

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 7/2/07

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 _____

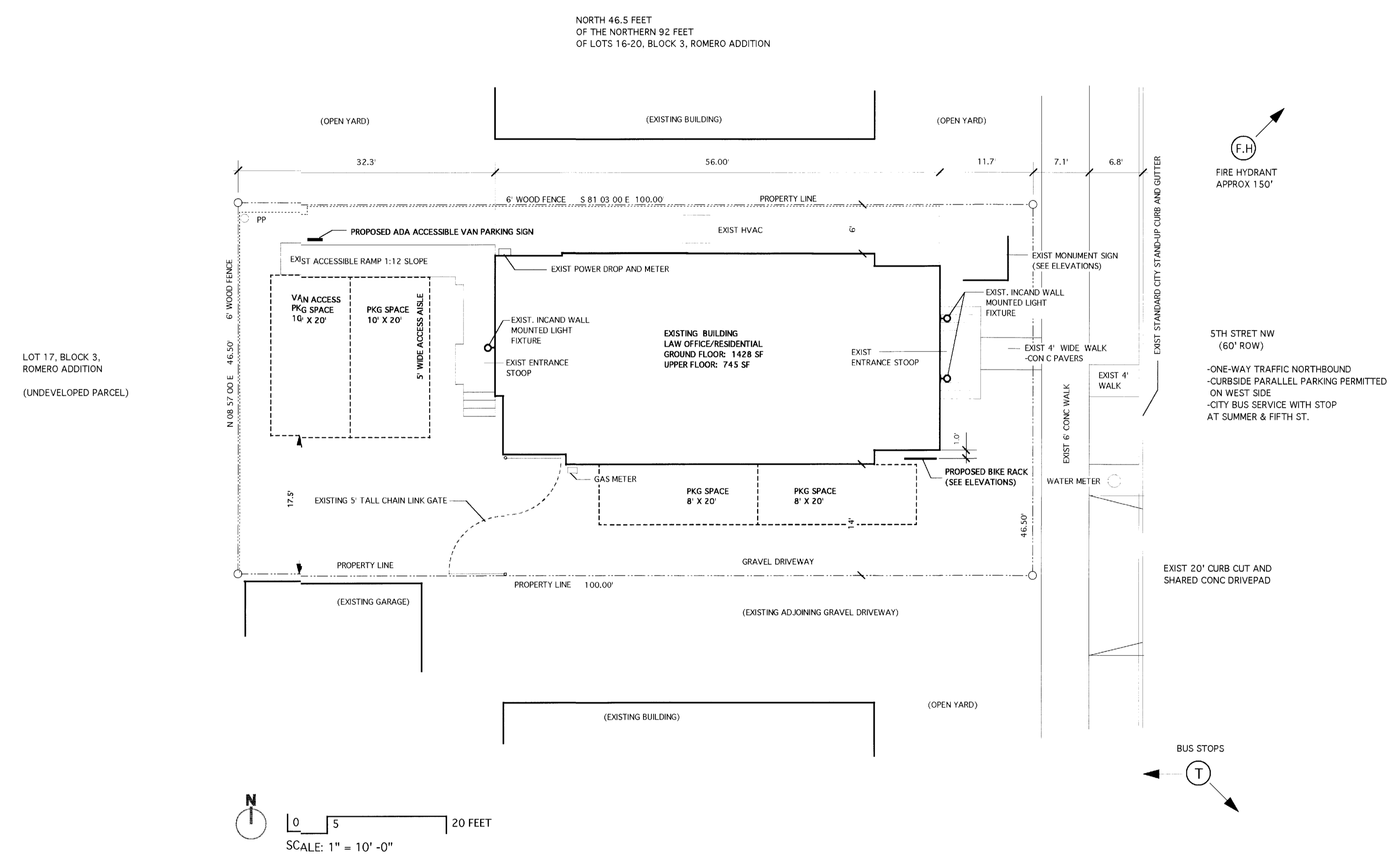
City Engineer _____ Date _____

Environmental Health _____ Date _____

Solid Waste Management _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

PRELIMINARY PLAT
APPROVED BY DRB
ON 7/2/07
Date



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 COMMISSION 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 EPS 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.

