



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70340

Project # 1004731

Project Name: ROMERO ADDITION

Agent: FORSTBAUER SURVEYING

Phone No.: ~~2166-6700~~ 268-2112

Your request was approved on 8-6-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

→

PLANNING (Last to sign): 9-8-08 *signed off site plan; see comments*

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.

*- return w/ this sheet
- get utility signatures before recording
(NOT NECESSARY PER JACK CLOUD - minor subdivision)
PLAT RECORDED 9/22/08*

Created On:



COMPLETED 09/02/08 *STH*
DRB CASE ACTION LOG (SITE PLAN - BUILD.P)

REVISED 10/08/07

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.: 08DRB-70341

Project # 1004731

Project Name: ROMERO ADDITION

Agent: BERENT GROTH ARCHITECT

Phone No.: 266-10700

Your request was approved on 8-6-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: see comment

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): staff planner approval

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
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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.**

Created On:



DRB CASE ACTION LOG (SITE PLAN – BUILD.P)

REVISED 10/08/07

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.: 08DRB-70341	Project # 1004731
Project Name: ROMERO ADDITION	
Agent: BERENT GROTH ARCHITECT	Phone No.: 266-10700

Your request was approved on 8-6-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: see comment

UTILITIES: _____

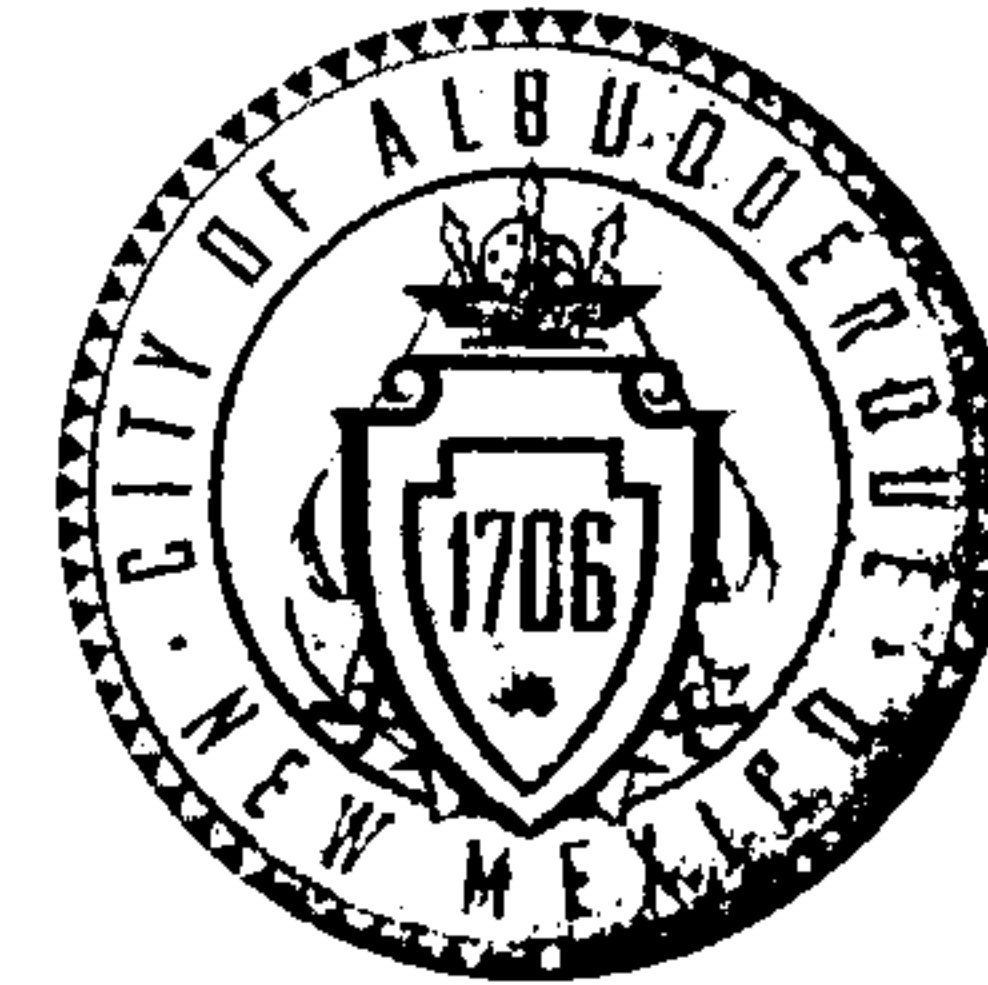
CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

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 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

Created On:



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004731

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

PO Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 6, 2008



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70340

Project # 1004731

Project Name: ROMERO ADDITION

Agent: FORSTBAUER SURVEYING

Phone No.: 216-6700

Your request was approved on 8-6-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

→ PLANNING (Last to sign): signed off site plan; see comments

Planning must record this plat. Please submit the following items:

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- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Created On:

4731

DXF Electronic Approval Form

DRB Project Case #: 1004731

Subdivision Name: ROMERO ADDN BLOCK 5 LOTS 24A & 24B

Surveyor: RONALD A FORSTBAUER

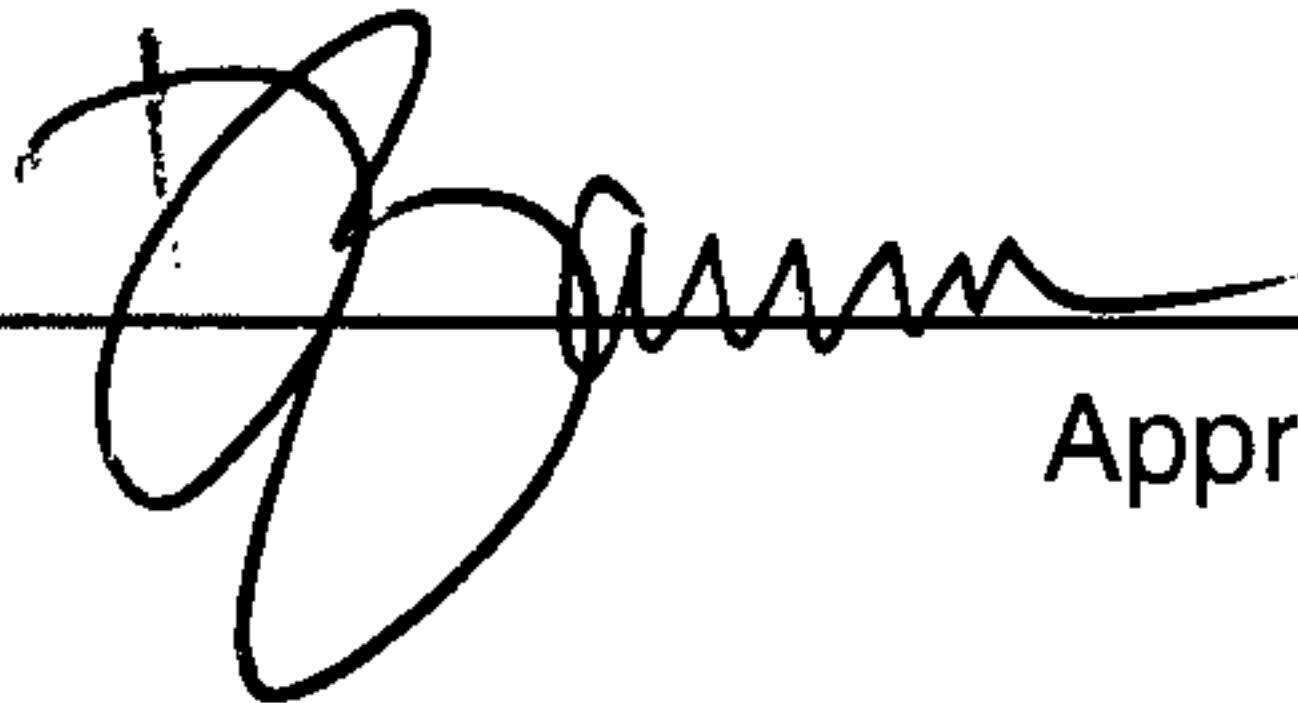
Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 7/28/2008

