4. Project# 1008435
13DRB-70616 VACATION OF FUTURE
RIGHT OF WAY & PUBLIC RIGHT-OFWAY

ISAACSON ARFMAN AND MECHENBIER CONSTRUCTION, INC. request the referenced/ above action(s) for FUTURE RIGHT OF WAY for TENNYSON ST on Tract N-2 and for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2, TANOAN PROPERTIES and Tracts 17 & 18 HIGH DESERT SUBDIVISION zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22) THE VACATION WAS RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL BASED ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-(B) (1)(3) OF THE SUBDIVISION 14-7-2(A) (1) AND ORDINANCE.

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

5. Project# 1007099
12DRB-70243 MINOR - FINAL PLAT
APPROVAL

ISAACSON AND ARFMAN PA agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 16-17, Tract(s) A, **ZUNI ADDITION** zoned SU-2 FOR C-2, located on MENAUL BETWEEN PENNSYLVANIA AND MESILLA containing approximately 4.1826 acre(s). (H-19) [Deferred on 8/15/12] J DEFERRED TO 8/7/13.

6. Project# 1006703
13DRB-70606 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for JMP WORKS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-6, Block(s) 2, SUMMER GARDEN ADDITION zoned S-R, located on ROSEMONT AND 15TH containing approximately .3262 acre(s). (J-13) [Deferred on 7/10/13] THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGTED TO PLANNING FOR DOCUMENTATION FOR PRE-1979 DEED.

7. Project# 1009619

13DRB-70574 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

13DRB-70612 SUBDN DESIGN

VARIANCE FROM MIN DPM STDS

PAUL CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 107-A-1-B-2, MRGCD MAP #31 zoned RA-2, located on PEDRONCELLI BETWEEN RIO GRANDE AND DURANES LATERAL containing approximately .41 acre(s). (F-13) [Deferred from 7/17/13] THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGTED TO PLANNING FOR AGIS DXF, AMAFCA SIGNATURE AND UTILITY COMPANY SIGNATURES. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED.

#### DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan Subdivision [SPS]
- Síte Plan Building Permit [SBP]

This sheet <u>must</u> accompany your plat or site plan to obtain delegated signatures. Return this sheet with site plan/plat to obtain signatures once comments have been addressed.

Site Plans: It is the responsibility of the <u>applicant/agent/developer/owner</u> to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then It is the responsibility of the <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of the building permit plansets.

Project #: 1006/03	Application #: 13DRB-70606
Project Name: SUMMER GARDEN ADDITION	
Agent: JACKS HIGH COUNTRY INC	Phone #:
**Your request was approved on 73/13 by the following departments - outstanding comments to be a	DRB with delegation of signature(s) to the addressed**
TRANSPORTATION:	
DABCWUA:	
CITY ENGINEER / AMAFCA:	
DPARKS / CIP:	
PLANNING (Last to sign): Add Note	750 Merd
PLATS:	
<ul> <li>Planning must record this plat. Please submit the -The original plat and a mylar copy for the Co-tax certificate from the County Treasurer.</li> <li>Recording fee (checks payable to the County -Tax printout from the County Assessor.</li> <li>County Treasurer's signature must be obtain with County Clerk.</li> </ul>	ounty Clerk.  y Clerk). RECORDED DATE:  ned prior to the recording of the plat
<ul> <li>Property Management's signature must be obtained</li> <li>AGIS DXF File approval required.</li> <li>Copy of recorded plat for Planning.</li> </ul>	d prior to Planning Department's signature.
<u>ALL SITE PLANS:</u>	
3 copies of the approved site plan. Include all page	jes.

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT April 10, 2013 DRB Comments

ITEM # 11

PROJECT # 1006703

**APPLICATION # 13-70503** 

RE: Lots 3-6, Block 2, Summer Garden Addition

The site is zoned S-R; townhouse development is restricted within 600 feet of other townhouse development. There is such a development across the street on Rosemont Ave (Rosemont Place Townhouses) and within 400 feet to the east are the Sawmill Townhouses (also addressed on Rosemont Ave though it is not continuous).

The adjacent 'portion' of' Lot 7 would need to be addressed at the time of platting.

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

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

#### 10. Project# 1006703

12DRB-70160 SKETCH PLAT REVIEW AND COMMENT

FREDDIE RIVERA JR. request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 6, & 7, Block(s) 2, SUMMER GARDEN ADDN zoned SR, located on MOUNTAIN AND 15TH ST containing approximately .36 acre(s). (J-13)NO SHOW.

#### 11. Project# 1002523

12DRB-70159 SKETCH PLAT REVIEW AND COMMENT

FORSTBAUER SURVEYING CO LLC agent(s) for ANDREW M. MONIE & THERESA L. MCINNES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, 1 ARIAS ACRES zoned S-R, located on 15TH ST NW NORTH OF SUMMER AVE containing approximately .7285 acre(s). (J-13) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

#### 12. Project# 1008926

12DRB-70162 SKETCH PLAT REVIEW AND COMMENT

THE SURVEY OFFICE agent(s) for FRANCISCO J. LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 316A, PLAT OF LOPEZ WEST LOTS 1-4 Unit(s) 3, zoned R-1, located on NW CORNER OF BRIDGE AND YERBA (L-11) NO SHOW.

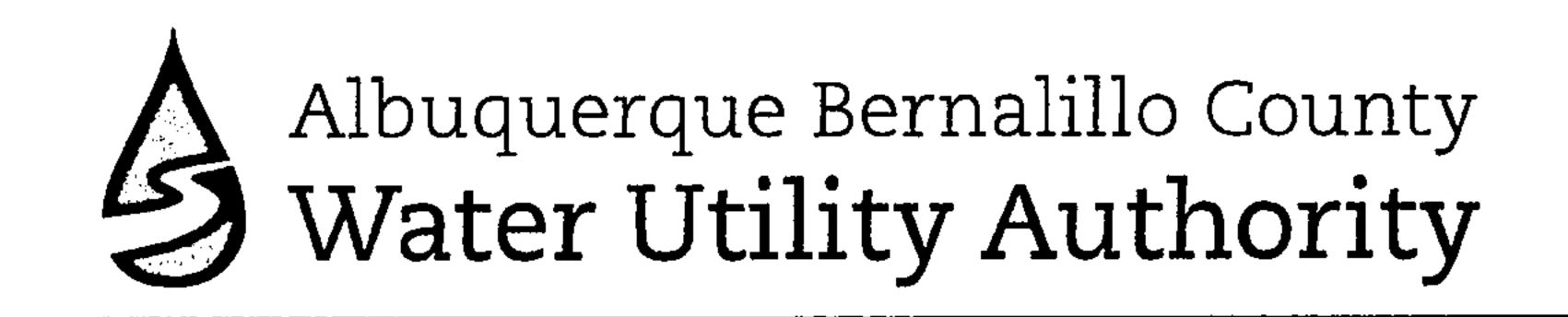
#### 13. Project# 1009289

12DRB-70163 SKETCH PLAT REVIEW AND COMMENT

RICHARD MORRIS agent(s) for GRAND CENTRAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 11, Tract(s) A, LA MESA NO. 2 zoned SU-2, located on SE CORNER OF CENTRAL AND ALCAZAR containing approximately .967 acre(s). (K-19) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

14. Other Matters: None.

ADJOURNED: 10:20



SIGNED:

P.O. Box 1293 Albuquerque, NM 87103

# Development Review Board (DRB Review Comments Utility Development Section

Phone: 505.924.3989

D.R.B. Case No:	Date:	Item No:
1006703	06/06/12	#10
Zone Atlas Page:	LOCATION: Mountain 7	15 <sup>th</sup> St.
J-13	Lot(s) 3, 4, 5, 6 & 7, Block(	s) 2, Summer Garden Addn.
Request For:		
·		
ABCWUA Comment: All ne	w lots will require separate w	vater and sewer services.

UTILITY DEVELOPMENT

DATE:

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006703 AGENDA ITEM NO: 10

SUBJECT:

SKETCH PLAT

#### **ENGINEERING COMMENTS:**

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Infrastructure may be required.



Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

#### **RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED: Kristal D. Metro DATE: JUNE 6, 2012

Transportation Development 505-924-3991

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT June 6, 2012 DRB Comments

ITEM # 10

.

PROJECT # 1006703

**APPLICATION # 12-70160** 

RE: Lots 3 - 7, Block 2, Summer Garden Addition

The site is zoned S-R; minimum lot size for a house is 5,000 sq ft – it appears lot size variances would be required.

'Portions of' Lot 7 would have to be documented by deed dated prior to 1973, or else all of Lot 7 would need to be included in the replat.

Jack Cloud, DRB Chairman

924-3880/ jcloud@cabq.gov

## CITY OF ALBUQUERQUE PLANNING DEPARTMENT

## HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

**DRB PROJECT NO: 1006703** 

AGENDA ITEM NO: 10

SUBJECT:

ENGINEERING COMMENTS:

Sketch Plat

A grading and drainage plan is required for preliminary plat approval.

Curb and gutter and sidewalk may be required.

Water harvesting will be required as part of the grading and drainage plan.

#### RESOLUTION/COMMENTS:

**SIGNED**:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

**DATE**: 6-6-12

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT June 6, 2012 DRB Comments

ITEM # 10

PROJECT # 1006703

**APPLICATION # 12-70160** 

RE: Lots 3 - 7, Block 2, Summer Garden Addition

The site is zoned S-R; minimum lot size for a house is 5,000 sq ft – it appears lot size variances would be required.

'Portions of' Lot 7 would have to be documented by deed dated prior to 1973, or else all of Lot 7 would need to be included in the replat.

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

# DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1006703	Item No.	14 Zone	Atlas	J-13
DATE ON AGENDA 8-1-	07			
INFRASTRUCTURE REQUI	RED (X) YES	( ) NO		
CROSS REFERENCE:				
	<u> </u>			<i>:</i>
TYPE OF APPROVAL REQ	UESTED:			•
(X) SKETCH PLAT ( ) PR	ELIMINARY	PLAT ( ) FI	NAL PLAT	-
( )SITE PLAN REVIEW	AND COMMEN	T ()SITE	PLAN FOF	SUBDIVISION
( )SITE PLAN FOR BUI	LDING PERM	IT		
· No.	Com	ment		

- 1) Infrastructure per the DPM is required.
- 2) A cross-section of Rosemont is needed to determine both improvements and dedication requirements.
- 3) What is the distance from face of curb to the property line on Summer? Is the sidewalk in place?

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

## CITY OF ALGUQUERQUE



## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

				•	
	DRB CASE N	O/PROJECT NO:	1006703 AG	ENDA ITEM	NO: 14
	SUBJECT:				
	Sketch Plat				
			•		
	ACTION REQUI	ESTED:		· :	
	REV/CMT: (X)	APPROVAL: ()	SIGN-OFF: ()	EXTN: ()	AMEND: ()
	ENGINEERING	COMMENTS:			
O. Box 1293	An approved infras An approved drain	structure list is required age report must be on file	for Preliminary Plat appr le prior to Preliminary Pl	oval. at approval.	
	•	•			
lbuquerque				•	
				•	÷
lew Mexico 87103					
•					
ww.cabq.gov					
					•
					•
	RESOLUTION:			disa	assid
•	APPROVED; D	ENIED; DEFERRE	D; COMMENTS PR	OVIDED X; WI	THDRAWN
•	DELEGATED: (SE	EC-PLN) (SP-SUB) (S	P-BP) (FP) TO: (UD)	(CE) (TRANS)	(PRKS) (PLNG)
	SIGNED: Bradley City Eng	L. Bingham ineer / AMAFCA Desig	nee 505-924-3986		JST 1, 2007

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT August 1, 2007 **DRB Comments**

ITEM # 14

PROJECT # 1006703

**APPLICATION # 07-70159** 

RE: Lots 3,4,5 & 6, Block 2, Summer Addition

The property is in the Sawmill/Wells Park Sector Development Plan.

The S-R zone requires the minimum lot size be 5,000 square feet, except in the John Baron Burg Neighborhood area, which is 3,500 square feet.

Andrew Garcia, Planning Alternate

924-3858 agarcia@cabq.gov

#### PLANNING TRACKING LOG

Date

Project Name & #

Action Request

Action Taken

SUMMERZ GARDEN

PLAT

COMMENO

#1006703

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT August 1, 2007 **DRB** Comments

ITEM # 14

PROJECT # 1006703

**APPLICATION # 07-70159** 

RE: Lots 3,4,5 & 6, Block 2, Summer Addition

The property is in the Sawmill/Wells Park Sector Development Plan.

The S-R zone requires the minimum lot size be 5,000 square feet, except in the John Baron Burg Neighborhood area, which is 3,500 square feet.

Andrew Garcia, Planning Alternate 924-3858 agarcia@cabq.gov

## CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

City Engineer / AMAFCA Designee

DEVELOPMENT REVIEW BOA	RD – SPEED MEMO	)	
DRB CASE NO/PROJECT NO:	1006703 AC	ENDA ITEM	NO: 14
SUBJECT:			
Sketch Plat			
ACTION REQUESTED:			•
REV/CMT: (X) APPROVAL: ()	SIGN-OFF: ()	EXTN: ()	AMEND: ()
ENGINEERING COMMENTS:			
An approved infrastructure list is required An approved drainage report must be on fi			
	•		
RESOLUTION:		disa	assed
APPROVED; DENIED; DEFERRE	ED; COMMENTS PR	OVIDED X; WI	THDRAWN
DELEGATED: (SEC-PLN) (SP-SUB) (S	SP-BP) (FP) TO: (UD	) (CE) (TRANS)	(PRKS) (PLNG)
SIGNED: Bradley L. Bingham		DATE: AUGI	JST 1, 2007

505-924-3986

DATE: AUGUST 1, 2007



#### IMPACT FES

Development Review Board 8/1/07

Project Number: 1006703 Agenda Item Number: 14

Site: Summer Garden Addition

Tract: Lots 3, 4, 5, 6 Block 2

Zoned: S-R

At this time of platting a lot line change does not require the payment of impact fees. However, Impact Fees will be required at the time a building permit is issued for each new home on each new lot. Using an average of 2000sf of heated area the estimated impact fees are as follows.

- 1. Public Safety Facilities for the Eastside: \$552.00
- 2. Parks, Rec Trails for the Central University: \$780.00

JACK CLOUD
IMPACT FEE ADMINISTRATOR

#### DXF Electronic Approval Form

DRB Project Case #:	1006703	
Subdivision Name:	ROSEMONT SUBDIVISION	N / LOTS 1 THROUGH 4
Surveyor:	ANTHONY L HARRIS	
Contact Person:	ANTHONY L HARRIS	
Contact Information:	5058898056	
DXF Received:	6/25/2013	Hard Copy Received: 6/25/2013
Coordinate System:	MMSP Grid (NAD 83)	
		6/25/13
	Approved	/ Date
* The DXF file cannot	be accepted (at this time) for	or the following reason(s):
•		

#### AGIS Use Only

Copied fc 6703

to agiscov on 6/25/2013

Contact person notified on 6/25/2013

#### DXF Electronic Approval Form

DRB Project Case #:	1006703
Subdivision Name:	ROSEMONT SUBDIVISION / LOTS 1 THROUGH 4
Surveyor:	ANTHONY L HARRIS
Contact Person:	ANTHONY L HARRIS
Contact Information:	5058898056
DXF Received:	7/25/2013 Hard Copy Received: 7/25/2013
Coordinate System:	NMSP Grid (NAD 83)
	7-30-2013
	Approved Date
* The DXF file cannot	be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 6703

to agiscov on 7/30/2013

Contact person notified on 7/30/2013

### City of Albuquerque Planning Department

#### DEVELOPMENT AND BUILDING SERVICES

#### STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910 2013 070 606

06/25/2013

Issued By: BLDAVM 196012

**Application Number:** 

13DRB-70606, Minor - Preliminary/ Final Plat Approval

Address:

**Location Description:** 

**ROSEMONT AND 15TH** 

**Project Number:** 

1006703

**Applicant** JMP WORKS LLC EDWARD O PASCHICH (MM) PO BOX 25142

**ALBUQUERQUE NM 87125** 

263-0140

Agent / Contact

JACKS HIGH COUNTRY INC

8953 2ND ST NW

**ALBUQUERQUE NM 87114** 

**Application Fees** 

APN Fee		
Conflict Mgmt Fee		\$20.00
DRB Actions		\$425.00
	TOTAL:	\$445.00

of Albuquerque Treasury /25/2013 Office:AMNEX |SUGUUU7 Cashier:TRSDLF |2165 Trans #:14

## PROJECT#

## 1006703

App #	Action	Date
13-7000	Per	7-10-13
<u> </u>		
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· · · · · · · · · · · · · · · · · · ·	· -	<del></del>
		•

# Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

	•	Supplemental	Form (SF)			
SUBDI		S	Z ZON	VING & PLANNIN	VG	
_	Major subdivision action Minor subdivision action			_ Annexation	<u>:</u>	
	Vacation	V		Zone Map Am	endment (Establish or Cha	nge
	Variance (Non-Zoning)			Zoning, includ	es Zoning within Sector	
SITE DI	EVELOPMENT PLAN	Ð		Development	Plans) ank 2 or 3 Plan or similar	
	for Subdivision			•	ent to Adopted Rank 1, 2 or	r 3
	for Building Permit			<b></b>	g Code, or Subd. Regulatio	
	Administrative Amendme IP Master Development F	• •		Oine at Niana a	3h /	
	Cert. of Appropriateness		<del></del>	_ Street Name (	Change (Local & Collector)	
•	, ·	` ´	A APF	PEAL / PROTEST		
	DRAINAGE (Form D) Storm Drainage Cost Allo			•	RB, EPC, LUCC, Planning, ZHE, Board of Appeals, ot	
Planning Depart	ment Development Ser	Y. The applicant or age vices Center, 600 2 <sup>nd</sup> St ation. Refer to suppleme	reet NW, A	Albuquerque, NM	eted application in persor 87102. uirements.	n to the
APPLICATION INF	ORMATION:			•		
Professional/	Agent (if any): Jack	Mich Country	The (500	1. C. Ilasi Pi	-s.PHONE:\\[ \sigma \in \] -878 - 3 FAX:	707
ADDDECC &	1957 7hd 111	5 5 5 6 6 6 7 7	-MC (222	Ropert Andrew	23. ALIONE 200 0 10 12	
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•	querque	STATE/V/V	ZIP_ <u>6</u> /	114 E-MAIL	ackshigh country @	2 Com
ADDI ICANT.	TMPSHOWL	11000	( A 10.	i , (MM.)	ONE: 263 014	
AFFLICAIVI	A CHI VVOV	S LLC Edward	- Alba		10NE: <u>~0 &gt; 0 (</u> ~	
	130x25/42				<b>\X</b> :	
CITY: Pulling	guerpue	STATE /V/M	ZIP <u>871</u>	25 E-MAIL:		
Proprietary inte	erest in site:	List a	II owners:			•
DESCRIPTION OF	REQUEST: W/o w/ och	•	<del></del>	int & Chain f	our existing lots	1. 18
add Silve		2 21/201	r new	10 1 3 Trown	our existing 1075	i dearce
		Albignogn-e, and	•	<i>*</i>	7	<del></del> .
Is the applicant	seeking incentives pursuan	t to the Family Housing Deve	opment Prog	ram?Yes. 🗅	<b>∠</b> No.	
SITE INFORMATIO	N: ACCURACY OF THE EX	(ISTING LEGAL DESCRIPTI	ON IS CRUC	IAL! ATTACH A SE	EPARATE SHEET IF NECESS	SARY.
Lot or Tract No	-humbered the	cee, four, five	and 5%	シ Block: Tw	<u>o</u> Unit:	
H\nbb\ <del>vilata</del> 2	BKA: Sitomas 200 92	rden addition				
	5-R			<del></del>	·	<del></del>
	<del></del>				MRGCD Map No	<del> </del>
Zone Atlas pag	e(s): 3	UPC Code: <u> </u>	-013-0	158-366-3	85-12022	· · · · · · · · · · · · · · · · · · ·
CASE HISTORY:						
List any current	t or prior case number that n	nay be relevant to your applic	ation (Proj., A	App., DRB-, AX_,Z_,	V_, S_, etc.):	
						· · · · · · · · · · · · · · · · · · ·
CASE INFORMATIO						
Within city limits	s? XYes V	Vithin 1000FT of a landfill?	1/0	<del></del>	-	
No. of existing	lots: four	o. of proposed lots: الناب ال	- Total	site area (acres):	0.3262	
LOCATION OF	PROPERTY BY STREETS	On or Near: XOSQ1	~~~ <del>\</del>			
Between:	(人十)	On or wear.	110,,	·	· <del></del>	<del></del>
		and _		<u> </u>		<del></del>
Cneck it project	was previously reviewed by	Sketch Plat/Plan □ or Pre-a	application Re	eview Team(PRT)	. Review Date:	<del></del>
SIGNATURE	Lack a- Spil	man			DATE June 25	2013
(Print Name)	Jack Spil	nah			Applicant:   Agent:	
OR OFFICIAL USI	E ONLY					•
INTERNAL RO	•				Revised: 4/201	12.
All checklists ar		Application case number 130KB	S	Action DAF	S.F. Fees	
All fees have be	•	<u> </u>	<u> </u>	<u>++5t</u>	\$ <u>4.25-6</u>	رکح
All case #s are	assigned	<del></del>	<del></del>	<u>CMF</u>	\$ <u>20.00</u>	<u>)                                    </u>
AGIS copy has				<del></del>	\$	<del></del>
Case history #s Site is within 10		······································	<del></del>	<del></del>	\$	<u>.                                    </u>
F.H.D.P. density		<del></del>	<del> </del>		•	
	v bonus				Ψ	<del></del>
F.H.D.P. fee reb			100	~ . ~	Total	- ·
F.H.D.P. fee reb		Hearing date July	10·Z	<u>-013</u>	Total \$ 445-0	_ 

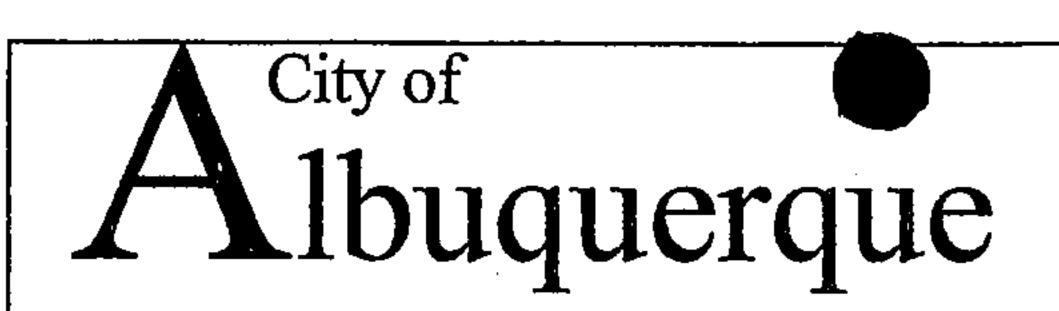
Project #

6-25-13

Staff signature & Date

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

<b>L</b>	SKEICH PLAT REVIEW AND COMMENT (DRB2 Scale drawing of the proposed to the prop	<b>ว</b> ง	
	Scale drawing of the proposed subdivision plat (folder Site sketch with measurements showing structures, improvements, if there is any existing land use ( Zone Atlas map with the entire property(ies) clearly clearly describing, explaining, and justifying the List any original and/or related file numbers on the control of the structures.	ed to fit into an 8.5" by 1 parking, Bldg. setbacks folded to fit into an 8.5" Outlined	Your attendance is required.  14" pocket) 6 copies  1 adjacent rights-of-way and street  2 by 14" pocket) 6 copies
	EXTENSION OF MAJOR PRELIMINARY PLAT		
	- Start & Mark	(DRB08)	Your attendance is
	Preliminary Plat reduced to 8.5" x 11"		
	Zone Atlas map with the entire property(ies) clearly of Letter briefly describing explaining	utlined	
	Letter briefly describing, explaining, and justifying the Copy of DRB approved infrastructure list		
	- Vopy of the EATEST Official Dep Matical C	for Preliminary Plat Ext	ension request
	List any original and/or related file numbers on the content of preliminary plat approval expires after o	ver application	onon roquest
u	MAJOR SUBDIVISION FINAL PLAT APPROVAL ( Proposed Final Plat (folded to fit into on a fit)	DRB12)	Vaur attandance in access a
			Your attendance is required.
	Design elevations & cross sections of a	ee Agreement for Resi	dential development only
	Zone Atlas map with the entire property:	o cohia2	
	Copy of recorded SIA	y owner's and City Surv	eyor's signatures are on the plat
	Fairding disclosure and EHD signature it "		landfill buffer
	List any original and/or related file numbers on the covered by the covered by the and hard copy of final plat data for AGIS is re	ver application	ianum bunet
<b>\</b>			
	MINOR SUBDIVISION PRELIMINARY/FINAL PLAT  5 Acres or more: Certificate of No Effect or Approval	APPROVAL (DRR4	6) Vaurationalis :
	S Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to 5):	The second secon	6) Your attendance is required.
	Proposed Preliminary / Final Plat (folded to fit into an a ensure property owner's and City Surveyor's signal Signed & recorded Final Pre-Development Facilities F	3.5" by 14" pocket) 6 ce	ppies for unadvertised meetings
•	Digned a recorded Final Pre-Development Comment	war and our rife high hi	ioi to submittal
_	Site sketch with measurements showing structure	o ( i by i maximum	) 3 copies
	improvements, if there is any existing directions, pa	irking, blog. setbacks, a	adjacent rights-of-way and street
-	Lettel Difelly describing explaining and their		
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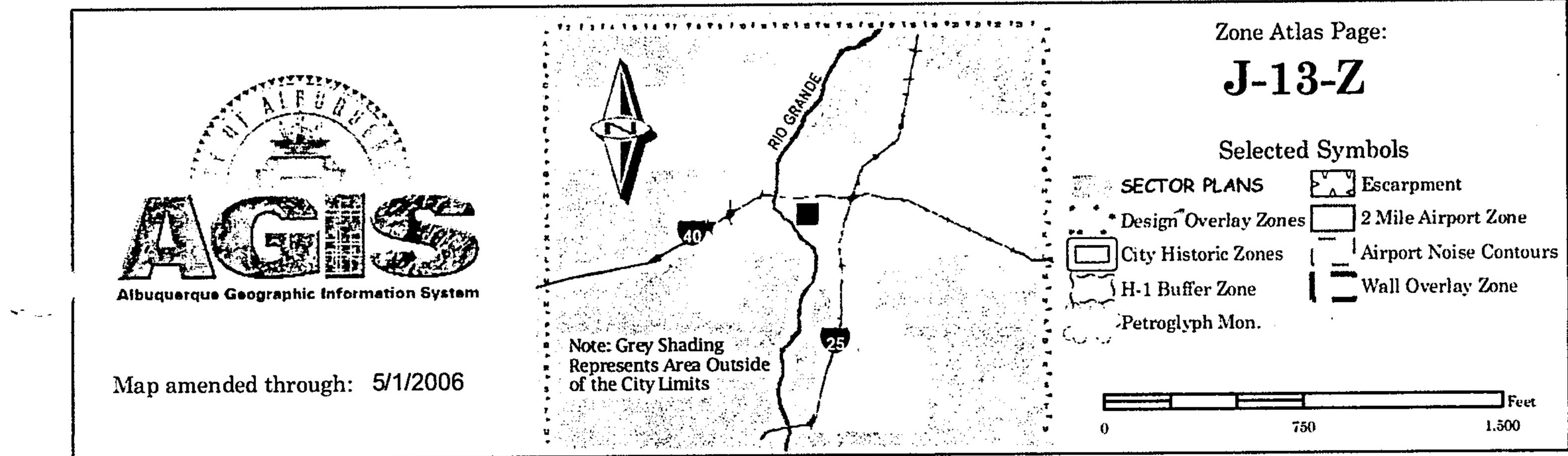


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A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

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5 Acres or more: Certificate of No Effect or Approval	PPROVAL (DRB16)	Your attendance is required.
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ensure property owner's and City Co.	" by 14" pocket) 6 cop	ies for unadvertised meetings
ensure property owner's and City Surveyor's signatu  Signed & recorded Final Pre-Development Facilities Foo	res are on the plat prior	to submittal
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		1210100





#### Jack's High Country, Inc.(Agent) 8953 Second Street, N.W. Albuquerque, New Mexico 87114

To:

City of Albuquerque Development Review Authority

Re:

Lots numbered three, four, five and six Block 2, Summer Garden

Addition

Subject: The purpose of this plat is to create four new lots from four existing lots, dedicate additional right-of-way to the City of Albuquerque and grant any easements as shown.

JUNE 24,2013

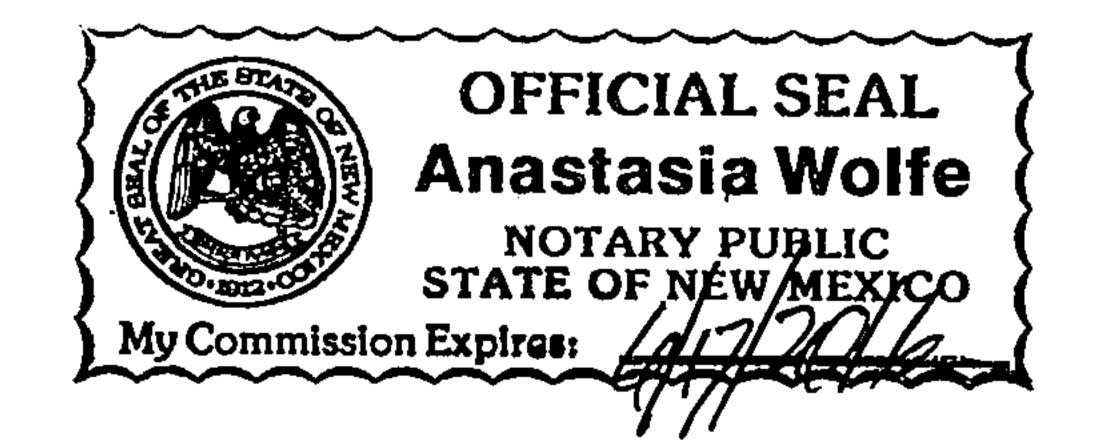
**PASCHICH** 

APS Project #881 APS Cluster: Albuquerque

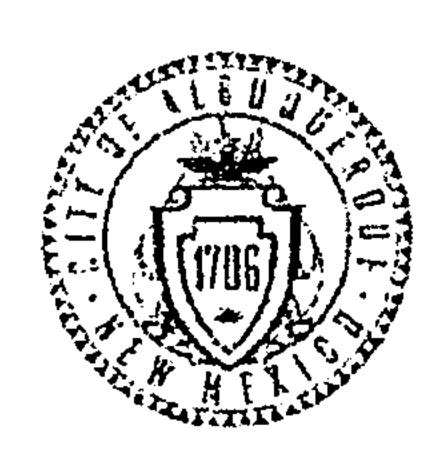
#### ALBUQUERQUE PUBLIC SCHOOLS PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 1 thru 4 Rosemont Subdivision which is zoned as S-R, on June 25, 2013 submitted by Edward O Paschich, JMP Works LLCI, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose a lot line adjustment between 4 existing lots. There will be no net gain of residential units.

By: Mail Mutto	
Signature	<b>~</b>
April L. Winters, Facility Fee Mc Name (printed or typed) and title (	21812014
Name (printed or typed) and title ()	ZVI VOCA
. Traine (printed or typed) and title C	
STATE OF NEW MEXICO	
COUNTY OF BERNALILLO	
This instrument was acknowledged b	efore me on July 25, 2013, by
Aprill. Winters as Facility Fee Pla	אַסאַע <sub>א</sub> יס the Albuquerque Municipal School District
No. 12, Bernalillo and Sandoval Counties, a s	chool district organized and existing under the laws
of the State of New Mexico.	
	Mustasia I sulp
(Seal)	Notáry Public
	My commission expires: 0/17/20/6



ALBUQUERQUE PUBLIC SCHOOLS



## CITY OF ALBUQUERQUE OFFICE OF ADMINISTRATIVE HEARINGS ZONING HEARING EXAMINER NOTIFICATION OF DECISION

PASCHICH WRISTEN request(s) a special exception to Section Page 98 A.4.C. of the Sawmill Wells Park Sector Development Plan: a VARIANCE of 552' to the required 600' separation between townhouse developments for proposed townhouses for all or a portion of Lot(s) 3-6, Block(s) 2, SUMMER GARDEN ADDN zoned S-R, located on 1506 SUMMER AV NW (J-13)

Special Exception No:	13ZHE-80496
Project No:	
Hearing Date:	
Closing of Public Record:	
Date of Decision:	

On the 21st day of May, 2013 (hereinafter "Hearing") Mr. Wristen, (hereinafter "Applicant") appeared before the Zoning Hearing Examiner (hereinafter "ZHE") requesting a Variance of 552' to the required 600' separation between townhouse developments for proposed townhouses (hereinafter "Application") upon the real property located at 1506 Summer Av NW ("Subject Property"). Below are the findings of facts:

#### FINDINGS:

- 1. Applicant is requesting a Variance of 552' to the required 600' separation between townhouse developments for proposed townhouses.
- 2. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (a) "SPECIAL EXCEPTIONS" reads in part: "Variance. A variance shall be approved if and only if the following tests are met: (a) The property is exceptional"
- 3. Applicant testified at the Hearing that the Subject Property is exceptional because the existing lots are unusually narrow and irregularly shaped lots, and these conditions existed prior to the adoption of the Sawmill Wells Park Sector Development Plan. The Applicant stated in their justification letter that the existing lots, as currently situated, are undevelopable into town homes or single family residential lots.
- 4. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (b) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (b) as a result of the exceptional aspect of the property, the regulations produce unnecessary hardship"
- 5. Applicant testified at the Hearing that as a result of the exceptionality (unusually shaped lots) that the Sawmill Wells Park Sector Development Plan creates a 600' setback regulation that produces an unnecessary hardship upon the Applicant and the Subject Property.
- 6. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (c) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (c) a particular variance is appropriate to prevent the unnecessary hardship."

- 7. Applicant testified at the Hearing that the variance Application (552 feet into the 600 feet setback), if approved, would be appropriate to prevent the unnecessary hardship.
- 8. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (d) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (d) financial gain or loss shall not be the sole determining factor in deciding a variance."
- 9. The Application and the testimony provided by the Applicant at the Hearing both suggest that financial gain/loss was not the sole determining factor of the Application.
- 10. The Application, File and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application. In fact, the Sawmill Area Neighborhood Association authored a letter to the ZHE on the 14<sup>th</sup> day of May, 2013 which stated in part "the Association wishes to express its support for the variance request..."
- 11. The applicant is also submitted a petition signed by four persons supporting the variance application.
- 12. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.
- 13. The Applicant/Agent has adequately justified the variance Application upon the Subject Property pursuant to City of Albuquerque Code of Ordinances Section § 14-16-4-2 SPECIAL EXCEPTIONS.

#### DECISION:

APPROVAL of a VARIANCE of 552' to the required 600' separation between townhouse developments for proposed townhouses.

If you wish to appeal this decision, you may do so by 5:00 p.m., on June 21, 2013 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street. Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. Please present this letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B).. of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

Joshua J. Skarsgard, Esq. Zoning Hearing Examiner

cc: Zoning Enforcement ZHE File

Pashich Wristen, 500 Morningside SE, 87108

Julianna Kirwin, 1201 8th St NW, 87102

Lola Perkins, 1238 8th St NW, 87102

Camy Condon, 1246 Summer NW, 87102

Deborah Maldonado, 1249 Summer Ave NW, 87102

Ignasio Perez, 1222 8th St NW, 87102

Ken Sandoval, 907 Forrester NW, 87102

David Bashwiner, 711 Summer NW, 87102

Gerald Montoya, 1218 8th St NW, 87102

Robert Steinberg, 1201 8th St NW, 87102

Betsy Najjar, betsynajjar@gmail.com

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT April 10, 2013 DRB Comments

ITEM # 5

PROJECT # 1006703

**APPLICATION # 13-70503** 

RE: Lots 3-6, Block 2, Summer Garden Addition

The adjacent 'portion' of Lot 7 needs to be addressed at this time of platting; the proposed plat does not conform with the City Subdivision Ordinance regarding General Appropriateness, Conformance with Planning and Zoning, and Land Suitability by abandoning the easterly 10 feet of this adjacent lot.