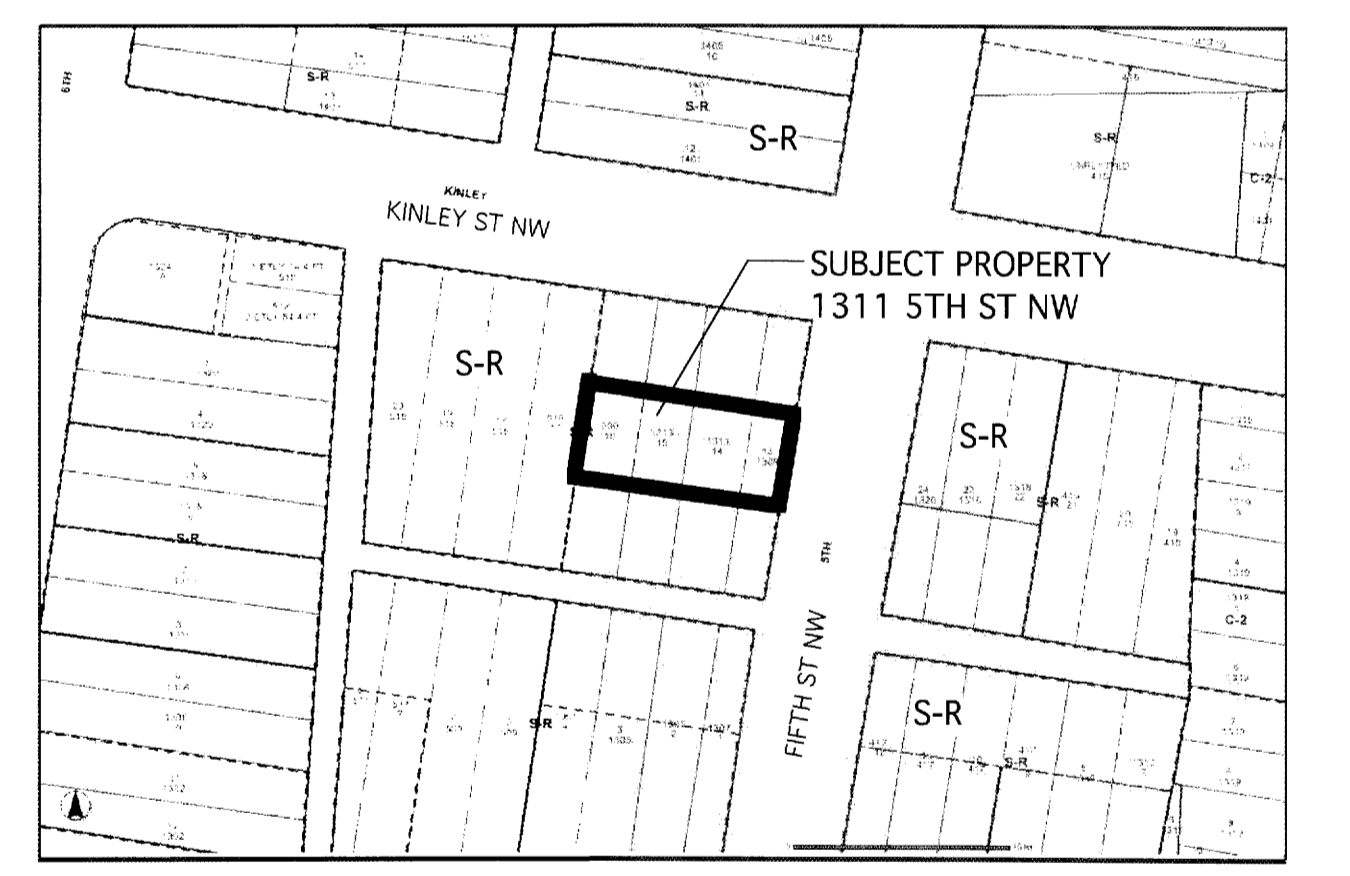
LANDSCAPING: SEE LANDSCAPE PLAN (SHEET 2).

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)



