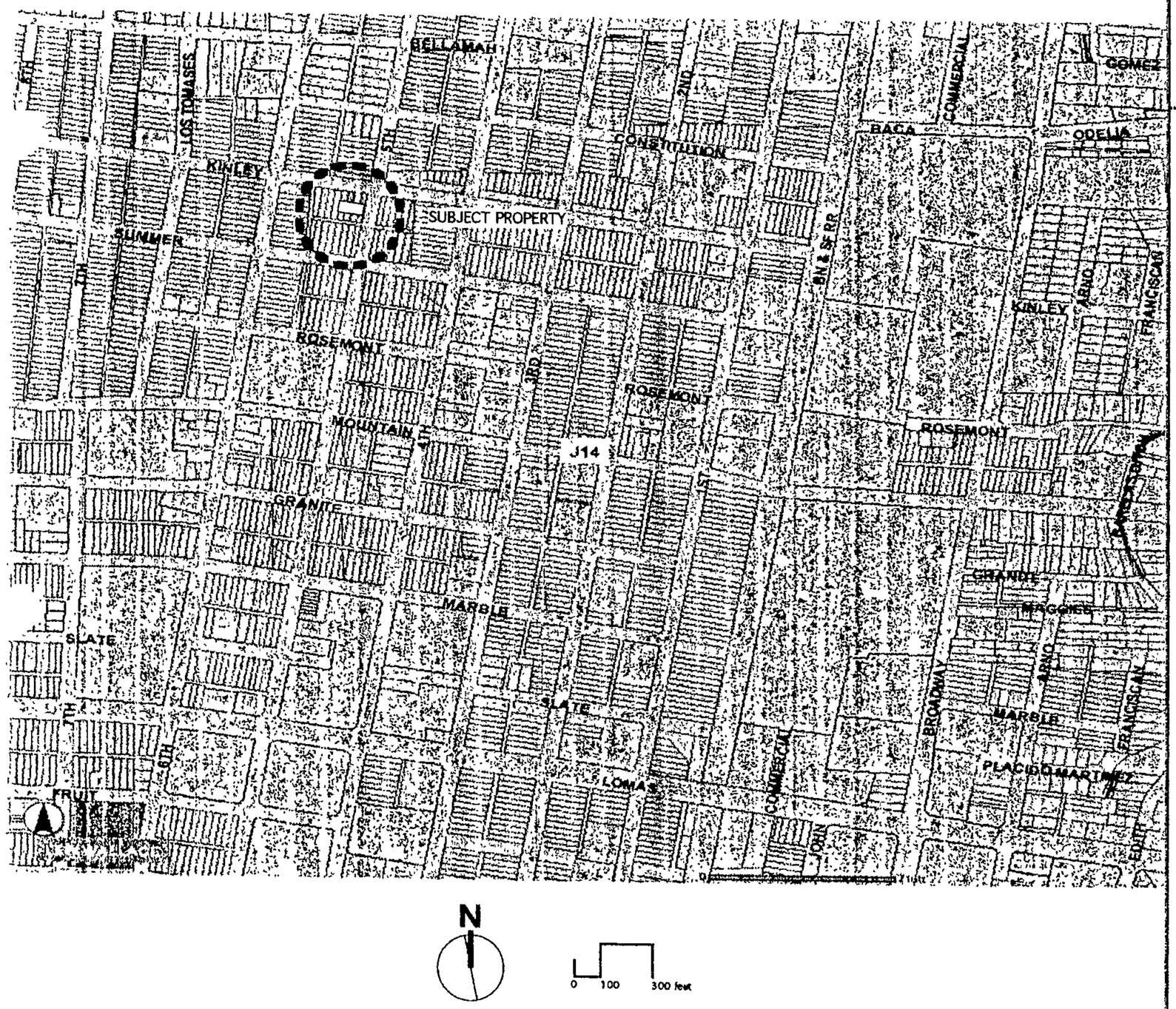
Auto Refresh

OWNERSHIP

Rec	UPC CODE	OWNER	
1	101405818938421809	FERRERI STEPHEN & CANDYCE L CO-TRUSTEES RIBBLE TRUST	2
2	101405819636621804	FAWVER STEHEN J	2

Pan SEARCH REFRESH HELP INDEX PAGE CONTACT

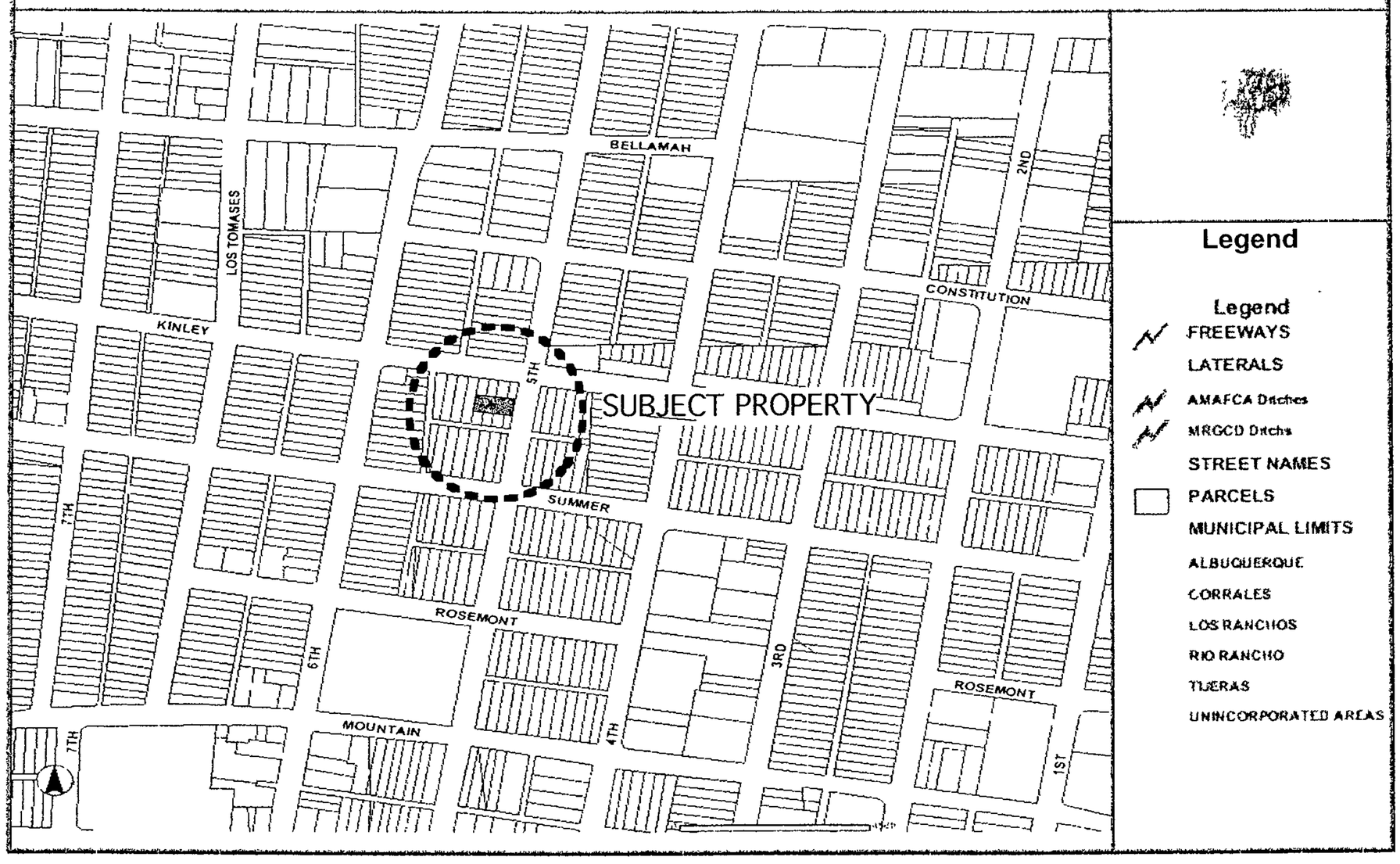
ZONE ATLAS PAGE: J14

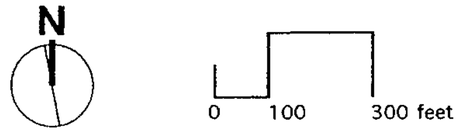


Legend

Legend
Highlighted Feature
FREEWAYS
LATERALS
AMAFCA Ditches
MRGCD Ditches
SCHOOLS
ELEM
HIGH
MIDDLE
STREET NAMES
ZONE GRID
PARCELS
MUNICIPAL LIMITS
ALBUQUERQUE
CORRALES
LOS RANCHOS
RIO RANCHO
TIJERAS
UNINCORPORATED AREAS

1311 5TH ST NW VICINTY MAP





FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 27, 2007

TO: Scott Steinberg and Pat Hopkins, North Fourth Camino Real Merchants Assoc.
Fred Sais and Mark Clayburgh, Wells Park Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: ***Major Site Development Plan for Building Permit for Law Office and/or Residential.***

Proposed by: **Berent Groth Architects at 505-266-6700**
Agent for: **Raul Lopez**

For property located: **On or near 5th Street NW between Summer Avenue NW and McKinley Avenue NW.**

The case number(s) assigned is: **07DRB-00294, Project # 1004623.**

City Planning accepted application for this request on **March 9, 2007**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, April 4, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, April 4, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002371 07DRB-00286 Major-Two Year SIA	TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, **ALBAN HILLS,** zoned SU-1 FOR R-2 W/CHURCH RELATED USES located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB-00286, 03DRB-02150, 05DRB-00560, 03DRB-02085, 03DRB-02086] (D-12)
Project # 1000985 07DRB-00292 Major-Two Year SIA	BOHANNAN HUSTON INC agent(s) for PALOMAS INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 1-A, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2 C-1 located on SAN PEDRO NE between PASEO DEL NORTE NE and PALOMAS NE. (D-18)
Project # 1003790 07DRB-00297 Major-SiteDev Plan Subd 07DRB-00298 Minor-Vacation of Private Easements 07DRB-00299 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18)
Project # 104623 07DRB-00294 Major-SiteDev Plan BldPermit	BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION,** zoned SU-1 for legal office and/or residence, located on 5TH ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). (J-14)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 19, 2007.

FILE
#1004623

Cross-Access and Shared Driveway Agreement

The property Owners below agree to shared use and maintenance of the street curb cut and of shared driveway areas as identified in the attached Exhibit for access to their properties and for access to parking on their respective properties.

Property Legal Description: Lot 16-A, Block 3, Romero Addition

Owner: Raul A. Lopez and Shannon K. Lopez, 1311 Fifth St. NW, Albuquerque, NM 87102

Property Legal Description: South 48' of Lots 13-16, Block 3, Romero Addition

Owner: Ernest Sena and Lorraine Sena, 1309 Fifth St. NW, Albuquerque, NM 87102

The terms of this Agreement shall bind the Owners, successors and assigns. This Agreement can be modified by mutual consent of the Owners.

RAUL A. LOPEZ

SHANNON K. LOPEZ

ERNEST SENA

LORRAINE SENA

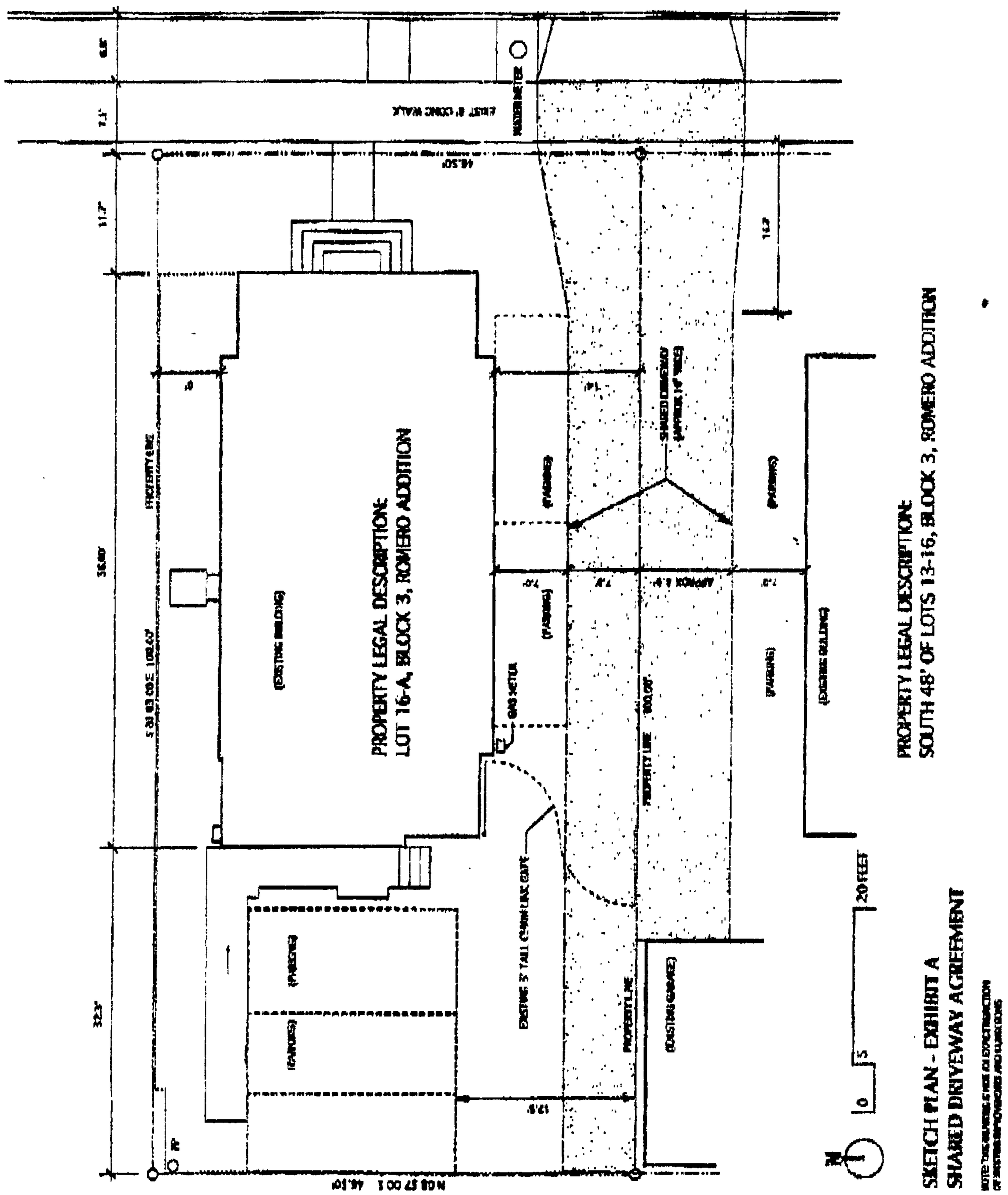
SUBSCRIBED AND SWORN to before me this 22 day of May, 2007, to certify which witness my hand and official seal.

NOTARY PUBLIC

My commission expires:
7/21/2010

Maggie Toulouse Bern. Co. FORE R 11.00 2007075751 Page: 1 of 2 05/23/2007 10:25A Bk-A137 Pg-3588

200707375
Page: 2 of 2
05/23/2007 10:25A
Bk-A137 Pg-3588
Maggie Toulouse Bern. Co. $ 11.00



City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
X Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

___ Annexation
___ 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/Subdivision Regulations)

APPEAL / PROTEST of... A

___ 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: Paul & Shannon Lopez PHONE: 768-1134
ADDRESS: 1311 5th St NW FAX:
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: owner
AGENT (if any): Forstbauer Surveying LLC PHONE: 268-2112
ADDRESS: 4116 Lomas Bl NE FAX: 268-2032
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Forstsurv@aol.com
DESCRIPTION OF REQUEST: consolidate portions of 4 lots into one lot

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

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

Lot or Tract No. Portion of Lots 13, 14, 15 & 16 Block: 3 Unit:
Subdiv. / Addn. Romero Addition
Current Zoning: SU-2 for S-R Proposed zoning: SU-2 for SU-1 for Law Office & or Residential
Zone Atlas page(s): J14 No. of existing lots: 4 (portion of) No. of proposed lots: 1
Total area of site (acres): 0.1067 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101405819838321807 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: 5th St NW
Between: Summer NW and Kinley NW

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 # 1004623; 06EPC-00019; 06EPC-00022

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

SIGNATURE Terese C Forstbauer DATE 4/16/07
(Print) Terese C. Forstbauer for Forstbauer Surveying LLC ___ Applicant X Agent

Form revised 9/01, 3/03

FOR OFFICIAL USE ONLY

- ☐ 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
- no ☐ Site is within 1000ft of a landfill
- n/a ☐ F.H.D.P. density bonus
- n/a ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB - - 00507	PLF		$ 215.00
	CMF		$ 20.00
			$
			$
			$
			Total $ 235.00

Hearing date April 25, 2007

Andrew Garcia 4/16/07
Planner signature / date

Project # 1004623

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) 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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
X Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
X **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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 amendments.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ 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
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed 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.

