



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 13 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development **Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**
Brad Bingham, P.E., Hydrology/ Alternate City Engineer **Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1001789**
08DRB-70031 1 YR YEAR EXTENSION OF
SUBDIVISION IMPROVEMENTS
JASON DASKALOS request(s) the above action(s) for all
or a portion of Lot(s) 28-A-1, Block 6 **MONTE VISTA**
ADDN, zoned CCR, located on CENTRAL AVE NE
BETWEEN WELLESLEY NE AND TULANE NE
containing approximately 0.8483 acre(s). (K-16)
THE ONE YEAR EXTENSION OF THE SUBDIVISION
IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.
2. **Project# 1004972**
08DRB-70020 VACATION OF PUBLIC
RIGHT-OF-WAY
ROBERT WESTFALL request(s) the above action(s) for
all or a portion of Spruce Street NE, adjacent to Lot 1,
Block 27, **COUNTRY CLUB ADDITION**, zoned R-1,
located on the north side of SIGMA CHI RD NE
BETWEEN ENCINO PL NE AND UNIVERSITY BLVD
NE (J-15) **THE VACATION WAS DENIED.**
3. **Project# 1007051**
08DRB-70014 VACATION OF PUBLIC
RIGHT-OF-WAY
JOSEPH B. GARCIA agent(s) for JOE M. CRUZ
request(s) the above action(s) for all or a portion of **THE**
AMOLE DEL NORTE DIVERSION, adjacent to Tract
398-B, Town of Atrisco Grant Unit 3, zoned A-1 (County),
located on the north side of SAGE RD SW BETWEEN 75th
ST AND RAEL ST SW containing approximately 0.83
acre(s). (L-10) **DEFERRED TO 3/15/08 AT THE**
AGENT'S REQUEST.

4. **Project# 1000376**
08DRB-70033 - 1YR YEAR EXTENSION
OF SUBDIVISION IMPROVEMENTS

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-117 Unit 1 & 1-35 Unit 2, **PARADISE SKIES UNITS 1 & 2**, zoned R-LT, located on BANDELIER DRIVE NW BETWEEN MCMAHON BLVD NW AND UNSER BLVD NW containing approximately 23.2 acre(s). (A-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1001249**
08DRB-70032 VACATION OF PUBLIC
EASEMENT

TIERRA WEST LLC agent(s) for GOODMAN REALTY GROUP request(s) the above action(s) on a portion of Tract(s) A, **SNOW VISTA INVESTORS**, zoned C-1 (SC), located on 98TH ST SW BETWEEN SAGE RD SW AND BENAVIDES RD SW containing approximately 10.7651 acre(s). (M-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT : EXISTING SANITARY SEWER LINE MUST BE RELOCATED AND APPROVED TO A NEW ALIGNMENT PER ABCWUA.**

6. **Project# 1007063**
08DRB-70030 VACATION OF PUBLIC
EASEMENT

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) on a portion of Tract(s) A, **LLD SUBDIVISION**, zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16, F-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION MUST BE SHOWN ON THE PLAT.**

7. **Project# 1006953**
07DRB-70406 VACATION OF PUBLIC
EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) *(Deferred from 12/19/07, 12/23/07 & 2/6/08)* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A TURN AROUND IS NOT REQUIRED BASED ON EXISTING CONDITIONS.**

8. **Project# 1006001**
08DRB-70052 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
08DRB-70005 VACATION OF PUBLIC
EASEMENT
08DRB-70007 VACATION OF PRIVATE
EASEMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 22, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) *(Deferred from 1/30/08 & 2/6/08)* **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE WITH CONDITIONS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/13/08 THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO VERIFICATION WITH THE CITY ATTORNEY REGARDING APPROPRIATE MAINTENANCE OF TRACT 22C. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

9. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2
DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN**, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). *(Deferred from 1/9/08, 1/16/08 & 1/30/08, 2/6/08)* **LEVEL B PLAN RECEIVED FINAL SIGNOFF SUBJECT TO CONCURRENCE FROM CITY ENGINEER AND CITY ATTORNEY REGARDING THE PROCESS FLOWCHART.**

10. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR
BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR
SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES
agent(s) for PETERSON PROPERTIES request(s) the
above action(s) for all or a portion of Lot(s) 1-B & 1-D,
LADERA INDUSTRIAL CENTER, located on UNSER
BLVD NW BETWEEN VISTA ORIENTE NW AND
LADERA CHANNEL containing approximately 7.08
acre(s). (H-9) (*Deferred from 1/23/08 & 1/30/08*)
**INDEFINITELY DEFERRED AT THE AGENT' S
REQUEST.**