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

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Garden Addition., and also the Bast 10 feet of lot No.

7 in Block No. 2 of the Summer Carden Addition, as the

same are shown in plat filed in the County Clerks Office

in Bernalillo County on June 25th 1937, in the State of N.M.

anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the part\_\_\_issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the part\_\_issues 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 part\_iss of the second part, \_\_iss\_heirs and assigns forever. And the said part \_iss\_of the first part, for \_iheirs, executors and administrators, do \_\_\_\_ covenant and agree, to and with the said part \_iss\_of the second part. \_heirs and assigns, that at the time of the ensealing and delivery of these presents well seized of the premises above conveyed, of a good, sure, perfect, absolute and indefeasible estate of inheritance in law and in fee simple and haw a good right, full power and lawful authority to grant, bargain, sell and convey

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gainst all and every person or persons lawfully claiming or to claim, the whole or the part thereof, the said part the first part shall and will Wargant and Forever defend.
IN WITNESS WHEREOR the said part 152 of the first part halfer hereunto set Zien hand
signed Sealed and Delivered in the Presence of June Gugaria & Miranu 15FAI 1
Orleando Herrarer (SEAL)
[SEAL]
TATE OF NEW MEXICO,
ounty of Berne 11110 day of Hay
On this 11th day of Hay Gregoria B. Ulivarri, Orlando Ulivarri Sr. her husband
me known to be the person 5. described in and who executed the foregoing instrument and acknowledged that
executed the same as There is free act and deed.
Witness my hand and seal the day and year last above written.
y commission expires August 22, 1953.  Notary Public.
Comment of the state of the sta
TO TO STATE OF NEW MEXICO OF THE COURT OF THE COUR
ATE OF NEW MEXICO,
On this, before me personally appeared
to me personally known, of the duly sworn, did say that he la
a corporation organized under the laws of the
and that said instrument, was shreed and scaled in behalf of said corporation, by authority of its board of directors and said
and dred of said corporatios.
Witness my hand and seal this the day and year first above Notary Public
County, New Mexico
The state of the s

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# CITY OF ALBUQUERQUE OFFICE OF ADMINISTRATIVE HEARINGS ZONING HEARING EXAMINER NOTIFICATION OF DECISION

PASCHICH WRISTEN request(s) a special exception to Section Page 98 A.4.C. of the Sawmill Wells Park Sector Development Plan: a VARIANCE of 552' to the required 600' separation between townhouse developments for proposed townhouses for all or a portion of Lot(s) 3-6, Block(s) 2, SUMMER GARDEN ADDN zoned S-R, located on 1506 SUMMER AV NW (J-13)

Special Exception No:	13ZHE-80496
Project No:	Project# 1009653
rrearing Date:	05-21-13
Closing of Public Record:	05-21-13
Date of Décision:	06-06-13

On the 21st day of May, 2013 (hereinafter "Hearing") Mr. Wristen, (hereinafter "Applicant") appeared before the Zoning Hearing Examiner (hereinafter "ZHE") requesting a Variance of 552' to the required 600' separation between townhouse developments for proposed townhouses (hereinafter "Application") upon the real property located at 1506 Summer Av NW ("Subject Property"). Below are the findings of facts:

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- 5. Applicant testified at the Hearing that as a result of the exceptionality (unusually shaped lots) that the Sawmill Wells Park Sector Development Plan creates a 600' setback regulation that produces an unnecessary hardship upon the Applicant and the Subject Property.
- 6. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (e) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (c) a particular variance is appropriate to prevent the unnecessary hardship."

7. Applicant testified at the Hearing that the variance Application (552 feet into the 600 feet setback), if approved, would be appropriate to prevent the unnecessary hardship.

8. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (d) "SPECIAL EXCEPTIONS" reads in part: "A variance shall be approved if and only if the following tests are met: (d) financial gain or loss shall not be the sole determining factor in deciding a variance."

9. The Application and the testimony provided by the Applicant at the Hearing both suggest that financial gain/loss was not the sole determining factor of the Application.

- 10. The Application, File and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application. In fact, the Sawmill Area Neighborhood Association authored a letter to the ZHE on the 14<sup>th</sup> day of May, 2013 which stated in part "the Association wishes to express its support for the variance request..."
- 11. The applicant is also submitted a petition signed by four persons supporting the variance application.
- 12. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.
- 13. The Applicant/Agent has adequately justified the variance Application upon the Subject Property pursuant to City of Albuquerque Code of Ordinances Section § 14-16-4-2 SPECIAL EXCEPTIONS.

#### **DECISION:**

APPROVAL of a VARIANCE of 552' to the required 600' separation between townhouse developments for proposed townhouses.

If you wish to appeal this decision, you may do so by 5:00 p.m., on June 21, 2013 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level. Planning Application Counter located on the west side of the lobby. Please present this letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

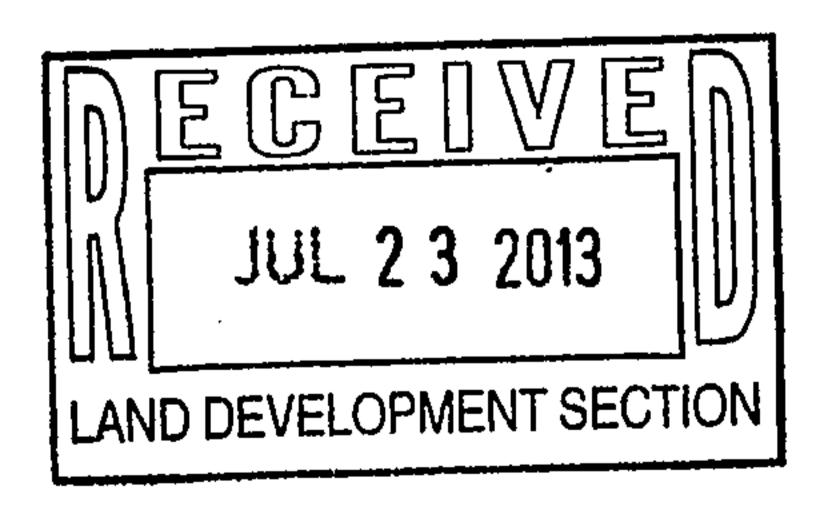
Joshua J. Skarsgard, Esq. Zoning Hearing Examiner

Zoning Enforcement
ZHE File
Pashich Wristen, 500 Morningside SE, 87108
Julianna Kirwin, 1201 8th St NW, 87102
Lola Perkins, 1238 8th St NW, 87102
Camy Condon, 1246 Summer NW, 87102
Deborah Maldonado, 1249 Summer Ave NW, 87102
Ignasio Perez, 1222 8th St NW, 87102
Ken Sandoval, 907 Forrester NW, 87102
David Bashwiner, 711 Summer NW, 87102
Gerald Montoya, 1218 8th St NW, 87102
Robert Steinberg, 1201 8th St NW, 87102
Betsy Najjar, betsynajjar@gmail.com



#### DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

	PROJECT NO. 1006703
TO: ALL MEMBERS	Application No. 13-DRB- 10606
Jack Cloud, DRB Cha	irman, Planning Department
	ansportation Development uquerque/ Bernalillo Co.WUA
NEXT HEARING DATE:	
BEGINNING OF THE AGENDA. B THE ADMINISTRATIVE ASSISTAN THE BOARD WILL DISCUSS AN	RRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE OTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, IT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. ID MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE NO SHOW.
SUBMITTAL DESCRIPTION	WE REFOREST FINAL PLAT APPROVAL FOR ALL
or A portail	OF LOTS 3-6 BLOCK Z SUMMER ADDITION GARDEN
ROSE MONT/SWIM	ER. AS AVENDED TO INCLUDE EASTERN 10' OF
Lot 7.	



CONTACT NAME:	WRIJTEN	
TELEPHONE: 250	. 1887	EMAIL: WKISTEN & SWCP. COM

### Sawmill Area Neighborhood Association (SANA)

Betsy Najjar 916 19<sup>th</sup> Street NW Albuquerque, NM 87104

May 14, 2013

Office of Administrative Hearings
Zoning Hearing Examiner
P.O. Box 1293
Albuquerque NM 87103

The Sawmill Area Neighborhood Association wishes to express its support for the variance request filed by Wristen Paschich to allow a 552' instead of the required 600' separation between townhouse developments, # 13ZHe-80506 Project # 1009653.

We believe his proposal to build two joined homes (a duplex) facing Rosemont and two additional joined homes facing Summer on the proposed four reconfigured lots are a good use of the currently vacant land and will enhance the quality of our neighborhood. The SANA Board and surrounding neighbors are enthusiastically in favor of this development.

Please feel free to contact me if you have any questions, 242-4646.

Thank You,

Betsy Najjar President

### **XFINITY Connect**

jackshighcountry@comcast.ne

+ Font Size -

### RE: pdf and dfx for your review

From: Joshua R. Sammons < jsammons@cabq.gov>

Tue, Jul 30, 2013 03:18 PM

1 attachment

Subject: RE: pdf and dfx for your review

**To:** Anthony Harris <tony@harrissurveying.comcastbiz.net>, jackshighcountry@comcast.net **Cc:** Tim H. Gaulden <tgaulden@cabq.gov>, Catherine P. Bradley <cbradley@cabq.gov>

The DXF has been approved. Thanks

Joshua Sammons
GIS Coordinator
AGIS - Planning Department
City of Albuquerque
(505) 924-3921

From: Anthony Harris [mailto:tony@harrissurveying.comcastbiz.net]
Sent: Friday, July 26, 2013 9:03 AM
To: Gricius, Michelle A.; Gaulden, Tim H.; Sammons, Joshua R.

Subject: pdf and dfx for your review

70 KB

## PROJECT#

## 1006703

App #	Action	Date		
13-70503		4-10-13		
	-			
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	· · · · · · · · · · · · · · · · · · ·			



### A JMP WORKS LLC. COMPANY

Lic. #359620 P.O. Box 25142, Albuquerque, NM 87125 (505) 898-0312

#### 1506 SUMMER AVE NW | SKETCH PLAT

We are requesting a reconfiguration of the four existing lots at 1506 Summer Ave NW into four new lots [see enclosed IMPROVEMENT PLAT and SUBDIVISION PLAT].

We believe our request for this reconfiguration t is justified by the following:

- The current condition of the property is vacant unimproved loose soil and sand.
- The existing lots of the property span between two publicly maintained residential streets where each of the four proposed dwellings would be front facing to a public street with vehicular access from such street (i.e. no alley ways).
- The property is within the S-R zone, which allows limited townhouses and townhouse developments. From an aerial photo study, it appears that no other townhouse developments as defined in the S-R zone are within 600 ft. of the property boundary.
- The townhouses would be oriented to face both streets two facing Rosemont Ave. and two facing Summer Ave., so the development would maintain the character of the existing streets while appearing as a single duplex from each street.
- We design our homes to be architecturally appropriate and sensitive to their surroundings, and will fit well within the context of the many single family and townhouse developments which have been constructed in the general neighborhood thus far. Our ability to design and build homes to these standards has been put into action nearby at 1226/1228 8<sup>th</sup> Street.
- We are targeting LEED Platinum certification of our current project at 1228 8<sup>th</sup> street, and plan to build the four homes at 1506 Summer Ave to LEED standards.

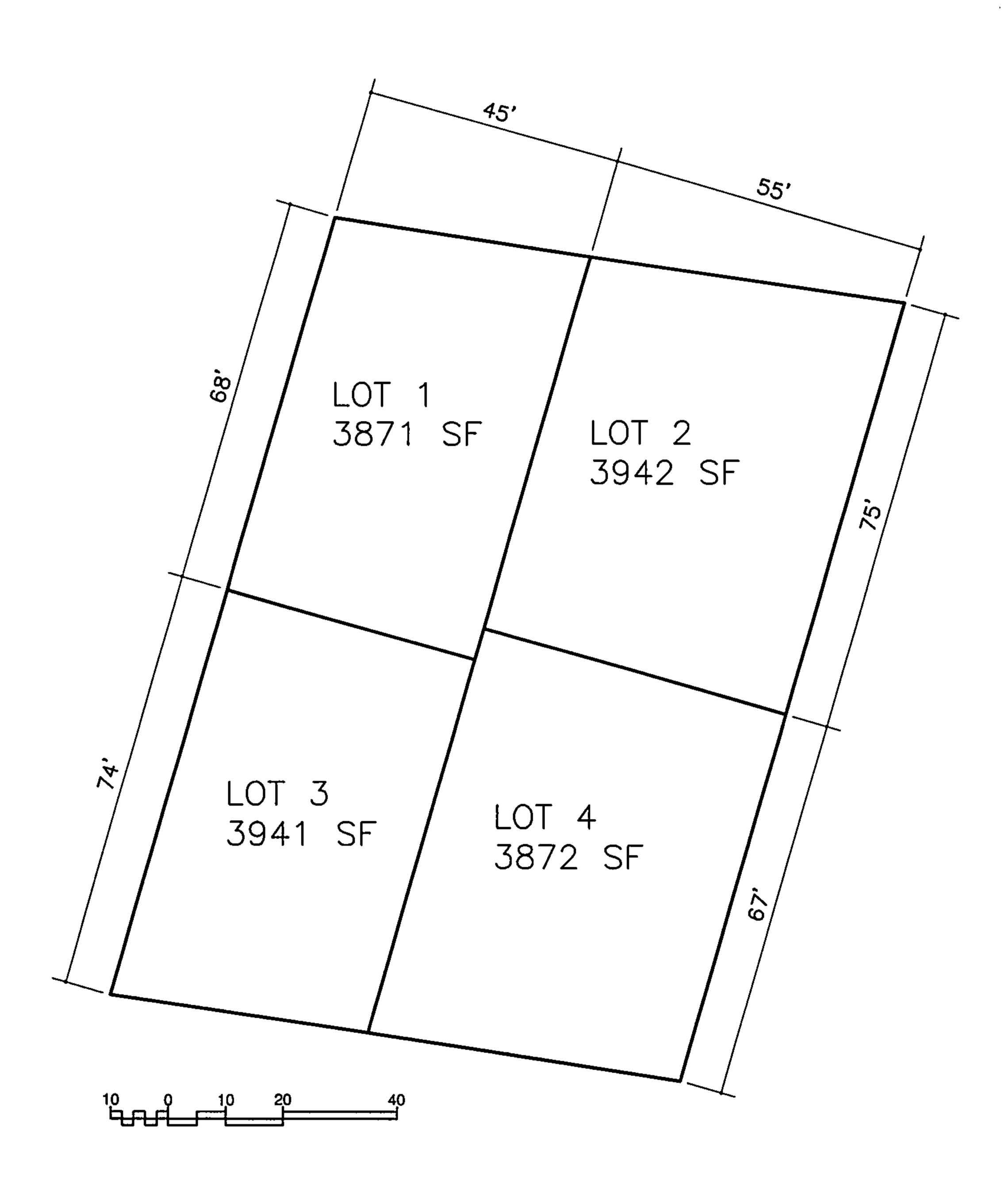
Please let us know of any questions.

- Ed Paschich ed@paschichdesigngroup.com
- Wristen wristen apaschichdesigngroup.com

/// About Paschich Design Group: Our family business has been responsibly developing land and building environmentally friendly homes for over 30 years.