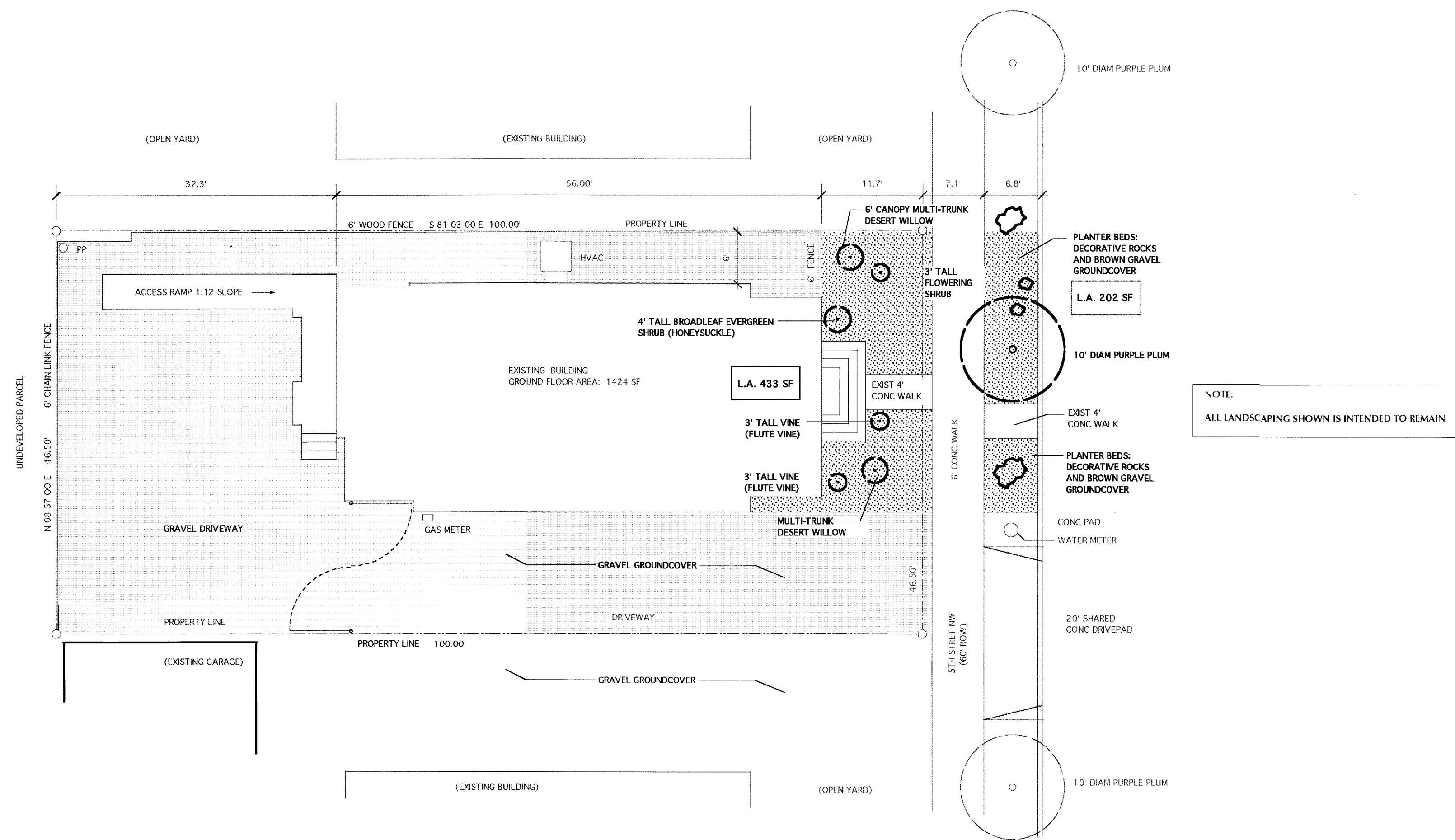
1311 5TH ST NW
ZONE: SU1 FOR LEGAL OFFICE AND/OR RESIDENCE

**1311 5TH ST
SITE PLAN
PROJECT NO 1004 623**

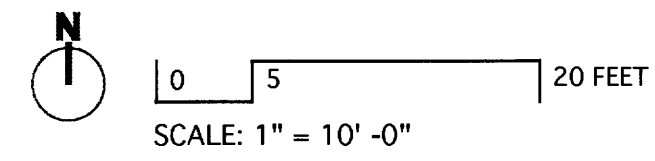
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DATE, LAST REVISION : 3.22.07
PROPERTY ADDRESS : 1311 5TH ST NW ALBUQUERQUE NM 87120

SHEET 1 OF 3

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



NOTE:
ALL LANDSCAPING SHOWN IS INTENDED TO REMAIN



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 87102
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)

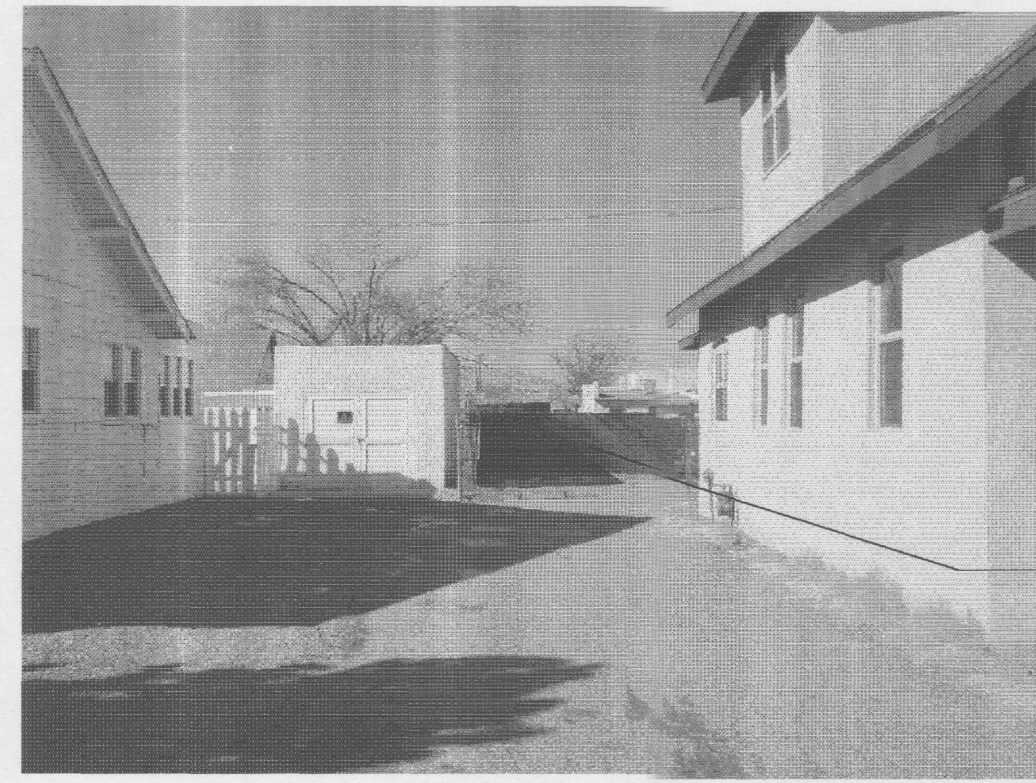
LANDSCAPE NOTES

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



SOUTH ELEVATION LOOKING WEST

FASCIA COLOR: BROWN
 ROOF SHINGLES: TAN/GRAY
 NEW WINDOWS PER SECTOR GUIDELINES
 WOOD FENCE TYP: MATCH FASCIA BROWN



EAST ELEVATION

NEW MONUMENT DIRECTORY AND ADDRESS SIGN (SEE DETAIL BELOW)