- Project# 1002404**
08DRB-70029 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-
98TH/UNSER LLC request(s) the above action(s) for all or
a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL
CENTER**, zoned SU-1 LIGHT INDUSTRIAL, located on
UNSER BLVD NW AND VISTA ORIENTE ST NW
containing approximately 7.0919 acre(s). (H-9) (*Deferred
from 1/30/08*) **INDEFINITELY DEFERRED AT THE
AGENT' S REQUEST.**

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

11. **Project# 1005513**
08DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L
AND EVELYN S BARELA request(s) the above action(s)
for all or a portion of Tract(s) 2, **LANDS OF ALBERT
L. MATTHEW**, zoned R-1, located on 12TH ST NW
BETWEEN DON FRANCISCO NW AND DON
FRANCISCO PL NW containing approximately 0.3755
acre(s). (G-14) (*Deferred from 1/30/08*)

**WITH AN APPROVED GRADING AND DRAINAGE PLAN
DATED 9/4/07, AND WITH THE SIGNING OF THE
INFRASTRUCTURE LIST DATED 2/13/08, THE
PRELIMINARY PLAT WAS APPROVED. FINAL PLAT
WAS INDEFINITELY DEFERRED PENDING
COMPLETION OR FINANCIAL GUARNATEE OF
INFRASTRUCTURE. FINAL SIGN OFF WAS
DELEGATED TO PLANNING FOR THE SITE
DEVELOPMENT PLAN TO BE TIED TO THE
INFRASTRUCTURE AND THE PLAT.**

12. **Project# 1003717**
08DRB-70064 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ERIC JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION TOGETHER WITH A PORTION OF VACATED PUBLIC ALLEY**, zoned SU-2 FOR NCR, located on AVENIDA CESAR CHAVEZ SE BETWEEN BROADWAY BLVD SE AND ARNO ST SE containing approximately 0.1102 acre(s). (L-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR TURN AROUND EASEMENT AND ADDITIONAL COMMENTS, AND TO PLANNING TO RECORD.**

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

13. **Project# 1003991**
08DRB-70065 SKETCH PLAT REVIEW
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 26-P1, **SAGE RANCH**, zoned RLT, located on SNOW VISTA BLVD SW BETWEEN SAGE SW AND BENAVIDES RD SW containing approximately 3.7442 acre(s). (M-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1003916**
08DRB-70055 SKETCH PLAT REVIEW
AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MONTERRA DEL RAY Unit(s) A**, zoned SU-1/PDA, located on DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately 58.2994 acre(s). (D-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. ~~**Project# 1007091**~~
08DRB-70062 SKETCH PLAT REVIEW
AND COMMENT

JULIE RAEL OR ROBERT GUTTIERREZ request(s) the above action(s) for all or a portion of Tract B, **AURELIA GUTIERREZ**, zoned R-1, located on GUADALUPE TRAIL NW BETWEEN SANDIA RD NW AND GRECIAN NW containing approximately 0.15 acre(s). (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 23, 2008.

Other Matters: None

ADJOURNED: 11:00

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**February 13, 2008
DRB Comments**

ITEM # 15

PROJECT # 1007091

APPLICATION # 08-70062

RE: Tract B, Gutierrez-Aurelia Redivision

If the existing Tract B contains approximately 7,300 sq ft, and the amount of land to be transferred to Tract C is approximately 300 sq ft, then the proposed replat would conform to the R-1 zoning requirements provided a 10 foot setback is maintained along the south side of the existing house on Tract B. a larger parcel. Both Tracts would have to be on a single plat.



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



Item# 15
Project # 1007091
Hearing Date: Feb. 13, 2008

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007091

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

DATE: February 13, 2008



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Julie Bael (f/Kla Gutierrez) OR Robert Gutierrez PHONE: 235-8189 OR 220-4524
 ADDRESS: 10700 Del Sol PK Dr NW FAX: _____
 CITY: Albuq STATE NM ZIP 87114 E-MAIL: learrael@aol.com

Proprietary interest in site: Part Owner List all owners: Applicant + Clem Gutierrez

DESCRIPTION OF REQUEST: Move property line in to cure driveway encroachment

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

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

Lot or Tract No. Tract B of Plat of Tracts A, B, C + D of Replats of Tract 15-A + 15C Block: --- Unit: ---
 Subdiv/Addn/TBKA: Aurelia Gutierrez Redivision
 Existing Zoning: B-1 Proposed zoning: N/A
 Zone Atlas page(s): F 14 UPC Code: 101406129943411148 MRGCD Map No N/A

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.150
 LOCATION OF PROPERTY BY STREETS: On or Near: Guadalupe Trail NW
 Between: Sandia Road and Grecian

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

SIGNATURE Julie Bael DATE 2/10/08
 (Print) Julie Bael Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DEB-70062</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>02/13/08</u>			Total \$ <u>0</u>

Sandy Handley 02/04/08 Project # 1007091
 Planner 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) **Your attendance is required.**