TERESE FORSTBAUER FOR
FORSTBAUER SURVEYING
Applicant name (print)

Terese Forst 4/16/07
Applicant signature / date

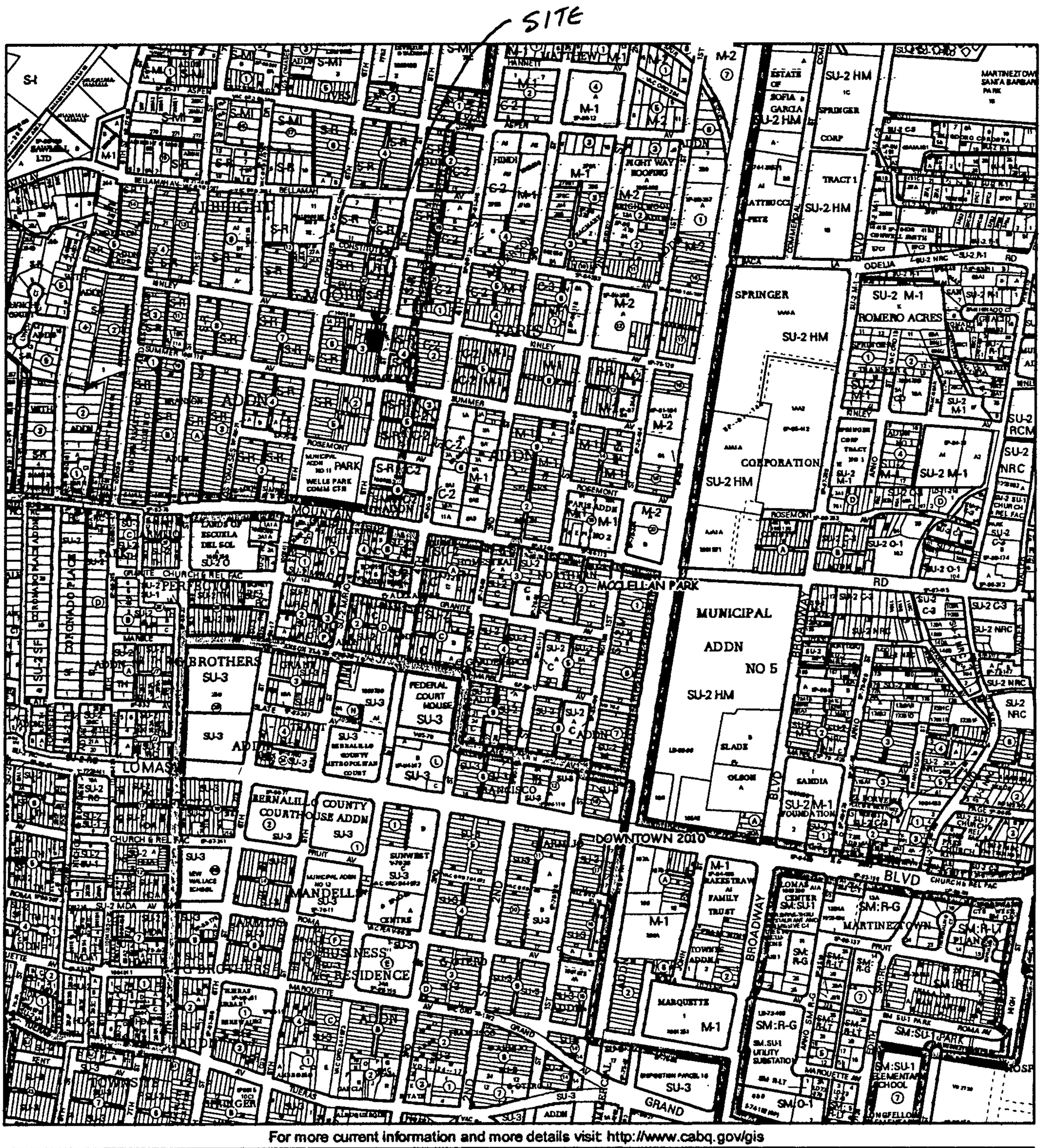
Form revised **11/04**

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

Application case numbers
07DRB - ____ - 00507
____ - ____ - ____
____ - ____ - ____

Andrew Garcia 4/16/07
Planner signature / date

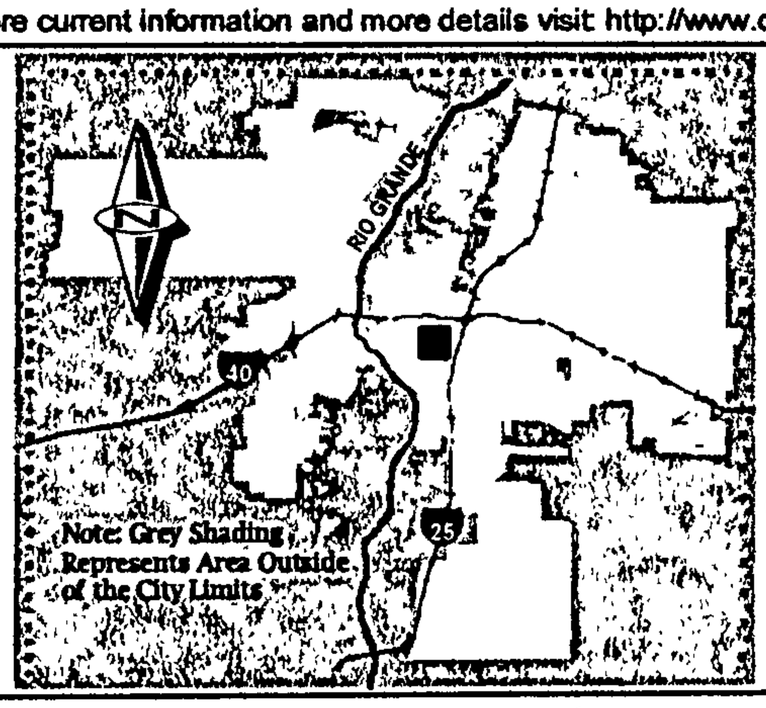
Project # 1004623



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

Albuquerque Geographic Information System

Map amended through: 3/22/2007



Zone Atlas Page:

J-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Forstbauer Surveying Company, LLC

Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor

April 16, 2007

To: Development Review Board

From: Terese C. Forstbauer

Re: Consolidation of portions of Lots 13, 14, 15 and 16, Block 3, Romero Addition into one Lot.

Forstbauer Surveying LLC, agent for Raul and Shannon Lopez, requests Preliminary / Final Plat approval for consolidation of said Lots 13, 14, 15 and 16 into one lot. The consolidation replat is a condition of approval for Site Development Plan for Building Permit.

4116 Lomas Boulevard NE • Albuquerque, NM 87110 • (505) 268-2112
Fax (505) 268-2032 • email: Forstsurv@aol.com

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

PAID RECEIPT

APPLICANT NAME Raul & Shannon Lopez

AGENT Forstbauer Surveying LLC

ADDRESS 4116 Lomas Blvd NE.

PROJECT & APP # 1004623 / 07 DRB-00507

PROJECT NAME Romero Add.

$ 20.00 441032/3424000 Conflict Management Fee

$ 215.00 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

$ 235.00 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

4/16/2007 2:20PM LOC: ANNX
RECEIPT# 00075422 WS# 006 TRANS# 0021
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $235.00
J24 Misc $20.00

Thank You

City Of Albuquerque
Treasury Division

4/16/2007 2:21PM
RECEIPT# 00075423 WS# 006 TRANS# 0021
Account 441006 Fund 0110 LOC: ANNX
Activity 4983000 RSCCS
Trans Amt $235.00
J24 Misc $20.00
CK $215.00
CX $215.00
CHANGE $0.00

Thank You

Counterreceipt.doc 6/21/04

Cross-Access and Shared Driveway Agreement

The property Owners below agree to shared use and maintenance of the street curb cut and of shared driveway areas as identified in the attached Exhibit for access to their properties and for access to parking on their respective properties.

Property Legal Description: Lot 16-A, Block 3, Romero Addition

Owner: Raul A. Lopez and Shannon K. Lopez, 1311 Fifth St. NW, Albuquerque, NM 87102

Property Legal Description: South 48' of Lots 13-16, Block 3, Romero Addition

Owner: Ernest Sena and Lorraine Sena, 1309 Fifth St. NW, Albuquerque, NM 87102

The terms of this Agreement shall bind the Owners, successors and assigns. This Agreement can be modified by mutual consent of the Owners.

RAUL A. LOPEZ

SHANNON K. LOPEZ

ERNEST SENA

LORRAINE SENA

SUBSCRIBED AND SWORN to before me this 22 day of May, 2007, to certify which witness my hand and official seal.

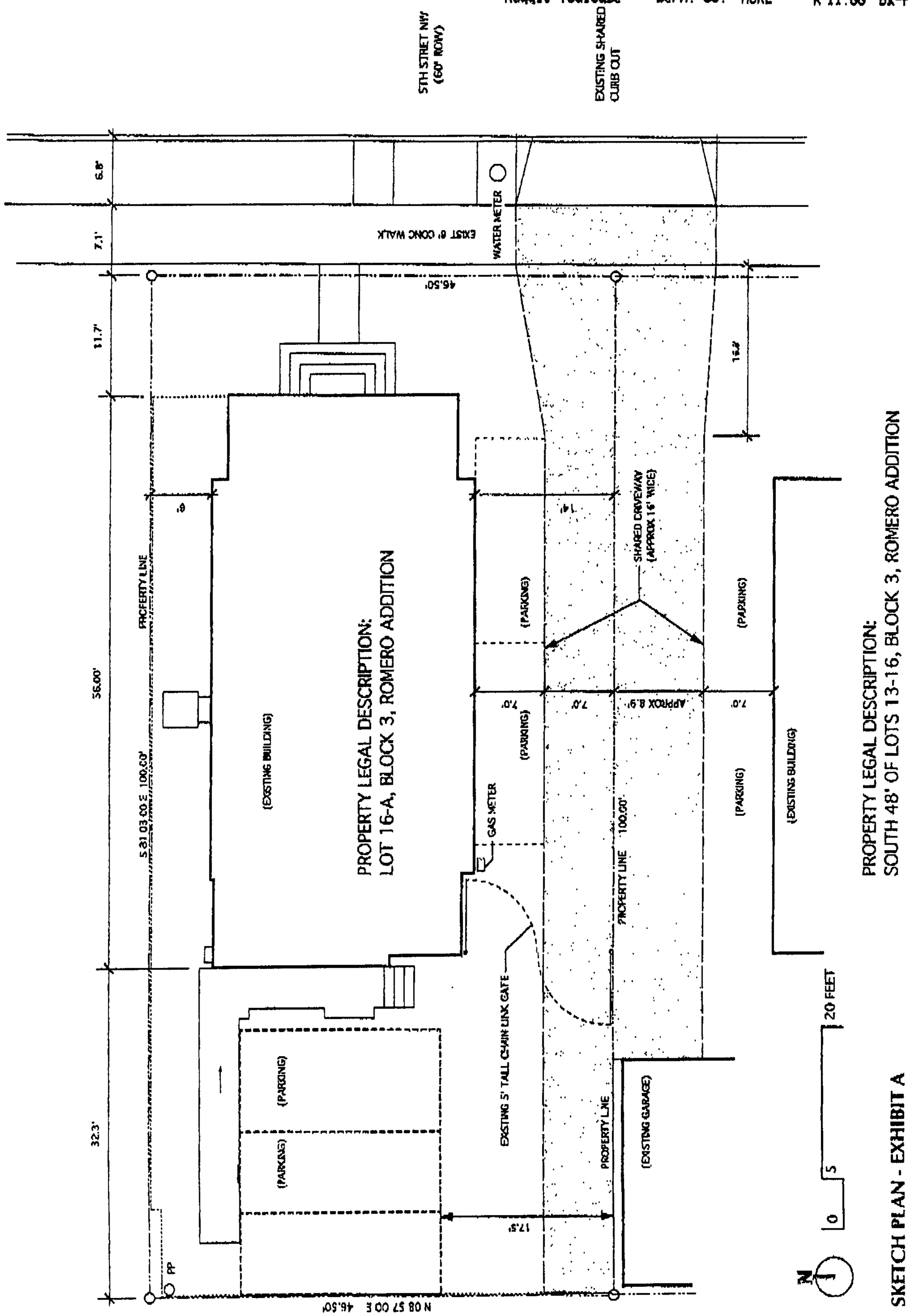
NOTARY PUBLIC

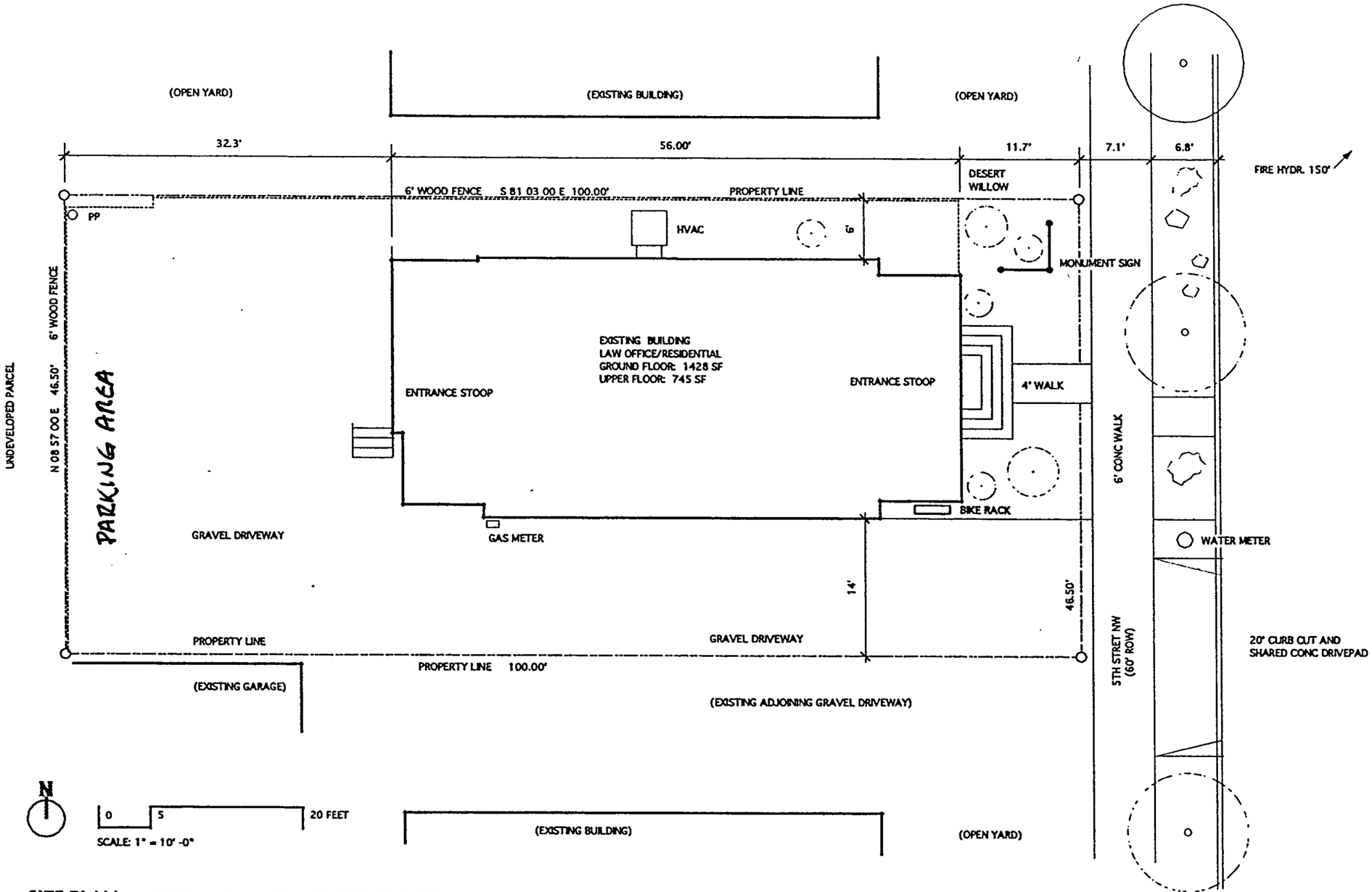
My commission expires:

7/21/2010

Maggie Toulouse Bern. Co. ABRE R 11.00 2007075751 8858698 Page: 1 of 2 05/23/2007 10:25A Bk-A137 Pg-5588

Maggie Toulouse Bern. Co. AGRE R 11.00
200707575T
8858888
Page: 2 of 2
05/23/2007 10:25A
Bk-A137 Pg-5588





SITE PLAN - SHOWING EXISTING IMPROVEMENTS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DATE, LAST REVISION : 1.28.07
PROPERTY ADDRESS : 1311 5TH ST NW ALBUQUERQUE NM 87120

OWNER :
RAUL A. LOPEZ , ATTORNEY
1311 5TH ST NW ALBUQUERQUE NM 87102
505 768 1134

AGENT:
BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120
505 266 6700

BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120
e-mail: berentgroth@mac.com
phone: 505 266 6700
fax: 505 836 6461
nm reg no 958

DATE: 4.02

TO: Claire Senova

FAX NO: 924 3864

FROM: Berent

SUBJECT: Deferral

Total Pages Sent: 1

Dear Ms. Senova,

We are hereby requesting deferral of Project No. 1004623, being Item no. 4 on the April 4, 2007 DRB Agenda. We ask that this Project be heard on April 25 of this month.

Thank you,

Berent Groth Architect, Agent

Matson, Sheran A.

To: berentgroth@mac.com
Subject: 1311 5th NW

Berent

I was very surprised when I actually sat down today to review your "Site Development Plan for Building Permit" for this property.

The EPC delegated approval of the site plan to DRB. However, their delegation does not mean the submiital should be less than what is expected at EPC for a site plan for building permit.

Please re-submit 6 copies of a site plan which follows the SPBP Checklist and contains all the required pages and details at a proper scale.