Hard Copy Received: 7/28/2008

Coordinate System: Ground rotated to NMSP Grid


Approved

07-29-2008
Date

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

AGIS Use Only
Copied fc **4731** to agiscov on **7/29/2008** Contact person notified on **7/29/2008**

INTER-OFFICE MEMO

DATE: August 4, 2008
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *CLL*
RE: Project #1004731, Sawmill Law Office 2

On May 17, 2007, the EPC voted to approve an "as built" Site Development Plan for Building Permit for Lots 19, 20-24, Romero Addition, zoned "SU-2 for SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer, Doctor Office." Staff met with the applicant, Architect Berent Groth, on January 8 and April 24, 2008, to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit does not satisfactorily meet the EPC conditions of approval as elaborated in the Official Notification of Decision. Conditions 4B and 8 remain outstanding. Note: Planning Staff did not check for compliance with Transportation Staff's conditions.

Condition 4B: The stucco wall of the CMU wall, which must match the building, needs to be specified on the site development plan as either tan or light brown.

Condition 8: A note shall be added to the site plan to indicate that "The residential carts for refuse collection shall not be visible or located in the garage".

Signage: Note the following change from the sign detail approved by the EPC: the sign frame is specified as Black. The sign detail approved by the EPC specified White.

Staff offers the following additional observations regarding signage, which has been a concern to the neighborhood and to Code Enforcement:

<i>Current Sign</i>	<i>Revised Sign (pursuant to site plan)</i>
5 ft. high	4.5 ft. tall
5.5 ft. wide	5 ft. wide
3 sign faces, 3.3' x 0.83'	2 sign faces, 4 ft. x 1 ft.
Approx. 8.22 sq. ft. of face area	Approx. 8 sq. ft. of sign face area

Summary: The revised sign will be ½ foot shorter, ½ foot narrower and have 0.22 less feet of sign face area.

If you have any questions regarding this case, please call me at 924-3935.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 6, 2008
DRB Comments**

ITEM # 8

PROJECT # 1003698

APPLICATION # 08-70343

RE: Lots 10-12, Block 18, Brownell & Lail's Highland Addition

Please provide a copy of the 1920 Warranty Deeds that created the 'south 92 feet' of these lots.

For future reference, please delete zoning note (No. 2), and for the Solar Collector Note, please replace the words "requested final action" with the words "this plat."

It appears the reciprocal easement will need to include drainage – refer to comments from City Engineer/ Hydrology.



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

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/28/2008 Issued By: PLNSDH

Permit Number: 2008 070 341

Category Code 910

Application Number: 08DRB-70341, Epc Approved Sdp For Build Permit

Address:

Location Description: 5TH ST NW BETWEEN ROSEMONT NW AND SUMMER NW

Project Number: 1004731

Applicant

Paul Chavez & Gene Chavez

1218 5th St Nw
Albuquerque NM 87120

Agent / Contact

Berent Groth Architect

3548 Sequoia Pl Nw
Albuquerque NM 87120
288-6700

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	

TOTAL: \$20.00

City Of Albuquerque
Treasury Division

7/28/2008 2:53PM LOC: ANNX
WSH 007 TRANS# 0045
RECEIPT# 00101952-00101952
PERMIT# 2008070341 TRSLJS
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/28/2008 Issued By: PLNSDH

Permit Number: 2008 070 340

Category Code 910

Application Number: 08DRB-70340 Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 5TH ST NW BETWEEN ROSEMONT AVE NW AND SUMMER AVE NW

Project Number: 1004731

Applicant

Paul Chavez

1220 5th St Nw,
Albuquerque NM 87102

Agent / Contact

Forstbauer Surveying Co Llc

Terese Forstbauer

4116 Lomas Blvd Ne

Albuquerque NM 87110

forstsur@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

7/28/2008 1:23PM LOC: ANNX
WS#007 TRANS# 0028
RECEIPT# 00101934-00101934
PERMIT# 2008070340 TRSLJS
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- 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:

Professional/Agent (if any): BERENT GROTH ARCHITECT PHONE: 666-6700
 ADDRESS: 3546 SEQUOIA PL. NW FAX: 836-6461
 CITY: ALBUQ. STATE NM ZIP 87120 E-MAIL: berentgroth@mac.com

APPLICANT: PALL CHAVEZ AND CIENE CHAVEZ PHONE: _____
 ADDRESS: 1216 FIFTH ST. NW FAX: _____
 CITY: ALBUQ. STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: FINAL TRIP SIGN-OFF FOR EPC APPROVED PLAN

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

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

Lot or Tract No. ALL OR A PORTION OF LOTS 19, 20-24 Block: 5 Unit: _____

Subdiv/Addn/TBKA: ROMERO ADDITION

Existing Zoning: SU-2 FOR S-R Proposed zoning: SU-2 FOR SU-1 FOR RESID. AND/OR WALL OFFICE

Zone Atlas page(s): J-14 UPC Code: NONE MRGCD Map No _____

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 NO. 1004731 06EPC-00288 / 06EPC-00289

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 1

LOCATION OF PROPERTY BY STREETS: On or Near: EAST SIDE FIFTH ST BETWEEN ROSEMONT & SUMMER NW

Between: _____ and _____

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

SIGNATURE BERENT GROTH MA DATE 7/18/08

(Print) BERENT GROTH ARCHITECT Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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
<u>08DRB - 70341</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>08/06/08</u>			Total <u>\$ 20.00</u>

Sandy Handley 07/27/08
 Planner signature / date

Project # 1004731

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies (EXISTING) N/A BAB**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan **N/A BAB**
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