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

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

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

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

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

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

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

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

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

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

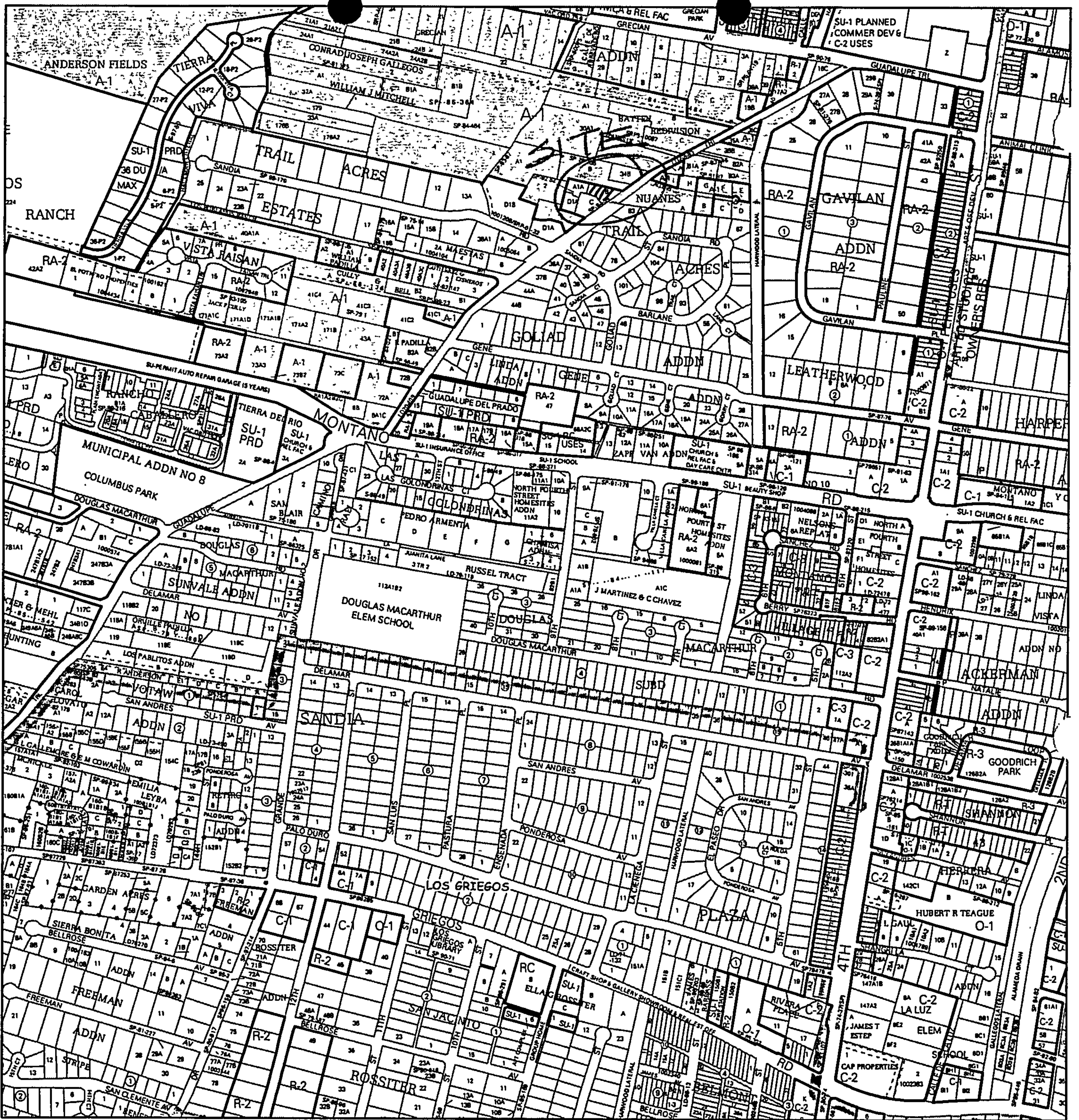
Julie Bael Applicant name (print)
Julie Bael 2/10/08
 Applicant signature / date




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

Application case numbers
 OBDRB- 70062

Form revised **October 2007**
Sandy Handley
 Planner signature / date
 Project # 1007091

