



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 12, 2008 9:00AM
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# 1005108**
08DRB-70059 MAJOR - PRELIMINARY
PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER
THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) [Deferred from 2/27/08]. **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

2. **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) [February 13, 2008]. **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 IS FOR ALL AS-BUILTS OF RECORD BE SUBMITTED CONCURRENTLY WITH THE PLATTING ACTION.**

3. **Project# 1001562**
08DRB-70071 VACATION OF PUBLIC
EASEMENT
08DRB-70089 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 11-P1, 12-P1, & 13-P1, Block(s) 1, Tract(s) 1-A, **RESERVE AT FOUR HILLS SUBDIVISION** zoned R-D, located on SEA BISCUIT DRIVE BETWEEN SECRETARIAT AV AND SEATTLE SLEW AVE containing approximately .7208 acre(s). (M-22) **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 PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PLAN ON THE PLAT, AND TO PLANNING FOR EXHIBIT INDICATING LOCATION OF SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE AND TO RECORD.**

4. **Project# 1003684**
08DRB-70074 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENT/COLLATZ request(s) the above action(s) for all or a portion of **ANASAZI Unit(s) 1**, zoned R-1, located on MCMAHON BLVD NE BETWEEN ANASAZI RIDGE AVE NW AND WESTSIDE BLVD NW containing approximately 40.3491 acre(s). (A-10) **AN 18 MONTH EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08 & 3/5/08]* **DEFERRED TO 3/19/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1006865**
08DRB-70117 EPC APPROVED SDP
FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16) **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

7. **Project# 1006973**
08DRB-70119 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

8. **Project# 1006824**
08DRB-70100 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, **R P TINNIN**, zoned SU-1 FOR PLANNED RESIDENTIAL AND RECREATIONAL DEVELOPMENT, located on COMANCHE NE BETWEEN TRAMWAY NE AND JUAN TABO NE containing approximately 3.01 acre(s). (G-22) *[Deferred from 3/5/08]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA TO CLOSE OUT MINI WORK ORDER, ACCOUNT SET-UP, AND TO CALL OUT EXISTING/PROPOSED SERVICES AND TO PLANNING FOR STAFF PLANNERS INITIALS ON PLAT OR REVISED MEMO.**

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

9. **Project# 1000523**
08DRB-70085 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for BROADWAY VISTA PARTNERS request(s) the above action(s) for all or a portion of Block 19, Tract(s) A, B, C, D, E, & F TRACT 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-1, C-1, located on PASEO DEL NORTE BETWEEN VENTURA AND HOLBROOK containing approximately 4.7776 acre(s). (C-20) *[Deferred from 3/5/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) *[Deferred from 2/27/08 & 3/5/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/08 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 3/7/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

11. **Project# 1006950**
08DRB-70115 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for SIERRA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) B-B NMDOT ROW TBKA TRACT A LANDS OF SIERRA WEST LLC, zoned R-1, located on WYOMING BLVD NE BETWEEN MOUNTAIN RD NE AND INTERSTATE 40 NE containing approximately 1.1249 acre(s). (J-20)

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR VERIFICATION OF EXISTING EASEMENT STATUS AND TO PLANNING TO RECORD.

12. **Project# 1005403**
08DRB-70092 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS**, zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) [*Deferrd from 3/5/08*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/08, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 12/6/07, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE WITH THE CONDITION THAT THE SIDEWALK MUST EXTEND TO DRIVE PAD ON LOT 4 PER TRANSPORTATION DEVELOPMENT. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

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

13. **Project# 1006571**
08DRB-70118 SKETCH PLAT REVIEW
AND COMMENT

DOUG SMITH agent(s) for JIO RANCESORD request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA RD NW AND LULAC AVE NW containing approximately .5326 acre(s). (J-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. ~~Project# 1007147~~
08DRB-70113 SKETCH PLAT REVIEW
AND COMMENT

JOSE ARMAS agent(s) for JOSE ARMAS request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) 39, **MESA VERDE ADDITION** zoned R-3, located on WESCONSIN NE BETWEEN MARQUETTE NE AND COPPER NE containing approximately .2662 acre(s). (K-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1007149**
08DRB-70114 SKETCH PLAT REVIEW
AND COMMENT