When I initially saw the site plan at the counter, I thought it was a site plan for subdivision with a landscape plan on the same sheet. That is why I had no further comments about the site plan then other than it was too small.

I did give you one break. I could have pulled the application as incomplete and had you re-submit and re-advertise.

We will need the revised SPBP by next Tuesday at noon to have time to review it before the hearing.

Call me if you have questions.

Sheran Matson, AICP
Development Review Board Chair
Planning Department
P.O.Box 1293
Albuquerque, NM 87103
505-924-3880/fax: 924-3864
smatson@cabq.gov

Sharen:

Thanks for letting me resubmit.

I have been trying to get this Plan more complete.

Had some delays at the printers. Will b e working on it today as well.

My cell number is 720 0404, office 266 6700

Berent

BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NEW MEXICO 87120
e-mail: berentgroth@mac.com
phone: (505) 266 6700
fax: (505) 836 6461
nm reg no 958

Sheran Matson, AICP
Chair, City of Albuquerque Development Review Board
Planning Department, 600 2nd St. NW
Albuquerque, NM 87103

Re: Project Number- 1004623 / 06EPC-00019 / 06EPC-00022
Address - 1311 Fifth St. NW
Legal Description: South 46.5 feet of the north 94 feet of Lots 13-16, Block 3, Romero Addition. Approx. 0.14 Acre

March 22, 2007

Dear Ms Matson:

Project Summary- Project no. 1004623 consists of a Zone Map amendment and Sector Development Plan amendment to permit creative reuse of an existing derelict structure in the Sawmill / Wells Park Neighborhood (the original Zone was SU-2 for Sawmill Residential, changed to SU-2 for SU-1 for Law Office and/or Residential). This Project was supported by the Sawmill Neighborhood Association. See attached copy of EPC Notification of Decision and Conditions.

This Architect and Forstbauer Surveying were recently retained by the Owner to map existing conditions including exterior improvements made on the property by the Owner and to file a Site Development Plan for Permit with concurrent replat of the property. In making improvements the Owner generally followed Sector Plan guidelines and did seek EPC Planning Staff advice.

EPC Condition no. 1 -This Site Development Plan for Building Permit is submitted is for approval per EPC Condition of Approval no. 1 on the Official Notice of Decision, attached. Other than approval of a SDPBP there were no items enumerated.

EPC Condition no. 2 - A replat of the property is submitted for approval concurrently with the SDPBP to create definite lot lines that correspond to the SU-1 zoning area boundaries per EPC Condition of Approval no. 2 on the Official Notice of Decision, attached.

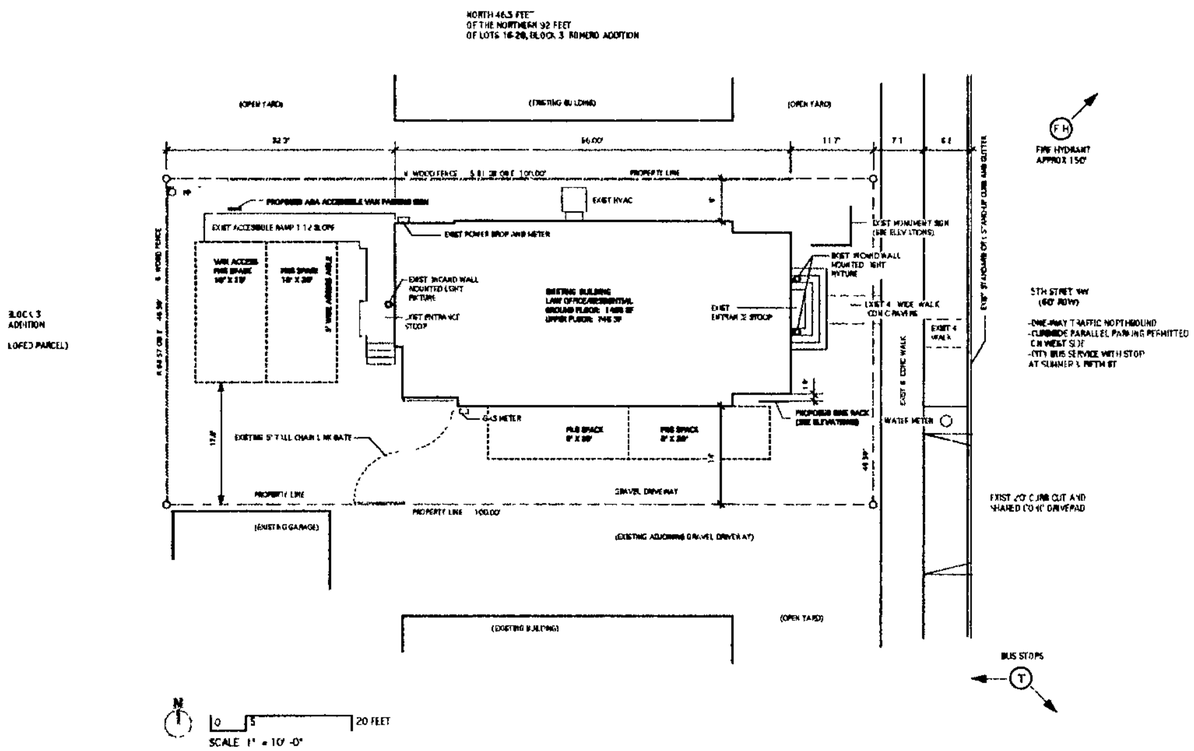
Compatibility with the surrounding context - The completed restoration of the existing dwelling and conversion to law offices includes improvements as described below and was made without significant exterior modifications. Thus the residential character of the property and its appropriateness in the Sawmill / Wells Park Sector has been maintained.

Description of Improvements- The Property in question is an an existing two-story single family residential structure on approximately 0.14 acres. The property was rescued from a state of disrepair and restored inside and outside, including new exterior stucco, paint, windows and landscaping. The property is now clean and attractive and an asset to the neighborhood.

Improvements made on the property also include a small scale monument directory and street address sign (see photos). An ADA compliant ramp has been incorporated at the rear and a gravel driveway and parking area maximizes the site potential for off-street parking. A simple bicycle rack is proposed to be added.

Berent Groth, Architect / Agent

ARCHITECTURE
PLANNING
DESIGN



SITE PLAN - (EXISTING IMPROVEMENTS)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DATE, LAST REVISION 3 22 07
PROPERTY ADDRESS 1311 5TH ST NW ALBUQUERQUE NM 87120

OWNER
RAUL A LOPEZ AND
SHANNON LOPEZ
1311 5TH ST NW ALBUQUERQUE NM 87102
505 768 1134

GENERAL NOTES

THIS PROJECT CONSISTS OF REHABILITATION AND CREATIVE REUSE OF A DERELICT DWELLING BY ALLOWING RESIDENTIAL AND LIMITED NON-RESIDENTIAL USES

TO THIS END THE ENVIRONMENTAL PLANNING COMMISION GRANTED A CHANGE OF ZONE TO SU-2 FOR SU-1 FOR LAW OFFICE AND/OR RESIDENTIAL USES AND THE OWNERS HAVE MADE NUMEROUS IMPROVEMENTS TO THE PROPERTY

THERE WAS AN EFFORT AND SOME GUIDANCE FROM EPC PLANNING STAFF TO COMPLY WITH THE GUIDELINES OF THE SAWMILL/WELLS PARK SECTOR PLAN AND THE PROPERTY CLEARLY RETAINS ITS ORIGINAL RESIDENTIAL CHARACTER.

THIS PLAN IS SUBMITTED TO ILLUSTRATE THESE IMPROVEMENTS AND EXISTING CONDITIONS AND TO COMPLY WITH CONDITION NO 1 IN THE EPC NOTICE OF DECISION.

PROJECT INFORMATION

ADDRESS. 1311 5TH ST NW

ZONE ATLAS PAGE. J-14

APPROVED ZONE. SU-2 FOR SU-1 LAW OFFICE AND/OR RESIDENTIAL (CHANGED FROM SU-2 FOR S-R, SAWMILL RESIDENTIAL)

ACREAGE. 0 14 ACRES

LEGAL DESCRIPTION. SOUTH 46.5 FEET OF NORTH 94 FEET OF LOTS 13-16 BLOCK 3, ROMERO ADDITION

UTILITIES. SITE IS CONNECTED TO CITY WATER AND SEWER, PNM GAS AND POWER, QWEST

SOLID WASTE COLLECTION. RESIDENTIAL SERVICE APPROVED

PUBLIC TRANSPORTATION. THERE IS BUS SERVICE ON 5TH AND ON 6TH STREETS. STOPS ARE AT SUMMER AND 5TH AND KINLEY AND 6TH.

SIGNAGE. SEE ELEVATIONS PHOTOS (SHEET 3) FOR DETAILS ON MONUMENT SIGN.

ACCESSIBILITY. AN ADA COMPLIANT CONCRETE RAMP PROVIDES ACCESS TO THE BUILDING

LANDSCAPING. SEE LANDSCAPE PLAN (SHEET 2).

STREET PARKING. CURBSIDE PARKING PERMITTED ON THE WEST SIDE OF 5TH STREET BOTH SIDES OF KINLEY, AND GENERALLY THROUGHOUT THE NEIGHBORHOOD

OFF-STREET PARKING. THE PROJECT CONSISTS OF CREATIVE REUSE OF AN EXISTING PROPERTY TO PERMIT RESIDENTIAL AND LIMITED NON-RESIDENTIAL USES TO THIS END A SU-1 ZONE DESIGNATION WAS GRANTED NO SPECIFIC PARKING REQUIREMENTS WERE STIPULATED BY THE EPC

4 SPACES INDICATED ON PLAN.
A BIKE RACK IS PROPOSED TO BE ADDED

(UNDER SF RESIDENTIAL USE- NO BATHS 3 SPACES REQUIRED 3)

PROJECT NUMBER 1004 623 06 EPC - 0019 06 EPC - 00022

Application Number

This Plan satisfies the Findings and Conditions of the DRB's EPC Notice of Decision dated

Not Associated Distinct Issued

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering Transportation Division Date

Water Utility Department Date

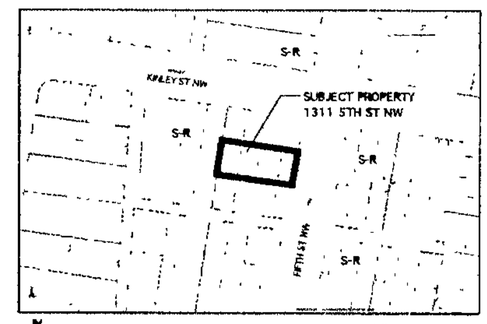
Parks and Recreation Department Date

City Engineer Date

Environmental Health Date

Solid Waste Management Date

DRB Chairperson, Planning Department Date



VICINITY MAP

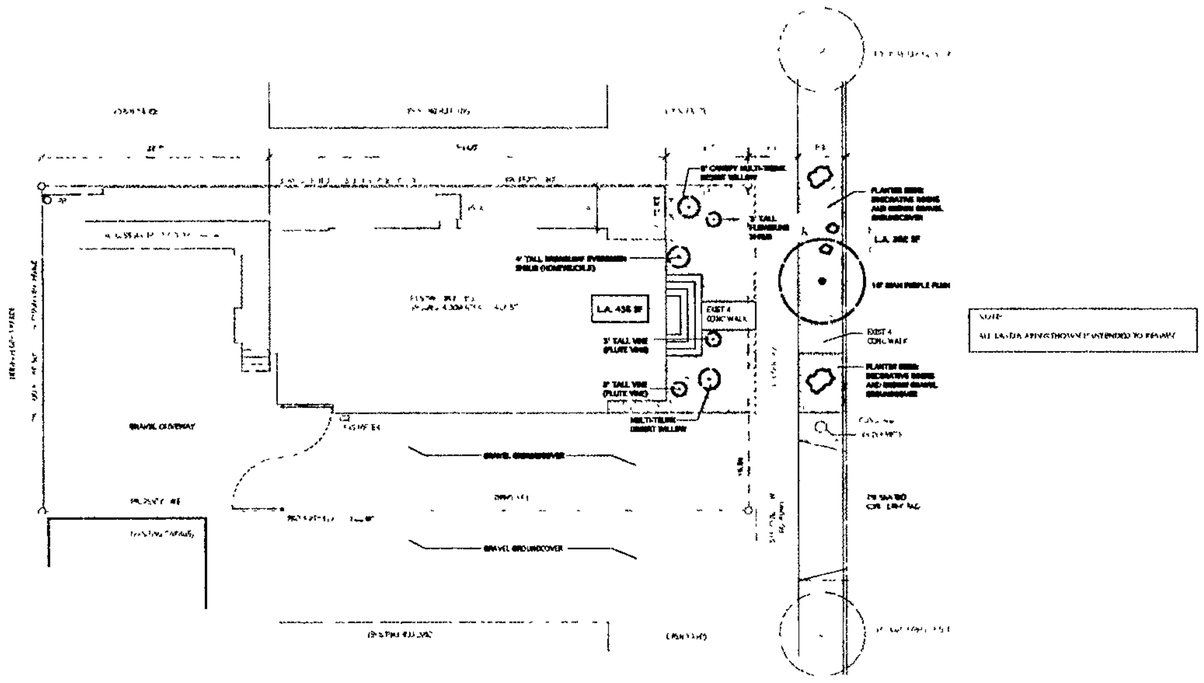
13 11 5TH ST NW
ZONE SU1 FOR LEGAL OFFICE AND/OR RESIDENCE

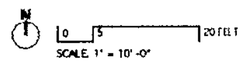
1311 5TH ST
SITE PLAN
PROJECT NO 1004 623

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DATE, LAST REVISION 3.22 07
PROPERTY ADDRESS 1311 5TH ST NW ALBUQUERQUE NM 87120

SHEET 1 OF 3

EXISTING CONDITIONS AND IMPROVEMENTS -AGENT
BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120
505 266 6700





1311 5TH ST
LANDSCAPE PLAN - (EXISTING IMPROVEMENTS)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DATE, LAST REVISION 3 22 07
PROPERTY ADDRESS 1311 5TH ST NW ALBUQUERQUE NM 87120

OWNER
RAUL A. LOPEZ AND
SHANNON LOPEZ
1311 5TH ST NW ALBUQUERQUE NM 87107
505 768 1134

AGENT
BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120
505 266 6700

LANDSCAPE CALCULATIONS

SITE AREA= 0 14 ACRE= 6,099 SF
BUILDING, PARKING & DRIVEWAYS= 3500 SF
NET SITE AREA= 2600 SF
LANDSCAPED AREA @ 15% = 390 SF
LANDSCAPING PROVIDED ON SITE= 433 SF (IN ROW 202 SF)

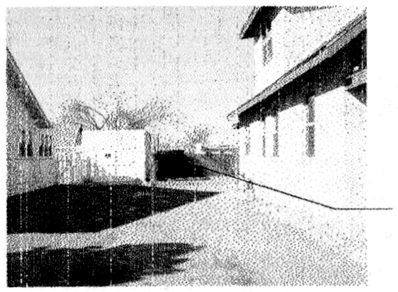
LANDSCAPE NOTES

LANDSCAPING SHALL COMPLY WITH SAWMILL / WELLS PARK SECTOR PLAN GUIDELINES AND CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCE AND SHALL BE OWNER MAINTAINED

ANY IRRIGATION SYSTEM SHALL BE WATER CONSERVING AUTOMATIC DRIP IRRIGATION, OWNER MAINTAINED

1311 5TH ST
LANDSCAPE PLAN
PROJECT NO 1004 623

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DATE, LAST REVISION 3 22 07
PROPERTY ADDRESS 1311 5TH ST NW ALBUQUERQUE NM 87120



WOOD FENCE TYP:
MATCH FASCIA BROWN

)UTH ELEVATION LOOKING WEST

FASCIA COLOR: BROWN

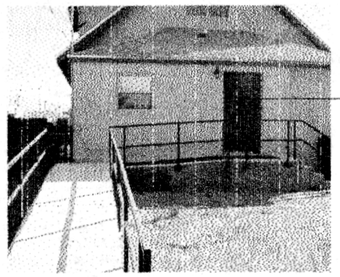
ROOF SHINGLES: TAN/GRAY

NEW WINDOWS PER
SECTOR GUIDELINES

EAST ELEVATION

NEW MONUMENT
DIRECTORY AND
ADDRESS SIGN (SEE
DETAIL BELOW)

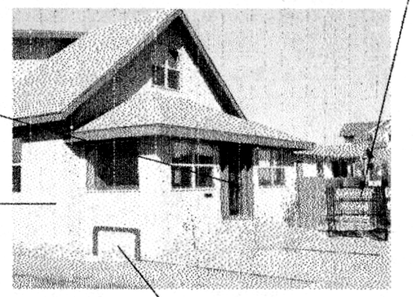
NE CORNER



'EST ELEVATION SHOWING RAMP

EXTERIOR WOOD DOORS:
NATURAL FINISH

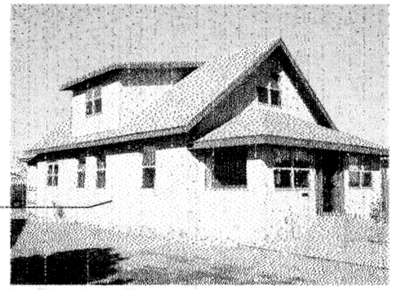
NEW STUCCO, TYP
COLOR: TAN



SE CORNER

BIKE RACK LOCATION

NEW STUCCO, TYP
COLOR: TAN



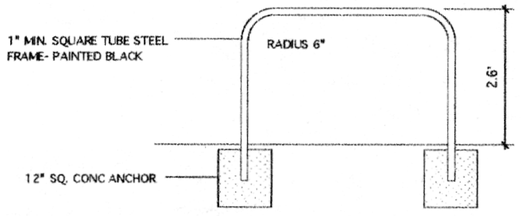
SOUTH ELEVATION

NOTE: ALL PHOTOGRAPHS SHOW WINTER CONDITIONS

11 5TH ST
JILDING ELEVATIONS / PHOTOS
OJECT NO 1004 623

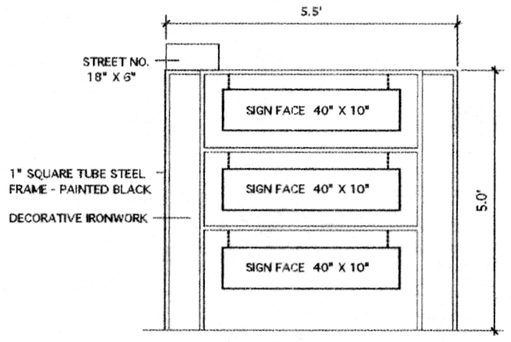
'E DEVELOPMENT PLAN FOR BUILDING PERMIT
TE, LAST REVISION : 3.22.07
)PERTY ADDRESS : 1311 5TH ST NW ALBUQUERQUE NM 87120

VNER :
AUL A. LOPEZ AND
IANNON LOPEZ
1 5TH ST NW ALBUQUERQUE NM 87102
; 768 1134



ELEVATION

PROPOSED BIKE RACK (See Site Plan)
scale 3/4" = 1' - 0"



EAST ELEVATION - SOUTH SIMM.