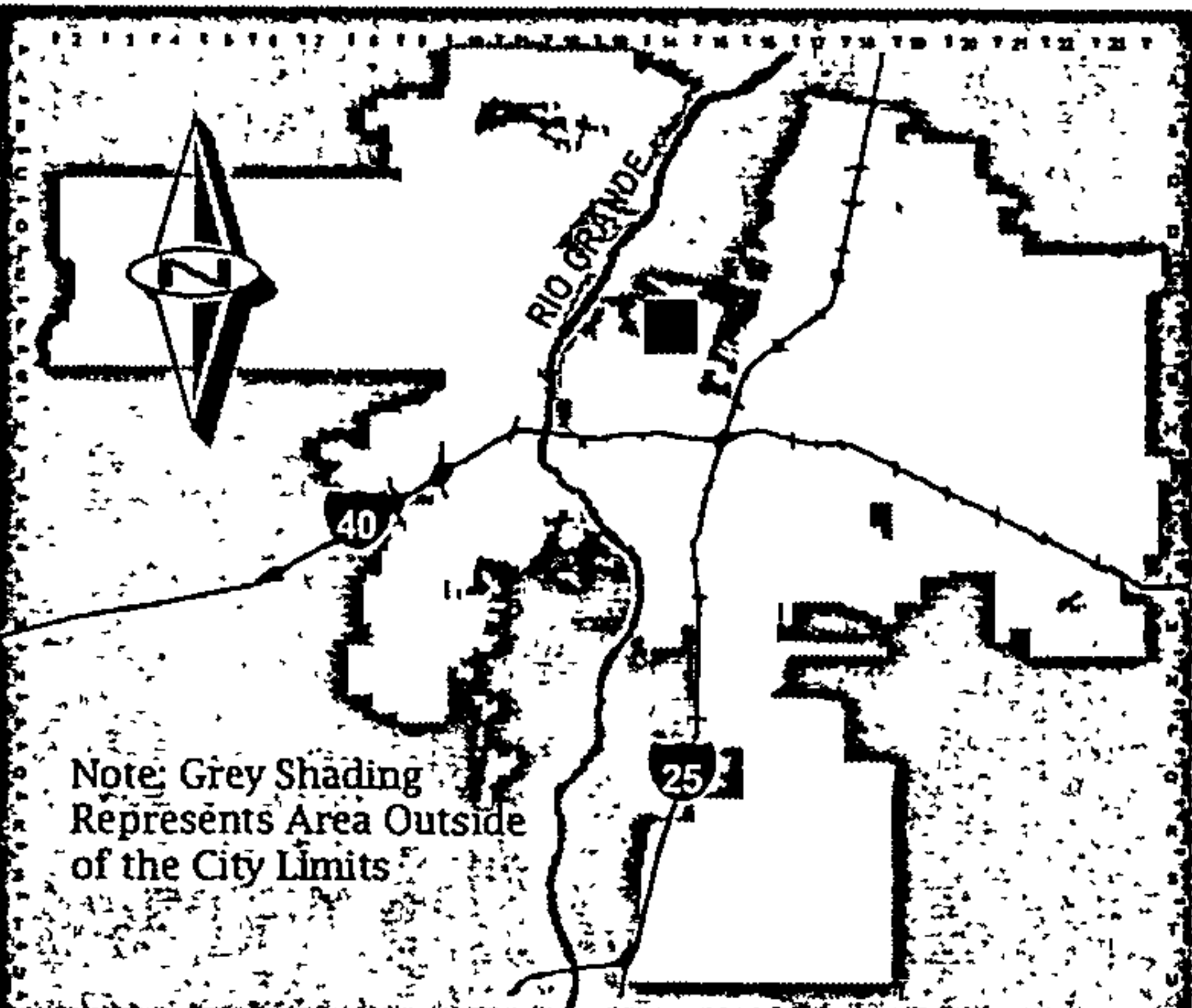


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System


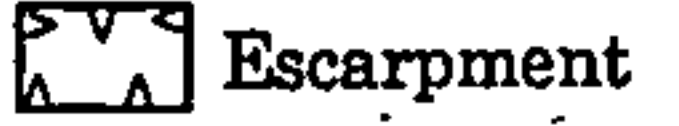




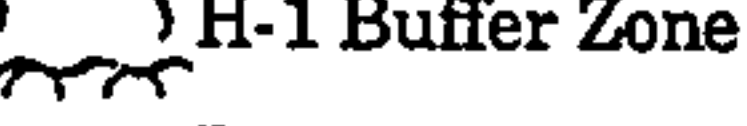
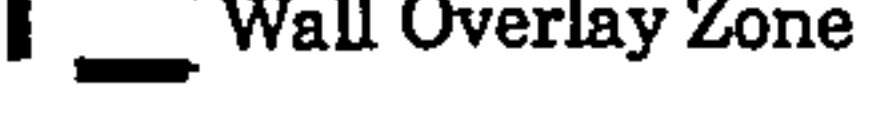

Map amended through: 5/17/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-14-Z

Selected Symbols

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

0 750 1,500 Feet

Julie Rael
10700 Del Sol Park Drive NW
Albuquerque, NM 87114
(505) 235-8189

-or-

Robert Gutierrez
2405 Rio Grande Del Sol Court NW
Albuquerque, NM 87107
(505) 220-4524

