

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 13, 2011
DRB Comments**

ITEM # 11

PROJECT # 1008361


APPLICATION # 11-70082

RE: Lot 38P-1, Candelaria Village

The subject lot (38P-1) is zoned R-1 with a required minimum lot width of 50 feet (which this lot has on Valle Lane NW) and a minimum lot area of 5,000 square feet. The lots in Don Francisco Compound are zoned SU-1/ R-LT Uses, which allows attached dwellings with minimum lot widths and area established by a site development plan approved by the Environmental Planning Commission (EPC).

One potential means of accomplishing the proposed subdivision would be to seek a zone change (to SU-1/ R-LT Uses) and an amendment to the Don Francisco Compound Site Development Plan (Case No. Z-80-136) for the proposed lot which would access from Don Francisco Place NW. This would require approval by the EPC; if approved, the site development plan could make the concerns of the adjoining neighbor directly North East to become required conditions of building permit. An adequate access easement would also be required.

An alternative would be to request a Variance to the minimum lot width and lot area requirements of the R-1 zone for the proposed lot which would access from Don Francisco Place NW. This would require approval by the Zoning Hearing Examiner (ZHE). An adequate access easement would still be required as well as an amendment to the Don Francisco Compound Site Plan, but it may be possible to do this as an Administrative Amendment. The City would have no enforcement over the concerns of the adjoining neighbor directly North East with this alternative.



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

HEARING DATE: 4-13-11 (SK)

**DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE**

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION

PUBLIC WORKS DEPARTMENT

PHONE 924-3989

D.R.B. CASE NO.: 1008361 **DATE:** 04/13/11 **ITEM NO.:** #11

ZONE ATLAS PAGE: G-13 **LOCATION:** 1300 Valle Ln NW

REQUEST FOR: Lot Split

COMMENTS: An Availability Statement will be required. May require relocation of existing fire hydrant on Don Francisco and verification of service connection to manhole in Don Francisco.

SIGNED: Alan Peter

DATE: 04/12/11

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES



STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

12/16/2011 Issued By: E08375 131422

Category Code **910**
2011 070 357

Application Number: 11DRB-70357, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: HEADINGLY AVE NW BETWEEN 2ND ST NW AND EDITH BLVD NW

Project Number: 1008381

Applicant

ANN GEBHART

14213 MOCHO AVE NE
ALBUQUERQUE NM 87123

Agent / Contact

SURV-TEK INC
RUSS HUGG
9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114

RUSSHUGG@SURVTEK.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

12/16/2011 10:36AM LOC: ANNX
WS# 006 TRANS# 0006
RECEIPT# 00142570-00142570
PERMIT# 2011070357 TRSYLB
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You

City of Albuquerque  **DEVELOPMENT/ PLAN REVIEW APPLICATION**

Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L A APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

APPLICATION INFORMATION:

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

APPLICANT: MARIA ELENA MAESTAS PHONE: 507-5915
 ADDRESS: 3779 Candelarias LN. NW. FAX: 761-9850
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: maria.maestas@pulte.com
 Proprietary interest in site: owner List all owners: maria ELENA Maestas

DESCRIPTION OF REQUEST: Replat property & divide into two lots

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

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

Lot or Tract No. LOT 38, - p1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Candelaria Village
 Existing Zoning: R1 Proposed zoning: R1 MRGCD Map No. E-13-Z (A&S)
 Zone Atlas page(s): 5-13-Z UPC Code: _____

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 No Within 1000FT of a landfill? Yes No
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 0.35

LOCATION OF PROPERTY BY STREETS: On or Near: 1300 Valle LN NW
 Between: _____ and _____

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

SIGNATURE Maria Elena Maestas DATE 4/4/2011
 (Print) MARIA ELENA MAESTAS Applicant Agent

FOR 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
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

11DRB 70082

Action

SK

Form revised 4/07

S.F.