EXIST. MONUMENT SIGN (See Site Plan)
scale 3/4" = 1' - 0"

EAST ELEVATION

1311 5TH ST
BUILDING ELEVATIONS / PHOTOS
PROJECT NO 1004 623

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DATE, LAST REVISION : 3.22.07
PROPERTY ADDRESS : 1311 5TH ST NW ALBUQUERQUE NM 87120

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Bezent Gralk Architect

ADDRESS _____

PROJECT & APP # 1004623

PROJECT NAME Romero Addition

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions Deferred fee

$ _____ 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

$ 110.00 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

4/2/2007 2:08PM LOC: ANNX
RECEIPT# 00073417 WS# 008 TRANS# 0038
Account 441006 Fund 0110
Activity 4983000 TPSLJS
Trans Amt $110.00
J24 Misc $110.00
MC $110.00
CHANGE $0.00
Thank You

Counterreceipt.doc 6/21/04

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal

V
- Zone Map Amendment (Establish or Change Zoning)

P
- ___ 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: RAUL A. LOPEZ PHONE: 768-1154
ADDRESS: 1311 5TH ST NW FAX: 768-1124
CITY: ALB. STATE NM ZIP 87102 E-MAIL: raulalopez@qwest.com
Proprietary interest in site: OWNER List all owners: SHANNON LOPEZ
AGENT (if any): BERENT GROTH ARCHITECT PHONE: 266 6700
ADDRESS: 3546 SEQUOIA PL. NW FAX:
CITY: ALB STATE NM ZIP 87120 E-MAIL: berentgroth@mac.com

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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. ___ Block: ___ Unit: ___
Subdiv. / Addn. SOUTH 46.5' OF NORTH 94' OF LOTS 13-16 BLOCK 3 ROMERO ADD'N.
Current Zoning: SU-2 - SR Sam Proposed zoning: SU-1 FOR LEGAL OFFICE AND/OR RESIDENCE
Zone Atlas page(s): J-14 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 0.14 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NA
UPC No. 101405819838321807 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: 1311 5TH ST NW
Between: SUMMER AVE. and MCKINLEY AVE.

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 # 1004623/06EPC 06EPC-00019 06EPC-00022

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

SIGNATURE ___ DATE 3/5/07
(Print) BERENT GROTH ARCHITECT ___ 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	Action	S.F.	Fees
07DRB-00294	SBP	P2	$ 385.00
			$
	APV		$ 75.00
			$
	CMF		$ 20.00
			Total $ 480.00

Hearing date 4-4-07

3-9-07
Planner signature / date

Project # 1004623

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION** **Maximum Size: 24" x 36"**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** **Maximum Size: 24" x 36"**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
NA Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
✓ 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
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
NA 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ 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

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the 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.

BERENT GROTH ARCHITECT
Applicant name (print)

BGH (AGENT) 3-8-07
Applicant signature / date

Form revised **APRIL 2006**

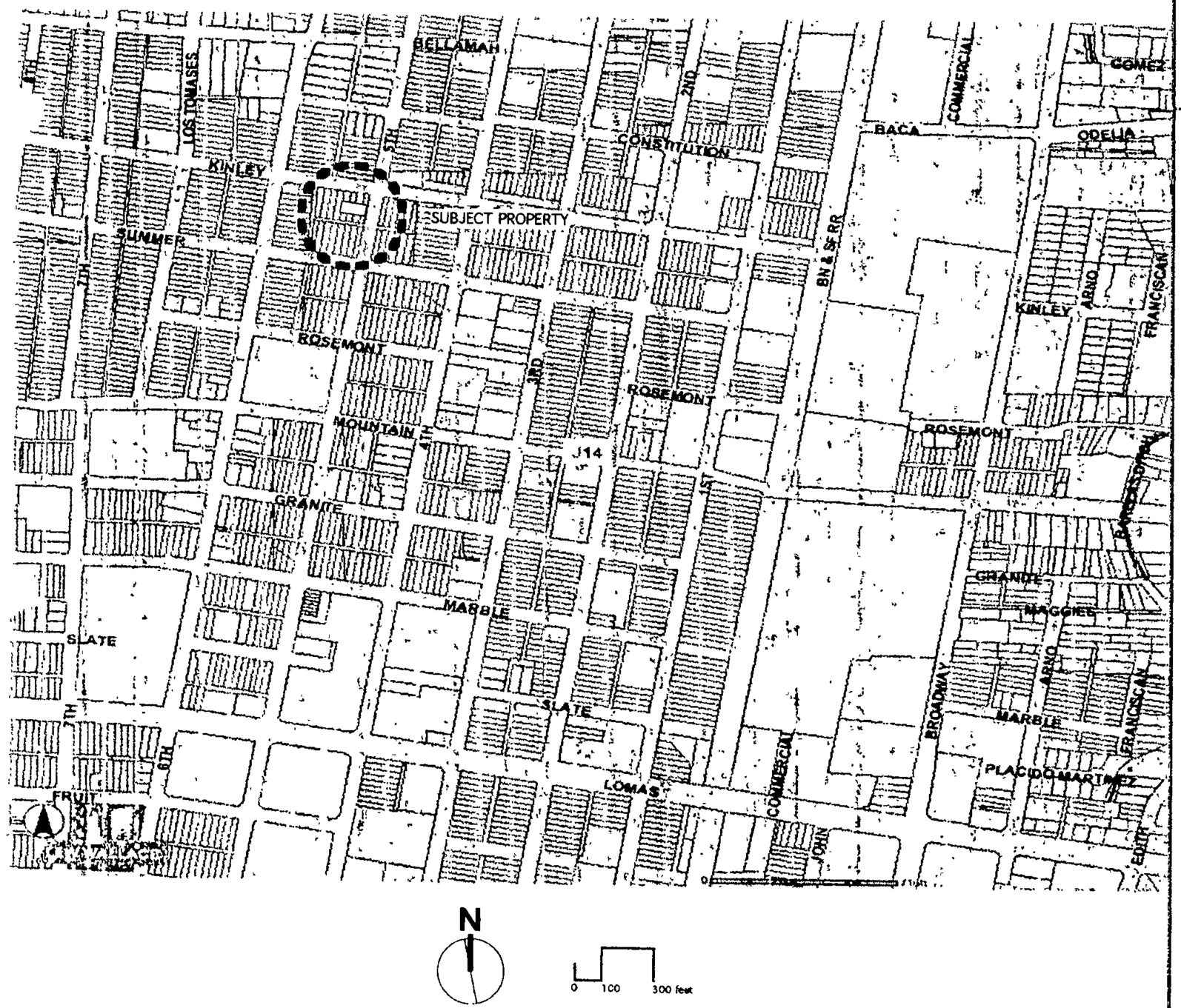
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
07DRB - ____ - 00294
____ - ____ - ____
____ - ____ - ____

Joseph Montoya 3-9-07
Planner signature / date

Project # 1004623

ZONE ATLAS PAGE: J14



Legend

Legend
Highlighted Feature

FREEWAYS

LATERALS

AMAFCA Ditches

MRGCD Ditches

SCHOOLS

ELEM

HIGH

MIDDLE

STREET NAMES

ZONE GRID

PARCELS

MUNICIPAL LIMITS

ALBUQUERQUE

CORRALES

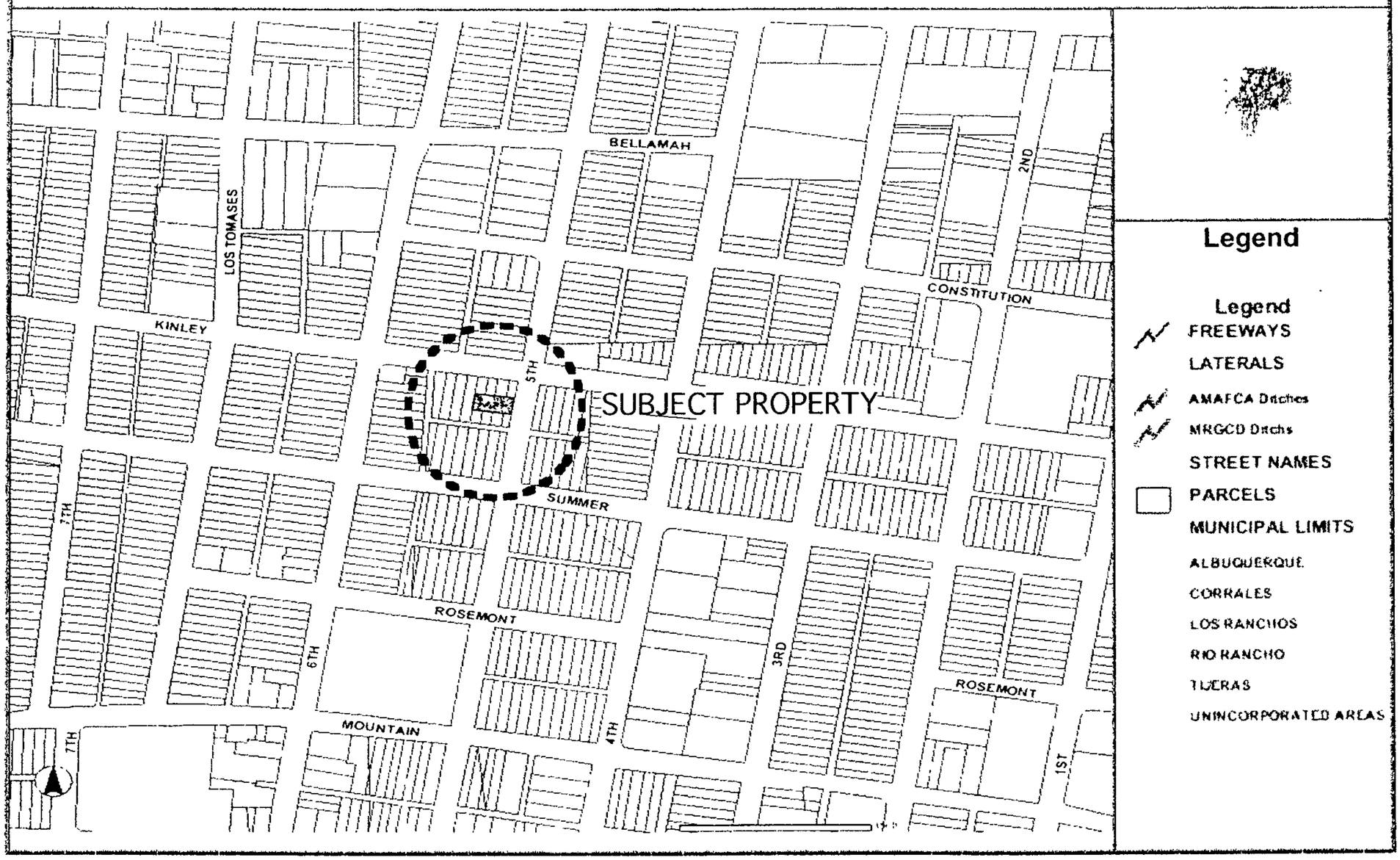
LOS RANCHOS

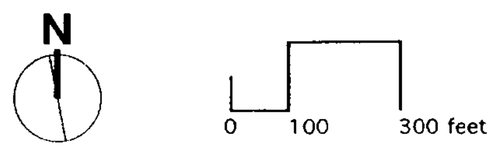
RIO RANCHO

TIJERAS

UNINCORPORATED AREAS

1311 5TH ST NW VICINTY MAP





BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NEW MEXICO 87120
e-mail: berentgroth@mac.com
phone: (505) 266 6700
fax: (505) 836 6461
nm reg no 958

Sheran Matson, AICP
Chairperson, City of Albuquerque Development Review Board
Planning Department, 600 2nd St. NW
Albuquerque, NM 87103

Re: Project Number- 1004623 / 06EPC-00019 / 06EPC-00022
Address - 1311 Fifth St. NW
Legal Description: South 46.5 feet of the north 94 feet of Lots 13-16, Block 3, Romero Addition. Approx. 0.14 Acre

January 26, 2007

Dear Ms Matson:

Project no. 1004623 consists of a Zone Map amendment and Sector Development Plan amendment to permit creative reuse of an existing structure in the Sawmill / Wells Park Neighborhood (The original Zone was SU-2 for Sawmill Residential, changed to SU-2 for SU-1 for Law Office and/or Residential). See attached copy of EPC Notification of Decision and Conditions.

Meeting EPC Condition no. 1: -This Site Development Plan for Building Permit is submitted is for approval per EPC Condition of Approval no. 1 on the Official Notice of Decision, attached. Other than approval of a SDPBP there were not specific conditions enumerated.

Meeting EPC Condition no. 2: - A replat of the property is submitted for approval concurrently with the SDPBP to create definite lot lines that correspond to the SU-1 zoning area boundaries per EPC Condition of Approval no. 2 on the Official Notice of Decision, attached.

Project Summary - Compatibility with the surrounding context: The completed restoration of the existing dwelling and conversion to law offices includes improvements as described below and was made without significant exterior modifications. Thus the residential character of the property and its appropriateness in the Sawmill / Wells Park Sector has been maintained.

Project Summary - Description of Improvements: The Property in question is an an existing two-story single family residential structure on approximately 0.14 acres. The property was rescued from a state of disrepair and nicely restored inside and outside, including new exterior stucco and paint, with landscaping per City Landscaping Requirements including planter beds, gravel and decorative gravel ground cover. The property is now clean and attractive and an asset to the neighborhood.

Improvements made on the property also include a small scale monument sign giving the street address and identifying the law office (see photos). An ADA compliant ramp has been added and a gravel driveway and parking area maximizes the site potential for off-street parking. A bicycle rack is proposed to be added as well.

Berent Groth, Architect / Agent

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

Raul Lopez
510 Slate NW
Albuq. NM 87102

Date: March 17, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004623**
06EPC-00019 Zone Map Amendment
06EPC-00022 EPC Sector Development Plan

LEGAL DESCRIPTION: for the south 46.5 feet of the north 94 feet of Lots 13-16, Block 3 of the **Romero Addition** a zone map amendment from SU-2 for Sawmill Residential to SU-1 for Law Office, located on 5TH ST NW, between SUMMER and MCKINLEY NW, (J-14) Catalina Lehner, Staff Planner

On March 16, 2006 the Environmental Planning Commission voted to approve Project 1004623/ *06EPC 00022*, a request for a sector development plan for the south 46 feet of the north 94 feet of Lots 13-16, Romero Addition, located at 1311 Fifth Street NW, between Summer Avenue and McKinley Avenue, from SU-2 for S-R (Sawmill Residential) to SU-2 for SU-1 for Law Office and/or Residential, based on the following findings and subject to the following Conditions:

FINDINGS:

1. This two-part proposal consists of a request for a zone map amendment and a corresponding sector development plan amendment. The sector plan amendment is dependent upon the zone map amendment request.

2. The sector plan amendment request is for amendment of the zoning map of the Sawmill/Wells Park Sector Development Plan (SWPSDP), from SU-2 for S-R (Sawmill Residential) to SU-2 for SU-1 for Law Office and/or Residential, for the south 46 feet of the north 94 feet of Lots 13-16, Romero Addition, located at 1311 Fifth Street NW, between Summer Avenue and McKinley Avenue, approximately 0.14 acre.

3. The subject site lies within the boundaries of the Sawmill/Wells Park Sector Development Plan (SWPSDP), which established zoning for the area upon its adoption in 1996.

4. The applicant will renovate an existing residential building, which he proposes to use as a private law office. The building, an abandoned house, has attracted nuisances to the neighborhood.

5. The proposed zoning is more restrictive than the current zoning and will allow only a law office and/or a residential use on the subject site.

6. Per Resolution 270-1980, the applicant must provide sound justification for a zone change. Principal justification is that changed neighborhood and community conditions due to government investment near Lomas and Fifth Street have spurred Downtown revitalization and economic development, which is consistent with the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP).