## ©PASCHICH DESIGN

**K D** 

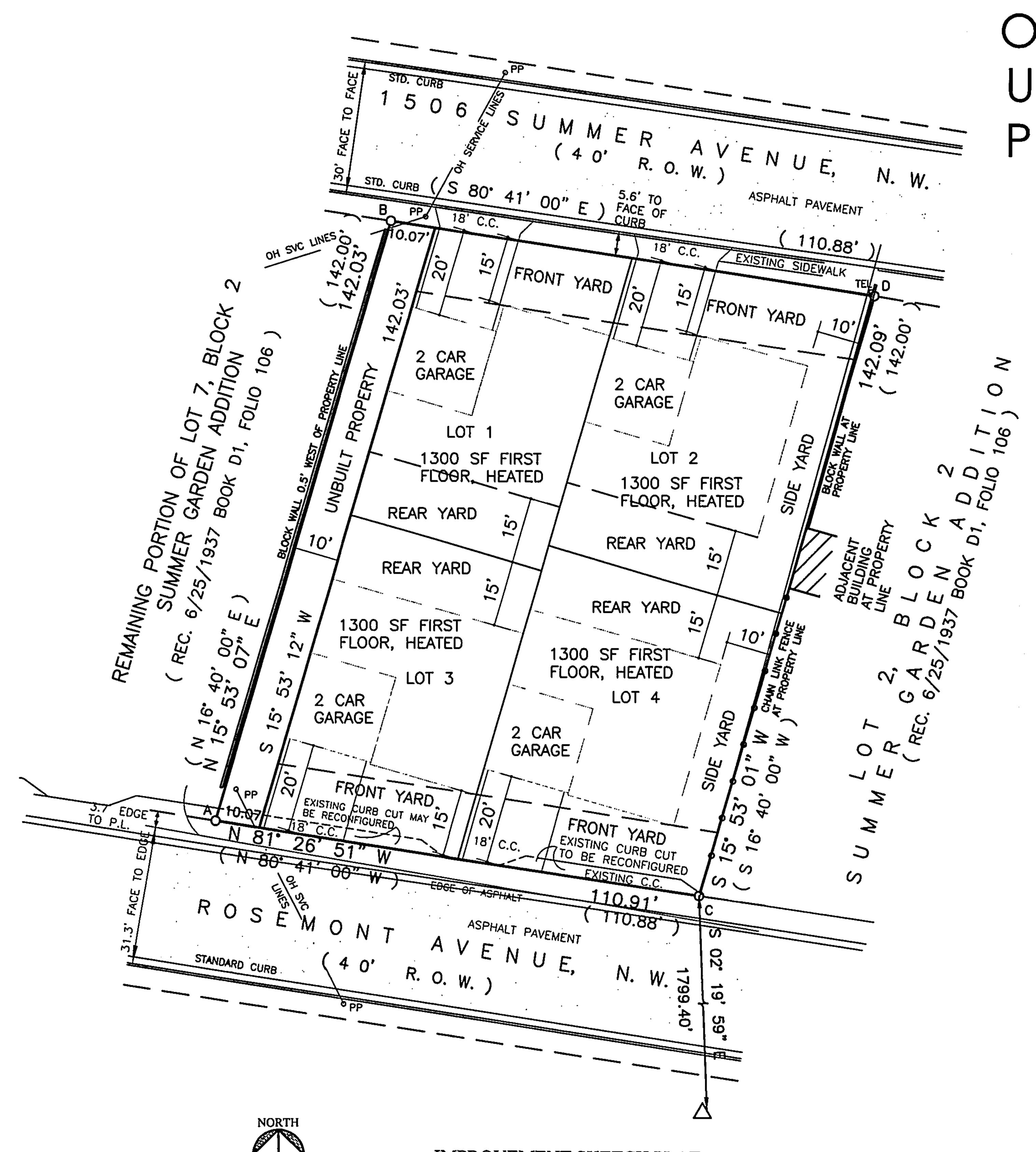




SUBDIVISION SKETCH PLAT

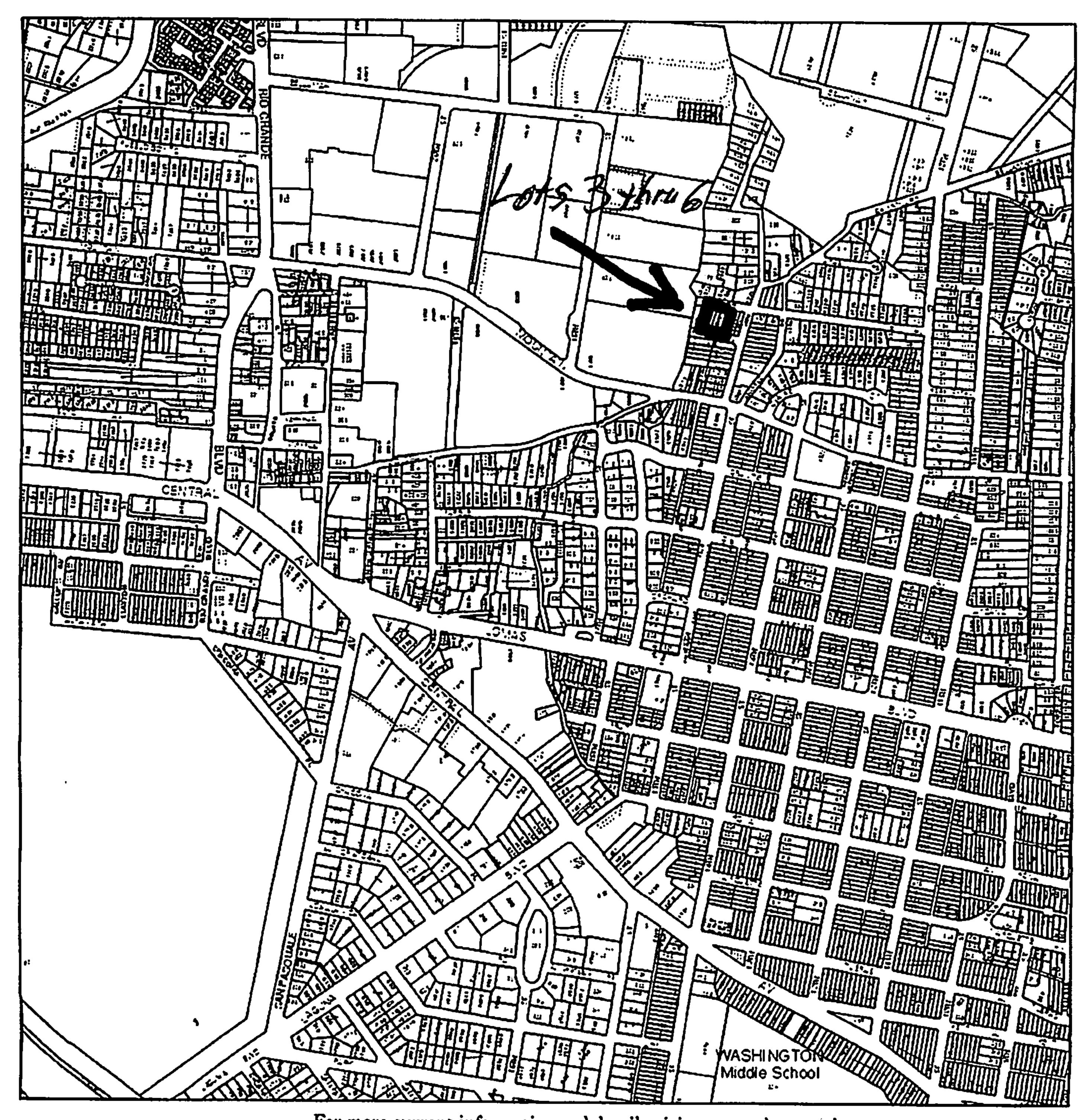
SCALE: 1"=30'-0"

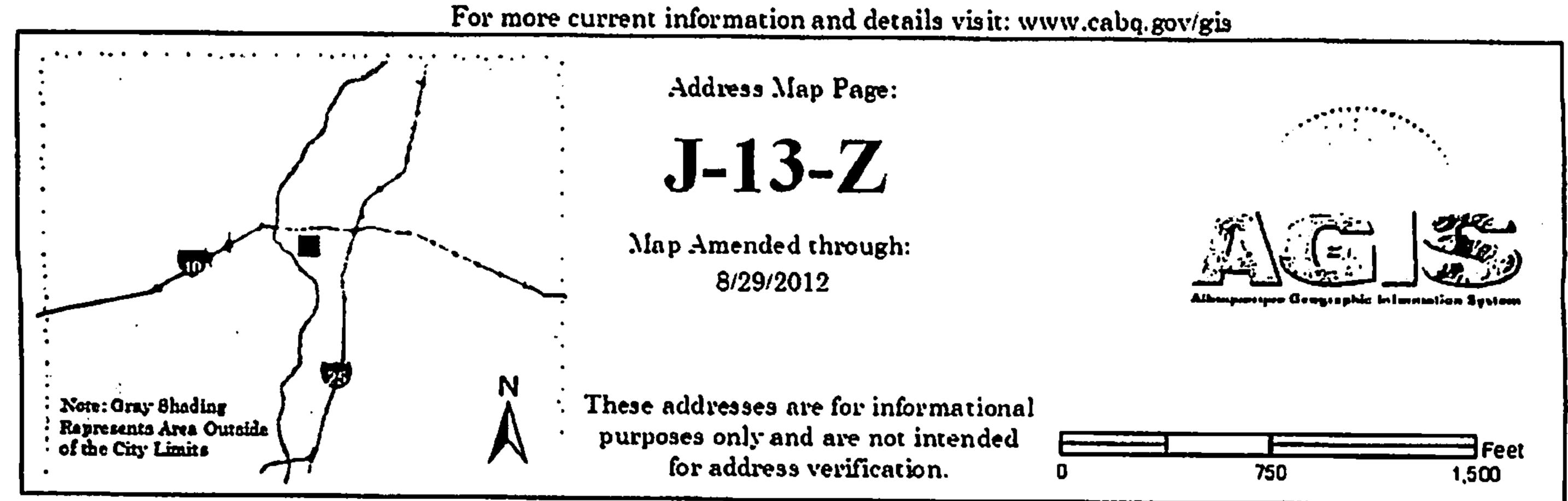
## © PASCHICH DESIGN

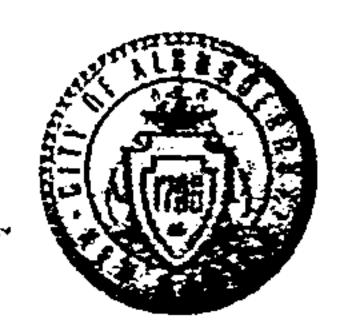


IMPROVEMENT SKETCH PLAT

SCALE: 1"=30'-0"







### DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental	Form (SF)		
SUBDIVISION	S	` ,	IG & PLANNING	
Major subdivision action Minor subdivision action		<del></del>	Annexation	
Vacation	V		Zone Map Amendment (I	Establish or Change
Variance (Non-Zoning)			Zoning, includes Zoning Development Plans)	
SITE DEVELOPMENT PLAN	P	<del></del>	Adoption of Rank 2 or 3 l	Plan or similar
for Subdivision for Building Permit			Text Amendment to Adop	•
Administrative Amendment/Approv	val (AA)		Plan(s), Zoning Code, or	Subu. Regulations
IP Master Development Plan Cert. of Appropriateness (LUCC)	D		Street Name Change (Lo	cal & Collector)
STORM DRAINAGE (Form D)	<b>L</b>	A APPE	AL / PROTEST of	
Storm Drainage Cost Allocation Pl	an	· <del></del>	Decision by: DRB, EPC, I Director, ZEO, ZHE, Boar	
PRINT OR TYPE IN BLACK INK ONLY. The Planning Department Development Services Cores are must be paid at the time of application.	enter. 600 2'™ S	treet NW. Alb	uguerque NM 87102	
APPLICATION INFORMATION:			•	•
Professional/Agent (if any):			PHONE	
ADDRESS:				· · · · · · · · · · · · · · · · · · ·
CITY:	STATE	7IP	E-MAIL:	
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APPLICANT: J.M.P. Warks	1		PHONE:	28-0312
ADDRESS: P.O. Box 25/42	)		· · · · · · · · · · · · · · · ·	
CITY: A/h/s		A (2)		•
	_ STATE//_	Z- ZIP_X_/	25 E-MAIL QUIAR	dp@ SUCP.Com
Proprietary interest in site: Contract	The List	all owners:		······································
ESCRIPTION OF REQUEST:	DAX.	Revieu		·
Is the applicant seeking incentives pursuant to the Fa	mily Housing Deve	elonment Program	n? Yes No	
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Lot or Tract No. 3 4hru 6	COME DESCRIPT	IOIA 19 CKOCIWI		
Subdiv/Addn/TBKA: Subdiv/Addn/TBKA:		111.	_ Block:	Unit:
	rden Z	LON/TIG	3/1	<del></del>
Existing Zoning: 5	Proposed zonii	ng:	MRGC	D Map No
Zone Atlas page(s): ) - \ 3	UPC Code:			
ASE HISTORY:				
List any current or prior case number that may be rele	vant to your applic	cation (Proj., App	., DRB-, AX_,Z_, V_, S_, etc.)	· 1004703
DRB-12-70321	17-7	9//	· — · — · — · · · · · · · · · · · · · ·	
ASE INFORMATION:	<del></del>			
_ •	FT of a landfill?	10		
No. of existing lots:  No. of existing lots:	osed lots:	Total site	e area (acres): <u>. 32</u>	59
LOCATION OF PROPERTY BY STREETS: On or Ne	ar:	4 54.		·
Between: Rosemont Av.	and	5/1/	nnor Au.	
Check if project was previously reviewed by: Sketch P	<del></del>			ate: Impe 6. Oct. 13
GNATURE	M.M		Who LU DATE 1	1 2/12
(Print Name) Suppose Of 19	5/11/			Agent:
R OFFICIAL USE ONLY				
INTERNAL ROUTING Applicat	4			Revised: 4/2012
All checklists are complete	tion case number	rs 六かって	Action S.F.	Fees
All fees have been collected			<u></u>	\$_ <u></u>
All case #s are assigned  AGIS conv has been sent			<del></del>	ф С
AGIS copy has been sent  Case history #s are listed	<u></u>	<del></del>	<del></del>	Φ ¢
Site is within 1000ft of a landfill			<del></del>	Ψ \$
F.H.D.P. density bonus	./\	<u> </u>		Total
F.H.D.P. fee rebate  Hearing	date <u>FD</u>	ril 10,	2013	\$
4-2-12		Drainet #	1001-	
		Project #		

Staff signature & Date

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 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 Your attendance is required. 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 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal 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, Bidg, 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.

Educated O. Faschich M.M.

Applicant name (print)

Applicant signature / date

Form revised October 2007

Checklists complete	Application case numbers	Form revised Octob	er 2007
Fees collected Case #s assigned	12-DKB-10203		└/->-/3 Planner signature / date
Related #s listed		Project #	6703



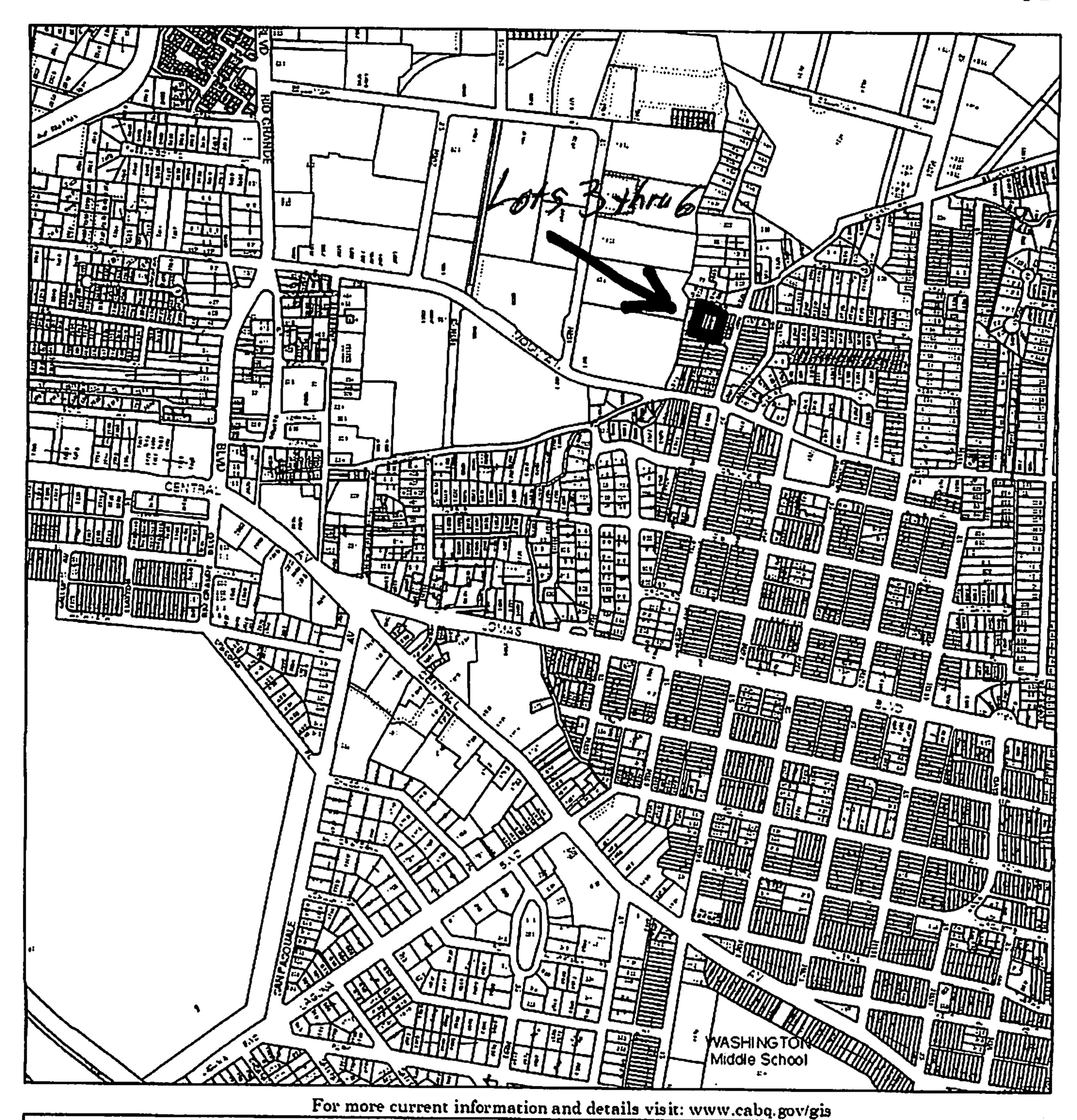
### DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION	oplemental Form (SF)	
Major subdivision action	S Z ZON	ING & PLANNING
Major subdivision action	<del></del>	Annexation
Minor subdivision action Vacation	<b>1</b>	Zono Man Amandment (Establish or Change
Vacation Vacation Variance (Non-Zoning)	<b>V</b>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector
··		Development Plans)
SITE DEVELOPMENT PLAN	Р	Adoption of Rank 2 or 3 Plan or similar
for Subdivision for Building Permit	<del></del>	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
Administrative Amendment/Approval (A/	A) D	Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)		EAL / PROTEST of
Storm Drainage Cost Allocation Plan		Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The application of the paid at the time of application. Refer to the second services.	600 2 <sup>nd</sup> Street NW, All	buquerque, NM 87102.
PPLICATION INFORMATION:		
Professional/Agent (if any):		PHONE:
ADDRESS:		FAX:
CITY:ST	TATE ZIP	E-MAIL:
APPLICANT: J.M.P. infacts L.L.		PHONE: 898-0312
ADDRESS: P.O. Box 25142	<del></del>	FAX:
CITY: //-/64ST	ATE/2.11- ZIP_87	125 E-MAIL OWARDE SUIC P. Com
Proprietary interest in site: Confract Purche	<u>انح کا کام ک</u> List <u>all</u> owners:	
ESCRIPTION OF REQUEST:	lax Pours	a. /
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Lot or Tract No. 3 4hru 6  Subdiv/Addn/TBKA: 5000000000000000000000000000000000000	20 Add 4	Block: Unit:
Existing Zoning: S-2 Pro		
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Zone Auas page(s) UP	C Code:	
ASE HISTORY: List any current or prior case number that may be relevant to	o your application (Proj., Ap	p., DRB-, AX_Z_ V_, S_ etc.):1 () () (470 3
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_10RB- 12-70321 1	7-7/1/1	
	2-70/60	<del>_</del>
ASE INFORMATION: Within city limits? Yes  Within 1000FT of	2 - 70/60 a landfill?	
ASE INFORMATION: Within city limits? Yes Within 1000FT of No. of existing lots:  No. of existing lots:	2 - 70/60 a landfill?	site area (acres): <u>232.59</u>
ASE INFORMATION:  Within city limits? Yes Within 1000FT of No. of existing lots:  LOCATION OF PROPERTY BY STREETS: On or Near:	2 - 70/60 a landfill? lots: Total s 	
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ASE INFORMATION:  Within city limits?Yes	a landfill?	
ASE INFORMATION:  Within city limits?Yes	a landfill?	riew Team(PRT)   Review Date: June 6, Oct 17
ASE INFORMATION:  Within city limits?Yes	a landfill?	ite area (acres): 3259  MMCF BV.  riew Team(PRT) □. Review Date: June 6, Oct. 17  2012
ASE INFORMATION: Within city limits?Yes	a landfill?	ite area (acres): 3259  MMCF BU.  riew Team(PRT)   Review Date: June 6, Oct 17  2012  Applicant: X Agent:   Revised: 4/2012
ASE INFORMATION: Within city limits? Yes Within 1000FT of No. of existing lots: No. of proposed I LOCATION OF PROPERTY BY STREETS: On or Near: Between: Rosemont Av. Check if project was previously reviewed by: Sketch Plat/Plating Control of the c	a landfill?	ite area (acres): 3259  MMCF BV.  riew Team(PRT) □. Review Date: June 6, Oct 17  2012  Applicant: X Agent: □
ASE INFORMATION: Within city limits?Yes	a landfill?	ite area (acres): 3259  MMCF BU.  riew Team(PRT)   Review Date: June 6, Oct 17  2012  Applicant: X Agent:   Revised: 4/2012
ASE INFORMATION:  Within city limits?Yes	a landfill?	ite area (acres): 3259  MMCF BU.  riew Team(PRT)   Review Date: June 6, Oct 17  2012  Applicant: X Agent:   Revised: 4/2012
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ASE INFORMATION:  Within city limits?	a landfill?	ite area (acres): 3259  MMCF BU.  riew Team(PRT)   Review Date: June 6, Oct 17  2012  Applicant: X Agent:   Revised: 4/2012
ASE INFORMATION: Within city limits? Yes Within 1000FT of No. of existing lots: No. of proposed I LOCATION OF PROPERTY BY STREETS: On or Near: Between: OSCMONT Check if project was previously reviewed by: Sketch Plat/Pla GNATURE (Print Name) Output O. PASCA  R OFFICIAL USE ONLY INTERNAL ROUTING All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent Case history #s are listed Site is within 1000ft of a landfill	a landfill?	
ASE INFORMATION: Within city limits? Yes Within 1000FT of No. of existing lots: No. of proposed I LOCATION OF PROPERTY BY STREETS: On or Near: Between: 1050mont Y Check if project was previously reviewed by: Sketch Plat/Plat GNATURE (Print Name) Application of All checklists are complete 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	a landfill?	
ASE INFORMATION: Within city limits? Yes Within 1000FT of No. of existing lots: No. of proposed I LOCATION OF PROPERTY BY STREETS: On or Near: Between: 1050mont Av. Check if project was previously reviewed by: Sketch Plat/Pla GNATURE (Print Name) Application ca 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	a landfill?	
ASE INFORMATION: Within city limits?Yes	a landfill?	