PLAZA SURVEYS, LLC agent(s) for YOLANDA SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 122B, zoned RA-2, located on ELFEGO NW BETWEEN TEODORO NW AND GRIEGOS RD NW containing approximately .9709 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project# 1007150**
08DRB-70116 SKETCH PLAT REVIEW
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM O'CONNELL request(s) the above action(s) for all or a portion of Lot(s) 3, **FLAMINGO HEIGHTS** zoned O-1, located on ST JOSEPHS CT NW BETWEEN LADERA DR NW AND ATRISCO DR NW containing approximately .48 acre(s). (G-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Other Matters: None.

ADJOURNED: 10:24

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 12, 2008
DRB Comments**

ITEM # 14

PROJECT # 1007147

APPLICATION # 08-70113

RE: Lot 28-A, Block 39, Mesa Verde Addition

The existing lot does not meet the minimum requirements of the R-3 zone (Minimum 150 feet by 150 feet), therefore it is classified as a nonconforming lot.

The proposed subdivision might be done in the R-2 zone if there was a minimum 60 foot width, demonstration of meeting parking requirement, and subject to easements for access, parking, and drainage.



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



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007147

AGENDA ITEM NO: 14

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

A cross-lot drainage easement will be needed.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussal* 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: March 12, 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...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Jose ARMAS PHONE: 730 1899

ADDRESS: 3912 VISTA GRANDE NW FAX: 836 1899

CITY: ALB STATE NM ZIP 87120 E-MAIL: armas@swcp.com

Proprietary interest in site: owner List all owners: Linda M. ARMAS

DESCRIPTION OF REQUEST: Minor Subdivision of 549 Wisconsin NE Lot 28-A, Block 39 of Mesa Verde Addition

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. 28-A Block: 39 Unit: Lot 28-A

Subdiv/Addn/TBKA: Mesa Verde Addition

Existing Zoning: R-3 Proposed zoning: _____

Zone Atlas page(s): K9-2 UPC Code: 101905750038510722 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 0.2662

LOCATION OF PROPERTY BY STREETS: On or Near: on Wisconsin NE

Between: MARQUETTE NE and COPPER NE 1

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

SIGNATURE Jose Armás DATE 3/3/08
 (Print) Jose ARMAS Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70113</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" 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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>March 12, 2008</u>				Total
Planner signature / date <u>[Signature] 3/3/08</u>				\$ <u>0</u>
Project # <u>1007147</u>				

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.