NE CORNER



WEST ELEVATION SHOWING RAMP

EXTERIOR WOOD DOORS: NATURAL FINISH
 NEW STUCCO, TYP COLOR: TAN



SE CORNER

BIKE RACK LOCATION



SOUTH ELEVATION

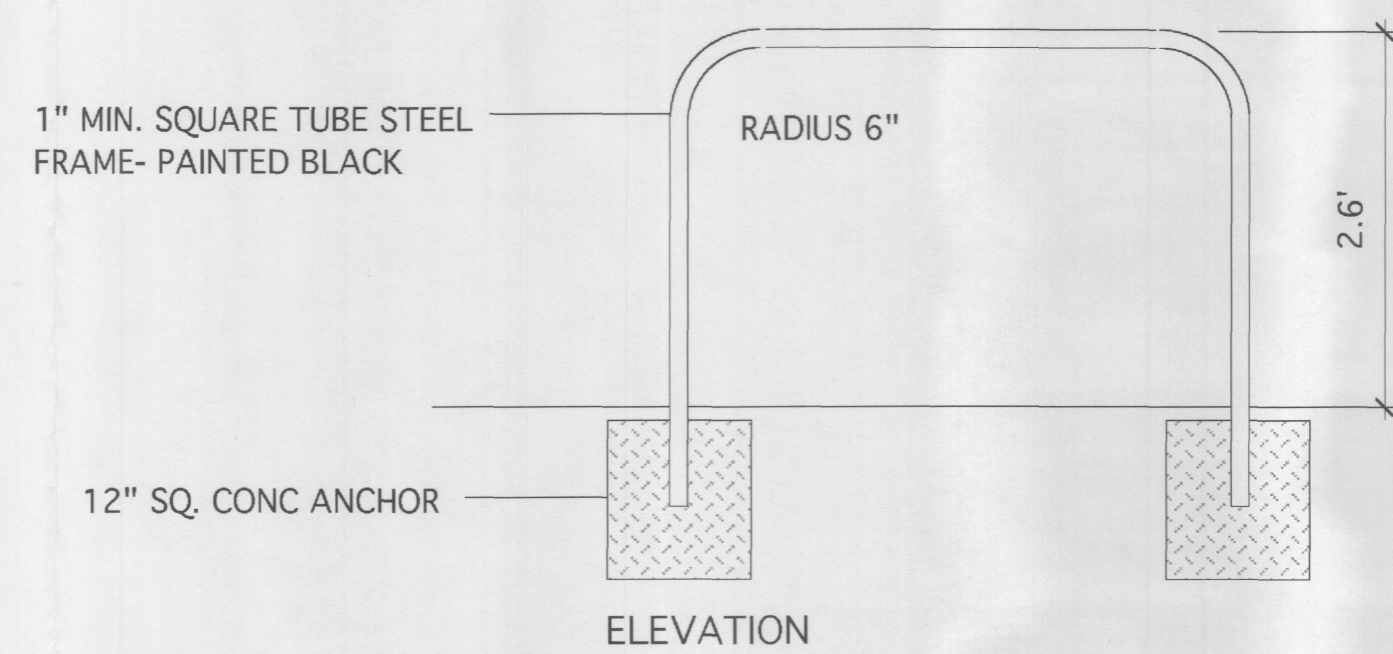
NEW STUCCO, TYP COLOR: TAN

NOTE: ALL PHOTOGRAPHS SHOW WINTER CONDITIONS

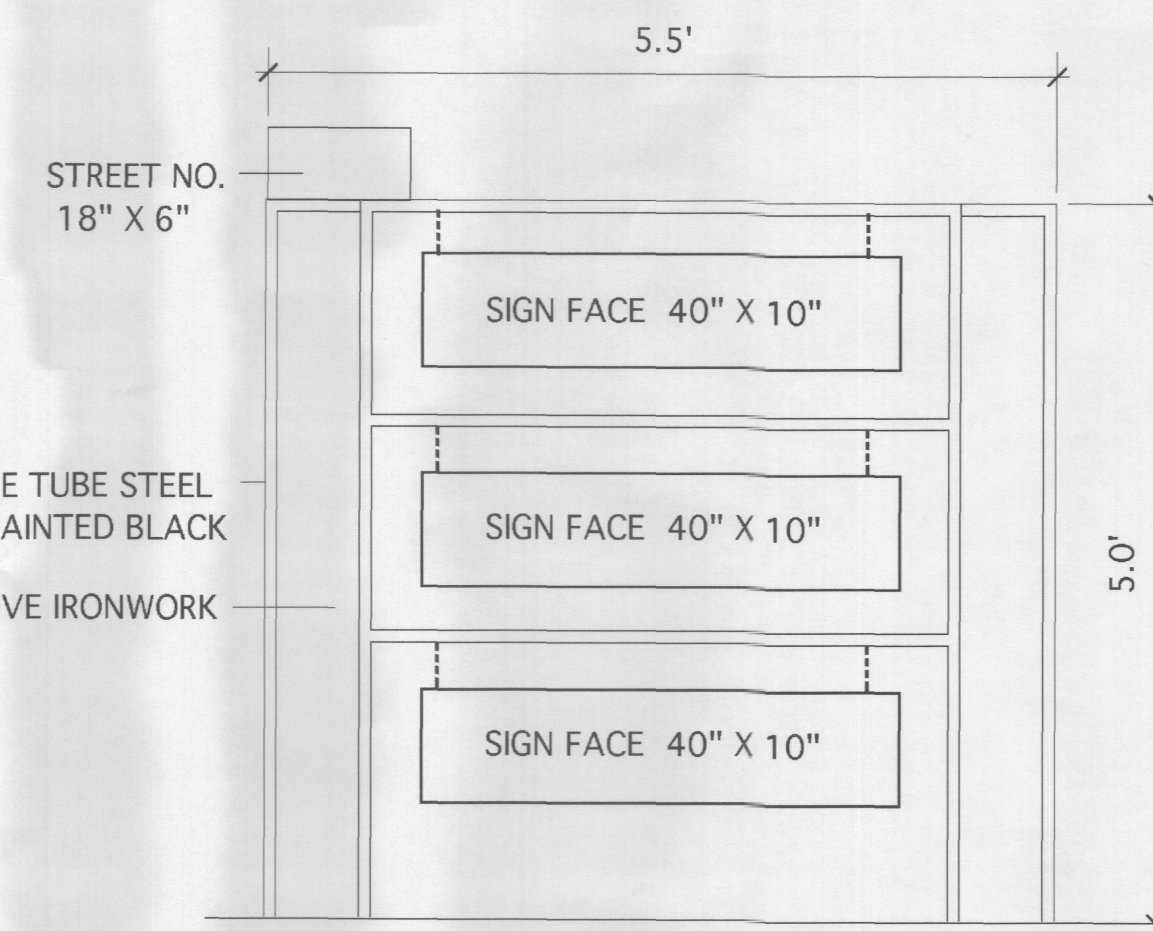
1311 5TH ST
BUILDING ELEVATIONS / PHOTOS
 PROJECT NO 1004 623