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Sketch Plat Review and Comment Request Regarding 5837
Guadalupe Trail NW and 5835 Guadalupe Trail

Dear Sir or Madam:

This serves as a request for a Sketch Plat Review and Comment pertaining to the front portion of the property line between 5835 Guadalupe Trail and 5837 Guadalupe Trail. As shown on the attached plat, 5835 Guadalupe Trail NW and 5837 Guadalupe Trail NW share property lines. In order to correct the current driveway encroachment of 5835 Guadalupe Trail, we are requesting to move the property line in on 5837 Guadalupe Trail. Please note that the driveway to 5835 Guadalupe Trail is made of asphalt and the current square footage of 5837 Guadalupe Trail is approximately 7,300. The proposed property line revision is shown in red ink on the attached plat.

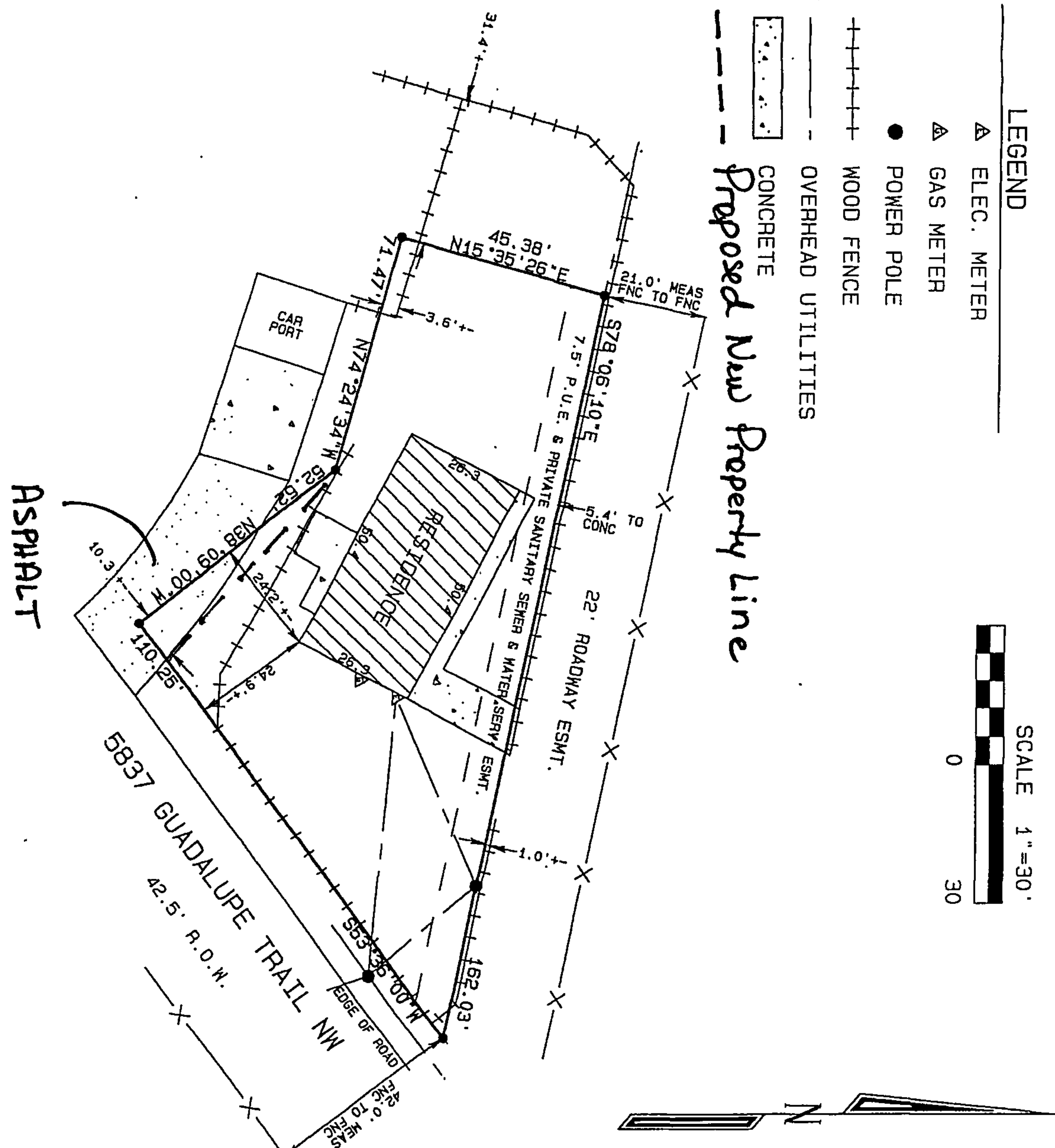
Thank you for your consideration.