Jose Armas
Applicant name (print)
Jose Armas
Applicant signature / date

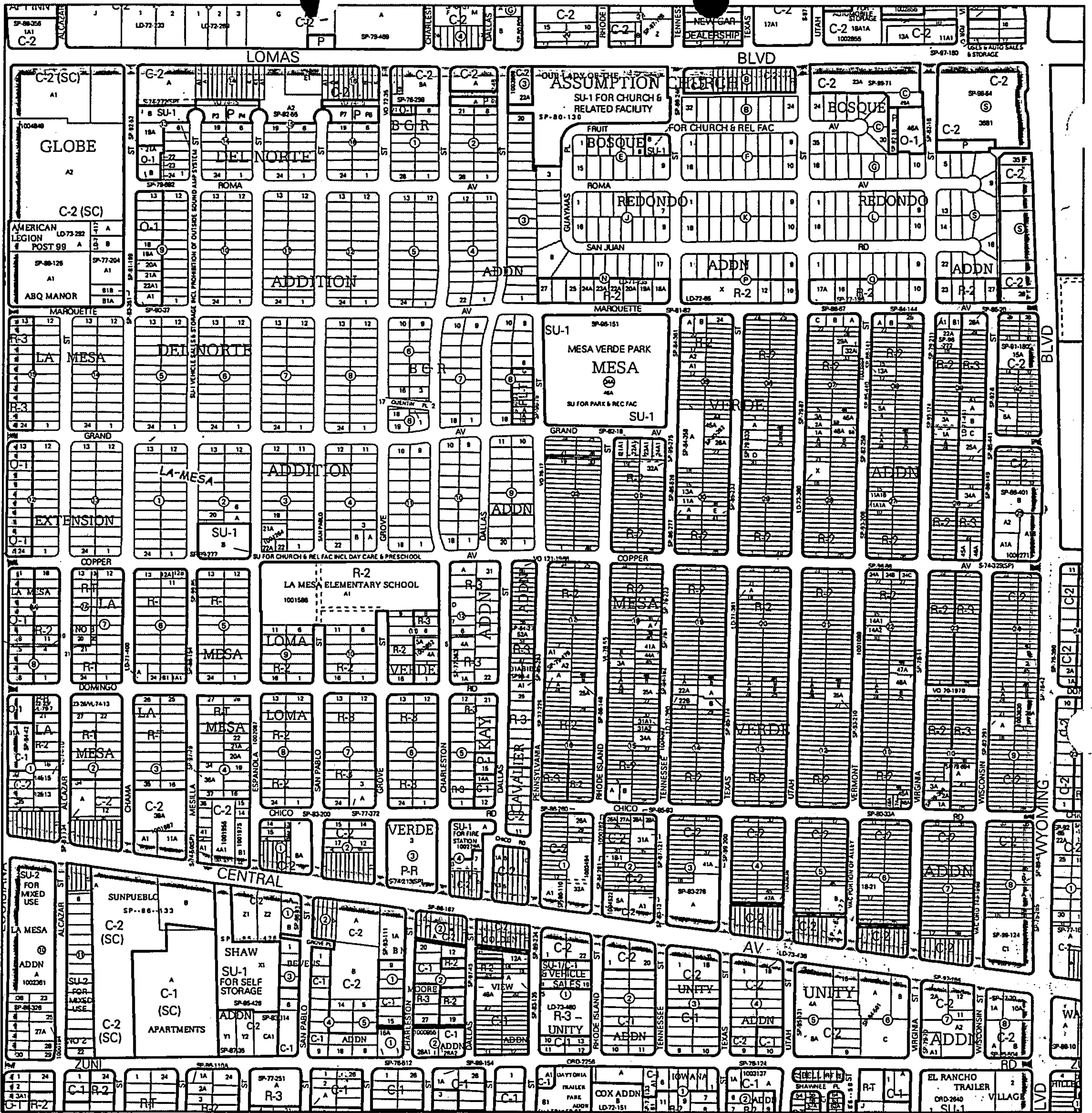