## FORM S(3): SUBDIVISION - D.R.B. MELLING (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 AN  Scale drawing of the propose  Site sketch with measurement improvements, if there is improvements, if there is zone Atlas map with the entity Letter briefly describing, explain List any original and/or related	nts showing structures, parant early our property (ies) clearly our continues.	to fit into an 8.5" by 1 rking, Bldg. setbacks lded to fit into an 8.5" llined	Your attendance is required.  14" pocket) 6 copies , adjacent rights-of-way and street by 14" pocket) 6 copies
	EXTENSION OF MAJOR PRI	ELIMINARY PLAT	(DRB08)	Your attendance is
	Preliminary Plat reduced to 8 Zone Atlas map with the entire Letter briefly describing, explain Copy of DRB approved infrast Copy of the LATEST Official List any original and/or related Extension of preliminary plat approximately plat approx	Te property(ies) clearly out aining, and justifying the restructure list  DRB Notice of approval for the restriction of the provention of the pumbers are the provention of the pumbers are the property of the pumbers are the property of the pumbers are th	equest r Preliminary Plat Ext	
•	MAJOR SUBDIVISION FINAL	PLAT APPROVAL (D		
		1 111 1050 20 8 6" 60 4 4" 5==	1	Your attendance is required.
	Design elevations & cross ser Zone Atlas map with the entire	Ctions of perimeter walls	e Agreement for <u>Resi</u> 3 copies	
	Copy of recorded SIA		owner's and City Surv	eyor's signatures are on the plat
	Landfill disclosure and EHD si List any original and/or related DXF file and hard copy of final	ignature line on the Mylar I file numbers on the cove I plat data for AGIS is requ	if property is within a rapplication autied.	landfill buffer
	MINOR SUBDIVISION PREI II	MINARY/FINIAL DLAT		6) Your attendance is required.
	Proposed Preliminary / Final Presure property owner's a Signed & recorded Final Presure Design elevations and cross so Site sketch with measurements improvements, if there is a Zone Atlas map with the entire Letter briefly describing, explaid Bring original Mylar of plat to mandfill disclosure and EHD signed (see schedule)  List any original and/or related Infrastructure list if required (ver DXF file and hard copy of final	Plat (folded to fit into an 8.5 and City Surveyor's signature development Facilities Feet ections of perimeter walls is showing structures, parking existing land use (fold property(ies) clearly outling, and justifying the received property of the management of the Mylar is file numbers on the cover plat data for AGIS is required.	by 14" pocket) 6 cores are on the plat property is within a large.	opies for unadvertised meetings for to submittal development only (a) 3 copies adjacent rights-of-way and street (b) 14" pocket) 6 copies (c) 4" pocket) 6 copies (c) 5" copies (c) 6"
а	MENDMENT TO PRELIMINA PLEASE NOTE: There are no clear mendments. Significant changes Proposed Amended Preliminary Pocket) 6 copies  Original Preliminary Plat Infrar	are those deemed by the y Plat, Infrastructure List,	niticant and minor cha DRB to require public and/or Grading Plan (	anges with regard to subdivision notice and public hearing. folded to fit into an 8.5" by 14"
	Zone Atlas map with the entire Letter briefly describing, explain Bring original Mylar of plat to me List any original and/or related formended preliminary plat approve	eeting, ensure property ov	uest vner's and City Surve	nto an 8.5" by 14" pocket) 6 copies yor's signatures are on the plat
the	applicant, acknowledge that any	· · y	Edward O	PASCARA M.M. Vacks LLC.
iioiii ith t	nation required but not submitted this application will likely result in all of actions.	<del>~</del>	App.	licant name (print)  ALMIQUENQUE  NEW MEXICO
a cı	hecklists complete Applica	tion case numbers - DRB- 7050		ed October 2007
Y Fe	es collected <u>13</u>	- DRB-7050	3	( 1-2-13
	ase #s assigned elated #s listed		Project#	Planner signature / date



Address Map Page:

J-13-Z

Map Amended through:

8/29/2012

Note: Gray 8hading
Represents Area Outside
of the City Limits

Note: Gray 8hading
Represents Area Outside
of the City Limits

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of the City Limits

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of the City Limits

Note: Gray 8hading
Represents Area Outside
of the City Limits

### PASCHICH DESIGN GROUP A JMP WORKS LLC. COMPANY

Lic. #359620 P.O. Box 25142, Albuquerque, NM 87125 #1009653

B703

#### Seeking neighbors' support for proposed home project:

When we see the vacant land between Rosemont and Summer at 15<sup>th</sup> St., we see an amazingly livable location for sustainably designed+built homes, in the shadow of the Explora museum, reflecting the spirit and values of the Sawmill District. Why hasn't someone already turned a similar vision into a built reality? In fact, other folks have tried. They have failed because a zoning code requirement leaves the land subdivided into strips that limit the land to narrow, unsellable and unlivable silo-homes.

We are gathering support for our request for a variance to the aforementioned zoning code. This code requires a 600 foot distance between projects classified as townhomes. We believe a variance to this requirement is appropriate for our project and beneficial to the neighborhood for three reasons:

- When the City Council adopted the Sawmill sector plan they included the R-T properties (existing multi unit townhouse projects) in the S-R zone. They did so without intending to exclude some of the R-1 areas from future townhouse development. Unfortunately City Zoning officials use the strictest interpretation of the 600 ft. rule which has not permitted any townhouse development in this area since the Sawmill sector plan was adopted.
- Our project will neither look like nor feel like a townhome project as defined by the zoning code: our project proposes 1 duplex facing Summer and another facing Rosemont (total of 4 homes). Our design is also less dense than homes in the immediate vicinity.
- Our project improves the neighborhood by replacing void dirt with 4 sustainable homes the homes will be built to LEED sustainability standards and will strengthen the neighborhoods of Summer and Rosemont in the same way as our similar project strengthened 8<sup>th</sup> street.

Please ask us questions: [ed@paschichdesigngroup.com + 263.0141] [wristen@paschichdesigngroup.com + 250.1887]

#### How to state your support for the project:

Name First / Last	Street Address	Signature
Julianna Kirwin	1201 87 St. NW	Knuin
Lola Perkins	1238 8th 54 2/11	X. Healico
CANY CONDON	124650inmerio 14W	Sing Condin
1-12-14MMACDU AD	1219 Sunner AVF Nu	Mada
<del></del>		· · · · · · · · · · · · · · · · · · ·

#### What is a LEED home?

Constructing a LEED home requires a comprehensive approach to building sustainably. This includes anchoring the home's design+construction in sustainable building best practices: in fact, a sustainable building inspector is a member of the design+construction team. LEED (Leadership in Energy and Environmental Design) is a system of sustainable building standards managed by the United States Green Building Council. LEED standards are considered the industry's most stringent sustainable building standards. A LEED home has superior insulation, reducing utility bills, and heating & AC equipment that cost less money to run. A LEED home is constructed of healthier materials that improve indoor air quality. A LEED home has been constructed in such a way so as to reduce material waste, improve material recycling, and to promote materials produced in the most environmentally friendly way. A LEED home is preferably built on vacant land in an existing neighborhood so as to not encourage new development. Through these and many other factors, a LEED home transforms its impact on our precious environment by raising itself far above status-quo building codes.



### DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental	Form (SF)		•	
SUBDIVISION Maior outside la	S		NING & PLANN	NING	
Major subdivision action  Minor subdivision action  [ ] [ ] [ ]	~		Annexation		
Vacation	rve Adj.		7 M A	\	
Variance (Non-Zoning)	V	<del></del>		Amendment (Establish or Change udes Zoning within Sector	
SITE DEVELOPMENT PLAN			Developmer	nt Plans)	
for Subdivision	P	<del></del>		Rank 2 or 3 Plan or similar	
for Building Permit				iment to Adopted Rank 1, 2 or 3 ing Code, or Subd. Regulations	
Administrative Amendment/Approva	al (AA)			g oddo, or odba. regalations	
IP Master Development Plan	D		Street Name	e Change (Local & Collector)	
Cert. of Appropriateness (LUCC)	<u>L</u>	A API	PEAL / PROTES	ST of	
STORM DRAINAGE (Form D)			_ Decision by:	DRB, EPC, LUCC, Planning	
Storm Drainage Cost Allocation Pla				O, ZHE, Board of Appeals, other	
PRINT OR TYPE IN BLACK INK ONLY. The a Planning Department Development Services Cor	pplicant or age	ent must s	ubmit the comp	pleted application in person to	the
The second of th	ner bull / St	reet Nivv	Albuquaraua NI	NA 07400	
Fees must be paid at the time of application. Re	iei to supplem	ental torms	s for submittal re	equirements.	
		•			
Professional/Agent (if any):				PHONE:	
ADDRESS:				FAX:	
CITY:	CTATE	710			
	STATE	ZIP	E-MAII	• •	
APPLICANT: Michael Wener	1			, , , , , , , , , , , , , , , , , , , ,	
		····	F	PHONE: 400-2523	
ADDRESS: 1014 Fruit Ave N			·	FAX:	
CITY: Albuqueque	STATE MM	ZIP AF	402 F-MAII	: Mwewerka eyah	~
Proprietary interest in site: Owner	•	li owners:		- THU COUNTY A COUNTY	<del>U'</del> (
		ii owners: _	1 1	-/- /- // //	
DESCRIPTION OF REQUEST: 10+ 11/2 ac	JUSTINA	77 7	D 1/3/1	arte a small 12	10
across the Frin main					
Is the applicant seeking incentives pursuant to the Fam	ily Housing Devel	opment Prod	ram? Yes.	No	
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Subdiv/Addn/TBKA: 5111100		<del></del>	Block:	Unit:	<del></del> .
C) 2/1 -					
	_ Proposed zoning	: Som	22_	MRGCD Map No	
Zone Atlas page(s):	UPC Code:	10/30	5836638		
ASE HISTORY:					
	ant to your applies	.tio= (□==: A			
List any current or prior case number that may be releva	ant to your applica	ilion (Proj., A	NPP., DRB-, AX_,Z_	, V_, S_, etc.):	
ASE INFORMATION:			· · · · · · · · · · · · · · · · · · ·		<del></del>
Within city limits? XYes Within 1000F	T of a landfill?	N/0			
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ino. or propos			site area (acres):	- JOH -	
LOCATION OF PROPERTY BY STREETS: On or Near	15m g	Mou	MAIN	·	
Between: 5 nmm	and	RUSE	mont		
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Check if project was previously reviewed by: Sketch Plat	/Pian ⊠ or Pre-aț	plication Re	view Team(PRT) D	Review Date: - July 20	72
GNATURE				DATE	
(Print Name) MILHATE WEWERK	10			D/\\	
(I millivanie) Italian (International)			·	Applicant: 💢 Agent: 🗆	
R OFFICIAL USE ONLY					
INTERNAL ROUTING				Revised: 4/2012	
All checklists are complete	n case numbers	_	Action	S.F. Fees	
All fees have been collected	-7032	2	51		
All case #s are assigned ————	<del>-</del>	<del></del> _	<del></del>		
AGIS copy has been sent			<del></del>	\$ <u>`.</u>	
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F.H.D.P. fee rehate			····	Total	
Hearing d	ate Octob	zer 11,	4017	\$	
10-0-17		Droinat #		~~~	
Staff signature	_	Project #	1000	$\omega_{2}$	

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

	Scaled site sketch an adjacent rights-of Zone Atlas map with the Letter briefly describing List any original and/or	W AND COMMENT (DRB2 of related drawings showing property and street improvements the entire property (ies) clearly ag, explaining, and justifying the related file numbers on the cely 8 DAYS after the Tuesday	oposed land use includ s, etc. (folded to fit into a outlined e request cover application	an 8.5" by 14" pocket) 6	3ldg. setbacks, copies.
	5 Acres or more & zon Scaled site plan and r Zone Atlas map with t Letter briefly describin Letter of authorization Copy of the document Completed Site Plan Infrastructure List, if ref Fee (see schedule) List any original and/or	or related file numbers on the castly 8 DAYS after the Tuesday i	opping Center: Certificanto an 8.5" by 14" pocker outlined e request plication is submitted by to the DRB	et) 6 <b>copies</b> y an agent	val
	5 Acres or more & zor Site plan and related of Site Plan for Subdivision Solid Waste Manager Zone Atlas map with the Letter briefly describing Letter of authorization Copy of the document Infrastructure List, if recompleted Site Plan for Copy of Site Plan with Fee (see schedule)  List any original and/o	For Building Permit Checklist Fire Marshal's stamp r related file numbers on the cally 8 DAYS after the Tuesday r	opping Center: Certifica 3.5" by 14" pocket) 6 co oproved or simultaneous Site Plan outlined e request olication is submitted by to the DRB	sly submitted. 6 copies.	val
	AMENDED SITE DEVE  Proposed amended Site Plan  DRB signed Site Plan  Zone Atlas map with the Letter briefly describing Letter of authorization Infrastructure List, if recompleted Site Plan for Fee (see schedule)  List any original and/or	or Building Permit Checklist (n ; r related file numbers on the c ly 8 DAYS after the Tuesday r	BDIVISION (DRB02) 5" by 14" pocket) 6 coperto an 8.5" by 14" pocket outlined erequest olication is submitted by ot required for amendment over application	Maximum Size: pies et) 6 copies an agent nent of SDP for Subdivisi	24" x 36"
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info	mation required but not sub- application will likely result in	mitted with	Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z	Applicant rame (print) ficant signature / date evised October 2007	ALBUQUERQUE NEW MEXICO
/ 4	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers 12DRB	$\sim$	10-5	ignature / date