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

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



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"



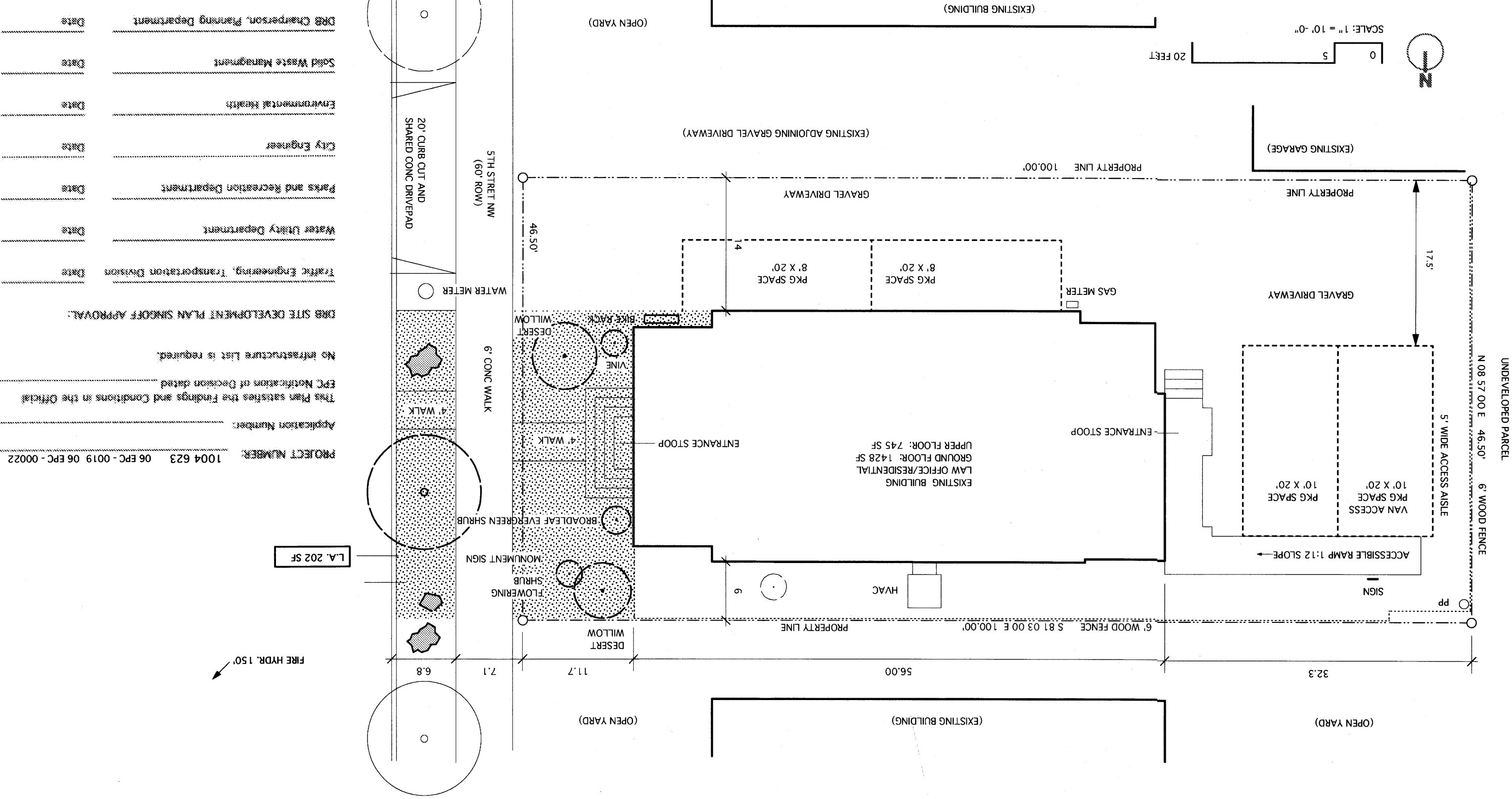
EAST ELEVATION

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

R BUILDING PERMIT
 W ALBUQUERQUE NM 87120

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

OWNER:
 RAUL A. LOPEZ AND
 SHANNON LOPEZ
 1311 5TH ST NW ALBUQUERQUE NM 87120
 505 768 1134
 AGENT:
 BERENT GROTH ARCHITECT AIA
 3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120
 505 266 6700



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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
 No infrastructure List is required.
 This Plan satisfies the Findings and Conditions in the Official
 EPC Notification of Decision dated _____
 Application Number: _____
 PROJECT NUMBER: 1004 623 06 EPC-0019 06 EPC-00022