Form revised October 2007

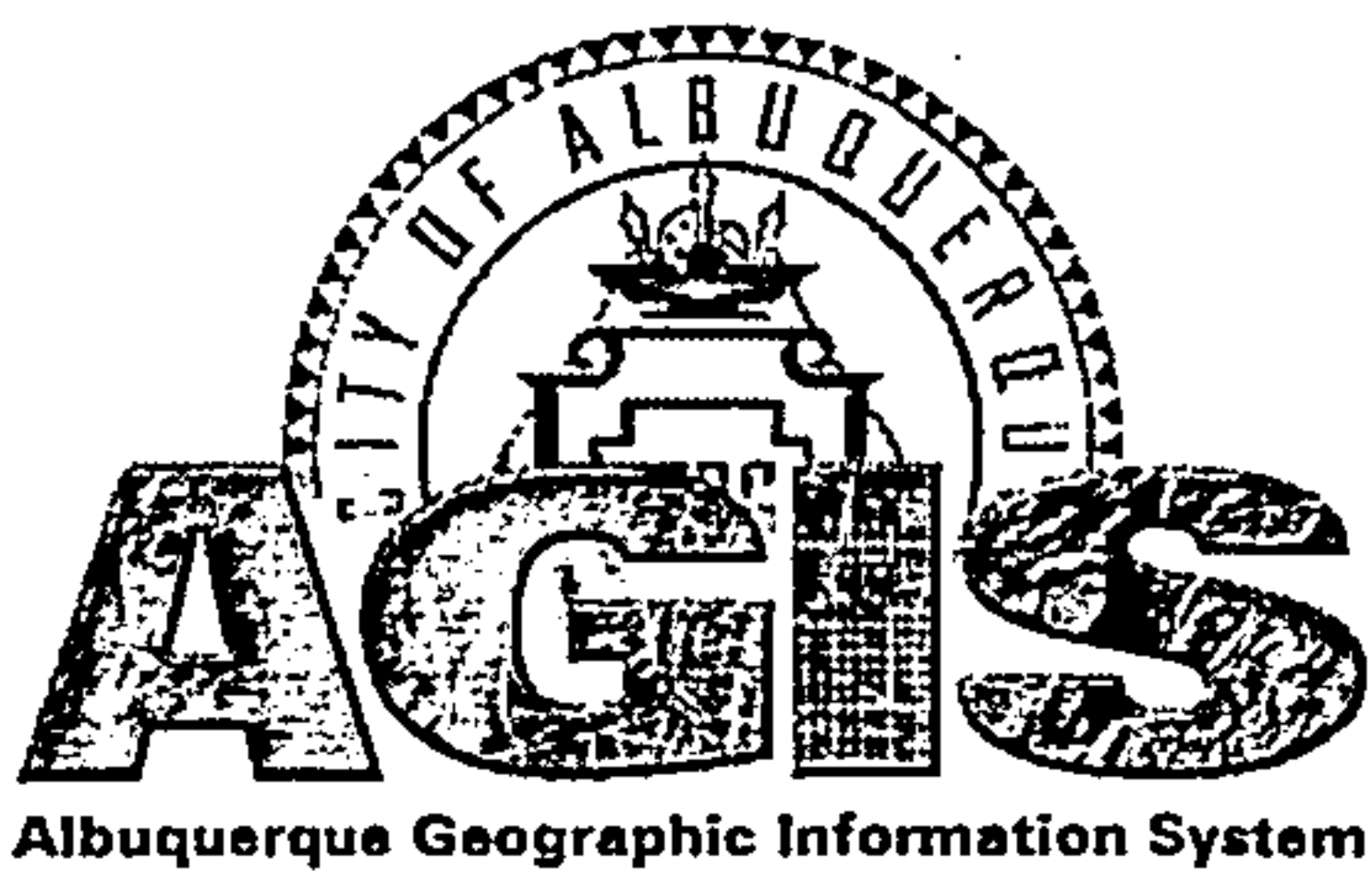
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08DRB-70113