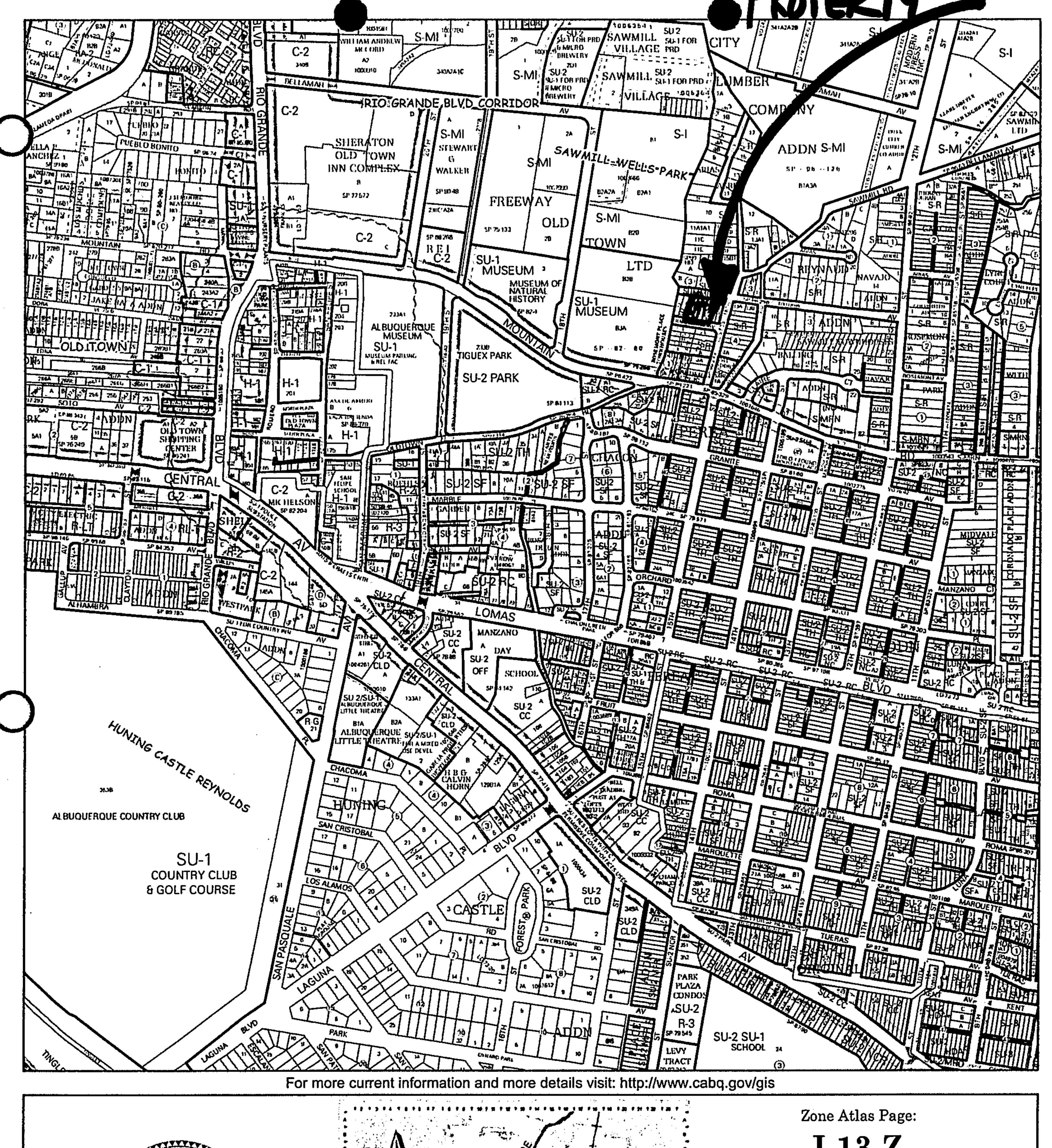
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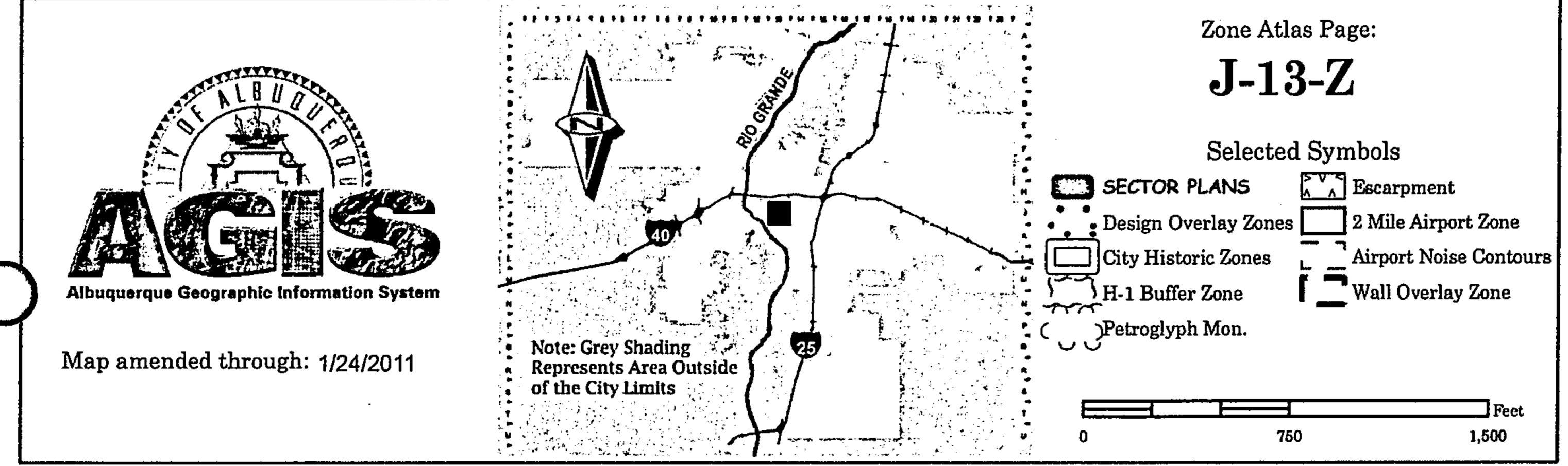


### DEVELOPMENT/ PLAN REVIEW APPLICATION

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SUBDIVISION  Major subdivision action		S Z	_	& PLANNING
Minor subdivision action			A	nnexation
Vacation Variance (Non-Zoning)	- LOI LIVE FROJ	V	Z	one Map Amendment (Establish or Change oning, includes Zoning within Sector
SITE DEVELOPMENT PLAN		-	D	evelopment Plans)
for Subdivision		۲		doption of Rank 2 or 3 Plan or similar ext Amendment to Adopted Rank 1, 2 or 3
for Building Permit				an(s), Zoning Code, or Subd. Regulations
Administrative Amendme IP Master Development I	ant/Approval (AA) Plan			
Cert. of Appropriateness		Đ		freet Name Change (Local & Collector)
STORM DRAINAGE (Form D)	•	L A		PROTEST of
Storm Drainage Cost Allo			Di	ecision by: DRB, EPC, LUCC, Planning rector, ZEO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONL Planning Department Development Ser	Y. The applicant o	or agent	mariat arribanit	
ees must be paid at the time of applic	ation. Refer to supr	olementa	i ivvv, Albuqu al forms for si	erque, NM 87102. Ibmittal requirements
PPLICATION INFORMATION:				requirements.
Professional/Agent (if any):				
ADDRESS:				!PHONE:
		<del></del>	<del>-</del>	FAX:
CITY:	STATE _	ZI	P	E-MAIL:
APPLICANT: MIChael WE	ewerkz			
ADDRESS: 1014 Fruit A			<u> </u>	PHONE: 400-2523
CITY: Albuquerque		111	A-2 10:2	!FAX:
Proprietore interest in all Act to A	<b>1</b>	VIVI ZI	P 8-40Z	E-MAIL: MWewerka eyahon
Proprietary interest in site: Our		List <u>all</u> ov	vners:	
SCRIPTION OF REQUEST: _///	4 alljusty	ment	t to	Vistribute a small 1/2/
across the Fris	Main lots	10	ncresso	Mir 512e
Is the applicant seeking incentives pursuant	to the Esmily Haveine (	8		
Lot or Tract No. 1013 2, 4,5,6	o and T			TACH A SEPARATE SHEET IF NECESSARY.  ock:Unit:
Subdiv/Addn/TBKA: _Summer	Gracella	121	<u> </u>	
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Zone Atlas page(s): $J - 13$				6638512022
		. <u> </u>	3	000012022
SE HISTORY: List any current or prior case number that many	ay be relevant to your a	pplication	(Proj., App., DR	B-, AX_,Z_, V_, S_, etc.):
SE INFORMATION:	<del></del>	<del>-</del>	<u> </u>	<u> </u>
	ithin 1000FT of a landfill	l? <del>\/</del>	0	
No. of existing lots: 4/2 No.	o. of proposed lots:	<u> </u>	Total site area	(acres): 36 AC
LOCATION OF PROPERTY BY STREETS:	On or Near: 15	1 E	danta	
Between: 5 ummur			Posemo.	i die
Check if project was previously reviewed by:				am(PRT) 13. Review Date: 1 July 2012
NATURE		<b>( )</b>		
(Print Name) MICHATL WED	WERKA	, <u></u> ,		DATE
OFFICIAL USE ONLY			<u> </u>	Applicant: X Agent:
				Revised: 4/2012
NTERNAL ROUTING  III checklists are complete	Application case num	nbers		Action S.F. Fees
Il fees have been collected	12DRB -70	0321	•	Sk
ill case #s are assigned			•	<u> </u>
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10-	8-14	Proj	ect#	56703 i
Statt s	signature & Date			}

X	SKETCH PLAT REVIEW AND COMMENT (DRB22)  Scaled site sketch and related drawings showing proposed land use in adjacent rights-of-way and street improvements, etc. (folded to fit in	Maximum Size: 24" x 36" cluding structures, parking, Bldg. setbacks,
	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	
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)  5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Cer Scaled site plan and related drawings (folded to fit into an 8.5" by 14" p 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.	Maximum Size: 24" x 36" tificate of No Effect or Approval ocket) 6 copies ed by an agent
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)  5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Cer Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) of Site Plan for Subdivision, if applicable, previously approved or simultant 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.	eously submitted. 6 copies.  d by an agent
	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRE  Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6  DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" p  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  Infrastructure List, if relevant to the site plan  Completed Site Plan for Building Permit Checklist (not required for ame 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 ocket) 6 copies d by an agent endment of SDP for Subdivision)
□ , th		ificate of No Effect or Approval copies ocket) 6 copies ocket) 6 copies og Permit copy of the EPC Notification of Decision ubdivision)  Bring the original to the meeting.  WHURKA
	mation required but not submitted with application will likely result in deferral of ons.	Applicant name (print) Applicant signature / date
Z Z	Checklists complete Application case numbers  Fees collected 12008 70321  Case #s assigned Project	m revised October 2007  10-8-12  Planner signature / date t# 1006703





10/6/12

To: City of Albuquerque DRB Committee Members

Re: 1506 - 1572 SUMMER NW Previous case #

He//o-

I own 4/2 half lots spanning between Rosement & summer NW. They currently Mensure just over 25'wide by 142' deep I'd like to adjust lot lines so that the half-lot (# 7 currently is divided equally amongst the other four to end up with a total of Four # 17.72' widex 142 lots.

Thank you Werz Much,

Michael Wewerks, Abutel lowner

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### DEVELOPMENT/ PLAN REVIEW APPLICATION

	ង្គៀplem	ental form		•	
SUBDIVISION	S		& PLANNING	•	
Major Subdivision action	<u>i</u>		Annexation	•	4.
Minor Subdivision action XKETC	$\mathcal{H}$	<del></del>	_ County :	Submittal	-
Vacation	· V	<del></del>	_ EPC Su	bmittal	•
Variance (Non-Zoning)	• •		Zone Map Amend	lment (Establish	or Change
SITE DEVELOPMENT PLAN			Zoning) Social Diam (Diam	1 11 1115	•
for Subdivision			Sector Plan (Pha	7	l:1
for Building Permit	· •		Amendment to So Comprehensive F	•	ity or
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IP Master Development Plan	D		Street Name Cha		<b>U</b> ,
Cert. of Appropriateness (LUCC)	į L		/ PROTEST of	_ ,	,,
Storm Drainage Cost Allegation Diag	: : :		Decision by: DRB, ERZHE, Zoning Board o	PC, LUCC, Planning	Director or Staff,
Storm Drainage Cost Allocation Plan			•	• •	
PRINT OR TYPE IN BLACK INK ONLY. The	applicant or age	ent must submi	it the completed	d application in	person to the
Planning Department Development Services Cei			uerque, NM 871	02. Fees must	be paid at the
ime of application. Refer to supplemental forms	tor submittal re	equirements.			
APPLICATION INFORMATION:					
Professional/Agent (if any):	· 			DUONE.	
Professional/Agent (if any):	· · · · · · · · · · · · · · · · · · ·			PHONE:	
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CITY:	STATE	7IP	E-MAIL:		
OIII.	:				<del></del>
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APPLICANT: FEDDIB DIVERN			PHON	IE: 244-3	
ADDRESS: 1020 Lomas Blu	d. NW SU	itt 6	FAX:	•	
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			<u> </u>		
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widen 10TS	<u>.</u>	<del></del>			<del></del>
Is the applicant seeking incentives pursuant to the Fa	mily Housing Deve	lopment Program	? Yes <b>X</b> N	1o.	
	<b>3</b>			_	MECECCARV
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Zone Atlas page(s): J /3	UPC Code:		1	•	
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LOCATION OF PROPERTY BY STREETS: On or N	par Mount	oin Rel.	1 15 14	87.	
<u>_</u>	†				<del></del>
Between: Mountain Rd.	and _	Sum	ner	<del> </del>	<del></del>
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Case history #s are listed				<u> </u>	
Site is within 1000ft of a landfill	<u></u> - <u></u>	<del></del>		——— Ψ—— Tota	<del></del> ລໄ
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☐ F.H.D.P. fee rebate Hearing			<b>-</b> -	<del>-</del>	
	g date <u>June</u>			⊅	
1.10/1	g date <u>June</u> 5 - 1		1001,70	) <del>_</del> _	
Planner sign	5-12	Project #	10067	<u>5</u>	

. . .

Detroit.

#### 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 Less 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal 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 FIEDPIE RIVER JO information required but not submitted with this application will likely result in /, Applicant name (print) deferral of actions. NEW MEXICO Applicant signature / date Form revised October 2007 Checklists complete Application case numbers 5-25-12