Vicinity Map
no scale

Zone Atlas Page Number J-14
Talos Log Number 2007140694

Subdivision Data

1. Total gross acreage: 0.1067 acres
2. Zoning: SU-2 for S-R
3. Total number of lots created by this plat is 1.
4. Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
5. The purpose of this plat is to consolidate portions of four lots into one lot.
6. Record distances and measured distances are identical. The plat of the Romero Addition does not show bearings on lot lines.
7. Date of field survey: April 2, 2007
8. There are no easements shown on the plat of the Romero Addition and there are no easements specified in Schedule B of the below mentioned title commitment.
9. Documents used:
 - a. Plat of the Romero Addition filed December 5, 1884, Book C, Page 125.
 - b. Title commitment No. 05-7009261-B-DR, effective September 28, 2005, issued by Fidelity National Title Insurance Company.
 - c. for the South 46.5' of the North 94' of Lots 13-16:
Warranty Deed filed May 17, 1948, Book D77, Page 575.
Warranty Deed September 28, 2005, Book A104, Page 2225.
 - d. for the North 47' of Lots 13-16:
Special Warranty Deed filed February 6, 2002, Book A31, Page 7583.
 - e. for the South 48' of Lots 13-16:
Warranty Deed filed August 19, 1992, Book 92-19, Page 3319-3322.
Special Warranty Deed filed January 11, 2006, Book A118, Page 4576.
 - f. for the Lots 17-19:
Quitclaim Deed filed June 29, 2001, Book A21, Page 3233.
 - g. for the North 47.5' of Lots 13-16 and Lots 17-19:
Personal Representative Deed filed December 31, 1991, Book 91-23, Page 1837-1838.

THIS IS TO CERTIFY THAT THIS IS CURRENT AND
PAID ON APRIL 11 2007 198-383-21807
PROPERTY OWNER OF RECORD Aquila, Saulo
BERNALILLO COUNTY TREASURER'S OFFICE
Shannon Lopez

LEGAL DESCRIPTION

A certain parcel of land created by Warranty Deed filed May 17, 1948 in Book D77, Page 575 and being the South 46.5 feet of the North 94 feet of Lots Numbered Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) in Block Numbered Three (3) of the Romero Addition, as the same is shown and designated on the Plat filed in the Office of the Probate Clerk and Ex-Officio Recorded on December 5, 1884 in Plat Book C, folio 125 and being more particularly described by metes and bounds as follows:

Beginning at the southeast corner of the parcel herein described a point on the East line of said Lot 13, whence the southeast corner of said Lot 13 bears S09°08'21"W, a distance of 48.00 feet and Albuquerque Control Survey Monument 4-J14, bears S14°37'57"W, a distance of 3,212.11 feet; thence,
N80°51'39"W, a distance of 100.00 feet to the southwest corner of the parcel herein described; thence,
N09°08'21"E, a distance of 46.50 feet to the northwest corner of the parcel herein described; thence,
S80°51'39"E, a distance of 100.00 feet to the northeast corner of the parcel herein described; thence,
S09°08'21"W, a distance of 46.50 feet to the southeast corner and point of beginning of the parcel herein described and containing 0.1067 acres (4,650 square feet) more or less.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 16-A as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land replatted.

Raul A. Lopez
Raul A. Lopez

Shannon Lopez
Shannon Lopez

ACKNOWLEDGMENT

State of New Mexico } SS
County of Bernalillo }
This instrument was acknowledged before me this 11th day of April, 2007 by Raul A. Lopez and Shannon Lopez.

Notary Public Ed. P. Pelaez My Commission expires July 21, 2010

Lot 16-A
Being a Replat of
A Portion of Lots 13, 14, 15 & 16
Block 3, Romero Addition
Section 17, T.10N., R.3E., N.M.P.M.
Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
April 2007

PROJECT NUMBER 1004623
Application Number 07-00587

The purpose of this plat is to consolidate portions of four lots into one lot.

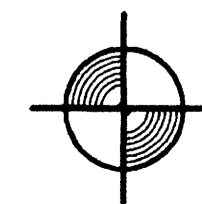
APPROVED AND ACCEPTED BY:

for R. Cliff Walker April 13, 2007
CITY SURVEYOR
N/A Sam 6/25/07
REAL PROPERTY DIVISION
N/A Sam 6/25/07
ENVIRONMENTAL HEALTH DEPARTMENT
Cliff Walker 6-7-07
ENGINEERING, TRANSPORTATION DIVISION
Roger A. Mean 4-25-07
WATER UTILITY DEPARTMENT
Christine Dandora 4/25/07
PARKS & RECREATION DEPARTMENT
Bradley L. Bingham 4/25/07
A.M.A.F.C.A.
Bradley L. Bingham 4/25/07
CITY ENGINEER
Ronald A. Forstbauer 6/07/07
DRB CHAIRPERSON, PLANNING DEPARTMENT

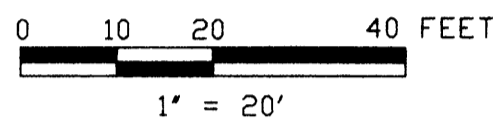
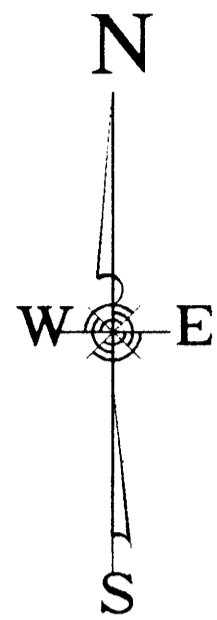
SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment No. 05-7009261-B-DR, effective September 28, 2005 issued by Fidelity National Title Insurance Company, and that the information shown hereon is true and correct to the best of my knowledge and belief.

