

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 Name: ROMERO ADDITION		ect # 1004731		·
Agent: FORSTBAUER SURVEYING	Pho	ne No.: 210	(DF0)	268-2112
Your request was approved on	ı		tion of signatur	e(s) to the
TRANSPORTATION:				
UTILITIES:				
CITY ENGINEER / AMAFCA:				
PARKS / CIP:				
PLANNING (Last to sign):	signal or	3,4	Jan; J	ee comments
Planning must record this plant and a my -Tax certificate from the Co-Recording fee (checks pay -Tax printout from the Coult 3 copies of the appr	ar copy for the Cour unty Treasurer. able to the County C ty Assessor. oved site plan. Inc	ty Clerk. lerk). RECO	RDED DATE:	
□ County Treasurer's with the County Clear Property Management's signal Department's signal AGIS DXF File approach Copy of recorded plants.	k. nt's signature must ure. val required.	t be obtained	prior to Plan	ning
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COMPLETED 09/02/08 SH 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
	ect Name: ROMERO ADDITION
Ager	nt: 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 wing departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION: See Comments
	UTILITIES:
	CITY ENGINEER / AMAFCA:
	PARKS / CIP:
	PLANNING (Last to sign): 57 all planner approval
	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.



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

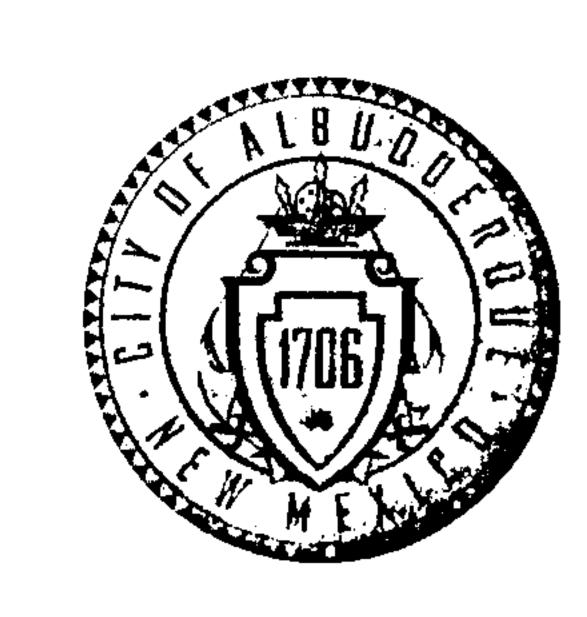
REVISED 10/08/07

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 # 1004/31
Proje	ect Name: ROMERO ADDITION
Agen	it: BERENT GROTH ARCHITECT Phone No.: 266-10700
TOHOV	request was approved on $6 -6 -08$ by the DRB with delegation of signature(s) to the ving departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION: See COMMENT
-	
	UTILITIES:
	CITY ENGINEER / AMAFCA:
	PARKS / CIP:
	PLANNING (Last to sign): 57 all planner approval
	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.

Created On:



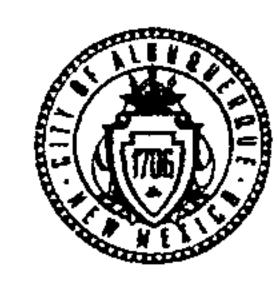


CITY OF ALBUQUERQUE PLANNING DEPARTMENT

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:()
Albuquerque	ENGINEERING COMMENTS: No adverse comments.
NM 87103	
vww.cabq.gov	RESOLUTION: 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.

	Application No.: 08DRB-70340 Project # 1004731
	ct Name: ROMERO ADDITION t: FORSTBAUER SURVEYING Phone No.: 2(06-6700)
<u> </u>	
follov	request was approved on 6-6-08 by the DRB with delegation of signature(s) to the ring departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION:
	UTILITIES:
	CITY ENGINEER / AMAFCA:
	PARKS / CIP:
	PLANNING (Last to sign):
	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 plan.
	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:

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 Gr	rid
1 Dan		07-29-2008
	Approved	Date
* The DXF file cannot	be accepted (at this time) fo	or the following reason(s):
	ACIS Hea	· Only

AGIO USE UIIIY

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

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:

Current Sign	Revised Sign (pursuant to site plan)
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

<u>Summary:</u> The revised sign will be $\frac{1}{2}$ foot shorter, $\frac{1}{2}$ 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, Brownewell & Lail's Highland Addition

Please provide a copy of the 1920 Warranty Deeds that created the 'sorth 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