7. The applicant has created a satisfactory nexus between Downtown redevelopment, the Central Urban area, economy from government investment, and economic development of supporting businesses and economic revitalization of nearby neighborhoods. He has shown that changed community conditions justify the zone change.

8 The proposed law office would contribute to the full range of urban land uses desired in Developing and Established Urban Areas and therefore furthers the intent of Comprehensive Plan Policy II.B.5a.

9. The intent of Policy II.B.5m is furthered since renovating the building (which was in disrepair) will improve the quality of the visual environment in the neighborhood.

10. This small law office is not anticipated to generate light, sound or traffic that would adversely affect the surrounding residential and commercial uses. Therefore, the request furthers the intent of Policy II.B.5i.

11. The request furthers the intent of Policy II.B.5o- Redevelopment/rehabilitation of older neighborhoods. The applicant will renovate an existing building that was in disrepair and therefore assist in rehabilitation of an older neighborhood. Since no public funds will be used, the request furthers Policy II.B.5p-Cost-effective redevelopment techniques.

12. The request furthers the intent of Policy II.B.6b, which states that upgrading efforts in Central Urban Area neighborhoods (such as Sawmill/Wells Park) should be continued and expanded.

13. The Sawmill/Wells Park Sector Development Plan (SWPSDP) contains an Economic Development Action Plan (EDAP) section that focuses on revitalization and recommends strengthening the area's mixture of uses. The proposed law office would contribute to such a mixture of uses and neighborhood revitalization and therefore furthers the intent of the EDAP.

14. The zone change does not constitute a "spot zone" because it clearly furthers the intent of policies in the Comprehensive Plan and the SWPSDP. The applicant has satisfactorily demonstrated that the request passes test (a) under Section I of R270-1980.

15. The applicant has done an adequate job of citing relevant policies and a thorough job of citing intentions in the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP). He has demonstrated compliance with R270-1980 and has satisfactorily justified the zone change request.

16. The Sawmill/Wells Park Neighborhood Association supports the request. They believe that the rehabilitated building would be an improvement in their neighborhood and that a law office and/or residential use would not be harmful.

CONDITION:

1. A site development plan for building permit, as required per the SU-1 zone, shall be reviewed and approved by the DRB within six months of the date of this approval as indicated on the Official Notice of Decision.

On March 16, 2006 the Environmental Planning Commission voted to approve Project 1004623/ *06EPC 00019*, a request for a zone map amendment from SU-2 for S-R (Sawmill Residential) to SU-2 for SU-1 for Law Office and/or Residential for the south 46 feet of the north 94 feet of Lots 13-16, Romero Addition, located at 1311 Fifth Street NW, between Summer Avenue and McKinley Avenue, based on the following Findings and subject to the following Conditions:

FINDINGS:

1 This two-part proposal consists of a request for a zone map amendment and a corresponding sector development plan amendment. The sector plan amendment is dependent upon the zone map amendment request.

2. The zone map amendment request is for a change from SU-2 for S-R (Sawmill Residential) to SU-2 for SU-1 for Law Office and/or Residential for the south 46 feet of the north 94 feet of Lots 13-16, Romero Addition, located at 1311 Fifth Street NW, between Summer Avenue and McKinley Avenue, approximately 0.14 acre.

3. The subject site lies within the boundaries of the Sawmill/Wells Park Sector Development Plan (SWPSDP), which established zoning for the area upon its adoption in 1996.

4. The applicant will renovate an existing residential building, which he proposes to use as a private law office. The building, an abandoned house, has attracted nuisances to the neighborhood.

5. The proposed zoning is more restrictive than the current zoning and will allow only a law office and/or a residential use on the subject site.

6. Per Resolution 270-1980, the applicant must provide sound justification for a zone change. Principal justification is that changed neighborhood and community conditions due to government investment near Lomas and Fifth Street have spurred Downtown revitalization and economic development, which is consistent with the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP).

7. The applicant has created a satisfactory nexus between Downtown redevelopment, the Central Urban area, economy from government investment, and economic development of supporting businesses and economic revitalization of nearby neighborhoods. He has shown that changed community conditions justify the zone change.

8. The proposed law office would contribute to the full range of urban land uses desired in Developing and Established Urban Areas and therefore furthers the intent of Comprehensive Plan Policy II.B.5a.

9. The intent of Policy II.B.5m is furthered since renovating the building (which was in disrepair) will improve the quality of the visual environment in the neighborhood.

10. This small law office is not anticipated to generate light, sound or traffic that would adversely affect the surrounding residential and commercial uses. Therefore, the request furthers the intent of Policy II.B.5i.

11. The request furthers the intent of Policy II.B.5o- Redevelopment/rehabilitation of older neighborhoods. The applicant will renovate an existing building that was in disrepair and therefore assist in rehabilitation of an older neighborhood. Since no public funds will be used, the request furthers Policy II.B.5p-Cost-effective redevelopment techniques.

12. The request furthers the intent of Policy II.B.6b, which states that upgrading efforts in Central Urban Area neighborhoods (such as Sawmill/Wells Park) should be continued and expanded.

13. The Sawmill/Wells Park Sector Development Plan (SWPSDP) contains an Economic Development Action Plan (EDAP) section that focuses on revitalization and recommends strengthening the area's mixture of uses. The proposed law office would contribute to such a mixture of uses and neighborhood revitalization and therefore furthers the intent of the EDAP.

14 The zone change does not constitute a "spot zone" because it clearly furthers the intent of policies in the Comprehensive Plan and the SWPSDP. The applicant has satisfactorily demonstrated that the request passes test (a) under Section I of R270-1980.

15. The applicant has done an adequate job of citing relevant policies and a thorough job of citing intentions in the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP). He has demonstrated compliance with R270-1980 and has satisfactorily justified the zone change request.

16. The Sawmill/Wells Park Neighborhood Association supports the request. They believe that the rehabilitated building would be an improvement in their neighborhood and that a law office and/or residential use would not be harmful.

CONDITION:

1. A site development plan for building permit, as required per the SU-1 zone, shall be reviewed and approved by the DRB within six months of the date of this approval as indicated on the Official Notice of Decision.

2. The subject site shall be concurrently replatted to creae definite lot lines that correspond to the zoning boundary lines.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 31, 2006** 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 I S 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.

Raul A. Lopez

Attorney at Law

1311 5th Street, NW
Albuquerque, NM 87102

Phone: (505) 768-1134
Fax: (505) 768-1124

January 29, 2007

City of Albuquerque
Zoning Department

Re: Application for Zoning Change on Raul and Shannon Lopez,
1311 5th Street, NW
Albuquerque, NM 87102

Dear Zoning Department:

Please accept this letter as authorization and permission for Mr Berent Groth to act as agent on my behalf on all matters related to zoning request change currently pending with your department. Mr Groth's information is as follows:

Mr. Berent Groth, AIA
3546 Sequoia Place, NW
Albuquerque, NM 87120
(505) 266-6700
(505) 836-6461 fax
www.berentgroth.com

If you have any questions please do not hesitate to call my office.

Very truly yours,

Raul A. Lopez

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

RSH 3.7.07

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

✓ A. 8-1/2" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision

✓ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*

✓ 3. Bar scale

✓ 4. North arrow

✓ 5. Scaled vicinity map

✓ 6. Property lines (clearly identify)

NA 7. Existing and proposed easements (identify each)

NA 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 6, 07

TO CONTACT NAME: Berent Groth
COMPANY/AGENCY: Berent Groth Architects
ADDRESS/ZIP: 3546 Sequoia PL NW 87120
PHONE/FAX #: 266-6700 - (Fax-836-6461)

Thank you for your inquiry of 3-6-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at South 46.5 Feet of the North 94 Feet of lots 13-16-Block 3 of the Romero Addition located on 1311 5th St. NW Between Mckinley and Summer Avenues
zone map page(s) J-14.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

North Fourth Camino Real Merchants Assoc. Inc.
Neighborhood Association
Contacts: Scott Steinberg
3906 4th St. NW / 87107
344-1777 (w)
Pat Hopkins
3826 4th St. NW / 87107
344-1631 (w)

Wells Park N.A.
Neighborhood Association
Contacts: Fred Sais
1508 Los Tomases NW / 87102
242-8457 (h)
Mark Clayburgh
1310 5th St. NW / 87102
242-6278 (h)

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

B. Proposed Development

1. Structural

✓ A. Location of existing and proposed structures (distinguish between existing & proposed)
✓ B. Square footage of each structure
✓ C. Proposed use of each structure
NA D. Temporary structures, signs and other improvements
✓ E. Walls, fences, and screening: indicate height, length, color and materials
✓ F. Dimensions of all principal site elements or typical dimensions thereof
NA G. Loading facilities
NA H. Site lighting (indicate height & fixture type)
✓ I. Indicate structures within 20 feet of site
NA J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.
✓ 1. **Location and typical dimensions**, including handicapped spaces
✓ 2. **Calculations:** spaces required: _____ provided: 4

Handicapped spaces required: 1 provided: 1
Motorcycle spaces required: 0 provided: 2

✓ B. Bicycle parking & facilities
✓ 1. Bicycle racks, spaces required: 0
provided: 1

NA 2. Other bicycle facilities, if applicable

✓ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
✓ 1. Ingress and egress locations, including width and curve radii dimensions
✓ 2. Drive aisle locations, including width and curve radii dimensions
NA 3. End aisle locations, including width and curve radii dimensions
NA 4. Location & orientation of refuse enclosure, with dimensions
✓ 5. Curb cut locations and dimensions

✓ D. Pedestrian Circulation
✓ 1. Location and dimensions of all sidewalks and pedestrian paths
NA 2. Location and dimension of drive aisle crossings, including paving treatment
NA 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

✓ A. Locate and identify adjacent public and private streets and alleys.
✓ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
NA 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
NA 3. Location of traffic signs and signals related to the functioning of the proposal
NA 4. Identify existing and proposed medians and median cuts
✓ 5. Sidewalk widths and locations, existing and proposed

NA B. Identify Alternate transportation facilities within site or adjacent to site
___ 1. Bikeways and bike-related facilities

___ 2. Pedestrian trails and linkages
___ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

✓ 1. Fire hydrant locations, existing and proposed.
NA 2. Distribution lines
✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
NA 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

✓ 1. Scale - must be same as scale on sheet #1 - Site plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Identify nature of ground cover materials
  ✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  NA C. Ponding areas either for drainage or landscaping/recreational use
✓ 7. Identify type, location and size of plantings (common and/or botanical names).
  ✓ A. Existing, indicating whether it is to preserved or removed.
  NA B. Proposed, to be established for general landscaping.
  NA C. Proposed, to be established for screening/buffering.
✓ 8. Describe irrigation system – Phase I & II . . .
✓ 9. Planting Beds, indicating square footage of each bed
NA 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 11. Responsibility for Maintenance (statement)
NA 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
✓ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
✓ 14. Landscaped area provided; square footage and percent (specify clearly on plan)
NA 15. Planting or tree well detail EXIST
NA 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN – NA EXIST, ~~FLAT~~ SITE NO ADDITIONS PROPOSED

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

A. General Information

___ 1. Scale - must be same as Sheet #1 - Site Plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements
___ 6. Building footprints
___ 7. Location of Retaining walls

B. Grading Information

___ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
___ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
___ 3. Identify ponding areas, erosion and sediment control facilities.
___ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS (EXIST. BLDG. SEE PHOTOS)

A. General Information

___ A. Scale (minimum of 1/8" or as approved by Planning Staff).

___ B. Bar Scale

___ C. Detailed Building Elevations for each facade
___ 1. Identify facade orientation
___ 2. Dimensions of facade elements, including overall height and width
___ 3. Location, material and colors of windows, doors and framing
___ 4. Materials and colors of all building elements and structures
___ 5. For EPC and DRB submittals only – Color renderings or similar illustrations

___ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

___ 1. Site location(s)
___ 2. Sign elevations to scale
___ 3. Dimensions, including height and width
___ 4. Sign face area - dimensions and square footage clearly indicated
___ 5. Lighting
___ 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

NOTICE TO APPLICANTS

Suggested Information for Neighborhood Notification Letters... Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
- If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[✓] ONC's "Official" Letter to the applicant **and** "Attachment A" *(if there are associations)*. A copy must be submitted with application packet **-OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[✓] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

[✓] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

* *

(Below this line for ONC use only)

Date of Inquiry: 3-6-07 **Time Entered:** 11:49 am **ONC Rep. Initials:** DC

7006 0810 0002 6594 0261

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here 00.00

Sent To FRED SAIS
Street, Apt. No., or PO Box No. 1500 Los Tomas Ct NW
City, State, ZIP+4 ALB NM 87102

US POSTAGE

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0002 6594 0254

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Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here 00.00

Sent To Scott Steinberg
Street, Apt. No., or PO Box No 3906 4th NW
City, State, ZIP+4 ALB. NM 87107

US POSTAGE

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0002 6594 0228

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OFFICIAL USE

Postage	$
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here 00.00

Sent To Pat Hopkins
Street, Apt. No., or PO Box No 3826 4TH ST. NW
City, State, ZIP+4 ALB NM 87107

US POSTAGE

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0002 6594 0747

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here 00.00

Sent To Mark Claybaugh
Street, Apt. No., or PO Box No 1310 5TH NW
City, State, ZIP+4 ALB NM 87102

US POSTAGE

PS Form 3800, June 2002 See Reverse for Instructions

BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NEW MEXICO 87120
e-mail: berentgroth@mac.com
phone: (505) 266 6700
fax: (505) 836 6461
nm reg no 958

Mr. Fred Sais
Wells Park Neighborhood Association
1508 Los Tomases NW
Albuquerque, NM 87102

Re: Project Number- 1004623 / 06EPC- 00019 / 06 EPC - 00022
Address - 1311 Fifth St. NW
Legal Description- South 46.5 feet of the north 94 feet of lots 13 through 16 of block 3, Romero Addition. Approx. .14 acre

March 7, 2007

Dear Sir:

My name is Berent Groth and I am agent and contact person for Raul and Shannon Lopez, owners of a property at 13115th Street NW in connection with a submittal to the City Design Review Board to be heard on April 4th of this year.

History: In 2006 the Environmental Planning Commission approved a request for an amendment to the Zone Map and to the Sector Plan for this property. The Zone was changed to SU-1 for Law Office and/or Residential use. The Sawmill / Wells Park Neighborhood Association supported this action.

Per EPC Condition in the Notice of Decision we are now filing a Site and Landscape Plan for approval by the City Design Review Board. Enclosed please find a reduced copy. **Note that this is an existing property and thus the plan depicts mostly existing conditions.**

Compatibility with the surrounding context: The completed restoration of the existing dwelling and conversion to law offices includes improvements as described below and does not involve significant exterior modifications. Thus the residential quality of the property and its appropriateness in the Sawmill / Wells Park Sector is maintained.

Description of Improvements: The Property in question is an an existing two-story single family residential structure on approximately 0.14 acres. The property was rescued from a state of disrepair and nicely restored inside and outside, including new exterior stucco and paint, with landscaping per City Landscaping Requirements including planter beds, gravel and decorative gravel ground cover. An automatic watering system for the front landscaping will be added. The property is now clean and attractive and an asset to the neighborhood.

I will be glad to speak and / or meet with you to discuss any questions you may have in connection with the current DRB action.