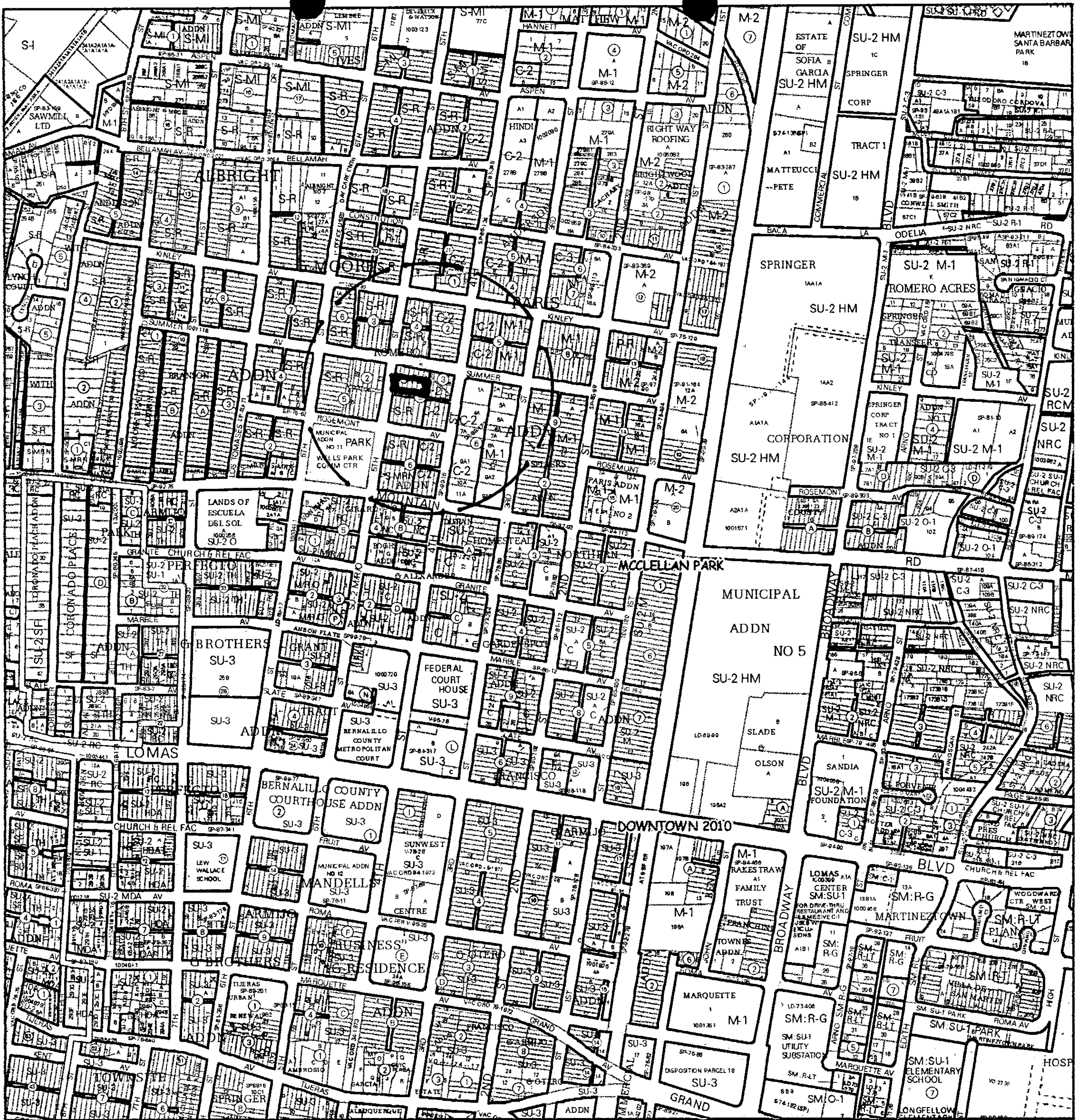
PERCUT GROTH N/A / AGENT
 Applicant name (print)
[Signature] 7/22/08
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB - 70341

Sandy Handley 07/27/08
 Planner signature / date
 Project # 1004731



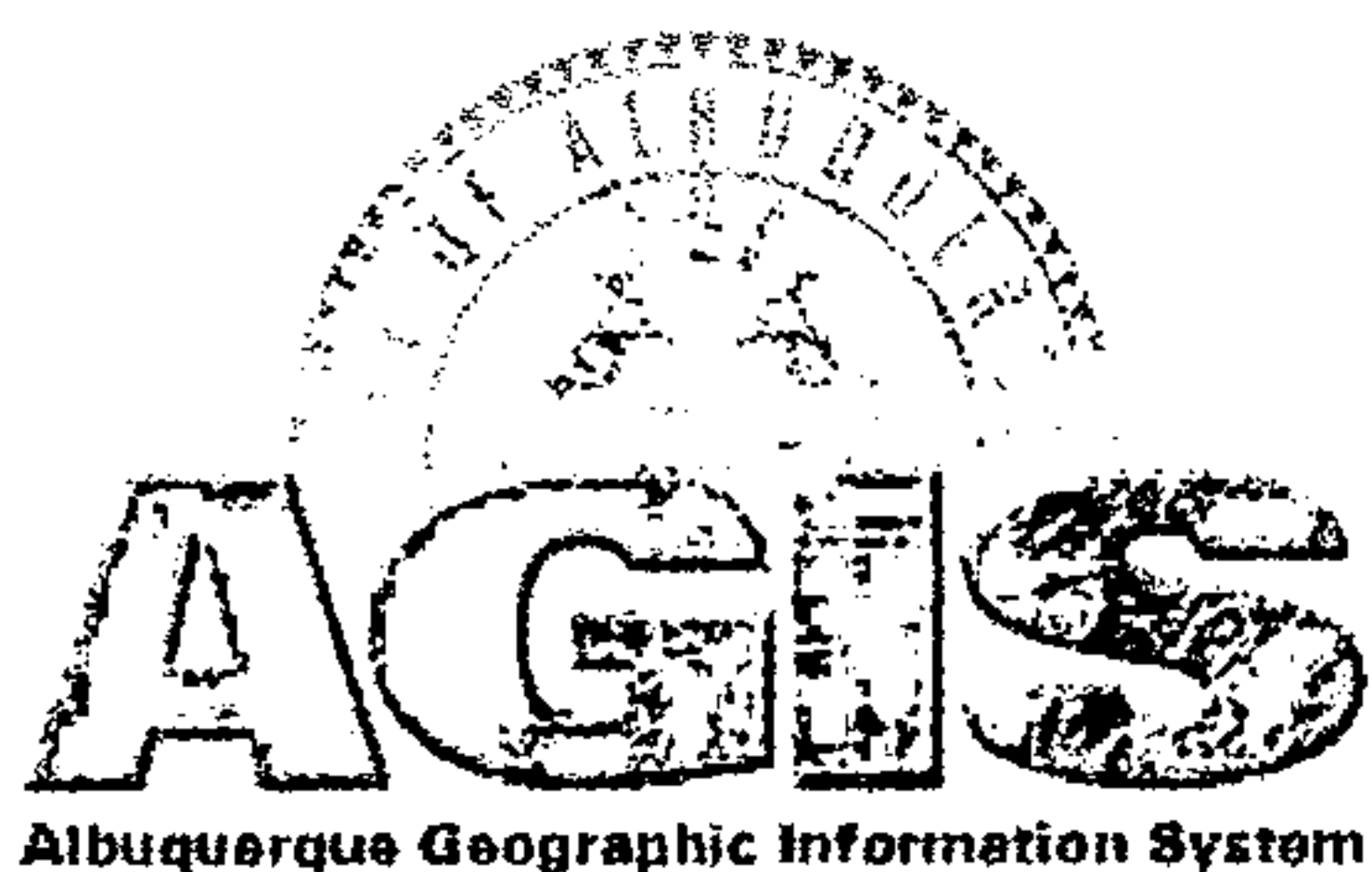
For more current information and more details visit: <http://www.cabq.gov/gis>