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 0

Hearing date April 13, 2011

[Signature] 4-5-11
 Planner signature / date

Project # 1008361

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

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

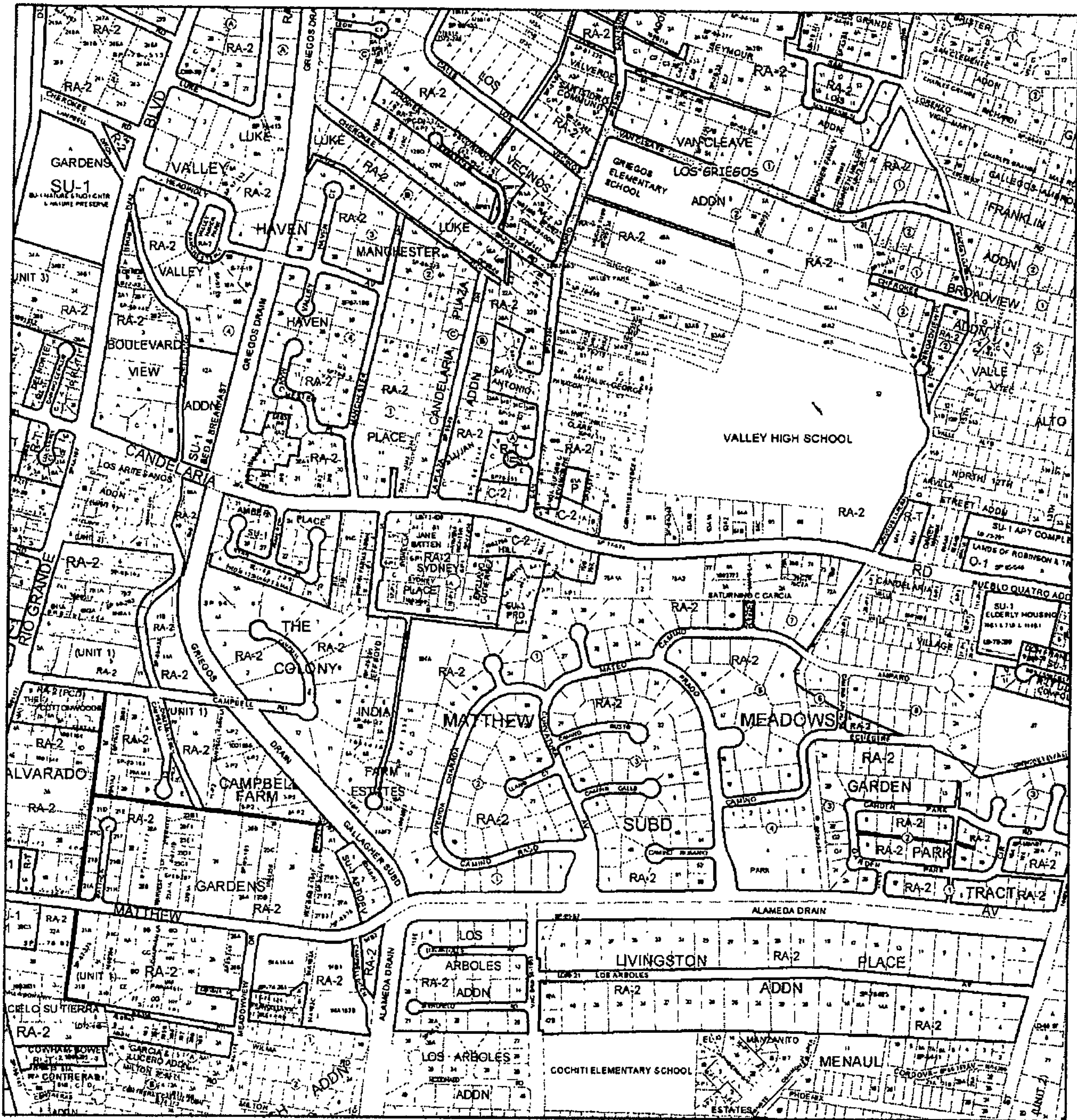
MARIA ELENA MAESTAS
 Applicant name (print)
[Signature] 4/4/2011
 Applicant signature / date




Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 1DRB - 70082

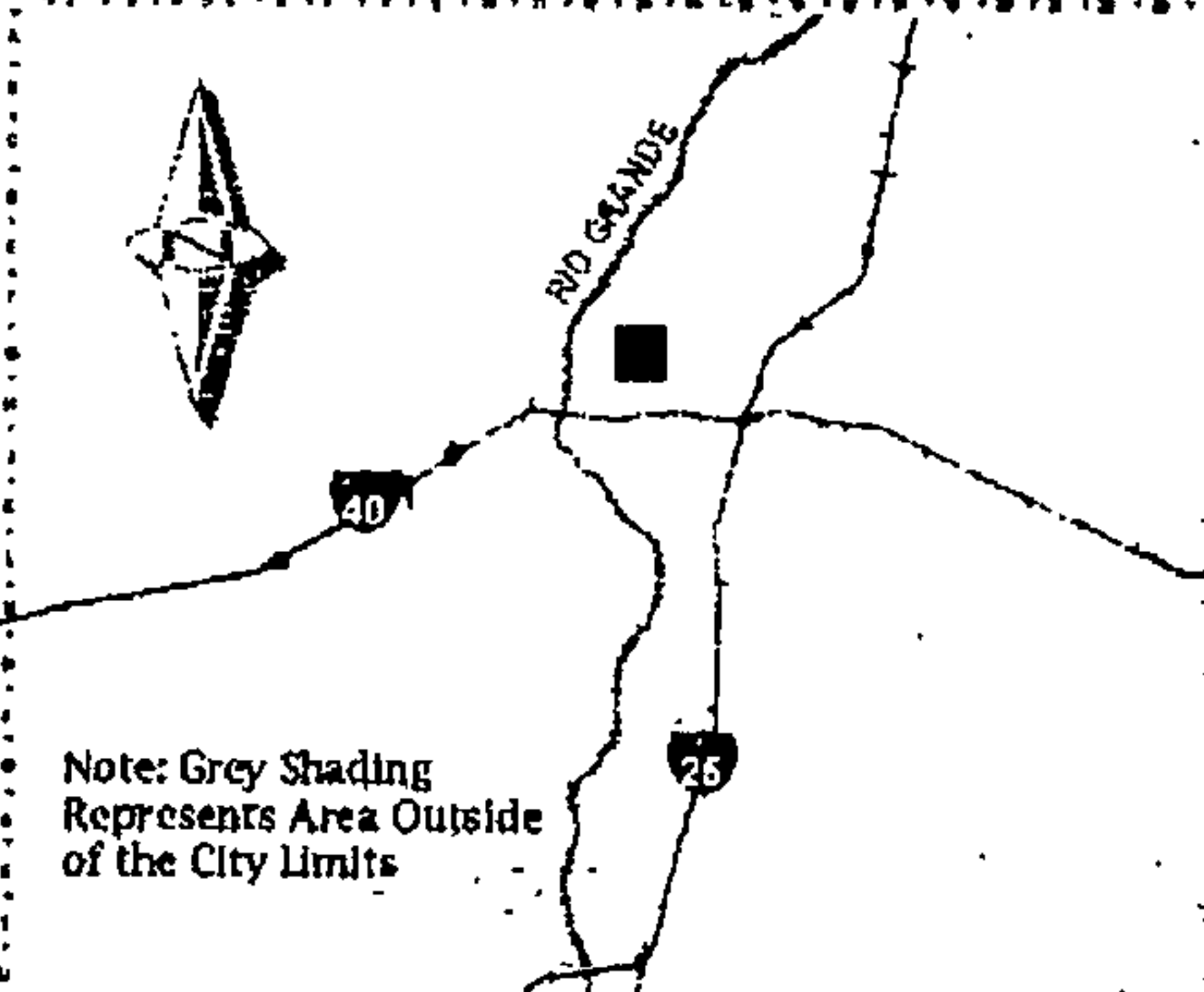
[Signature] 4-5-11
 Planner signature / date
 Project # 1008361