Jose Armas 2/3/08
Planner signature / date
Project # 1007147

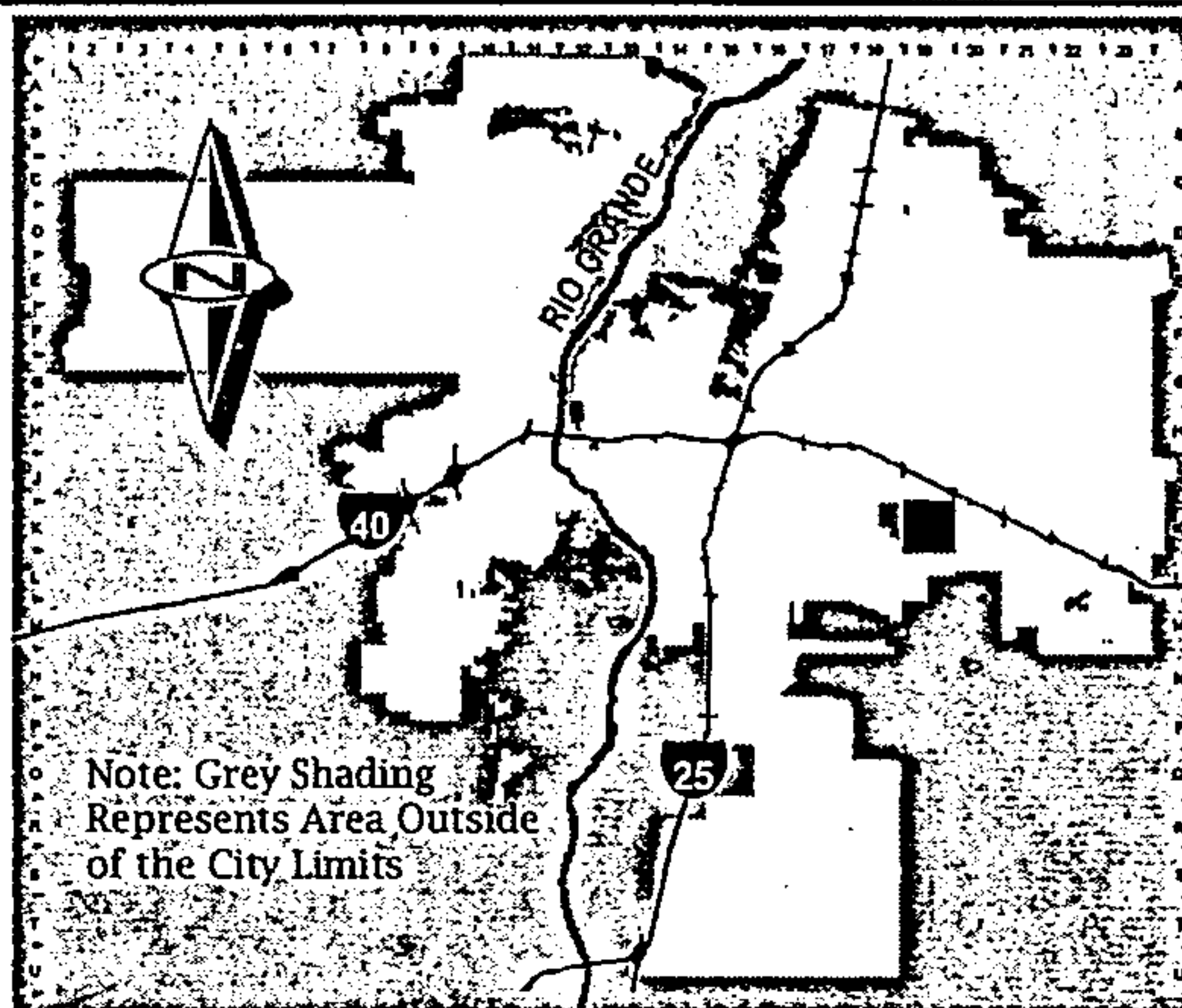


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 5/17/2007



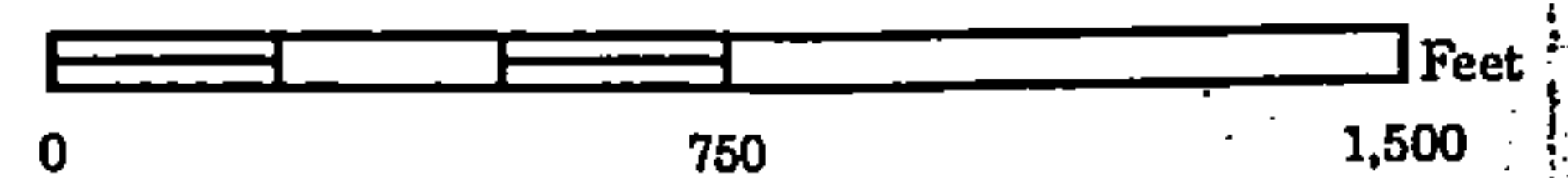
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-19-Z

Selected Symbols

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



JOSE and LINDA M. ARMAS
505.836.1899
3412 Vista Grande NW
Albuquerque, NM 87120

March 4, 2008

City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque, 87106

Dear Review Board:



RE: REQUEST FOR MINOR SUBDIVISION OF
549 WISCONSIN NE

Our property on the corner of Wisconsin and Marquette has 3 duplexes and is currently in one parcel. We wish to subdivide it into two. We wish to divide one lot north and south on the Marquette street side in order to separate one duplex by providing it with 50 feet from the other two duplexes which would be on the second lot still facing Wisconsin.