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



Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Feet

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. Jack Cloud, AICP
Chairman, Development Review Board
Planning Department, 600 2nd St. NW
Albuquerque, NM 87103

Re: Project Number- 1004731 / 07EPC-00448
"as built" Site Development Plan
Address - 1216 and 1220 Fifth St. NW
All or a portion of Lots 19, 20-24, Block 5, Romero addition

April 25, 2008

Dear Mr Cloud:

This letter is by way of complying with Condition of Approval no.1 in the EPC Notice of Decision dated May 17, 2007. Below please find a list of modifications made to plans since that date made to comply with the Conditions of Approval.

EPC Condition no. 2 - See attached plans, also reviewed by Catalina Lehner. AICP at a meeting on 4.24.08.

EPC Condition no. 3 - See first Note added to the Site Plan, sheet 1.

EPC Condition no. 4 - See notes on Site Plan specifying stucco to match tan stucco on buildings for all sides of block walls.

EPC Condition no. 5 - See revised notes on Sign Details sheet 3 specifying a sign face color to match the buildingtan stucco color.

EPC Condition no. 6 - A. See Landscape Plan sheet 2 note specifying 80% minimum planter area coverage and added plant material shown in planters to meet this requirement.

B. Plants at picnic table moved to perimeter.

C. Juniper eliminated.

D. Plant palate list(s) added to Landscape Plan.

EPC Condition no. 7 - A. A drip irrigation system is described on the Landscape Plan per The Hilltop.

B. The run-time for the valves is specified on the Plan per The Hilltop.

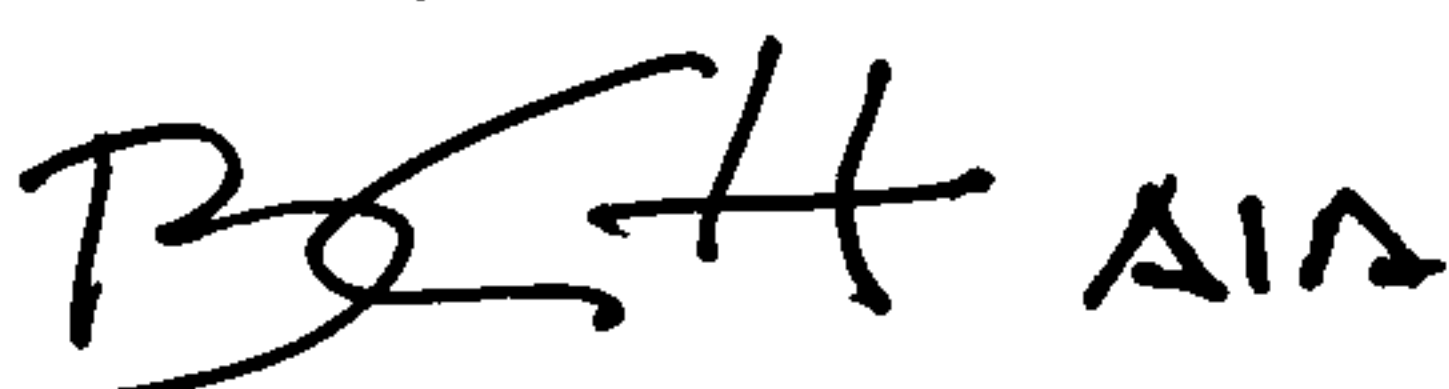
EPC Condition no. 8 - The residential trash carts will be kept in the garage.

EPC Condition no. 9 - C. Center driveway to be widened to as shown on Site Plan, north drive to remain as is (per EPC phase agreement with W. Gallegos of City Transportation)

D. Cross-access agreement stipulated on Property Replat concurrently submitted, also referenced on Site plan (per with Crystal Metro of City Transportation).

E. These are in large part "as is plans." However, new improvements (e.g.center driveway curb cut above) to be per DPM standards.

Thank you,

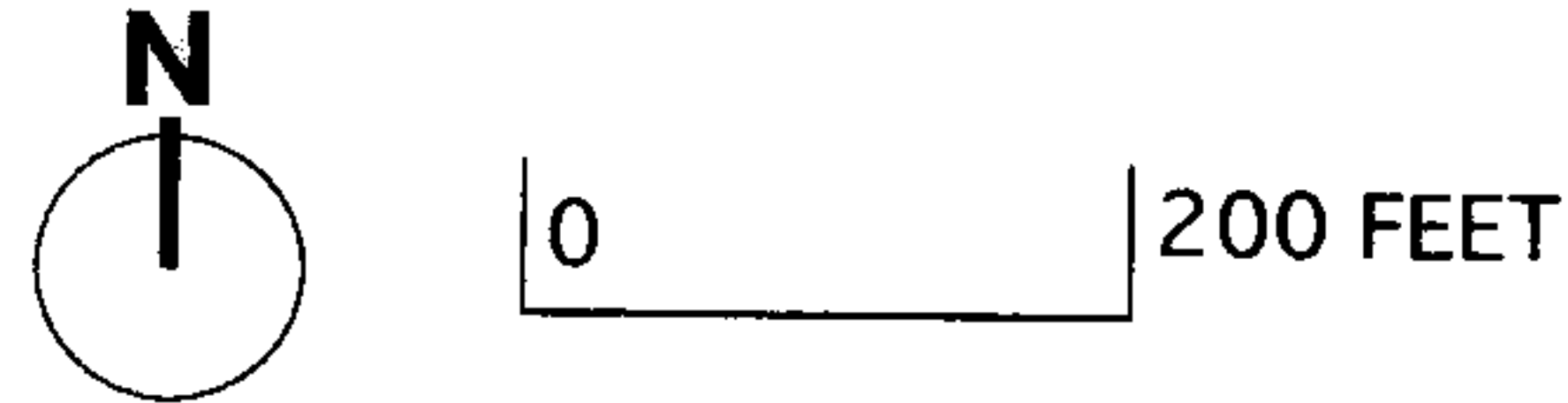
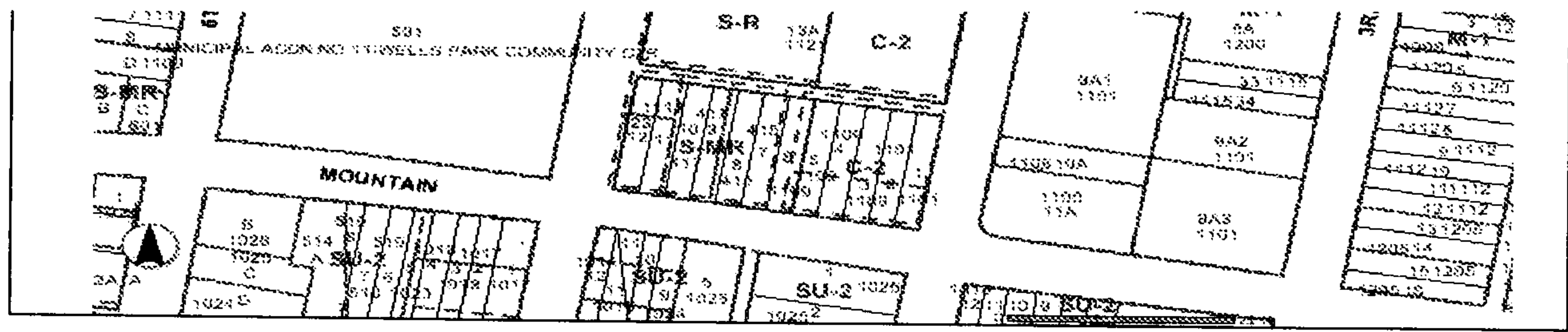