Very truly yours,


Julie Rael

Attachments

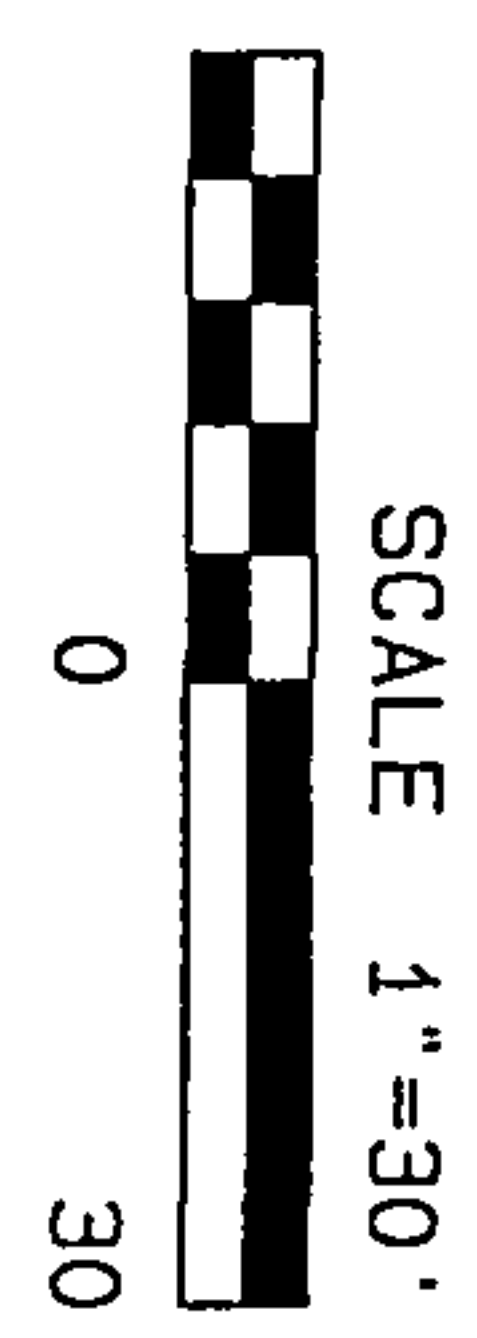
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LEGEND