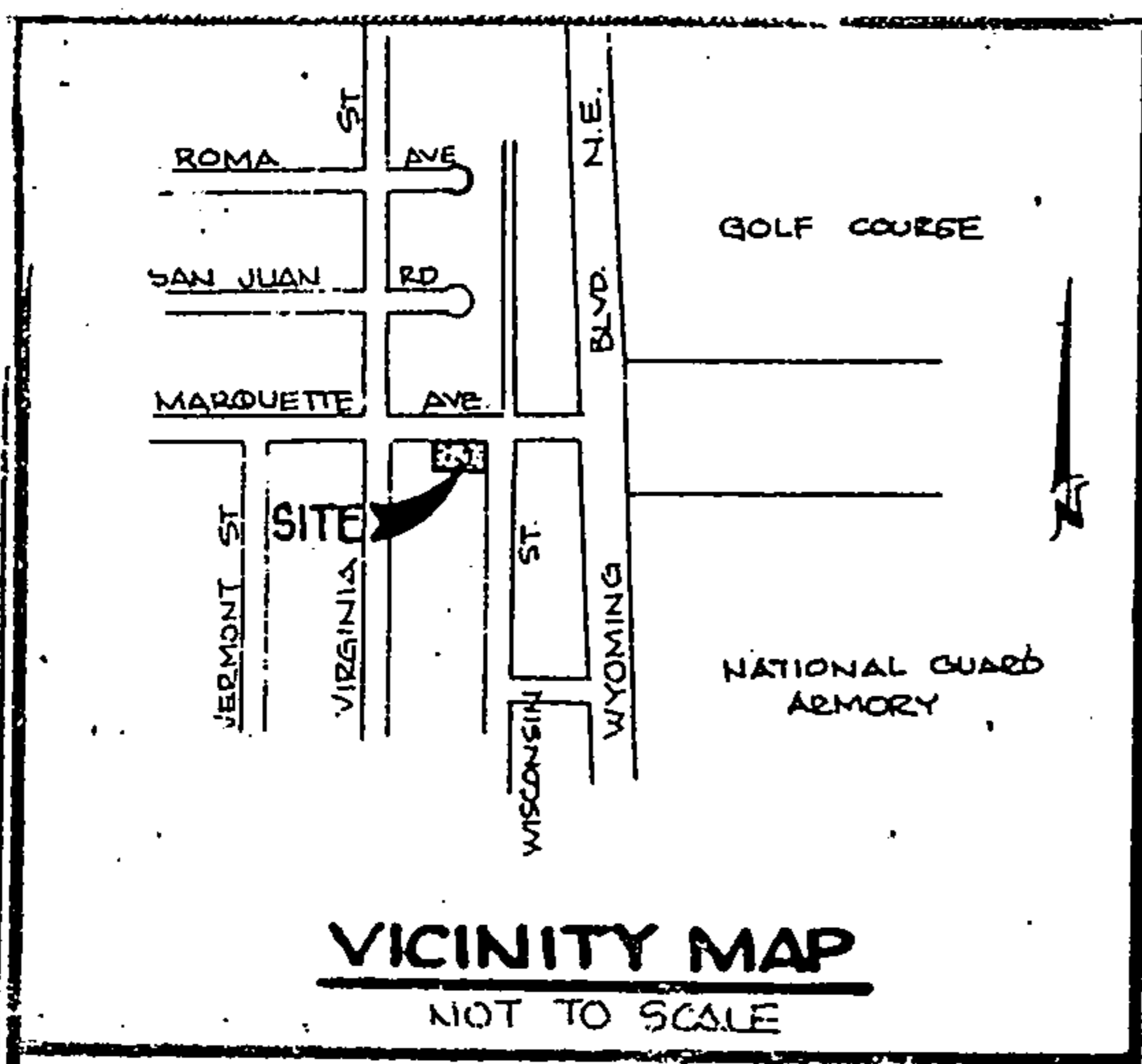
This would make it easier for financing since a six-plex currently requires commercial financing which is difficult to get today. As a duplex and four plex, our financing for new mortgage purposes, would be viewed as financing for single family homes.

Thank you for your attention.