Berent Groth, Architect / Agent

cc: Catalina Lehner

ARCHITECTURE
PLANNING
DESIGN

ADJOINING COMMERCIAL STRUCTURE



VICINITY MAP

1216 & 1220 5TH ST NW

ZONE: SU-2 FOR SU1 FOR RESIDENTIAL AND/OR LAW OFFICE, COURT REPORTER, ACCOUNTANT, ARCHITECT, ENGINEER, DOCTOR OFFICE

1216 & 1220 5TH ST

SITE PLAN

PROJECT NO 1004 731

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE, LAST REVISION : 4.23.08

PROPERTY ADDRESS : 1216 & 1220 5TH ST NW ALBUQUERQUE NM 87102

AED PLANS CHECKING OFFICE

924-3611

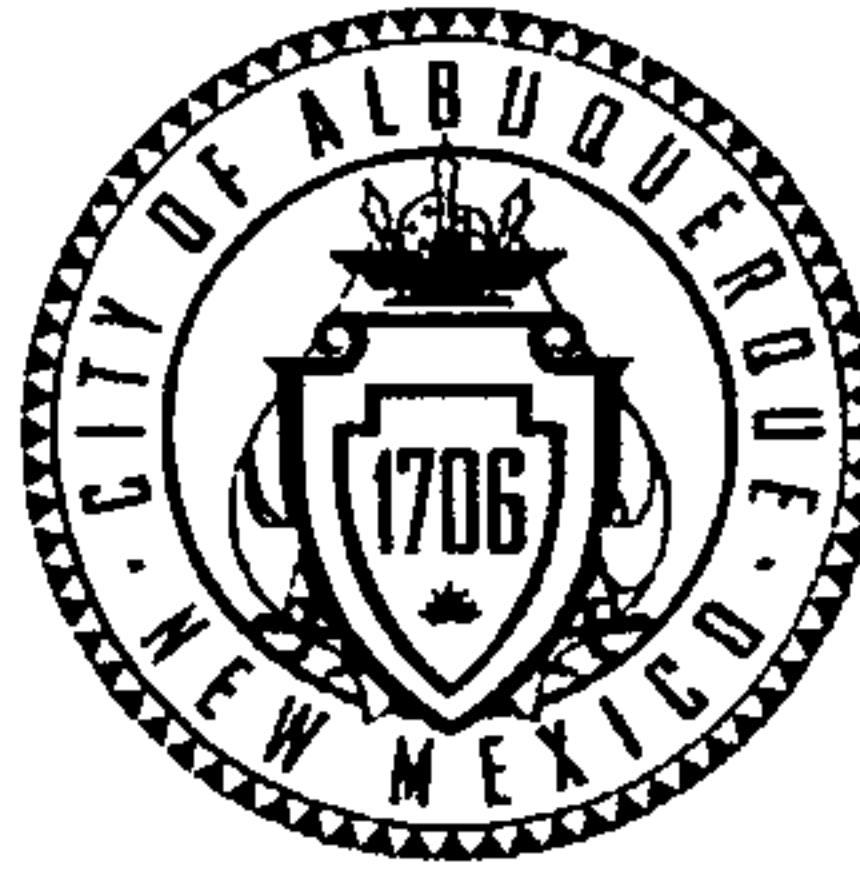
APPROVED/DISAPPROVED

HYDRANT(S) ONLY

R.C. [Signature] 7-28-08

SIGNATURE & DATE

SHEET 1 OF 3



Final

Date: May 18, 2007

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

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004731***
07EPC-00448 EPC Site Development Plan-
Building Permit

Paul Chavez & Gene Chavez
1216 5th St. NW
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Lots 19, 20-24, **Romero Addition**, zoned SU-2 for SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architects, Engineer, Doctor Office, located on Fifth St. NW, between Summer NW and Rosemont NW, containing approximately 1 acre. (J-14) Catalina Lehner, Staff Planner

On May 17, 2007 the Environmental Planning Commission voted to approve Project 1004731/ 07EPC 00448, a Site Development Plan for Building Permit for Lots 19, 20-24 of Block 5, Romero Addition, zoned SU-2 for S-R (Sawmill Residential), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for an "as built" site development plan for building permit for Lots 19, 20-24 of Block 5, Romero Addition, an approximately 0.16 acre site located on Fifth St. NW between Summer and Rosemont Streets (the "subject site"). Two buildings and a garage exist on the subject site.
2. In April 2006, the Environmental Planning Commission (EPC) approved a sector development plan map amendment from SU-2 for S-R (Sawmill Residential) to SU-2 for SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer, Doctor Office (06EPC 00289). However, the Certificate of Zoning cannot be issued until the Conditions of Approval of the sector development plan map amendment are fulfilled.