Agent / Contact

Berent Groth Architect

J1216 5th St Nw JAlbuquerque NM 87120 3546 Sequoia Pl Nw Albuquerque NM 87120 266-6700

Application Fees

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441018/4971000	Public Notification	. •	aa e:
441032/3424000	Conflict Mgmt Fee	-	\$20.00
441006/4983000	DRB Actions		· · · · · · · · · · · · · · · · · · ·
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TOTAL: \$20.00

City Of Albuquerque Treasury Division

7/28/2008 2:53PM LOC: ANNX
WS# 00/ - TRANS# 0045
KECEIPI# 00101952-00101952
PERMIT# 20080/0341 TRSLJS,
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CK - \$20.00

dhank You

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

07/28/2008 Issued By: PLNSDH

Permit Number:

2008 070 340

Catégory 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 Albüquerque NM 87110

forstsurv@aol.com

Application Fees

441018/4971000 Public Notification				
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441032/3424000	Conflict Mamt Fee	-	\$20.00 ·	
441006/4983000	DRB Actions		\$285.00	
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TOTAL:

\$305.00

City Of Albuquerque Treasury Division

7/28/2008 1:23PM :WS#*007 TRANS# 0028 KECL1FT# 00101934-00101934 FERMITH 2008070340. TRSLJS Trans Amt \$305.00 Conflict Manag. Fee \$20.00 DRB Actions. \$285.00 CK \$305.00 CHANGE -\$0.00 Thank You