Berent Groth, Architect / Agent

3546 Sequoia Place NW
Albuquerque, NM 87120
(505) 266 6700

BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NEW MEXICO 87120
e-mail: berentgroth@mac.com
phone: (505) 266 6700
fax: (505) 836 6461
nm reg no 958

Mr. Mark Clayburgh
Wells Park Neighborhood Association
1310 th St. NW
Albuquerque, NM 87102

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fax: (505) 836 6461
nm reg no 958

Pat Hopkins
North Fourth Camino Real
Merchants Association, Inc.
3826 4th St NW3906 4th St. NW
Albuquerque, NM 87107

Re: Project Number- 1004623 / 06EPC- 00019 / 06 EPC - 00022
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e-mail: berentgroth@mac.com
phone: (505) 266 6700
fax: (505) 836 6461
nm reg no 958

Mr. Scott Steinberg
North Fourth Camino Real
Merchants Association, Inc.
3906 4th St. NW
Albuquerque, NM 87107

Re: Project Number- 1004623 / 06EPC- 00019 / 06 EPC - 00022
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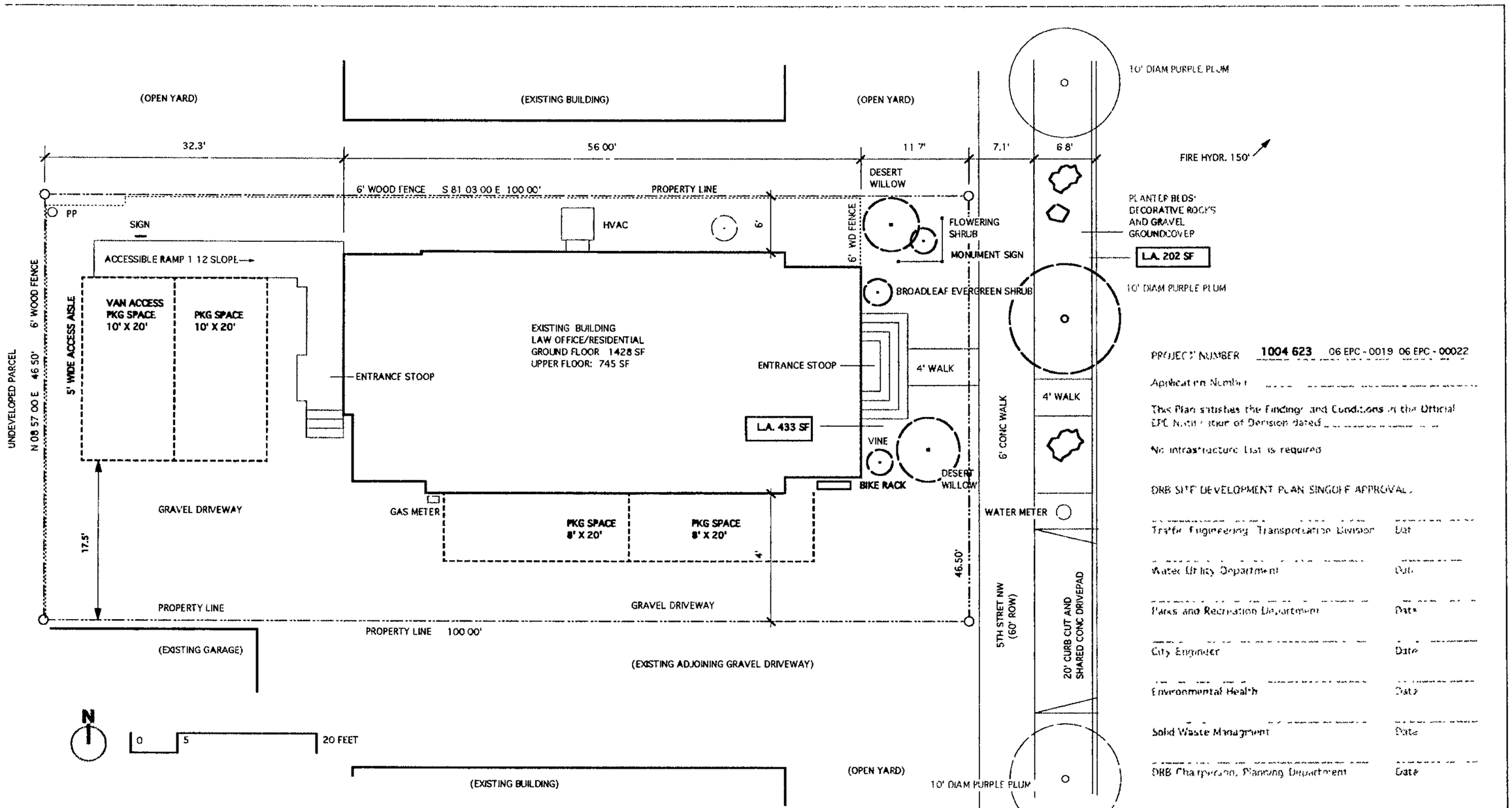
3546 Sequoia Place NW
Albuquerque, NM 87120
(505) 266 6700



PROJECT NUMBER **1004 623** 06 EPC - 0019 06 EPC - 00022

Application Number

This Plan satisfies the Findings and Conditions of the Official EPC Notice of Decision dated

No Infrastructure List is required

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

SITE PLAN - (EXISTING IMPROVEMENTS)
LANDSCAPE PLAN - (EXISTING IMPROVEMENTS)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DATE, LAST REVISION 1 28 07
PROPERTY ADDRESS 1311 5TH ST NW ALBUQUERQUE NM 87120

LANDSCAPE CALCULATIONS
SITE AREA= .14 ACRE= 6,099 SF
BUILDING, PARKING & DRIVEWAYS= 3500 SF
NET SITE AREA= 2600 SF
LANDSCAPED AREA @ 15% = 390 SF
LANDSCAPING PROVIDED ON SITE= 433 SF IN ROW. 202 SF
IRRIGATION SYSTEM SHALL BE WATER CONSERVING
AUTOMATIC DRIP IRRIGATION, OWNER MAINTAINED

OWNER:
RAUL A. LOPEZ AND
SHANNON LOPEZ
1311 5TH ST NW ALBUQUERQUE NM 87102
505 768 1134

AGENT:
BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120
505 266 6700

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TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: BERNERT CROTTI, AGENT FOR RAUL LOPEZ **DATE OF REQUEST:** 3/8/07 **ZONE ATLAS PAGE(S):** J-14

CURRENT:

ZONING SU-1

PARCEL SIZE (AC/SQ. FT.) .14 AC

LEGAL DESCRIPTION: S. 46.5' OF N. 92' OF LOTS 13-16

LOT OR TRACT # _____ BLOCK # 3

SUBDIVISION NAME ROMERO ADDN

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [ ]	BUILDING PERMIT [✓]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [✓]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: ONE

BUILDING SIZE: 2,173 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE BCH DATE 3.8.07

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER 3-09-07 DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

AGENT 3/9/07

APPLICANT DATE

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___
-FINALIZED ___/___/___

TRAFFIC ENGINEER DATE

Revised June 27, 2005

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

PAID RECEIPT

City Of Albuquerque
Treasury Division

3/9/2007 10:18AM LOC: ANNX
RECEIPT# 00072354 WS# 008 TRANS# 0014
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $480.00
J24 Misc $75.00
MC $480.00
CHANGE $0.00

Thank You

APPLICANT NAME Raul A. Lopez

AGENT Berent Groth Architect.

ADDRESS 3546 Sequoia N.W.

PROJECT & APP # 1004623 / 07DRB-00294

PROJECT NAME Romero Addition.

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 385.00 **441006/4983000 DRB Actions**

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

$ 75.00 **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

$ 480.00 **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

3/9/2007 10:17AM LOC: ANNX
RECEIPT# 00072352 WS# 008 TRANS# 0014
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $480.00
J24 Misc $20.00

Thank You

City Of Albuquerque
Treasury Division

3/9/2007 10:18AM LOC: ANNX
RECEIPT# 00072353 WS# 008 TRANS# 0014
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $480.00
J24 Misc $385.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 20, 2007 To April 4, 2007

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

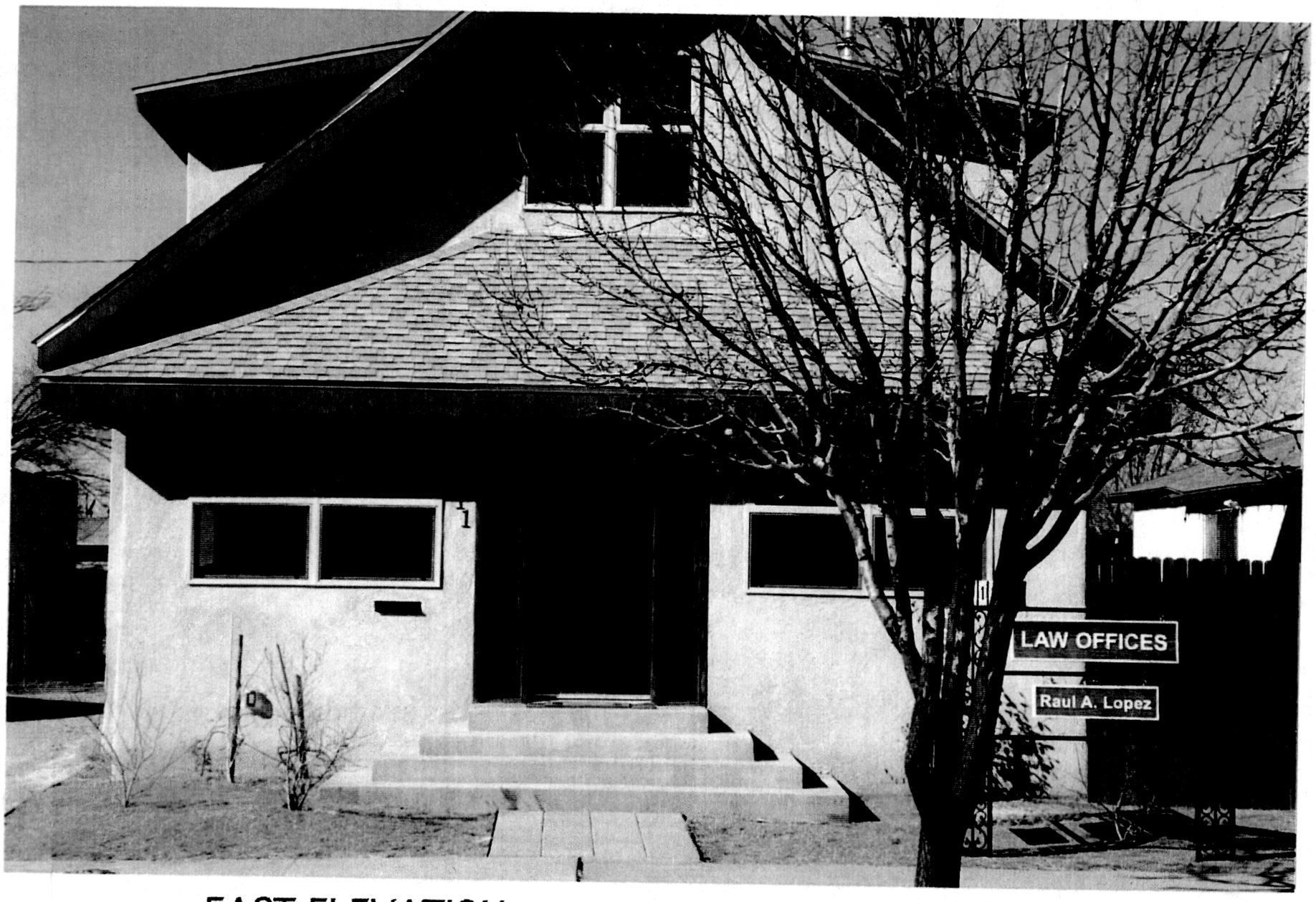
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

BSH AGENT — 3/9/07
(Applicant or Agent) (Date)

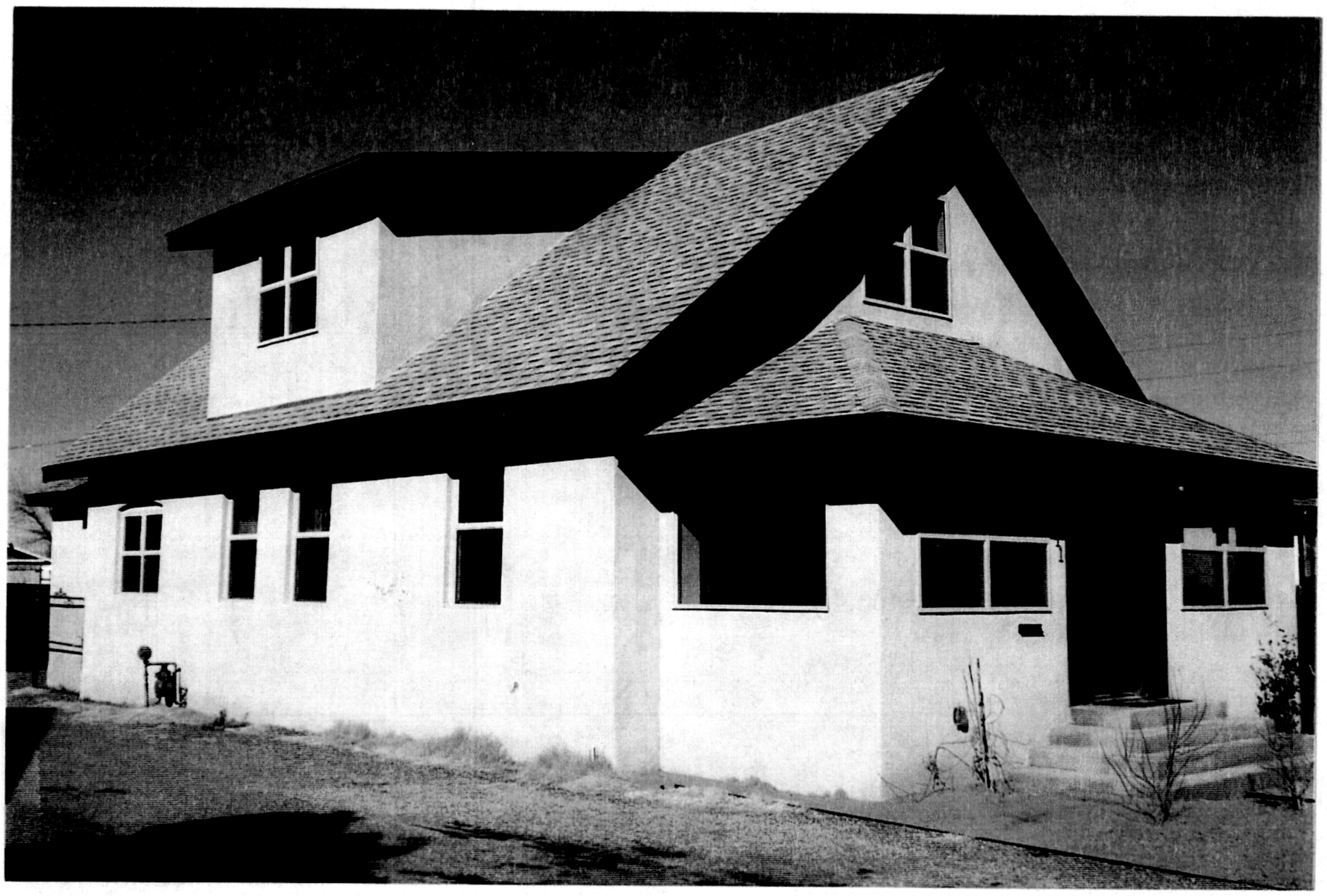
I issued 2 signs for this application, 3-9-07 (Date) Joseph M Rosa (Staff Member)

DRB PROJECT NUMBER: 1004623

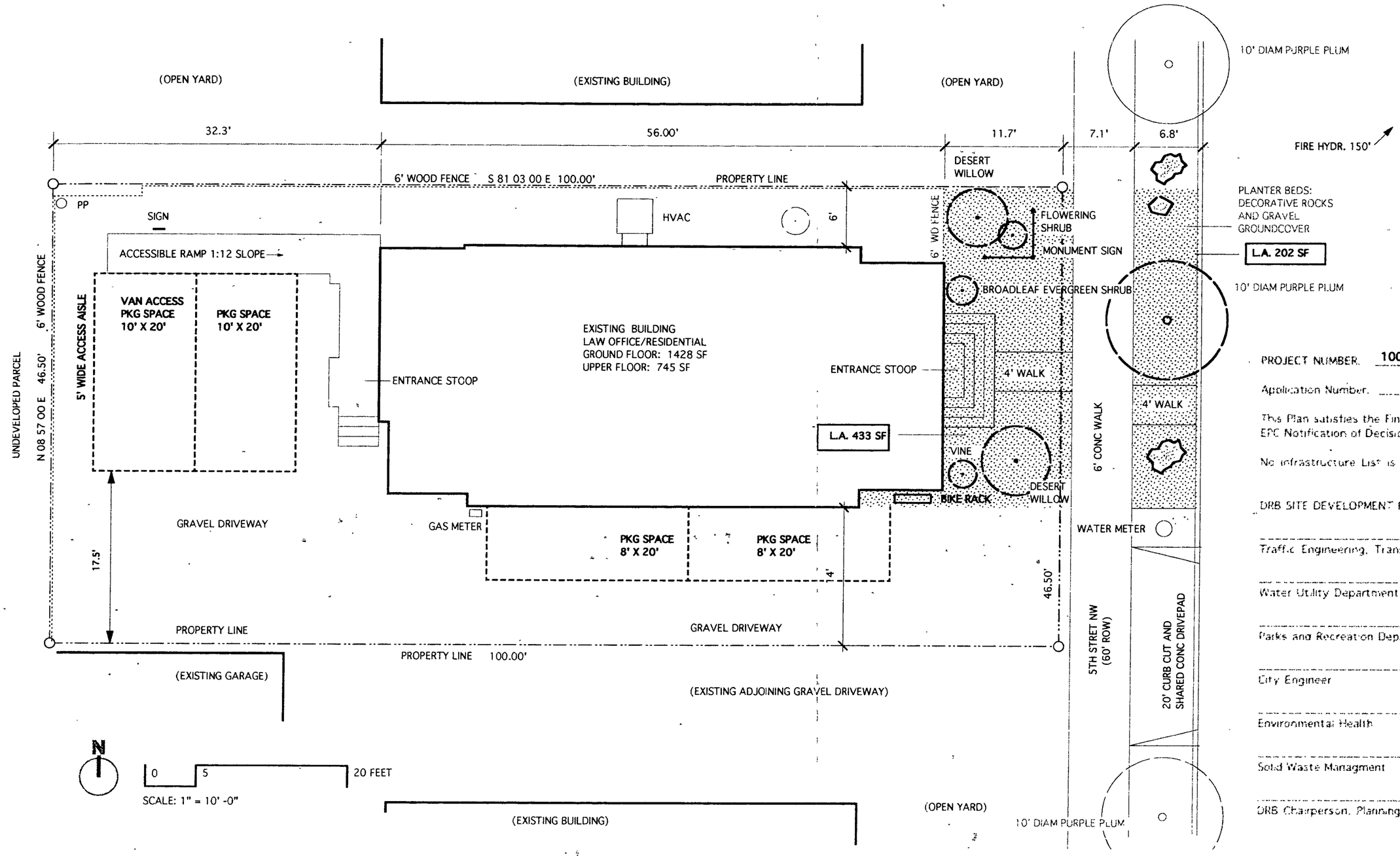
Rev. 1/11/05



EAST ELEVATION



SOUTH ELEVATION (SE CORNER)



PROJECT NUMBER. **1004 623** 06 EPC - 0019 06 EPC - 00022

Application Number. _____

This Plan satisfies the Findings and Conditions in the Official EPC Notification of Decision dated _____

No infrastructure List is required

DRB SITE DEVELOPMENT PLAN SINGOFF APPROVAL.