OFFICIAL NOTICE OF DECISION

MAY 17, 2007

PROJECT #1004731

Page 2 OF 5

3. One condition of approval for the sector development plan map amendment was that the applicant return to the EPC with an "as built" site development plan for building permit within six months of the date on the Official Notice of Decision. The applicant received a six month extension allowed pursuant to Zoning Code §14-16-4-1-(C)(10)(b). Through this request, the applicant seeks to comply with this condition.
4. The subject site lies within the boundaries of the Central Urban Area of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWSDP).
5. The request *further*s relevant Comprehensive Plan policies with respect to redevelopment.
 - A. Policy II.B.6b- Renovating these buildings can be considered an upgrade effort in an older neighborhood.
 - B. Policy II.B.5o- Renovating these buildings can be considered rehabilitation of an older neighborhood.
 - C. Policy II.B.5p- Private funding, a cost-effective redevelopment technique, does not use public funds.
6. The request furthers other relevant Comprehensive Plan policies.
 - A. Policy II.B.5a- Office uses will contribute to a full range of urban land uses in this part of the neighborhood.
 - B. Policy II.B.5m- Renovating the buildings has improved the quality of the visual environment
7. The request *further*s the Economic Development Goal and Policy 2.C.6b. The re-use of these buildings for offices is an economic development effort in the area that contributes to local business development.
8. The request generally complies with the General SU-2 Regulations in the Sawmill/Wells Park Sector Development Plan (SWPSDP), except for 5.1 which requires that perimeter walls facing the public right-of-way be stuccoed.
9. Additional landscaping is needed to meet the requirement for 75% coverage with living, vegetative materials pursuant to Zoning Code §14-16-3-10.
10. A Traffic Impact Study (TIS) was not required.
11. The affected neighborhood, the Sawmill/Wells Park Neighborhood Association (NA), generally supports the applicant.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The applicant shall comply with the General SU-2 Regulations and other applicable regulations in the Sawmill/Wells Park Sector Development Plan (SWPSDP).
4. Walls/Screening:
 - A. The CMU block wall shall be stuccoed or sandblasted on the northern side (outside only), southern side (outside only), the small portion facing Fifth St. (outside only) and the back wall (both sides) (General SU-2 Regulation 5.1, SWPSDP).
 - B. The stucco color shall be a tan or a light brown stucco to match the buildings.
5. Signage: The stucco color of the sign face shall be specified and blend with the buildings.
6. Landscaping-Plants:
 - A. Additional landscape shall be installed in all of the planting beds to meet the requirement for 80% coverage with living, vegetative materials.
 - B. Plants near the future picnic table location shall be installed along the perimeter wall, not around the picnic table.
 - C. Juniper (highly allergenic) shall not be used.
 - D. A plant palate list shall appear on the landscape plan sheet.
7. Landscaping-Other:
 - A. A drip irrigation system shall be installed and described on the landscape plan.
 - B. The run-time of the drip valves shall provide adequate irrigation, as determined by a landscape architect or the City Forrester.
8. RECOMMENDED CONDITION FROM THE SOLID WASTE MANAGEMENT DIVISION:
The residential carts for refuse collection shall not be visible or located in the garage.

OFFICIAL NOTICE OF DECISION

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PROJECT #1004731

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9. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- C. Provide cross access agreement.
- D. Site plan shall comply and be designed per DPM Standards.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 1, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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OFFICIAL NOTICE OF DECISION
MAY 17, 2007
PROJECT #1004731
Page 5 OF 5

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

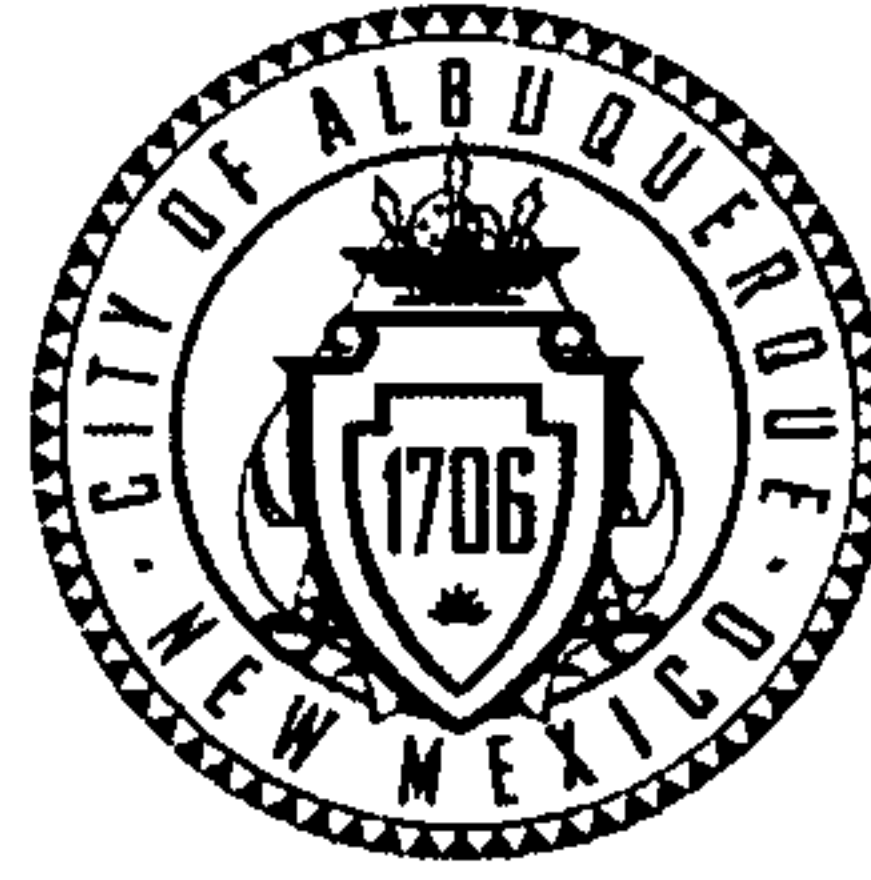
Sincerely,

CMarone

for Richard Dineen
Planning Director

RD/CL/ac

cc: Berent Groth Architect, 3546 Sequoia Pl. NW, Albuquerque, NM 87120
Scott Steinberg, North Fourth Camino Real, 3906 4th St. NW, Albuquerque, NM 87107
Pat Hopkins, North Fourth Camino Real, 3520 4th St. NW, Albuquerque, NM 87107
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Mark Clayburgh, Wells Park NA, 1210 5th St. NW, Albuquerque, NM 87102



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

Date: May 18, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004731***
07EPC-00448 EPC Site Development Plan-
Building Permit

Paul Chavez & Gene Chavez
1216 5th St. NW
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Lots 19, 20-24, **Romero Addition**, zoned SU-2 for SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architects, Engineer, Doctor Office, located on Fifth St. NW, between Summer NW and Rosemont NW, containing approximately 1 acre. (J-14) Catalina Lehner, Staff Planner

On May 17, 2007, the Environmental Planning Commission voted to approve Project 1004731/ 07EPC 00448, a Site Development Plan for Building Permit for Lots 19, 20-24 of Block 5, Romero Addition, zoned SU-2 for S-R (Sawmill Residential), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for an "as built" site development plan for building permit for Lots 19, 20-24 of Block 5, Romero Addition, an approximately 0.16 acre site located on Fifth St. NW between Summer and Rosemont Streets (the "subject site"). Two buildings and a garage exist on the subject site.
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OFFICIAL NOTICE OF DECISION