- ELEC. METER
- GAS METER
- POWER POLE
- WOOD FENCE
- OVERHEAD UTILITIES
- CONCRETE

Proposed New Property Line



ASPHALT

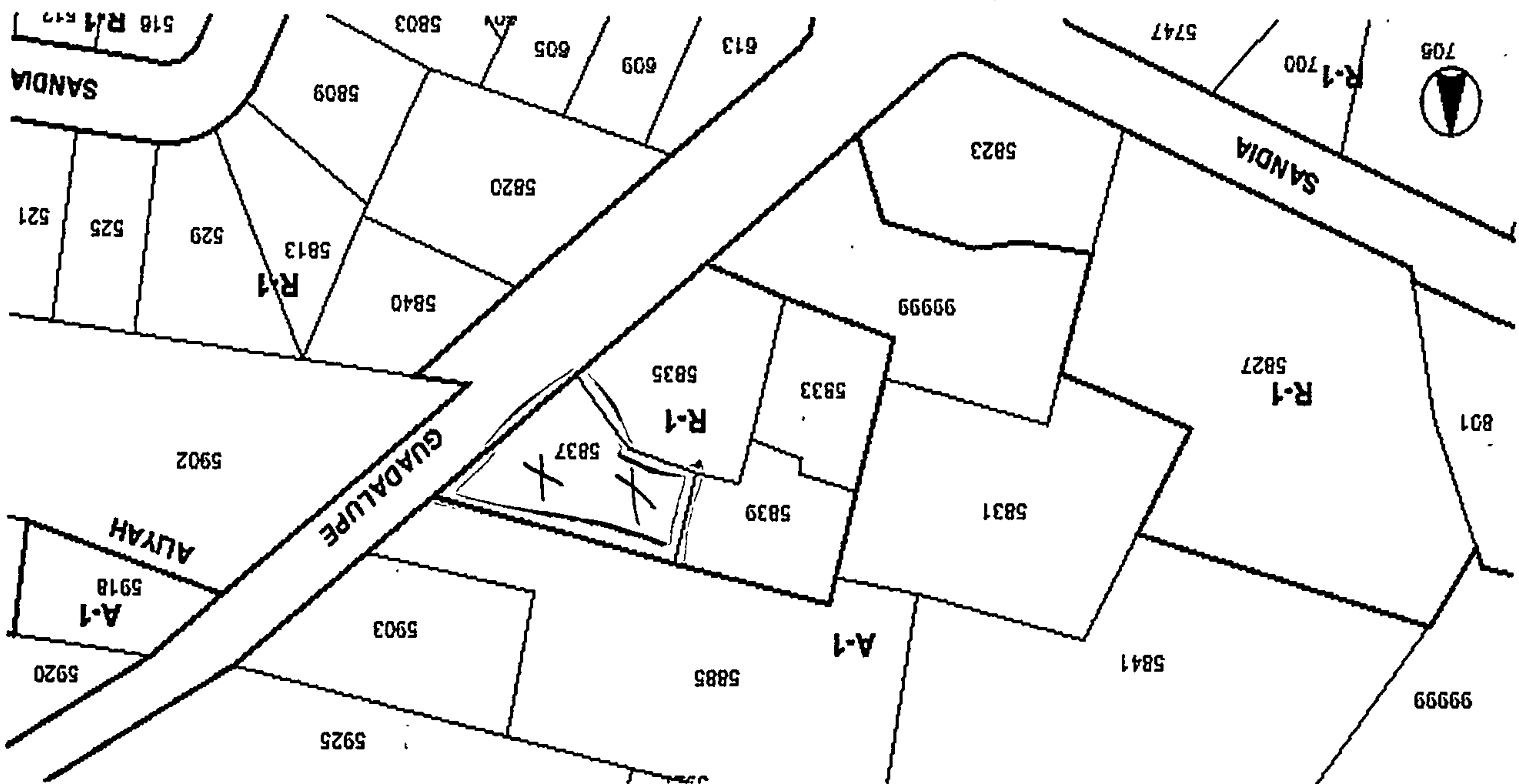
NOTES

TRACT "B" OF AURELIA GUTIERREZ REDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 9, 1984, IN PLAT BOOK B20, FOLIO 128.

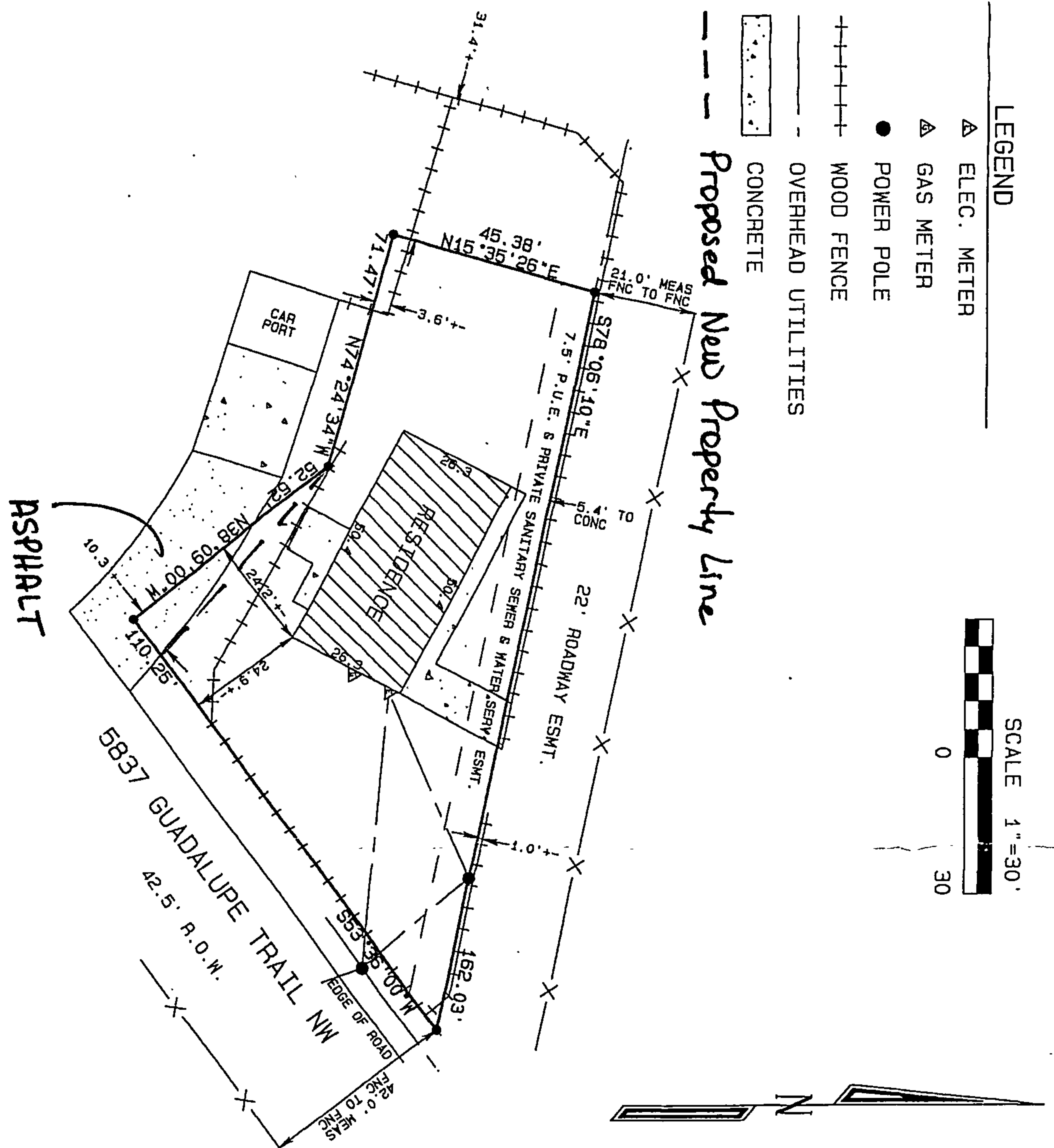
IMPROVEMENT LOCATION IS BASED ON PREVIOUS PROPERTY SURVEYS AND MAY NOT REFLECT THAT WHICH MAY BE DISCLOSED BY A BOUNDRY SURVEY. NO MONUMENTS WERE SET. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD WHICH PERTAIN. THIS IS NOT TO BE RELIED ON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS OR FUTURE IMPROVEMENTS. THIS IS NOT A BOUNDRY SURVEY TO BE USED BY PROPERTY OWNER FOR ANY USE.