Albuquerque

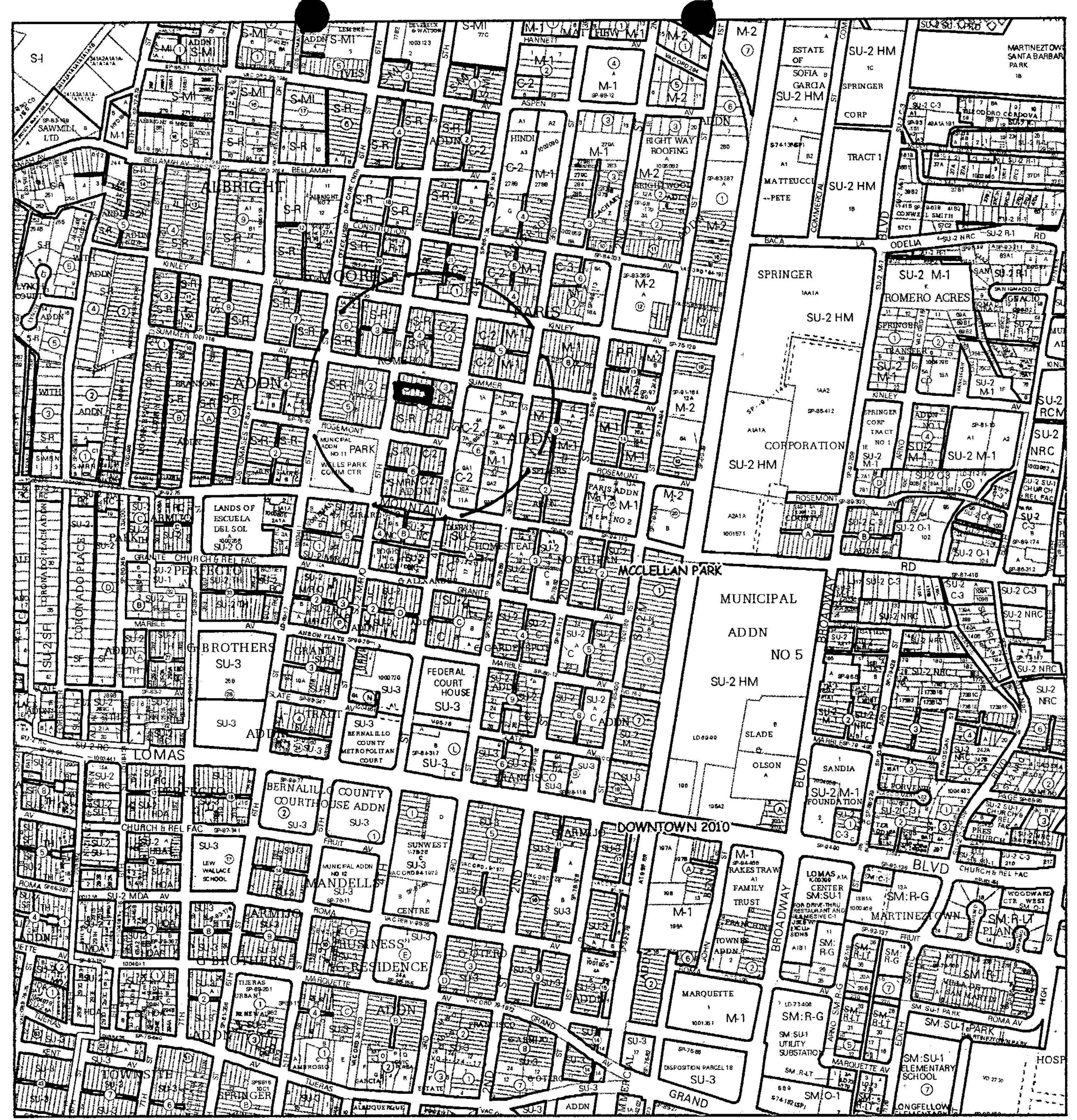


DEVELOPMENT/ PLAN REVIEW APPLICATION

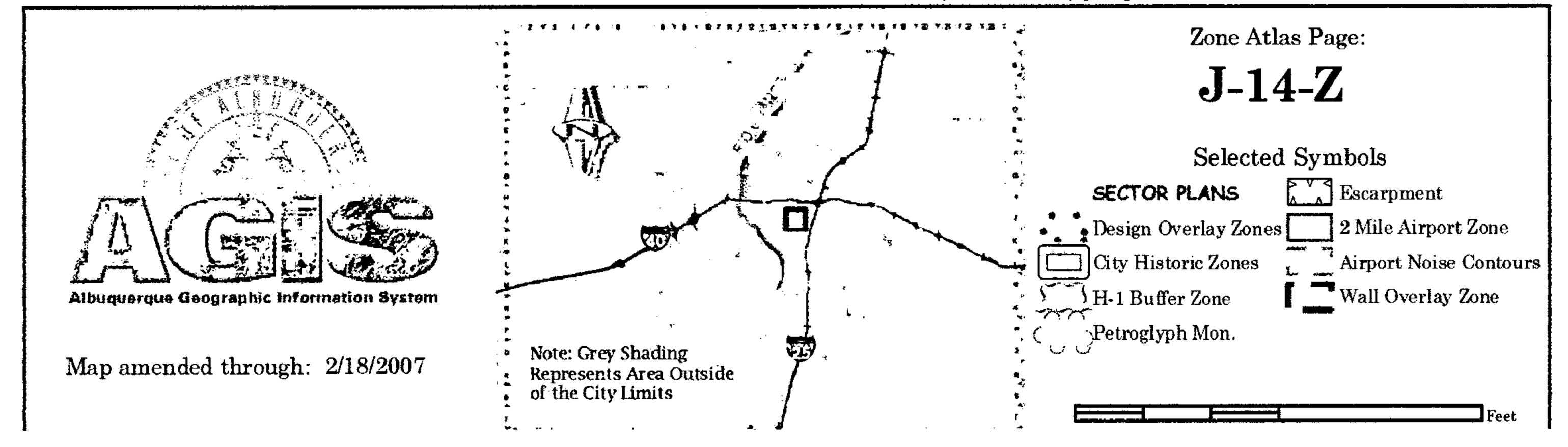
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STORM DRAINAG	Ege Cost Allocation Plan	D			by: DRB, EPC, LUCC, ing Board of Appeals	Planning Director or Staff,
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Professional/Agent (if any)	ERENT (-120TH	Drc.	HITELT	DHONE:	166-4700
ADDRESS:	3546 Stal					
			•			<u>836-6461</u>
CITY:	1502	STATE NY	_ ZIP_	8/100 E-	MAIL: Deut gr	ota mac. com
APPLICANT: 1241			·			
• ·	- CHANEZ MIZC	•			PHONE:	· · · · · · · · · · · · · · · · · · ·
ADDRESS: 216	2 FIFTH ST. NW		<u>- · </u>	<u> </u>	FAX:	
CITY:	3UC2.	STATE NM	_ ZIP_	87120 E-	MAIL:	······································
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DESCRIPTION OF REQUEST: _						A ! !
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Zone Atlas page(s):	1 4	UPC Code:	MOHE	· · · · · · · · · · · · · · · · · · ·	MRGCD	Map No
CASE HISTORY:						
List any current or prior case	number that may be releva	int to your applic	cation (F	roi Ann DRR- Ax	(7 \/ S atc.).	.
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FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scaled site sketch and related drawings showing proposed land use incapadiacent rights-of-way and street improvements, etc. (folded to fit in 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.	to an 8.5" by 14" pocket) 6 copies.
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Cert Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pc 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 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. Your attendance is required.	d by an agent
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certical Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 Site Plan for Subdivision, if applicable, previously approved or simultants and 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 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. Your attendance is required.	copies eously submitted. 6 copies. d by an agent
	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 center DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 1 center briefly describing, explaining, and justifying the request Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application is submitted infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist (not required for amendate (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. Your attendance is required.	Maximum Size: 24" x 36" copies coket) 6 copies d by an agent ndment of SDP for Subdivision)
	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PER FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (ficate of No Effect or Approval copies cket) 6 copies (EXISTING) WA By g Permit copy of the EPC Notification of Decision ubdivision) Bring the original to the meeting.
info	application will likely result in deferral of	Applicant name (print) Applicant signature / date
		m revised October 2007 As Handley 07/21/08 Planner signature / date t # 1004731