Sincerely,


JOSE ARMAS

LINDA M. ARMAS

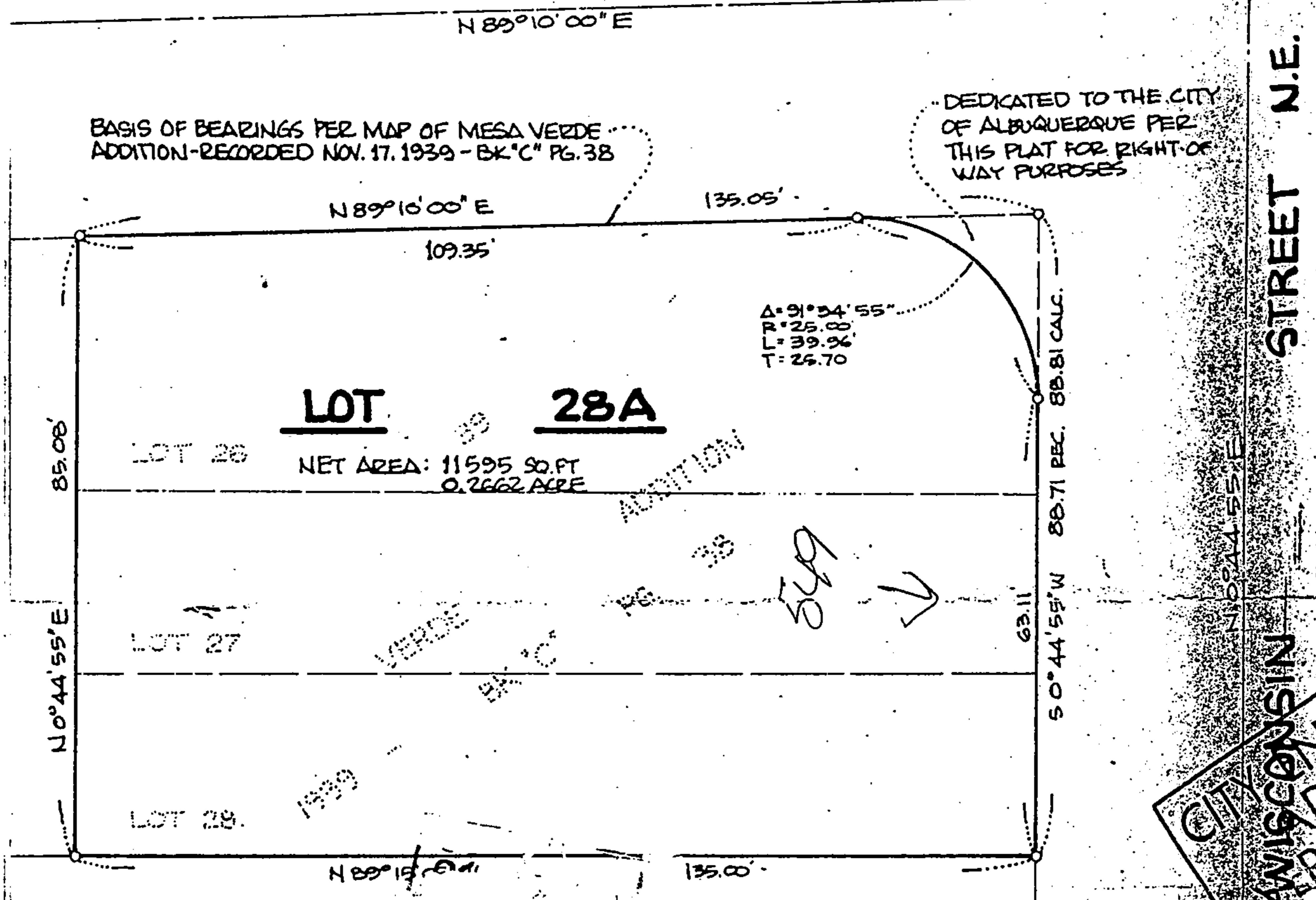
Attachments: cover application, Site sketch, Subdivision
and Zone Atlas map