FEBRUARY 5, 2007
ILR: 07-18049

Zoning Details



- RO-1 Rural and Open Zone
- RA-1 Residential and Agricultural Zone, Semi-Urban Area
- RA-2 Residential and Agricultural Zone
- R-1 Residential Zone: Houses
- MH Residential Zone: Mobile Homes
- R-LT Residential Zone: Houses & Limited Townhomes
- R-T Residential Zone: Houses & Townhomes
- R-G Residential Garden Apartment Zone
- R-2 Residential Zone: Houses, Townhomes & Medium Density Apartments
- R-3 Residential Zone: Houses, Townhomes & High Density Apartments
- RC Residential/Commercial Zone
- R-D Residential and Related Uses Zone, Developing Area
- O-1 Office & Institutional Zone
- C-1 Neighborhood Commercial Zone
- C-2 Community Commercial Zone
- C-3 Heavy Commercial Zone
- IP Industrial Park Zone
- M-1 Light Manufacturing Zone
- M-2 Heavy Manufacturing Zone
- SU-1 Special Use Zone
- SU-2 Special Neighborhood Zone, Redeveloping Area
- SU-3 Special Center Zone
- H-1 Historic Old Town Zone
- P Parking Zone
- P-R Reserve Parking Zone
- WO Wall Overlay Zone
- HO Historic Overlay Zone
- UCO Urban Conservation Overlay Zone
- AP Airport Protection Overlay Zone
- DO Design Overlay Zone



LEGEND

- ▲ ELEC. METER
- ▲ GAS METER
- POWER POLE
- ++++ WOOD FENCE
- OVERHEAD UTILITIES
- CONCRETE

Proposed New Property Line



NOTES

TRACT "B" OF AURELIA GUTIERREZ REDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 9, 1984, IN PLAT BOOK B20, FOLIO 128.

IMPROVEMENT LOCATION IS BASED ON PREVIOUS PROPERTY SURVEYS AND MAY NOT REFLECT THAT WHICH MAY BE DISCLOSED BY A BOUNDARY SURVEY. NO MONUMENTS WERE SET. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD WHICH PERTAIN. THIS IS NOT TO BE RELIED ON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS OR FUTURE IMPROVEMENTS. THIS IS NOT A BOUNDARY SURVEY TO BE USED BY PROPERTY OWNER FOR ANY USE.

FEBRUARY 5, 2007
ILR: 07-18049

Julie Rael
10700 Del Sol Park Drive NW
Albuquerque, NM 87114
(505) 235-8189

-or-

Robert Gutierrez
2405 Rio Grande Del Sol Court NW
Albuquerque, NM 87107
(505) 220-4524

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Sketch Plat Review and Comment Request Regarding 5837
Guadalupe Trail NW and 5835 Guadalupe Trail

Dear Sir or Madam:

This serves as a request for a Sketch Plat Review and Comment pertaining to the front portion of the property line between 5835 Guadalupe Trail and 5837 Guadalupe Trail. As shown on the attached plat, 5835 Guadalupe Trail NW and 5837 Guadalupe Trail NW share property lines. In order to correct the current driveway encroachment of 5835 Guadalupe Trail, we are requesting to move the property line in on 5837 Guadalupe Trail. Please note that the driveway to 5835 Guadalupe Trail is made of asphalt and the current square footage of 5837 Guadalupe Trail is approximately 7,300. The proposed property line revision is shown in red ink on the attached plat.

Thank you for your consideration.

Very truly yours,



Julie Rael

Attachments

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