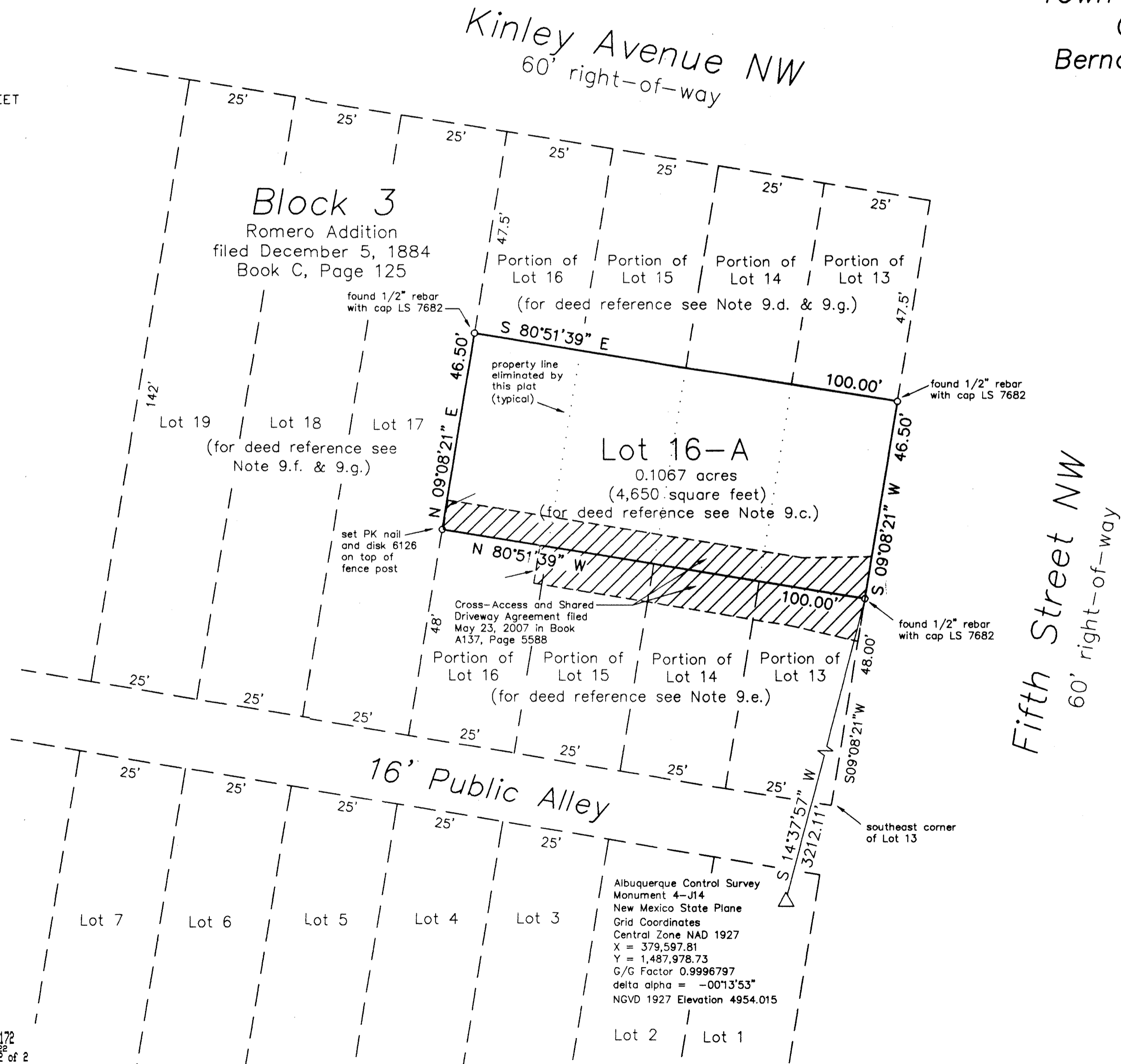
Ronald A. Forstbauer 7/12/07
Ronald A. Forstbauer
N.M.L.S. No. 6126



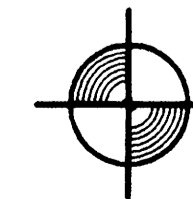
Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032
Sheet 1 of 2



Lot 16-A
 Being a Replat of
 A Portion of Lots 13, 14, 15 & 16
 Block 3, Romero Addition
 Section 17, T.10N., R.3E., N.M.P.M.
 Town of Albuquerque Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2007



Albuquerque Control Survey
 Monument 4-J14
 New Mexico State Plane
 Grid Coordinates
 Central Zone NAD 1927
 X = 379,597.81
 Y = 1,487,978.73
 G/G Factor 0.9996797
 delta alpha = -00'13'53"
 NGVD 1927 Elevation 4954.015



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Vicinity Map
no scale

Zone Atlas Page Number J-14
Talos Log Number 2007140694

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7. Date of field survey: April 2, 2007
8. There are no easements shown on the plat of the Romero Addition and there are no easements specified in Schedule B of the below mentioned title commitment.
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A Portion of Lots 13, 14, 15 & 16
Block 3, Romero Addition
Section 17, T.10N., R.3E., N.M.P.M.
Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico

April 2007

FINAL
PRELIMINARY PLAT
APPROVED BY DRB

PROJECT NUMBER _____
Application Number _____

ON 04/25/07

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Raul A. Lopez

Shannon Lopez

ACKNOWLEDGMENT

State of New Mexico } ss
County of Bernalillo

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Notary Public My Commission expires July 21, 2010

APPROVED AND ACCEPTED BY:

for R. Cliff W. White April 13, 2007
CITY SURVEYOR DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