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



Map amended through: 1/12/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-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

Property Proposal to Split

**POSSIBILITY TO REPLAT LOT 38 in
CANDELARIA VILLAGE and split into two lots:
PROPOSE NEW LOT ENTRANCE from
DON FRANCISCO**

A request to replat Lot 38 in Candelaria Village and Sub Divide East area of current lot into two lots. East side of Lot 38 dimensions would remain 42'5/8" x 167 and the new dimensions for the proposed replat lot entering from Don Francisco would be 42'5/8" x 110.

I have spoken to the neighbor directly North East of the requesting replat. The homeowner's concerns were: she wanted to make sure the front of the home matched their existing townhomes, the home would have to be one story and the homeowner where the entrance would affect the most, would approve the drawings of the entrance, she wanted the two trees removed on lot 38, install a wall with finished stucco curving from corner of her lot and lot 38 down to street dividing properties, and landscape and tree replacements on her property.

Also, all utilities were contacted and taken to the site to see if the utilities would be able to be accessible on the Don Francisco side for the proposed lot:

- PNM – Electrical capacity and move the light pole
- CITY OF ALBUQUERQUE – Water and Sewer
- US Postal Service – To move the existing Mailboxes
- COMCAST – To move the wires
- QWEST – To install phone wiring
- Driveway – Install Drive Pad

/

NEW MEXICO CENTRAL ZONE-MAD 1927
 N.G.S. STA. "COAT TYP"
 X=440,306.78
 Y=1,433,571.33
 DELTA ALPHA=-0.00056

NOTE: FOR BOUNDARY TACKLES AND OTHER NOTES
 SEE SHEET 2 OF 3

NEW MEXICO CENTRAL ZONE-MAD 1927
 N.G.S. STA. "G-613A" RESET
 X=375,498.02
 Y=1,500,658.54
 COMBINED FACTOR=0.9996802
 DELTA ALPHA=-0.001422
 ELEVATION=4965.73 (NGVD 29)

CANDELARIA ROAD N.W.
 (60' R.O.M. EXISTING)

N 81°48'45" E (GPO)
 AZIMUTH ONLY

PUBLIC STREET 20 FT. OF WIDE DESIGNATED BY THE SURVEY
 WITH NECESSARY CORRECTIONS TO THE CITY OF ALBUQUERQUE
 BY THIS PLAN. AREA = 0.0428 ACRES ±

GRIGOS LATERAL
 (202.27) (R.O.M. W/RES)
 TRACT 72-A
 M.R.C.C.O. PROPERTY MAP NO. 34

TRACT D BLOCK 7
 MATTHEW MEADOW
 (FILED 11-21-1978, DB-79)
 0.1855 AC (GPO)
 22.4' (GROUND)

NEW MEXICO CENTRAL ZONE-MAD 1927
 N.G.S. STA. "B-013A" RESET
 X=375,498.02
 Y=1,500,658.54
 COMBINED FACTOR=0.9996802
 DELTA ALPHA=-0.001422
 ELEVATION=4965.73 (NGVD 29)