MAY 17, 2007

PROJECT #1004731

Page 2 OF 5

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OFFICIAL NOTICE OF DECISION
MAY 17, 2007
PROJECT #1004731
Page 5 OF 5

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CM Marone

for Richard Dineen
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cc: Berent Groth Architect, 3546 Sequoia Pl. NW, Albuquerque, NM 87120
Scott Steinberg, North Fourth Camino Real, 3906 4th St. NW, Albuquerque, NM 87107
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Fred Sais, Wells Park NA, 1508 Los Tomases NW, Albuquerque, NM 87102
Mark Clayburgh, Wells Park NA, 1210 5th St. NW, Albuquerque, NM 87102

PROJECT NUMBER: _____

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

5/2007
Michael Holton (existing service) *7/28/08*

Solid Waste Management Date

DRB Chairperson, Planning Department Date



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112
 ADDRESS: 4116 HOMAS BL NE FAX: 268-2032
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSV@AOL.COM

APPLICANT: PAUL A CHAVEZ PHONE: _____
 ADDRESS: 1220 5th ST NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER (southern property) List all owners: MARISSA J. CHAVEZ (northern property)

DESCRIPTION OF REQUEST: consolidate portions of 6 lots into 2 lots

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

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

Lot or Tract No. portions of lots 19, 20, 21, 22, 23 & 24 Block: 5 Unit: _____
 Subdiv/Addr/TBKA: Romero Addition
 Existing Zoning: SU-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-14 UPC Code: 101405821134521208;
101405821034021209

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: (portions) No. of proposed lots: 2 Total area of site (acres): 0.2993
 LOCATION OF PROPERTY BY STREETS (On or Near): 5th ST. NW
 Between: ROSEMONT AV NW and SUMMER AV NW

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

SIGNATURE TERRACE C. FORSTBAUER DATE 7/28/2008
 (Print) Forstbauer Surveying by Terrace C. Forstbauer Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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
08DRB 70340

Action	S.F.	Fees
<u>P&F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		<u>\$ 305.00</u>

Hearing date 08/06/08

Sandy Navajo 07/27/08
 Planner signature / date

Project # 1004731

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

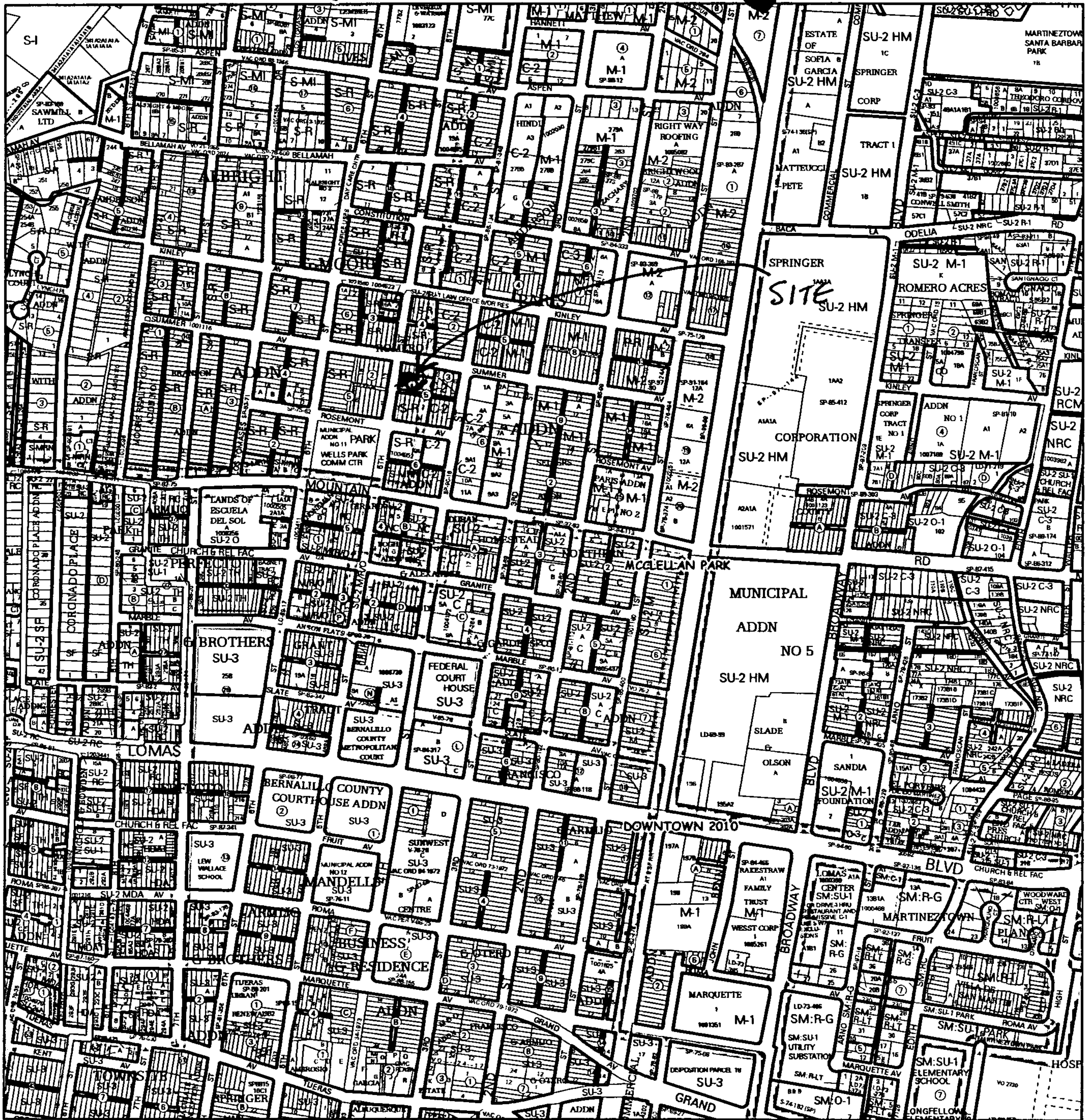
FORSTBAUER SURVEYING LLC
by Terese C Forstbauer
 Applicant name (print)
Terese For 7/28/08
 Applicant signature / date



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

Application case numbers
 08 DRB - 70340

Form revised October 2007
Sandy Audley 07/27/08
 Planner signature / date
 Project # 1004731