Planner signature / date

Project #

Fees collected

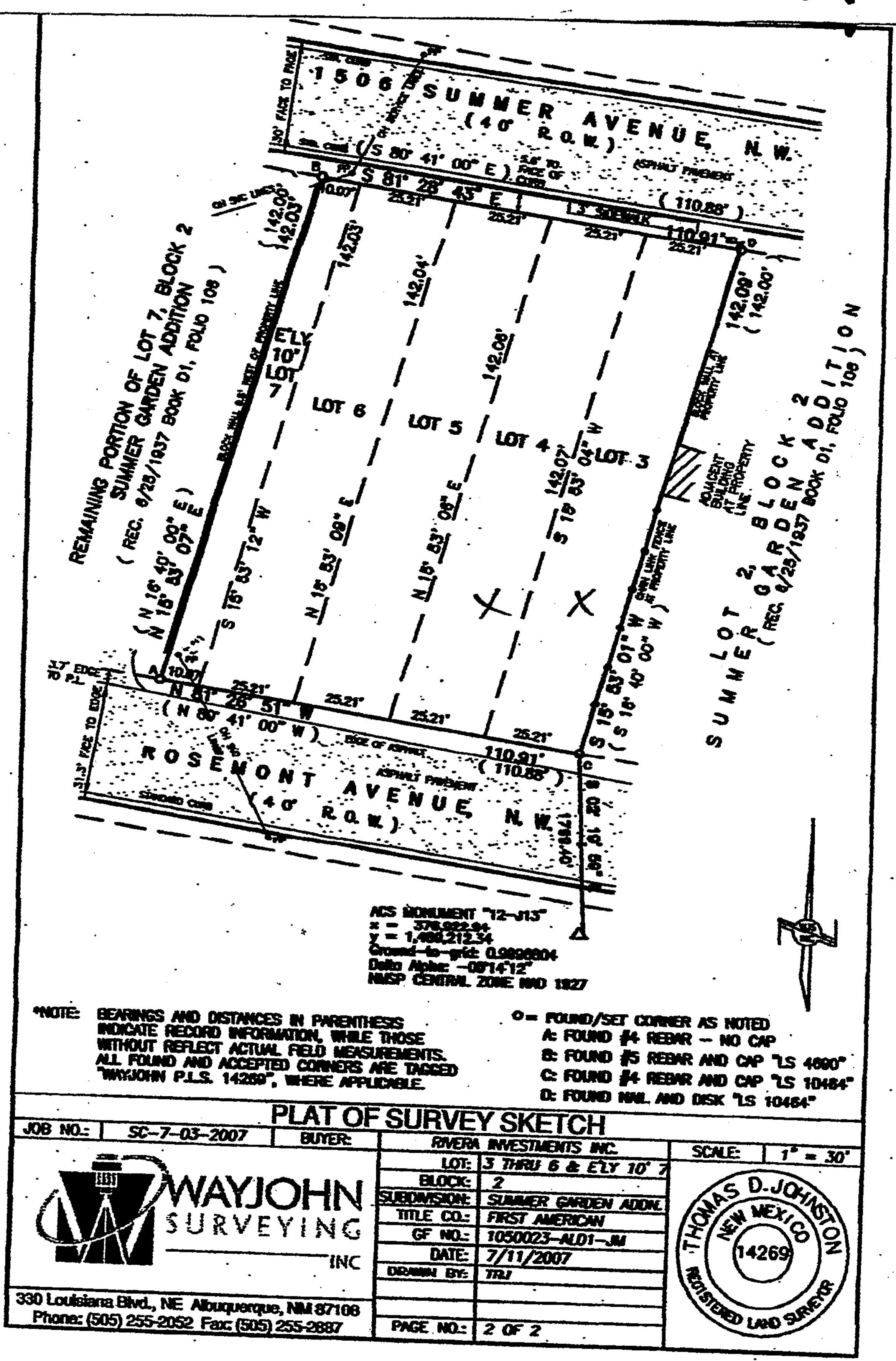
Case #s assigned

Related #s listed

# PROJECT#1006703 Application #:

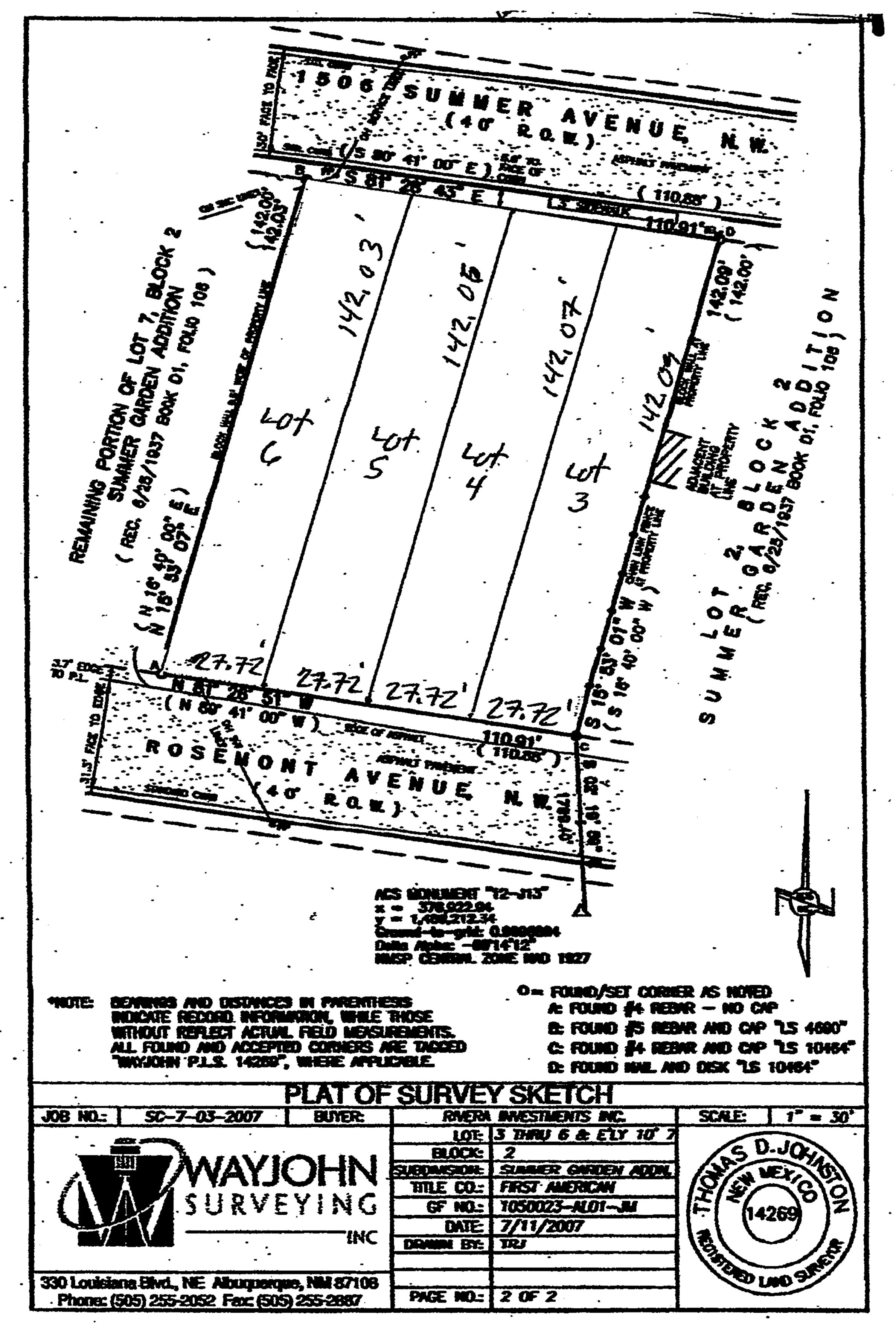
12DRB-70160	exhibit provents a skitch pla

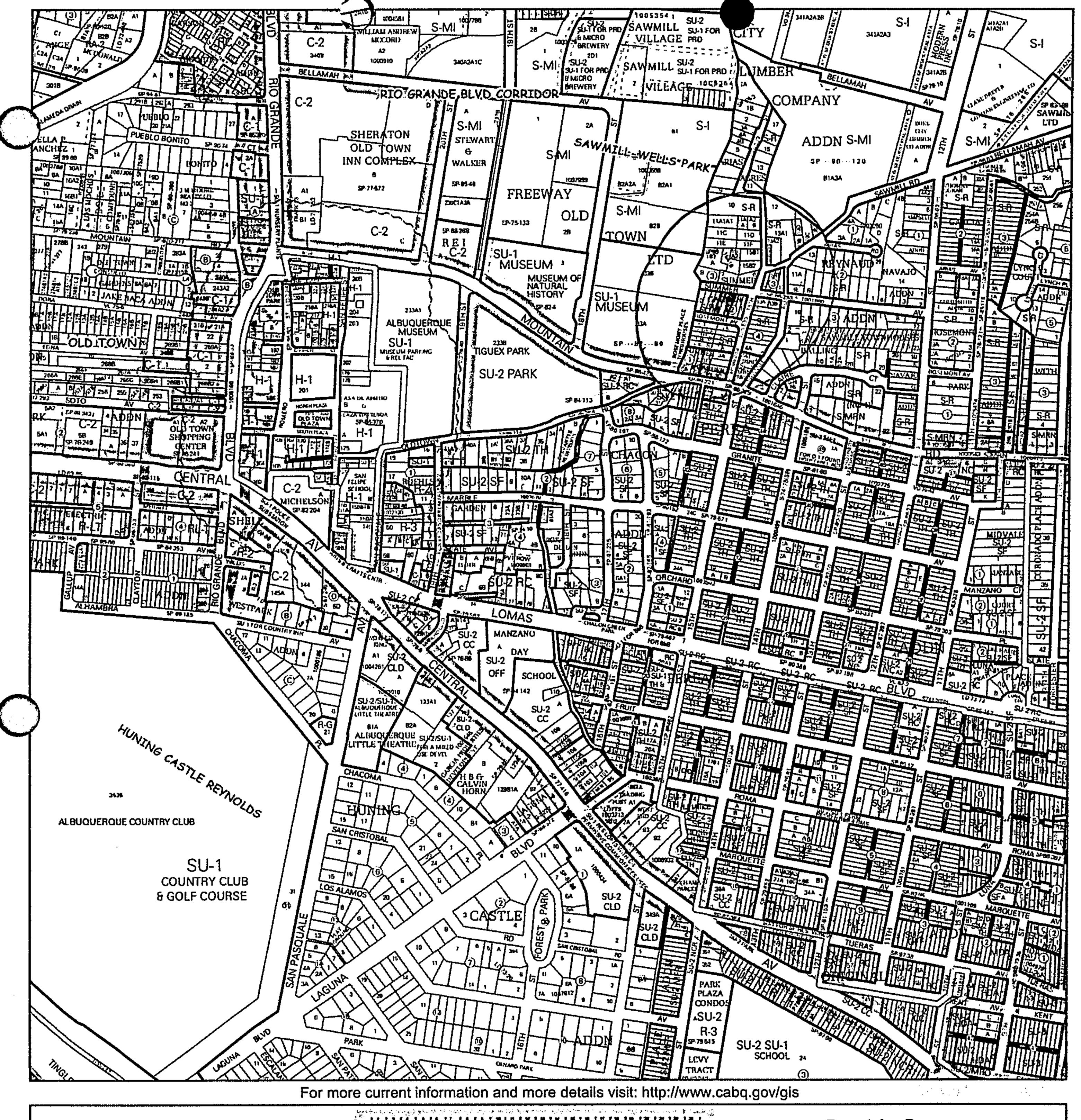
# 1506 SUMMER NW. FRISTING

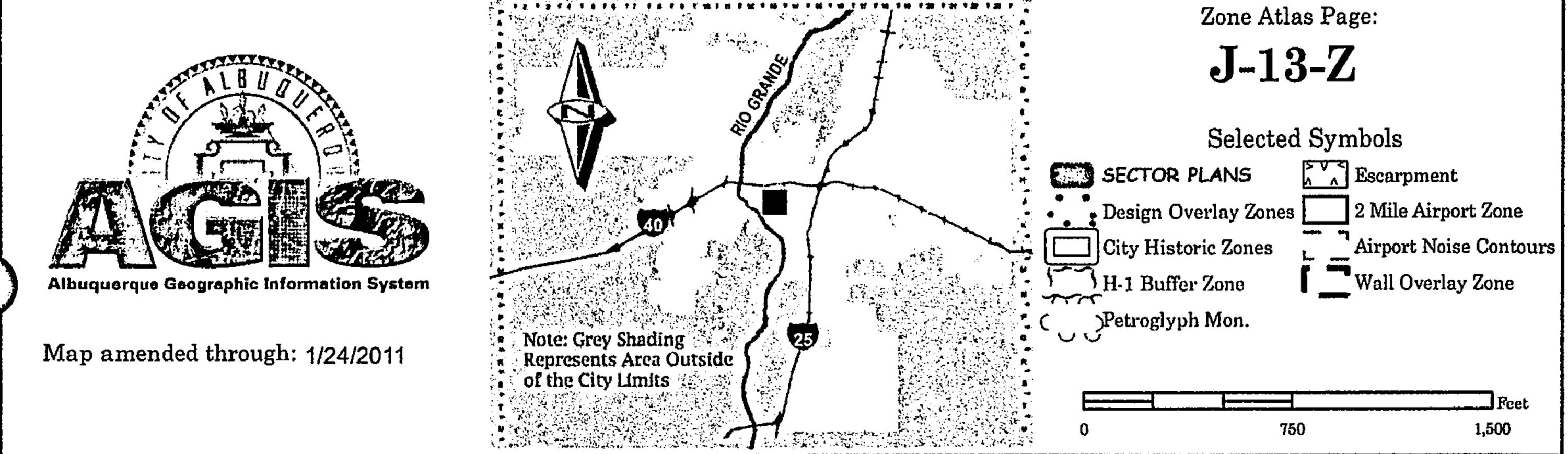


All Market and the second seco

## 1506 SUMMER NW . PROPOSED









# FIRST CHOICE EQUITY BUILDERS, INC.



May 22, 2012

RE: Sketch plat review

Lots 3, 4, 5, 6 and 7, Block 2 summer garden addition

To Whom It May Concern:

We are proposing to change the existing seven (7) long, narrow lots into four (4) short, wider lots.

Due to the current Sawmill sector guidelines we are prohibited from building Townhomes on these lots. Change the lot layout would allow us to create buildable lots

Thank vou

Freddie Rivera, Jr.

First Choice Equity Builders

505-244-3800

May 22, 2012

Jack Cloud DRC Chair

City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

Re: LETTER OF AUTHORIZATION SUMMER GARDEN ADDN.

Dear Mr. Cloud:

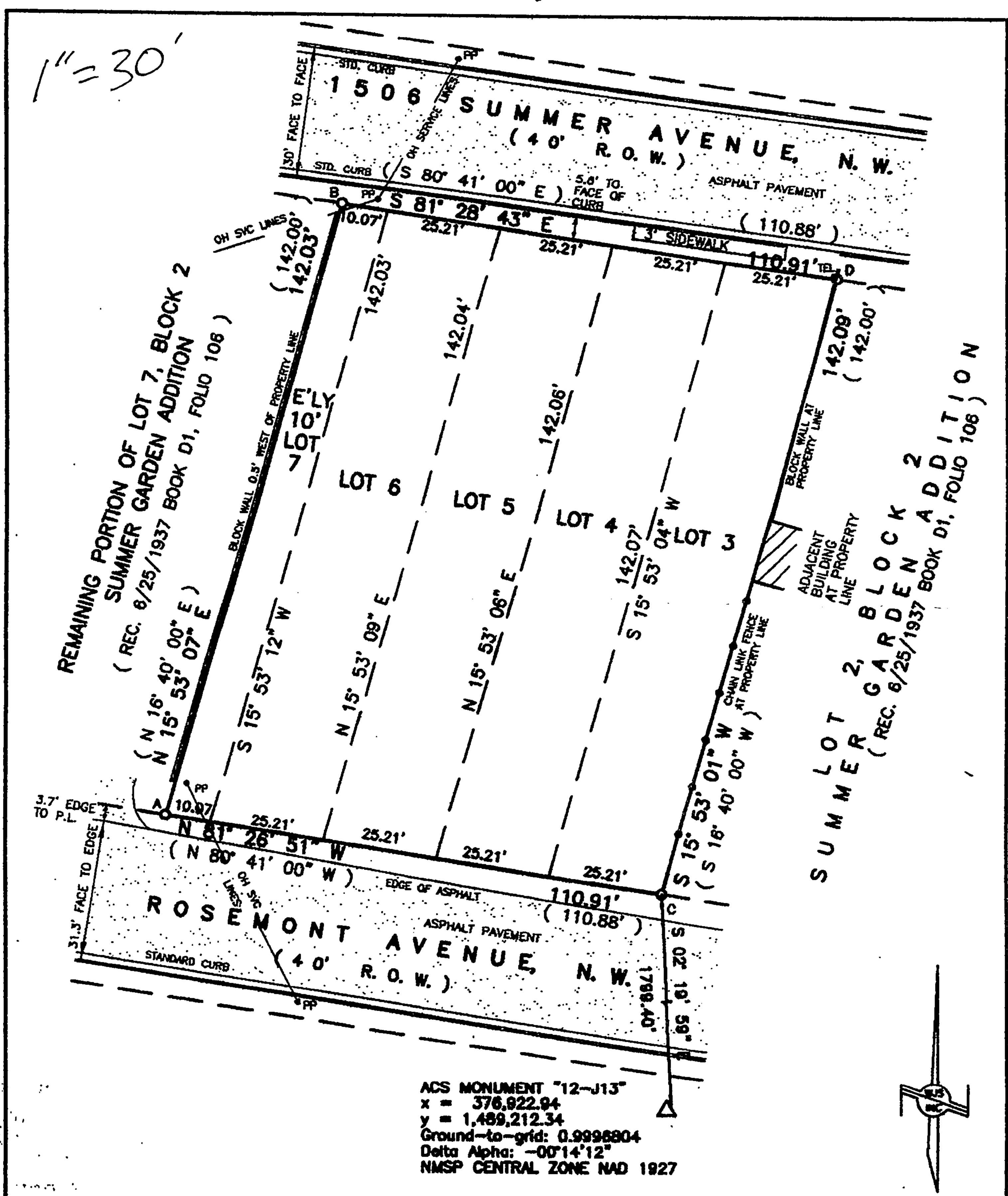
Please accept First Choice Equity Builders as my agents for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the Summer Garden Addn.

Thank you for your attention concerning this matter. If you should have any questions, please call me at 505-400-2523.

Sincerely,

Michael Wewerka

Owner



\*NOTE: BEARINGS AND DISTANCES IN PARENTHESIS INDICATE RECORD INFORMATION, WHILE THOSE WITHOUT REFLECT ACTUAL FIELD MEASUREMENTS. ALL FOUND AND ACCEPTED CORNERS ARE TAGGED WAYJOHN P.L.S. 14269", WHERE APPLICABLE.

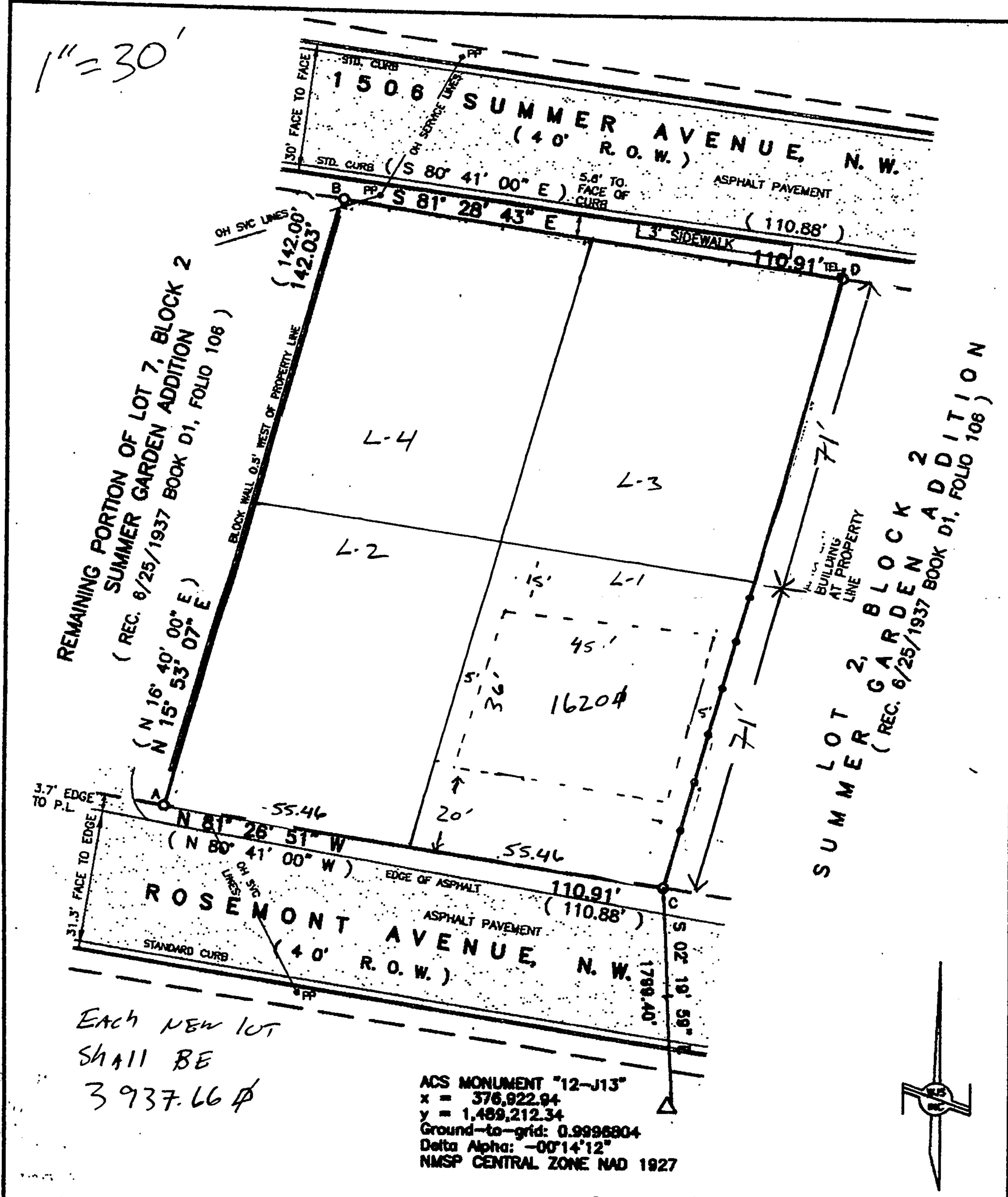
O = FOUND/SET CORNER AS NOTED

A: FOUND #4 REBAR - NO CAP

B: FOUND #5 REBAR AND CAP "LS 4690"

C: FOUND #4 REBAR AND CAP "LS 10464"

T: FOUND MAR CHO CHEK "IS 10464"



\*NOTE: BEARINGS AND DISTANCES IN PARENTHESIS INDICATE RECORD INFORMATION, WHILE THOSE WITHOUT REFLECT ACTUAL FIELD MEASUREMENTS, ALL FOUND AND ACCEPTED CORNERS ARE TAGGED WAYJOHN P.L.S. 14269", WHERE APPLICABLE.