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





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

ache **a**l acem mo a renelle basec comme**r**ate : 384 3303 1190 318 3333 3333

200 FEET

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

SHEET 1 OF 3

AFD PLANS CHECKING OFFICE 924-3611

OVED DISAPPROVED HYDRANT(S) ONLY

SIGNATULE & DATE



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:

- 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.
- 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

- 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 furthers 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.50- 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 furthers 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.
- 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.
 - The affected neighborhood, the Sawmill/Wells Park Neighborhood Association (NA), generally supports the applicant.

OFFICIAL NOTICE OF DECISION MAY 17, 2007 PROJECT #1004731 Page 3 OF 5

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.
- 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:

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- 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:
- B. The run-time of the drip valves shall provide adequate irrigation, as determined by a landscape architect or the City Forrester.
- 8. <u>RECOMMENDED CONDITION FROM THE SOLID WASTE MANAGEMENT DIVISION:</u>
 The residential carts for refuse collection shall not be visible or located in the garage.

OFFICIAL NOTICE OF DECISION MAY 17, 2007 PROJECT #1004731 Page 4 OF 5

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 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.

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

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,

Richard Dineen
Planning Director

RD/CL/ac

Scott Steinberg, North Fourth Camino Real, 3906 4th St. NW, Albuq. NM 87107 Pat Hopkins, North Fourth Camino Real, 3520 4th St. NW, Albuq. NM 87107 Fred Sais, Wells Park NA, 1508 Los Tomases NW, Albuq. NM 87102 Mark Clayburgh, Wells Park NA, 1210 5th St. NW, Albuq. NM 87102



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Richard Dineen
Planning Director

RD/CL/ac

cc: Berent Groth Architect, 3546 Sequoia Pl. NW, Albuq. NM 87120
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Pat Hopkins, North Fourth Camino Real, 3520 4th St. NW, Albuq. NM 87107
Fred Sais, Wells Park NA, 1508 Los Tomases NW, Albuq. NM 87102
Mark Clayburgh, Wells Park NA, 1210 5th St. NW, Albuq. NM 87102

This Plan satisfies the Findings and Conditions EPC Notification of Decision dated	
No infrastructure List is required.	
ORB SITE DEVELOPMENT PLAN SINGOFF APPRO	
Traffic Engineering, Transportation Division	
Water Utility Department	
Parks and Recreation Department	
City Engineer	
Environmental Health 5/2007	
Michael Hotor (existing service)	7/2.8/08
Sold Waste Managment	
ORS Chairperson, Planning Department	