ZONE ATLAS: K-19
PROPERTY ZONE: R-3
SP-04-23-1811

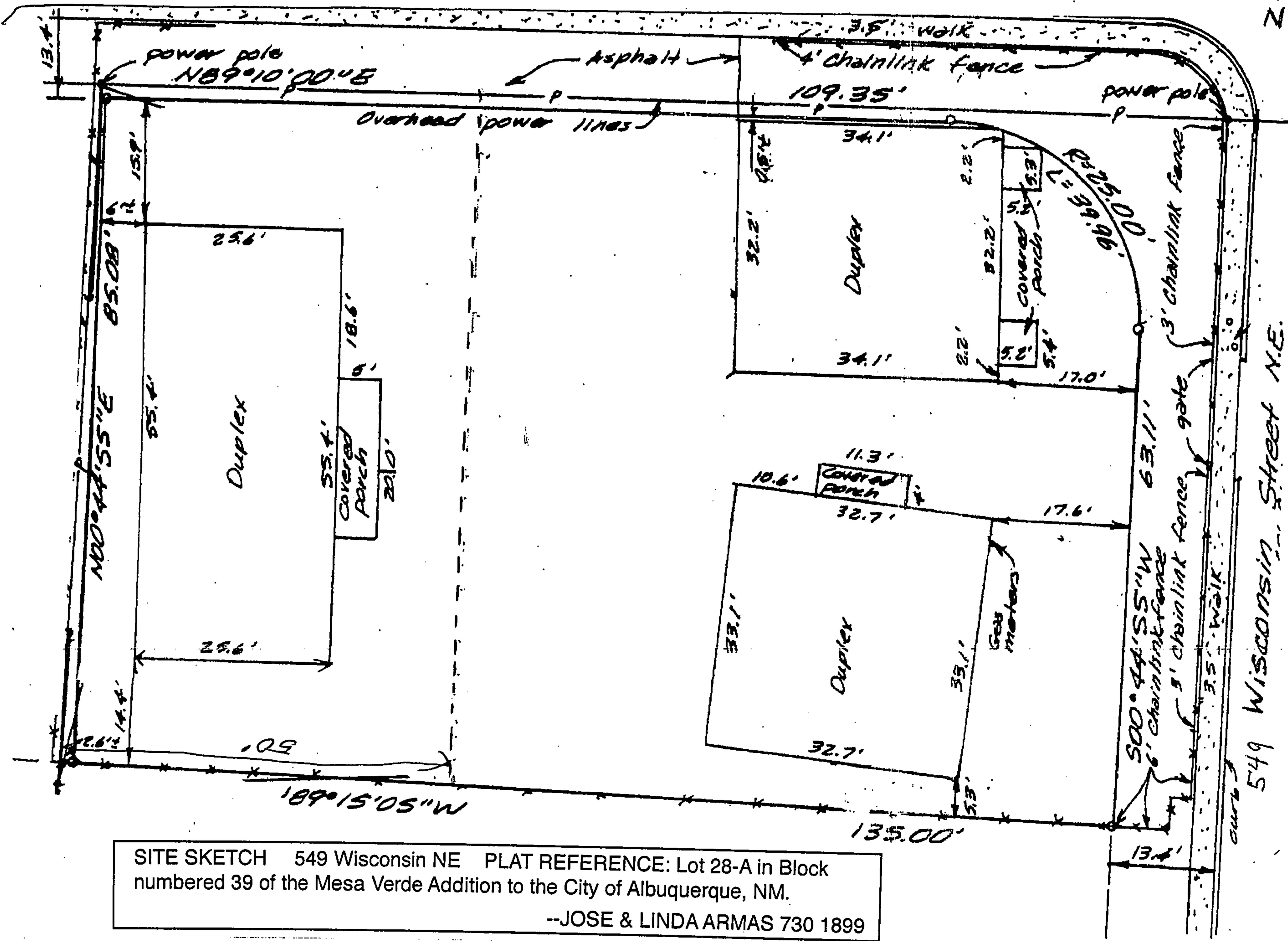
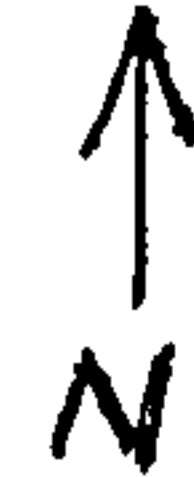
MARQUETTE

AVENUE NE.



VACINITY AND LOT MAP OF LOT 28-A WHICH WAS CONSOLIDATED INTO ONE PARCEL THE LAND SHOWN AS LOTS 26,27,28 --BLOCK 39 of the Mesa Verde Addition to the City of Albuquerque, NM on May 15, 1985
549 Wisconsin NE
--JOSE & LINDA ARMAS 730 1899

MARQUETTE NE



SITE SKETCH 549 Wisconsin NE PLAT REFERENCE: Lot 28-A in Block numbered 39 of the Mesa Verde Addition to the City of Albuquerque, NM.
 --JOSE & LINDA ARMAS 730 1899