O = FOUND/SET CORNER AS NOTED

A: FOUND #4 REBAR — NO CAP

B: FOUND #5 REBAR AND CAP "LS 4690"

C: FOUND #4 REBAR AND CAP "LS 10464"

D: FOUND MAR AND CAP "LS 10464"



### DEVELOPMENT/ PLAN REVIEW APPLICATION

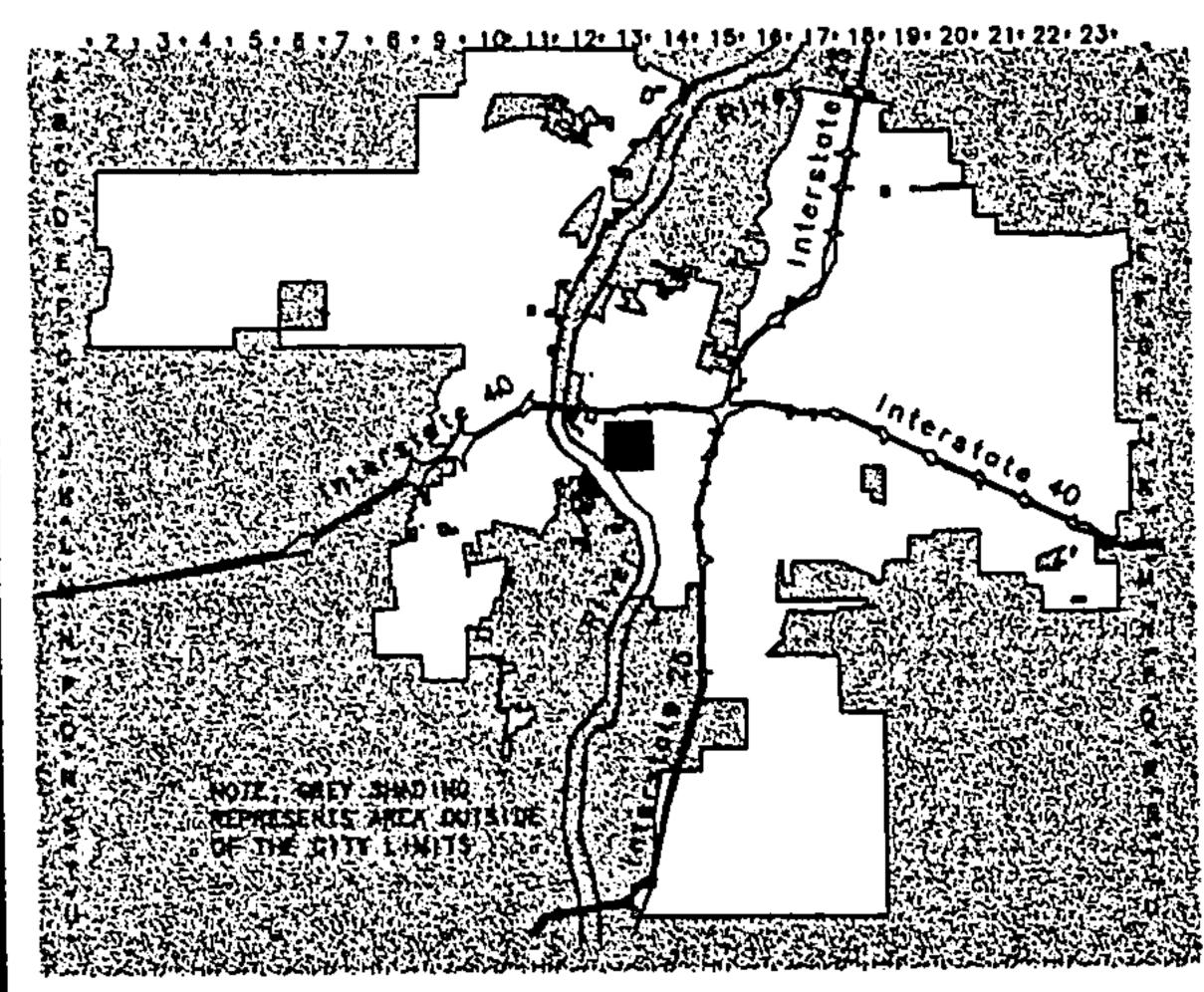
•	Supplemental form	n .
SUBDIVISION		ONING & PLANNING .
Major Subdivision action Minor Subdivision action		Annexation
Vacation	· V	County Submittal EPC Submittal
Variance (Non-Zoning	)	Zone Map Amendment (Establish or Change
SITE DEVELOPMENT PLAI	N	Zoning) Sector Plan (Phase I, II, III) -
for Subdivision		Amendment to Sector, Area, Facility or .
for Building Permit Administrative Amenda	ment (AA)	Comprehensive Plan  Text Amendment (Zoning Code/Sub Regs):
IP Master Developmer	nt Plan	Street Name Change (Local & Collector)
Cert. of Appropriatenes STORM DRAINAGE	ss (LUCC) L A AF	PEAL/PROTEST of
Storm Drainage Cost Alloca	tion Plan	Decision by: DRB, EPC, LUCC, Planning Director of Staff, ZHE, Zoning Board of Appeals
PRINT OR TYPE IN BLACK INK ON Planning Department Development Stime of application. Refer to supplement	Services Center, 600 2" Street NW	submit the completed application in person to the Albuquerque NM:87102. Fees must be paid at the
APPLICANT INFORMATION:		
Professional/Agent (if any):	<b>.</b>	PHONE:
ADDRESS:		
CITY:		
	STATEZIP	
APPLICANT FED RIVER	AT- FOR DIVERA I	NUSTANT PHONE: 244.3800
ADDRESS 1020 Lamas	Bud pri - Sult	L ()
CITY: AB Ug.		· - · · · · · · · · · · · · · · · · · ·
Proprietary interest in site: Purcl	• • • • • • • • • • • • • • • • • • •	37WZ E-MAIL: FR:
DESCRIPTION OF REQUEST:	Ling Chrise 1	IN order to Change
Building Type (	THEO SED)	
Lot or Tract No. <u>Lo73</u>	1.5 + 6	Block: 2 Unit:
Subdiv/Addn/TBKA: SUMME	Garden Ada	
Existing Zoning: 5.6	Proposed zoni	
Zone Atlas page(s): 5 3	UPC Code: 101305	<del></del>
ASE HISTORY:	· ••	2022
•	t may be relevant to your application (Proj.,	App., DRB-, AX_,Z_, V_, S_, etc.);
• • • • • • • • • • • • • • • • • • •		
ASE INFORMATION: Within city limits? XYes	MULLS ACCOUNT OF A LOS JOBO	
	Within 1000FT of a landfill?	$\frac{1}{2}$
		area of site (acres): <u>-36</u> (15,749.22 9
LOCATION OF PROPERTY BY STREET	•	DI MM
Between: Summer	and and	Enout, Nu.
Check-off if project was previously review	ed by Sketch Plat/Plan 🗆, or Pre-applicatio	on Review Team ⊡. Date of review:
IGNATURE -	in minima in the second of the	DATE 7-24-07
	ERA Time	·
. (Print) (Print)	- COCH 5 : : : :	Applicant: 🗷 Agent: 🗆
R OFFICIAL USE ONLY		Form revised 4/07
INTERNAL ROUTING	Application ages numbers	
All checklists are complete	Application case numbers  57075	Action S.F. Fees $5(3)$ \$ $5(3)$
All fees have been collected	<u> </u>	
All case #s are assigned AGIS copy has been sent		
·Case history #s are listed		
Site is within 1000ft of a landfill		<u> </u>
F.H.D.P. density bonus F.H.D.P. fee rebate	e( . ( _ I) _ )	Total
	Hearing date	\$ <u> </u>
1/24/	Project #	# 100055
	nner signature / date	· · · · · · · · · · · · · · · · · · ·

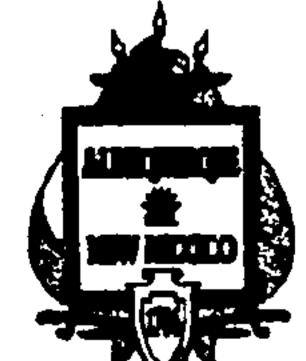
### FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

X	Site sketch with measurem improvements, if there Zone Atlas map with the expense Letter briefly describing, expenses the sketch with measurements.	ND COMMENT (DRB22)  sed subdivision plat (folded to fit in nents showing structures, parking, I is any existing land use (folded to ntire property(ies) clearly outlined kplaining, and justifying the request ated file numbers on the cover appl	to an 8.5" by 14" pocket) Bldg. setbacks, adjacent fit into an 8.5" by 14" po	rights-of-way ar	
·	<ul> <li>Preliminary Plat reduced to</li> <li>Zone Atlas map with the extension of Letter briefly describing, extension of DRB approved information of Copy of the LATEST Officients and original and/or related</li> </ul>	ntire property(ies) clearly outlined aplaining, and justifying the request	minary Plat Extension red cation	ur attendance is	required.
	<ul> <li>Proposed Final Plat (folder</li> <li>Signed &amp; recorded Final P</li> <li>Design elevations &amp; cross</li> <li>Zone Atlas map with the e</li> <li>Bring original Mylar of plat</li> <li>Copy of recorded SIA</li> <li>Landfill disclosure and EH</li> <li>List any original and/or related</li> </ul>	AL PLAT APPROVAL (DRB12) d to fit into an 8.5" by 14" pocket) 6 re-Development Facilities Fee Agree sections of perimeter walls 3 contire property(ies) clearly outlined to meeting, ensure property owner D signature line on the Mylar if properted file numbers on the cover applifinal plat data for AGIS is required.	copies ement for Residential or pies s and City Surveyor's signerty is within a landfill but	gnatures are on	<b>y</b>
	Proposed Preliminary / Find Signed & recorded Final Proposed Preliminary / Find Signed & recorded Final Proposed Preliminary / Find Signed & recorded Final Proposed Preliminary / Find Proposed President Proposed President Proposed President Proposed Preliminary / Find Proposed Proposed Proposed Preliminary / Find Proposed Propo	ELIMINARY/FINAL PLAT APPR nal Plat (folded to fit into an 8.5" by re-Development Facilities Fee Agress sections of perimeter walls (11" nents showing structures, parking, is any existing land use (folded to ntire property(ies) clearly outlined explaining, and justifying the request to meeting, ensure property owner D signature line on the Mylar if property of the file numbers on the cover applied (verify with DRB Engineer) final plat data for AGIS is required.	ement for Residential of the property of the second for Residential of the second for the second	r unadvertised madvertised mad	neetings y nd street
	PLEASE NOTE: There are not amendments. Significant charman amendments. Significant charman are not are	clear distinctions between significances are those deemed by the DRE minary Plat, Infrastructure List, and/or Grading Fentire property(ies) clearly outlined explaining, and justifying the request to meeting, ensure property owner ated file numbers on the cover appropriate approval expires after one year	ant and minor changes were to require public notice or Grading Plan (folded to fit into an and City Surveyor's significant controls and City Surveyor's significant controls.	and public hear to fit into an 8.5" 8.5" by 14" pock	odivision ing. by 14" et) 6 copies
an su	the applicant, acknowledgy y information required but bmitted with this application ely result in deferral of act	on will	Applicant Applicant Signature	t name (print)	ALBUQUERQUE NEW MEXICO
<b>T</b>		Application case numbers - 70159	Mc Sai	< 7/22	ignature / date





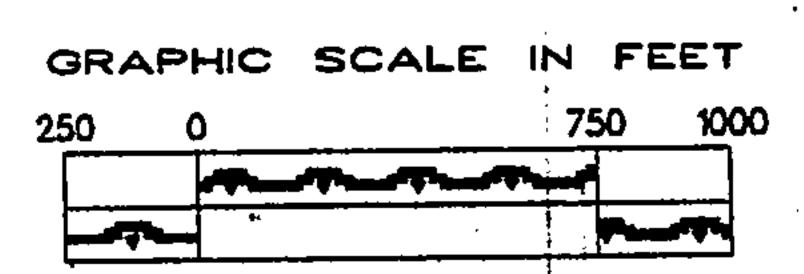


Atuares Geografic Information System
PLANNING DEPARTMENT

C Copyright 2000

These addresses are for information purposes only and are not intended for Address Verification.





Address Map

J-13

Map Amended through August 30, 2000

## FURST CHOICE CUSTOM BUILDERS FURST CHOICE REALTORS

Divisions or Rivery dates in the later

July 23, 2007

City of Albuquerque
Development Review Board

RE: Lots 3, 4, 5 & 6, Block 2 Summer Garden Addition

To Whom It May Concern:

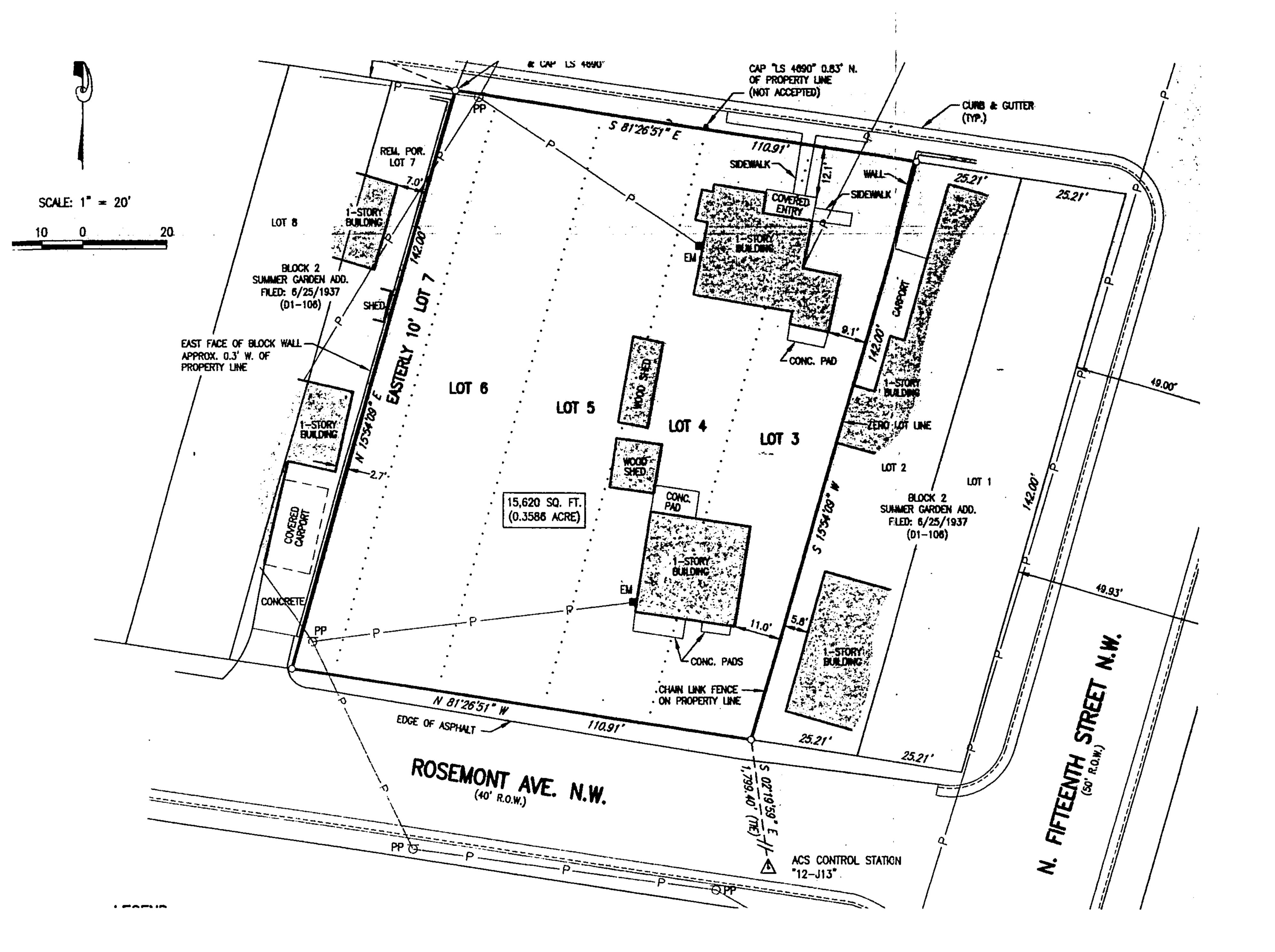
I am requesting a lot line change for the above property. The lots are currently 25' wide by 142' deep. This only allows for Townhomes to be built on these 4 lots. I would like to change the lot lines so that the lots are 50' wide x 71' deep to allow for SFD units to be built.

Each new lot would be approx 3,550 sq. ft.

Respectfully Submitted,

Fred Rivera, Jr

Builder, Broker, Developer



EXISTING lot line

025' X 142' DEEP

X 4