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-14-Z

Selected Symbols

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

0 750 1,500 Feet

FORSTBAUER SURVEYING LLC

4116 Lomas Boulevard NE
Albuquerque, NM 87110
505-268-2112
505-268-2032 FAX
e-mail: Forstsur@aol.com

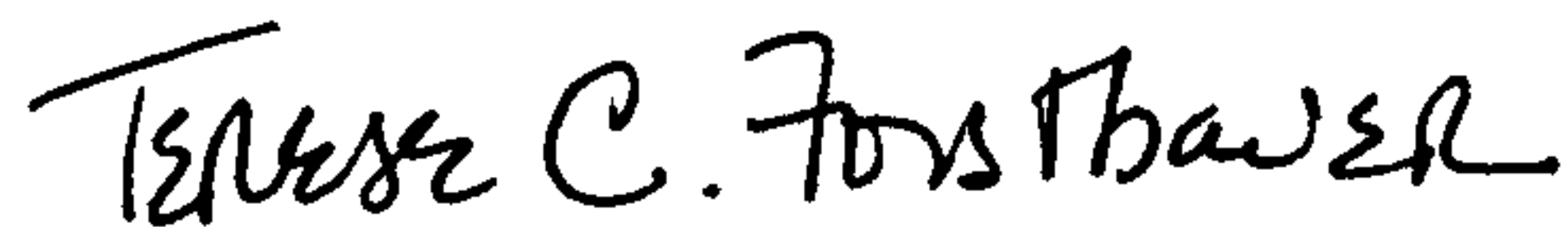
July 28, 2008

To: Development Review Board
City of Albuquerque, New Mexico

RE: A portion of Lots 19, 20, 21, 22, 23 & 24, Block 5, Romero Addition

Forstbauer Surveying LLC, agent for Paul Chavez and Marissa Chavez, requests Preliminary / Final Plat Approval for replat of the above referenced property, consolidating portions of six lots into two lots. The replat is necessary for site improvement.

Sincerely,



Terese C. Forstbauer

There: an object

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

August 6, 2008

DRB Comments

ITEM # 8

08-70340

PROJECT # 1003698

APPLICATION # 08-70343

1004731

RE: Lots 10-12, Block 18, Brownwell & Lail's Highland Addition

Portion of lots 19-24, Block 5, Romero Addition

Please provide a copy of the 1920 Warranty Deeds that created the 'south 92 feet' of these lots.

attached

For future reference, please delete zoning note (No. 2), and for the Solar Collector Note, please replace the words "requested final action" with the words "this plat."

OK (sorry our template has been changed but plat precedes)

It appears the reciprocal easement will need to include drainage - refer to comments from City Engineer/ Hydrology.

no adverse comments from city engineer

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

STATE OF NEW MEXICO,
County of Bernalillo,
I hereby certify that this instrument was filed for record on the _____ day of _____ A. D. 1884, at _____ o'clock _____ P. M., and was duly recorded in Book _____ of Records of Deeds and Conveyances, page _____ of this _____ of _____ A. D. 1884.
_____ Clerk and Ex-Officio Recorder.
By _____ Deputy.

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of _____ Dollars for _____ of the United States, of _____ in hand paid by the said part _____ of the second part, the receipt whereof is hereby acknowledged and admitted, he, she, granted, bargained, sold, released, conveyed, released and confirmed, and by these presents do, grant, bargain, sell, release, convey, release and confirm unto the said part _____ of the second part, _____ heirs and assigns forever, all the following described _____ of land and real estate, situate, lying and being in the county of _____ and State of _____

The north fifty (50) feet of the South thirty (30) feet of the west _____ (17) feet of the _____ (13) and the north fifty (50) feet of the South thirty (30) feet of the _____ (21) feet of the _____ (22) feet of the _____ (23) and _____ (24) all in Block numbered _____ of the _____ Addition to the City of Albuquerque New Mexico, as the same is shown and delineated on the map or plat of said Addition filed in the office of the Bernalillo Clerk and Ex-Officio Recorder of said Bernalillo County, New Mexico on December 12th, 1874.

(20¢ Rev. Stamp Cancelled)

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereto belonging or in anywise appertaining, and the revenues and proceeds, rents, issues and profits thereof; and all the claims, right, title, interest, claim and demand whatsoever of the said part _____ of the first part, either in law or equity, or in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said part _____ of the second part, _____ heirs and assigns forever. And the said part _____ of the first part, for _____ heirs, executors and administrators, do _____ covenant and agree, to and with the said part _____ of the second part, _____ heirs and assigns, that at the time of the executing and delivery of these presents, they are well seized of the premises above described, of a good, true, perfect, absolute and indefeasible estate of inheritance in law and in fee simple, and in _____ right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all taxes and other grants, burthens, sales, liens, taxes, encumbrances and incumbrances of what kind and nature soever; and the above bargained premises, in the quiet and peaceful possession of the part _____ of the second part, _____ heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said part _____ of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, The said part _____ of the first part hereunto, hereunto set _____ hand and seal on the day and year first above written.

Signed, Sealed and Delivered in the Presence of
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF NEW MEXICO,
County of Bernalillo,
On this _____ day of _____ 1884, before me personally appeared _____ and _____ her husband _____

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.
 My Commission expires _____

(Handwritten Signature)

H. F. Johnson et al

TO Mrs. E. M. Blumenthal

STATE OF NEW MEXICO, County of Bernalillo

I hereby certify that this instrument was filed for record on the 25th day of August

A. D. 1920 at 11:00 o'clock A. M., and was duly recorded in Book 66 of Records of Deeds and Conveyances, page 300 on this 25th day of August.

A. D. 1920

Deputy Clerk and Ex-Officio Recorder

By Olivia Smith Deputy

THIS INSTRUMENT, Made this 25th day of August in the year of our Lord One Thousand Nine Hundred and Twenty H. F. Johnson and Lupe Johnson (his wife)

of the first part, and Mrs. E. M. Blumenthal

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One and no/100 Dollars, lawful money of the United States, is hereunto paid by the said party of the second part, the receipt whereof is hereby certified and acknowledged, in full, granted, bargained, sold, remised, conveyed, released and confirmed, and by these presents do grant, bargain, sell, remise, convey, release and confirm unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land and real estate, situate, lying and being in the county of Bernalillo, and State of New Mexico to wit:

The West Southern 1/4 part of lot numbered Nineteen (19) and all of lots numbered Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24) in Block numbered Five (5) of the Platters Addition to the City of Albuquerque, New Mexico as the same are shown and designated on the map of the said addition filed in the office of the State Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 12th 1914

14 1.00 Rec. Stamp cancelled

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereto belonging or in anywise appertaining, and the revenues and profits, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for his heirs, executors and administrators, do covenant and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the executing and delivery of these presents, and in full of the premises above conveyed, of a good, true, perfect, absolute and indefeasible state of inheritance in law and in fee simple, and in full good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, leases, tenures, encumbrances and incumbrances of what kind and nature soever; and the above bargained premises, in the quiet and peaceable possession of the party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said party of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, The said party of the first part, hereunto set their hands and seal, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

John S. Murphy

H. F. Johnson Lupe B. Johnson

STATE OF NEW MEXICO, County of Bernalillo

On this 25th day of August 1920 before me personally appeared H. F. Johnson and Lupe Johnson (his wife)

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

I, Myself, a Notary Public, do hereby certify that the foregoing instrument was duly executed and acknowledged by the said parties in my presence on this 25th day of August 1920.

(Notarial Seal)