WATER UTILITY DEPARTMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

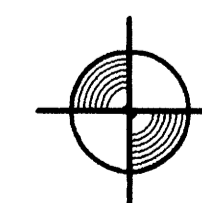
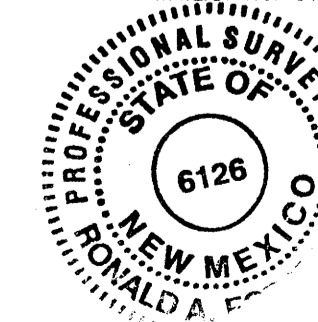
CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

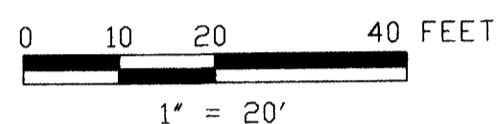
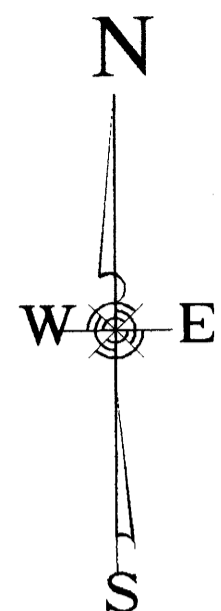
SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment No. 05-7009261-B-DR, effective September 28, 2005 issued by Fidelity National Title Insurance Company, and that the information shown hereon is true and correct to the best of my knowledge and belief.

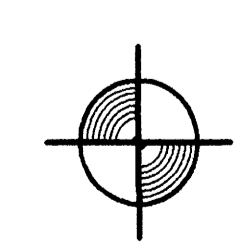
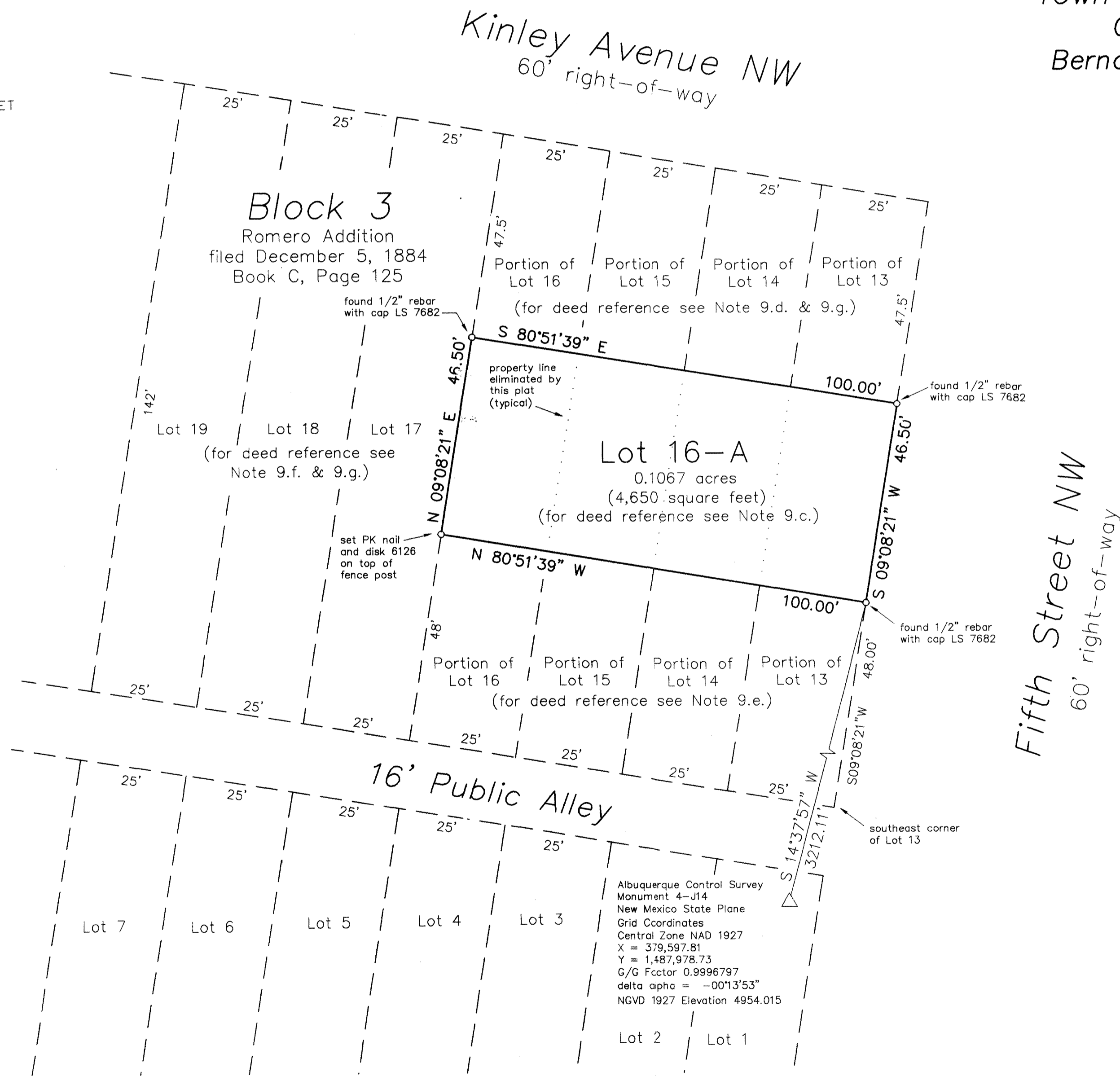
Ronald A. Forstbauer
N.M.L.S. No. 6126
Date 7/12/07



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032



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 Being a Replat of
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 Town of Albuquerque Grant
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 Bernalillo County, New Mexico
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