Acity of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

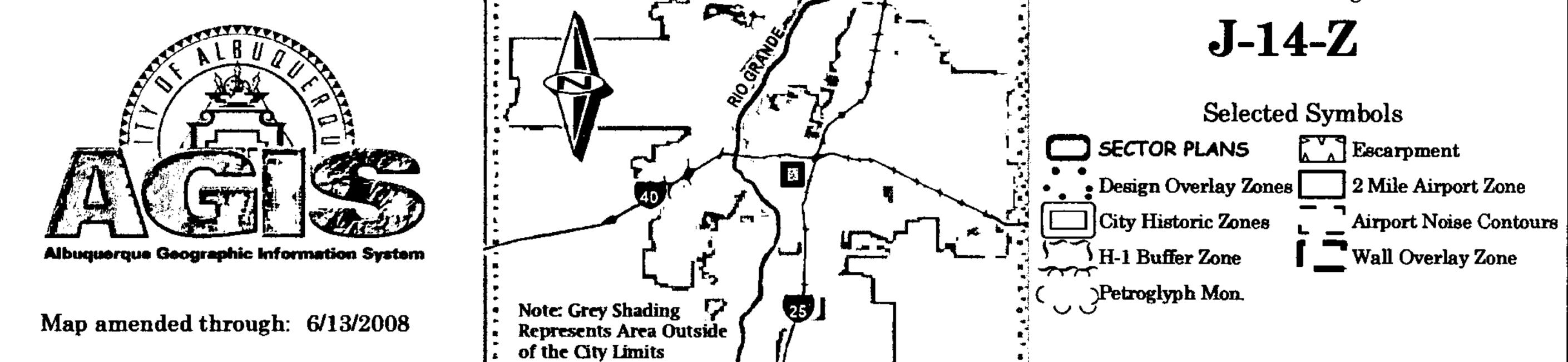
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FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision plat (folded Site sketch with measurements showing structures, parameters improvements, if there is any existing land use (for Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the related any original and/or related file numbers on the covered to the c	to fit into an 8.5" borking, Bldg. setbactlded to fit into an 8 tlined equest	ks, adjacent rights-of-way and street
	EXTENSION OF MAJOR PRELIMINARY PLAT required.	(DRB08)	Your attendance is
	Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the r Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval for List any original and/or related file numbers on the cove Extension of preliminary plat approval expires after on	equest or Preliminary Plat er application	Extension request
	MAJOR SUBDIVISION FINAL PLAT APPROVAL (Description of Proposed Final Plat (folded to fit into an 8.5" by 14" possigned & recorded Final Pre-Development Facilities Feed Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property(ies) clearly out Bring original Mylar of plat to meeting, ensure property Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar List any original and/or related file numbers on the cover DXF file and hard copy of final plat data for AGIS is reconstructed.	cket) 6 copies ee Agreement for F 3 copies lined owner's and City S r if property is within er application	Surveyor's signatures are on the plat
	MINOR SUBDIVISION PRELIMINARY/FINAL PLAT 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8 Signed & recorded Final Pre-Development Facilities For Design elevations and cross sections of perimeter wall Site sketch with measurements showing structures, pare improvements, if there is any existing land use (for Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the result of the property Landfill disclosure and EHD signature line on the Mylan Fee (see schedule) List any original and/or related file numbers on the coverage of the property of the	2.5" by 14" pocket) see Agreement for Es s (11" by 17" maxis rking, Bldg. setbace lded to fit into an 8 flined equest owner's and City S r if property is within er application er)	6 copies for unadvertised meetings Residential development only mum) 3 copies ks, adjacent rights-of-way and street .5" by 14" pocket) 6 copies Surveyor's signatures are on the plat
	AMENDMENT TO PRELIMINARY PLAT (with minor PLEASE NOTE: There are no clear distinctions between a amendments. Significant changes are those deemed by the Proposed Amended Preliminary Plat, Infrastructure List pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grazone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the result or Bring original Mylar of plat to meeting, ensure property List any original and/or related file numbers on the coverage Amended preliminary plat approval expires after one years.	significant and mind the DRB to require part, and/or Grading Flan ading Plan (folded the equest equest owner's and City State of the st	or changes with regard to subdivision public notice and public hearing. Plan (folded to fit into an 8.5" by 14" to fit into an 8.5" by 14"
info with	the applicant, acknowledge that any ormation required but not submitted h this application will likely result in ferral of actions.	Tess 2	Applicant name (print) Applicant signature / plate Applicant signature / plate
<u></u>	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers Application case numbers Application case numbers ———————————————————————————————————	Form 20 Project	revised October 2007





Feet

1,500

750

FORSTBAUER SURVEYING LLC

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

July 28, 2008

To: Development Review Board
City of Albuquerque, New Mexico

Bresse C. Forsthauser

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

FROM: BERENT GROTH ARCHITECT AIA FAX NO.:505 836 6461 Aug. 06 2008 05:57PM F1

CITY OF ALBUQUERQUE PLANNING DEPARTMENT August 6, 2008 DRB Comments

ITEM#8

08-70340

PROJECT # 1003698

APPLICATION # 08-70343

RE: Lots 10-12, Block 18, Brownewell & Lail's Highland Addition Portion of loto 19-24, Block 5, Home to Halletion

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

attached

Solar Collector Note, please replace the words "requested final template hand head action" with the words "this plat."

And see the plat of the plat o

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

no advense comments
from lity Engineer

Jack Cloud AICP, DRB Chairman

924-3880/jcloud@cabq.gov

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