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health	Date
Solid Waste Managment	Date
DRB Chairperson, Planning Department	Date

SITE PLAN - (EXISTING IMPROVEMENTS)
LANDSCAPE PLAN - (EXISTING IMPROVEMENTS)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DATE, LAST REVISION : 1.28.07
PROPERTY ADDRESS : 1311 5TH ST NW ALBUQUERQUE NM 87120

LANDSCAPE CALCULATIONS
SITE AREA= .14 ACRE= 6,099 SF
BUILDING, PARKING & DRIVEWAYS= 3500 SF
NET SITE AREA= 2600 SF
LANDSCAPED AREA @ 15% = 390 SF
LANDSCAPING PROVIDED ON SITE= 433 SF IN ROW: 202 SF
IRRIGATION SYSTEM SHALL BE WATER CONSERVING
AUTOMATIC DRIP IRRIGATION, OWNER MAINTAINED

OWNER :
RAUL A. LOPEZ AND
SHANNON LOPEZ
1311 5TH ST NW ALBUQUERQUE NM 87102 -
505 768 1134

AGENT:
BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120
505 266 6700

The objectives include preserving views:

- Of the Volcanic cones from within the Volcano Heights Plan Area and the rest of the city of Albuquerque to the east,
- Minimizing the visual impact of Volcano Heights development, especially along the Escarpment edge, to the city of Albuquerque,
- Protecting views from key cultural locations including from the Volcanic Cones and the Petroglyph cluster within the North Geologic Window to the Rio Grande and the Sandia Mountains; minimizing the visual impacts of Volcano Heights development from these locations.

The Volcano Heights Plan establishes building height restrictions consistent with these objectives. These objectives are also addressed through architectural standards such as building materials, reflectivity, and color. Others are achieved through providing facilities such view points on the Escarpment and calling for streets to be aligned to preserve views.

Analysis

A View Shed analysis was conducted to determine what could be seen from different locations within Volcano Heights and the city assuming that the area was completely developed at the maximum heights allowed. This was done by building a 3-D computer model of the land use plan and then moving the "observation point" to different locations. The light green shading indicates what can be seen from the observation point.

Views from Volcano Heights Looking East

The views from Volcano Heights to the east are shown in maps of Observation Points 1 and 2. (Exhibit 27) Observation 1 is from a point within the North Geologic Window containing a number of Petroglyphs. The Planning Team was told that active Pueblo cultural practices call for protecting this view. The map indicates it will be possible to see from the foothills to the crest of the Sandia Mountains from this location assuming development as in the land use plan. Apparently it will not be possible to see the Volcano Heights buildings from this location.

An analysis was conducted from each of the Volcanic Cones as separate observation points. Observation 2 from the northernmost volcano is typical of the results. From the northernmost Volcanic Cone one has an almost uninterrupted view to the east toward the Volcano Heights Plan Area, the Rio Grande, city of Albuquerque, and Sandia Mountains beyond.

Both the maps above indicate the part of the Sandias viewed within lines that start at the tops of the two northernmost volcanoes and move through the concentration of Petroglyphs on the Escarpment at the Boca Negra arroyo. As indicated in *Conditions and Considerations, The Meaning of Place: Natural/ Cultural Features,* an important path was from the former Pueblos along the Rio Grande along the Boca Negra arroyo to the North Geologic Window and these two volcanoes. Pueblos place importance on the straight line connections between landscape features. In this case, these lines frame the least steep and most accessible route from the Sandia foothills to the Crest. It is assumed that this path was used to access shrines and other resources on the face and crest of the Sandias.

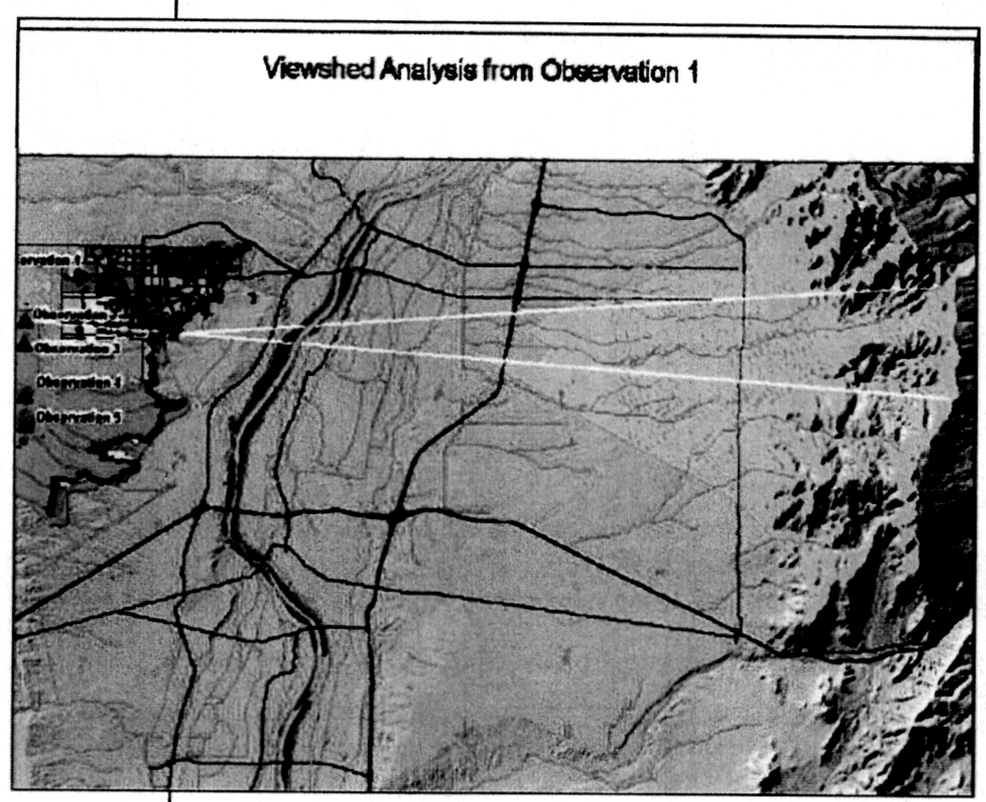
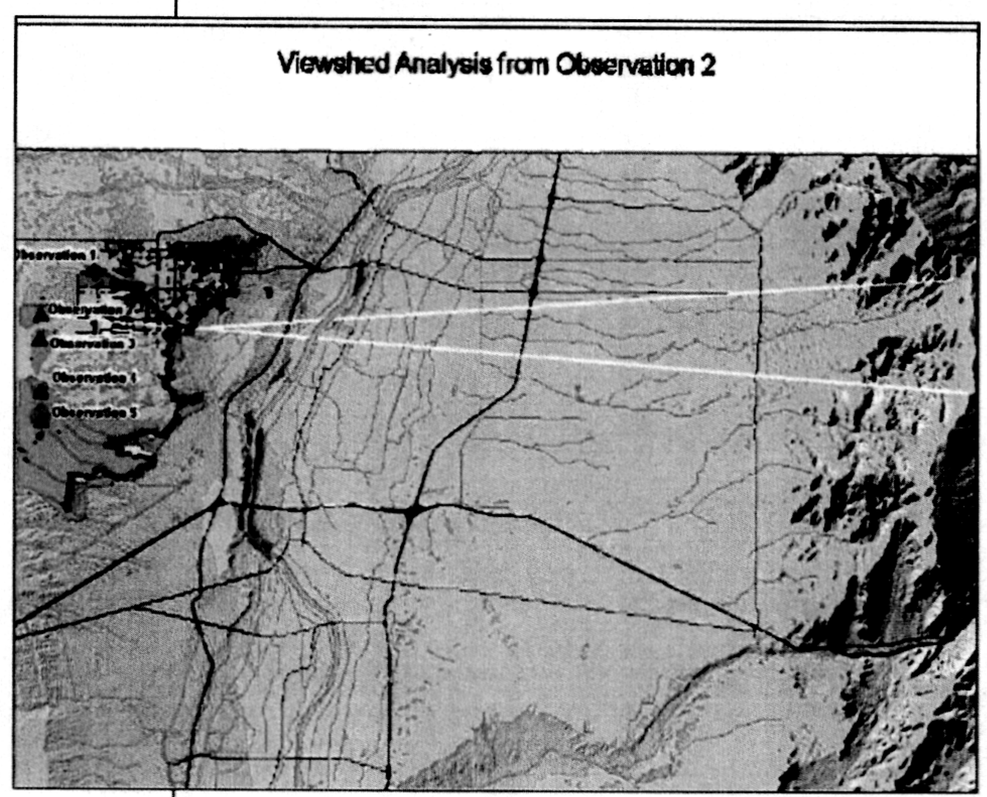


Exhibit 27
View shed Analysis from Observation Point 1



View shed Analysis from Observation Point 2

Views from Albuquerque to Volcano Heights

Observation 6 (See Exhibit 28) is from an observation point at Paseo del Norte and Golf Course Rd. This map indicates that the only buildings observable from this location are in a small portion of the La Cuentista subdivision.

This situation changes materially when the observation points are moved further east and south. The views from the overpass at Interstate 25 and Paseo del Norte and from a point at the University of New Mexico (Observation 9) are nearly the same. One is able see development on the eastern portion of Volcano Heights – SAD 227, the eastern part of the proposed SAD 228 area, and the eastern parts of the Town Center and the Universe Village Center. Importantly, one is also able to see the lower density executive and rural residential areas to the west of the Universe Village Center to the Monument. The views appear to be unimpeded from these locations in the city to the open space in the Petroglyph National Monument.

Conclusion

The View Shed analysis found that:

- Important views from locations within Volcano Heights to the Albuquerque basin and the Sandia Mountains are protected; and
- Development within Volcano Heights will be visible from most of the city of Albuquerque; hence care needs to be taken in to achieve non-visually intrusive development especially in the lower density residential areas and in all of Volcano Heights.

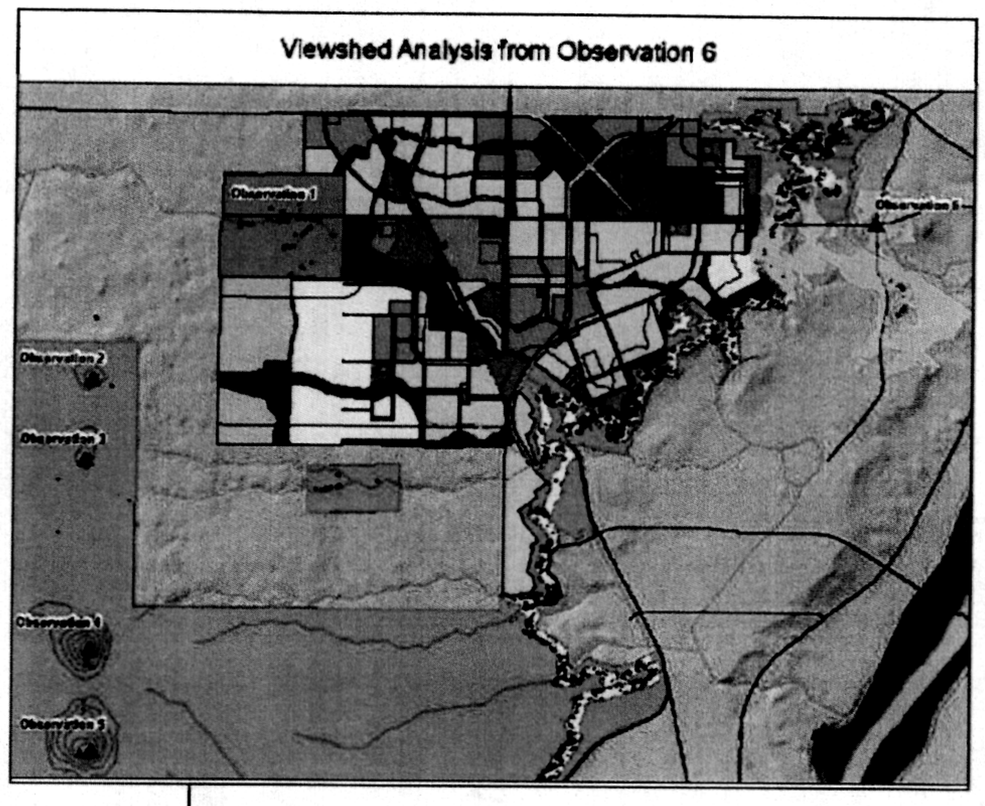
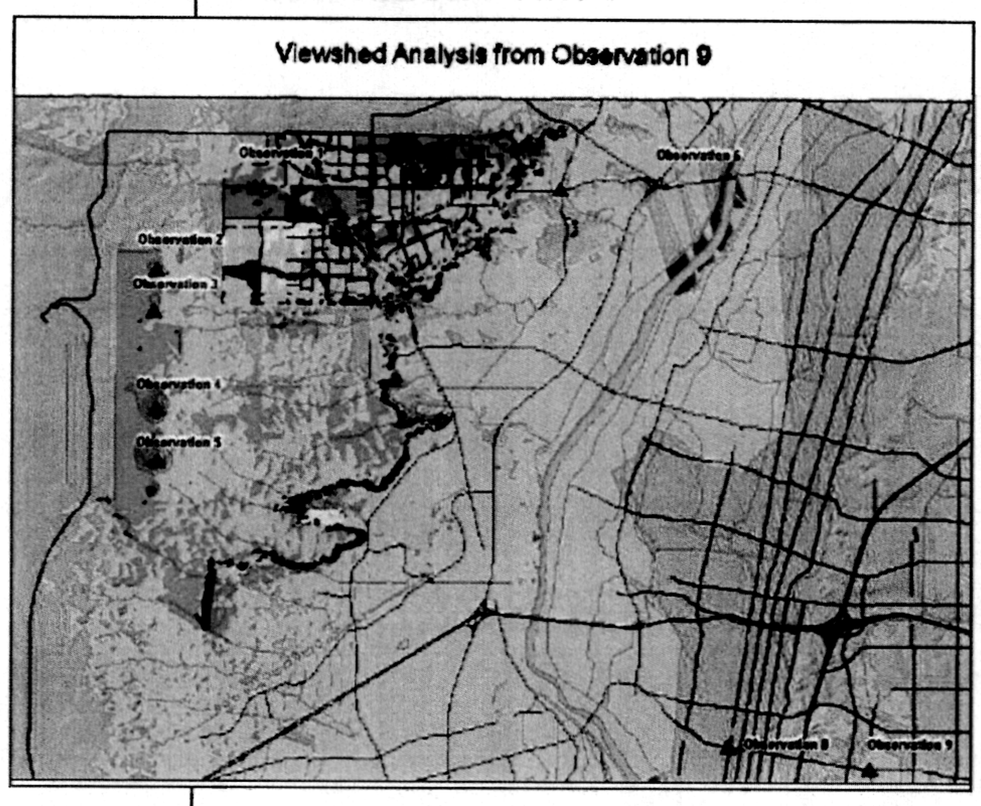


Exhibit 28
View shed Analysis from Observation Point 1



View shed Analysis from Observation Point 2

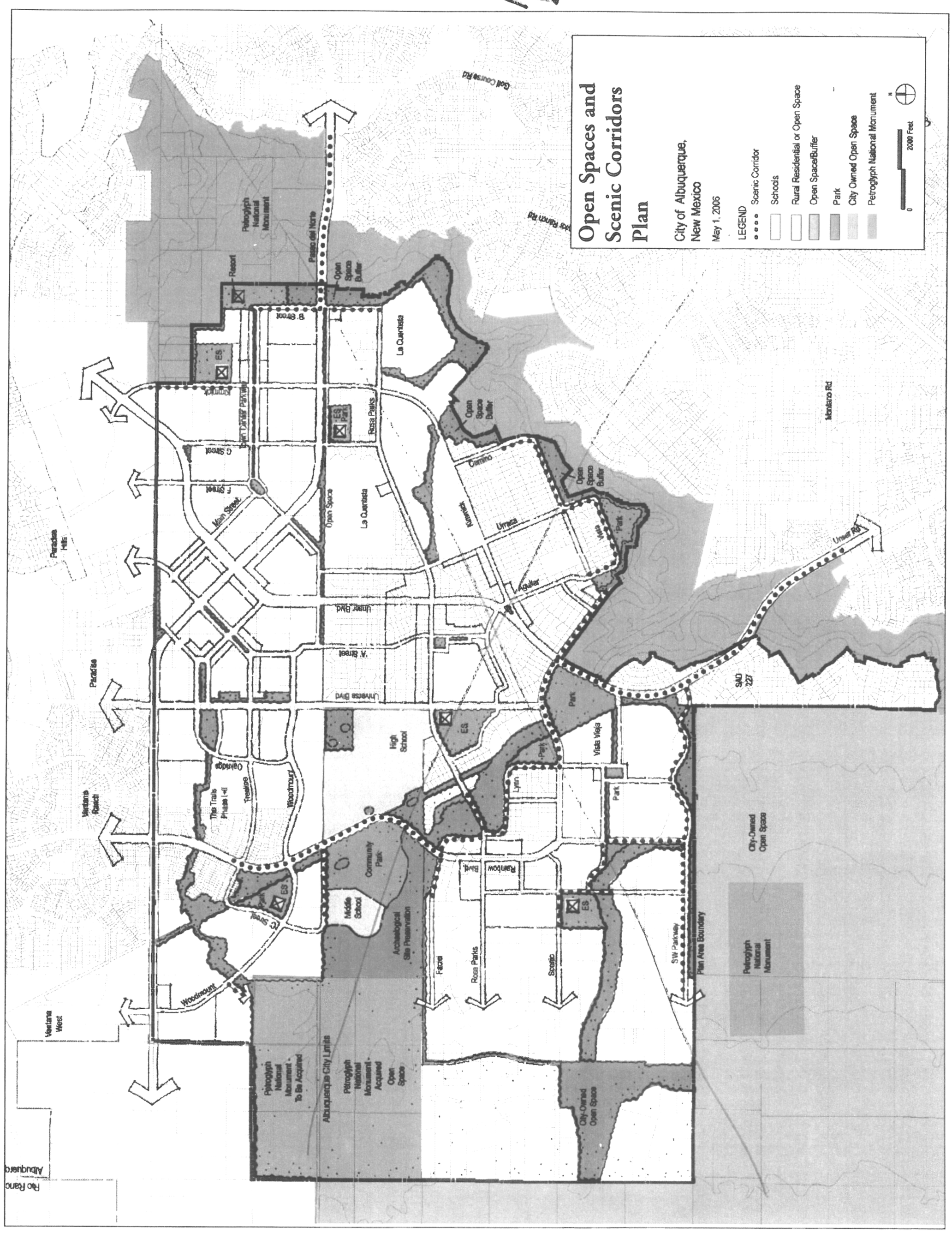

Open Spaces and Scenic Corridors Plan
City of Albuquerque, New Mexico
May 1, 2006
LEGEND
Scenic Corridor
Schools
Rural Residential or Open Space
Open Space/Buffer
Park
City Owned Open Space
Petroglyph National Monument
0
2000 Feet
N
Golf Course Rd
Petroglyph National Monument
Paseo del Norte
Resort
Open Space Buffer
B Street
ES
Sunrise
Dion Lanier Parkway
ES Park
Rosa Parks
La Quintana
Open Space Buffer
Montano Rd
G Street
F Street
Main Street
Paradise Hills
Open Space
La Quintana
Camino
Kimmick
Urrutia
Vista Park
Open Space Buffer
Unser Rd
Unser Blvd
Aguilar
A Street
Paradise
Universe Blvd
SAD 227
Park
High School
ES
Vista Vista
Park
Oakridge
The Trails Phase I-II
Treeline
Woodmount
Lynn
Park
Ventana Ranch
Community Park
Rainbow Blvd
ES Park
Middle School
Archaeological Site Preservation
Ventana West
Woodmount
Facet
Rosa Parks
Scatto
ES
SW Parkway
Plan Area Boundary
City-Owned Open Space
Petroglyph National Monument
Petroglyph National Monument - To Be Acquired
Albuquerque City Limits
Petroglyph National Monument - Acquired Open Space
City-Owned Open Space
Rio Rancho
Albuquerque

Exhibit 29

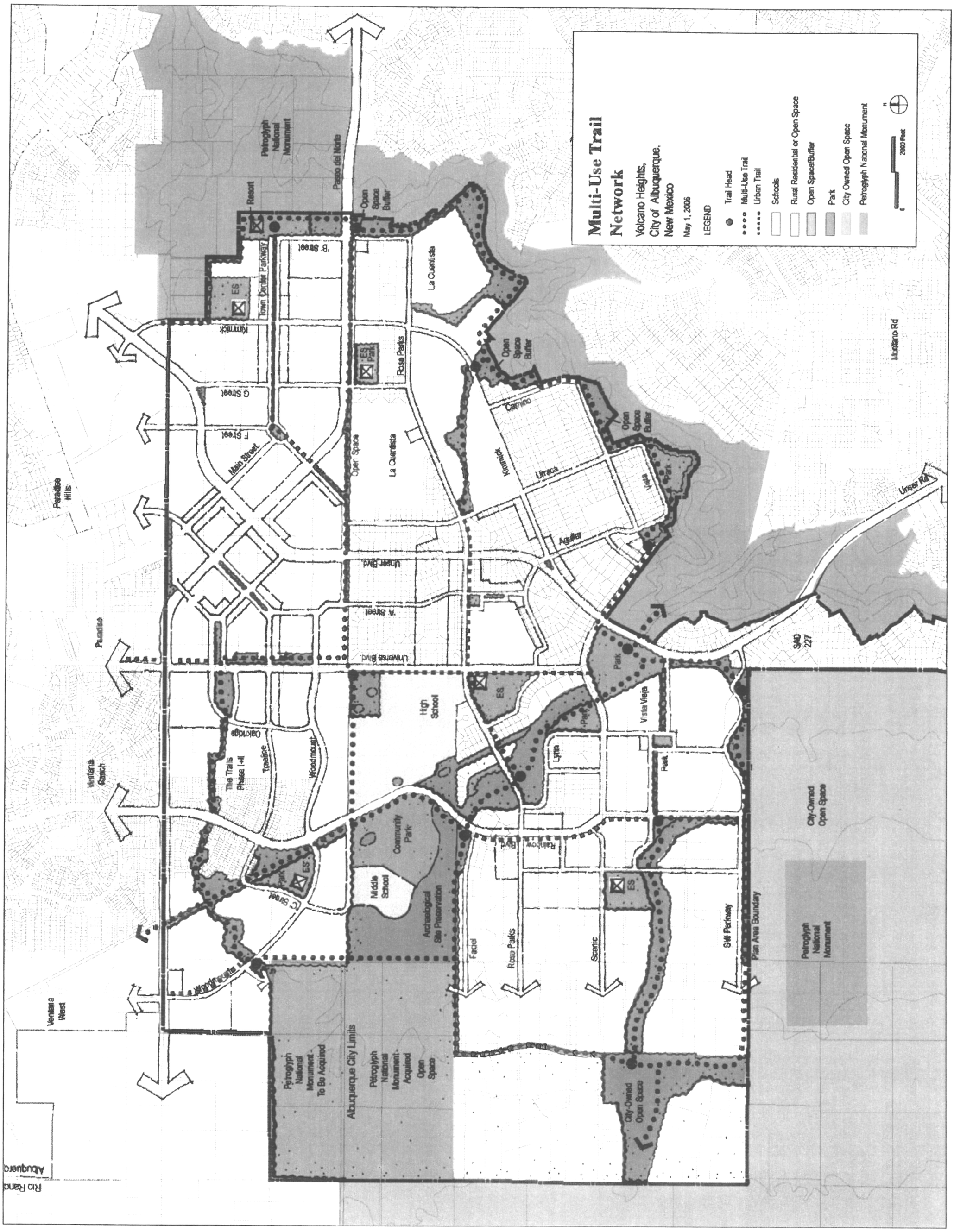
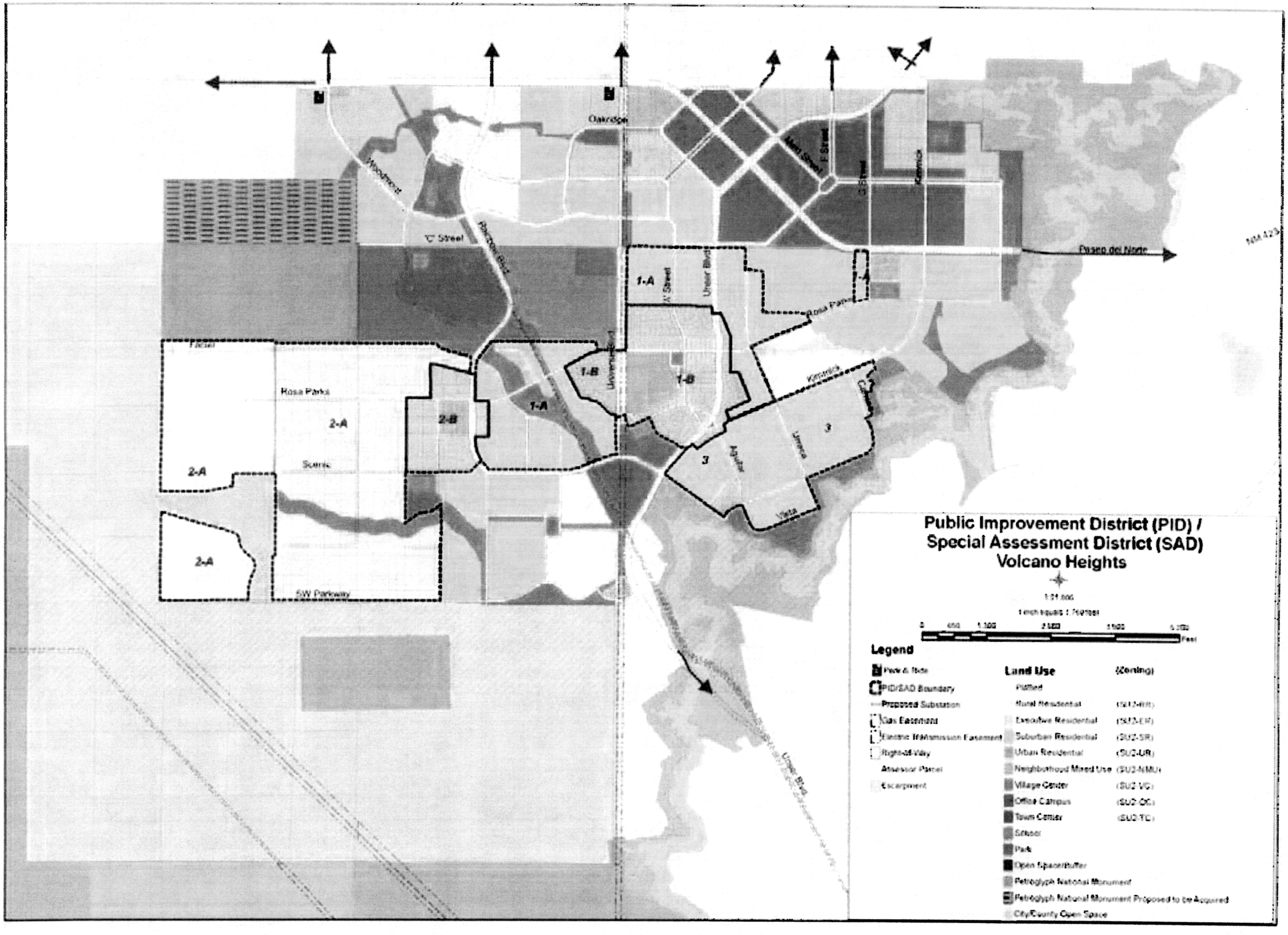
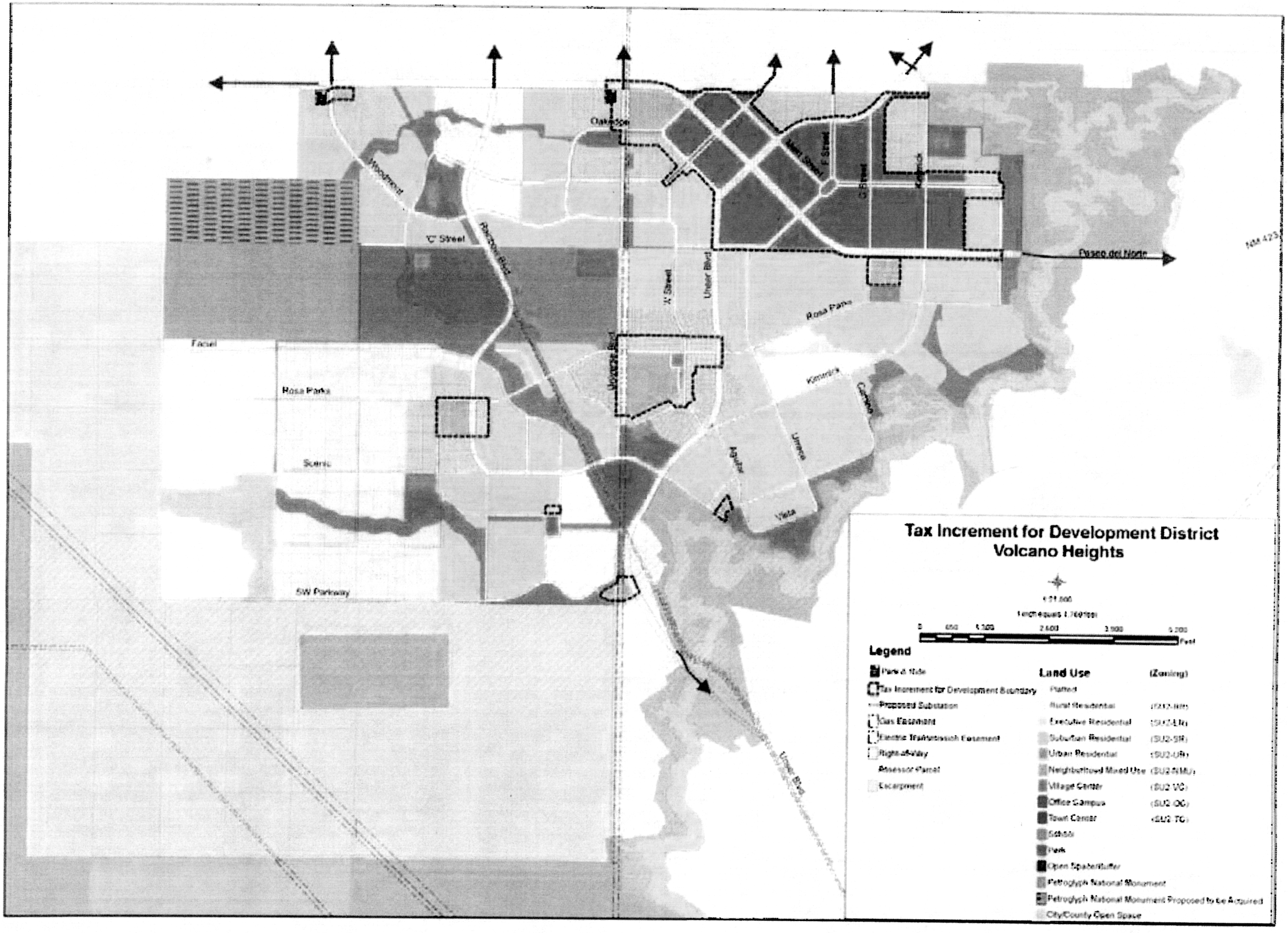

Multi-Use Trail Network
Volcano Heights, City of Albuquerque, New Mexico
May 1, 2006
LEGEND
Trail Head
Multi-Use Trail
Urban Trail
Schools
Rural Residential or Open Space
Open Space/Buffer
Park
City Owned Open Space
Petroglyph National Monument
2000 Feet
Petroglyph National Monument
Paseo del Norte
Resort
Open Space Buffer
B Street
Town Center Parkway
ES
Kimmick
G Street
F Street
Main Street
Rose Parks
ES Park
La Cuentista
Open Space
Camino
Urraca
Aguilar
Vista
Park
Montano Rd
Unser Rd
Paradise Hills
Paradise
Unser Blvd
A Street
Universe Blvd
SAD 227
High School
ES
Park
Vista Vieja
Lynn
Oakridge
The Trails Phase I-II
Treeface
Woodmount
Ventana Ranch
Community Park
Middle School
Archaeological Site Preservation
C Street
Rainbow Blvd
Facial
Scenic
Silt Parkway
Plan Area Boundary
City-Owned Open Space
Petroglyph National Monument
Ventana West
Petroglyph National Monument - To Be Acquired
Albuquerque City Limits
Petroglyph National Monument - Acquired Open Space
Rio Rancho
Albuquerque

Exhibit 30


Public Improvement District (PID) /
Special Assessment District (SAD)
Volcano Heights
Legend
Land Use
(Zoning)
Planned
Rural Residential
Executive Residential
Suburban Residential
Urban Residential
Neighborhood Mixed Use
Village Center
Office Campus
Town Center
School
Park
Open Space/Buffer
Petroglyph National Monument
Petroglyph National Monument Proposed to be Acquired
City/County Open Space
Park & Ride
PID/SAD Boundary
Proposed Substation
Gas Easements
Electric Transmission Easement
Right-of-Way
Assessor Parcel
Escarpment
Feet
Oakridge
Meadowcrest
"C" Street
Rainbow Blvd
Unser Blvd
"A" Street
Rosa Parks
Paseo del Norte
Kenneth
Alameda
Vista
Universe
Scenic
SW Parkway
1-A
1-B
2-A
2-B
3


Tax Increment for Development District
Volcano Heights
Legend
Land Use
(Zoning)
Park & Ride
Tax Increment for Development Boundary
Proposed Substation
Gas Easement
Electric Transmission Easement
Right-of-Way
Assessor Parcel
Escarpment
Platted
Rural Residential
Executive Residential
Suburban Residential
Urban Residential
Neighborhood Mixed Use
Village Center
Office Campus
Town Center
School
Park
Open Space/Buffer
Petroglyph National Monument
Petroglyph National Monument Proposed to be Acquired
City/County Open Space
Paseo del Norte
Unser Blvd
Rosa Parks
Kenneth
Universe
Aquila
Vista
Coronado
Alameda
Ladera
Rainbow Blvd
Woodward
Oakridge
Coronado
Universe
Unser Blvd
Rosa Parks
Facal
Scenic
SW Parkway
'C' Street
'X' Street
Unser Blvd
Rainbow Blvd
Woodward
Oakridge
Alameda
Ladera
Coronado
Universe
Aquila
Vista
Paseo del Norte

EAST ELEVATION / BUILDING FRONT ELEVATION (FACING 5TH STREET)

1311 5TH ST

PROJECT NO 1004 623

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE, LAST REVISION : 3.22.07

PROPERTY ADDRESS : 1311 5TH ST NW ALBUQUERQUE NM 87120