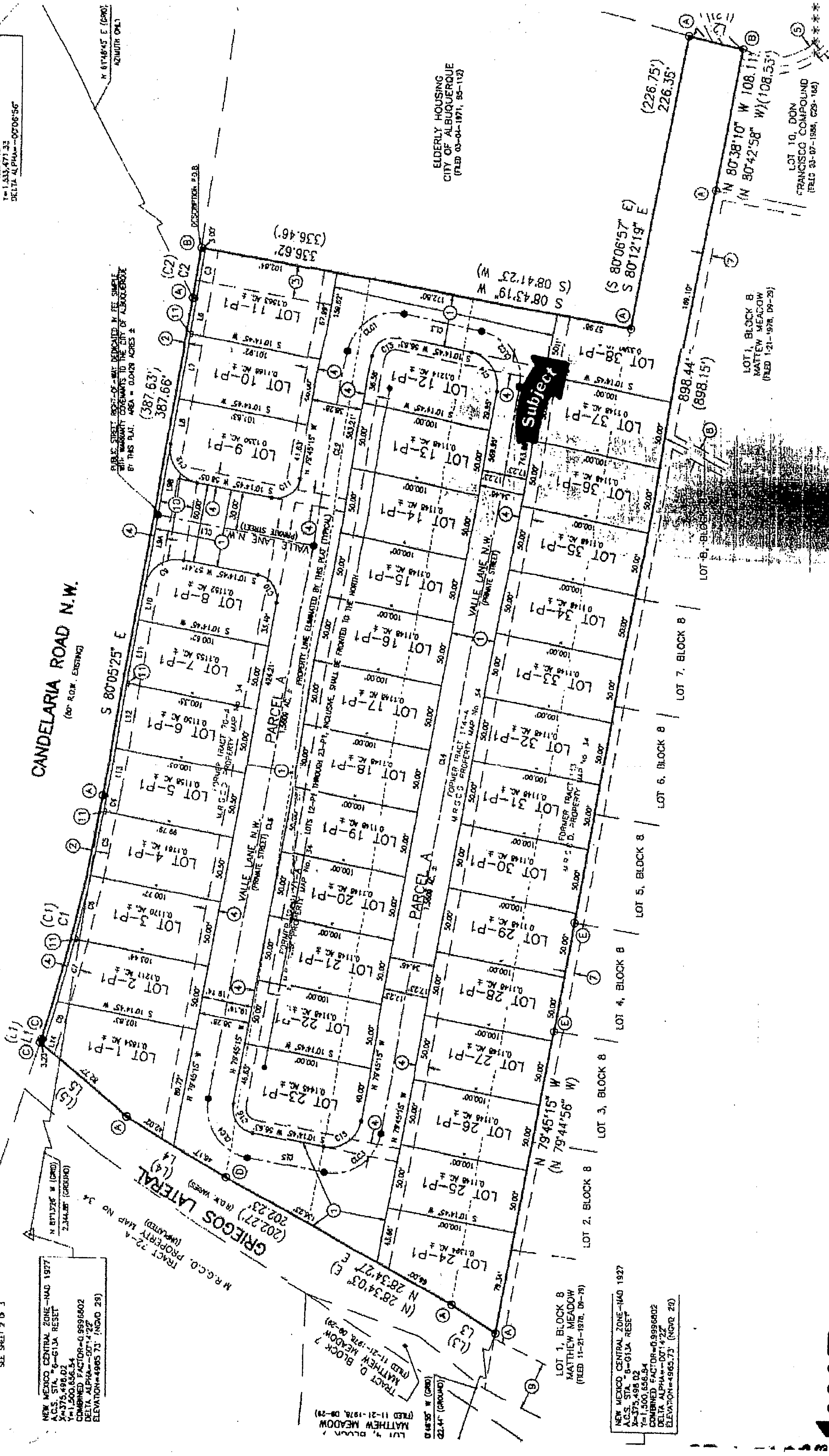
JEFF HURLENSEN & ASSOCIATES, INC.
 600-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 U.S. 49994 THE F. DORRILL

DON FRANCISCO PLACE N.W.
 (R.O.M. W/RES. DA. 08-540)

ELDERLY HOUSING
 CITY OF ALBUQUERQUE
 (FILED 03-01-1971, 95-112)

LOT 10, DON
 FRANCISCO COMPOUND
 (FILED 03-07-1986, 029-100)

LOT 1, BLOCK B
 MATTHEW MEADOW
 (FILED 1-21-1978, DB-79)



Subject

APPRAISAL OF



LOCATED AT:

1459 Valle Lane NW
Albuquerque, NM 87107

FOR:

Charter Bank
4400 Osuna Road NE Albuquerque, NM 87109

BORROWER:

William T. Caniglia

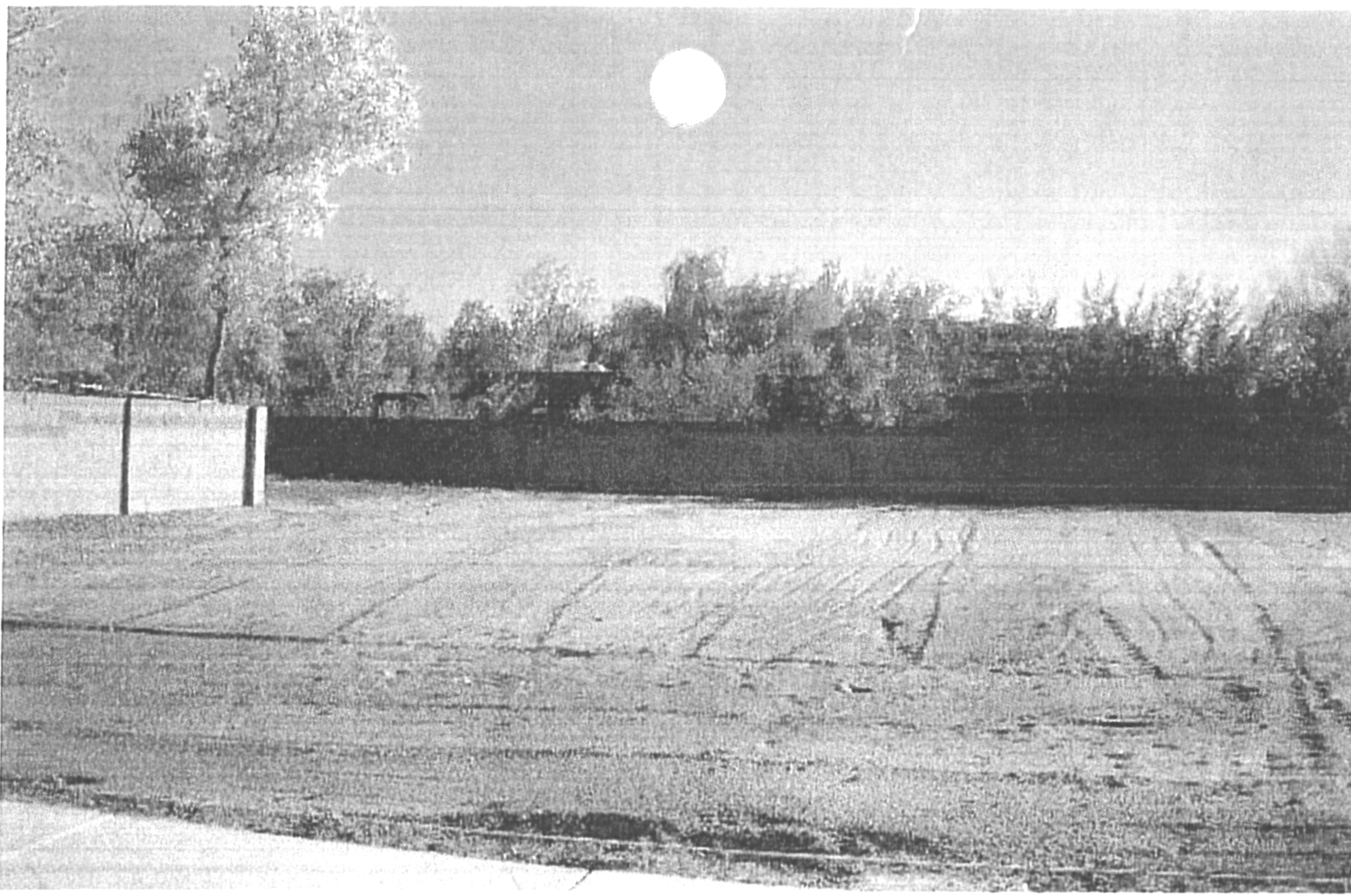
AS OF:

November 9, 2009

BY:

FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: November 9, 2009



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

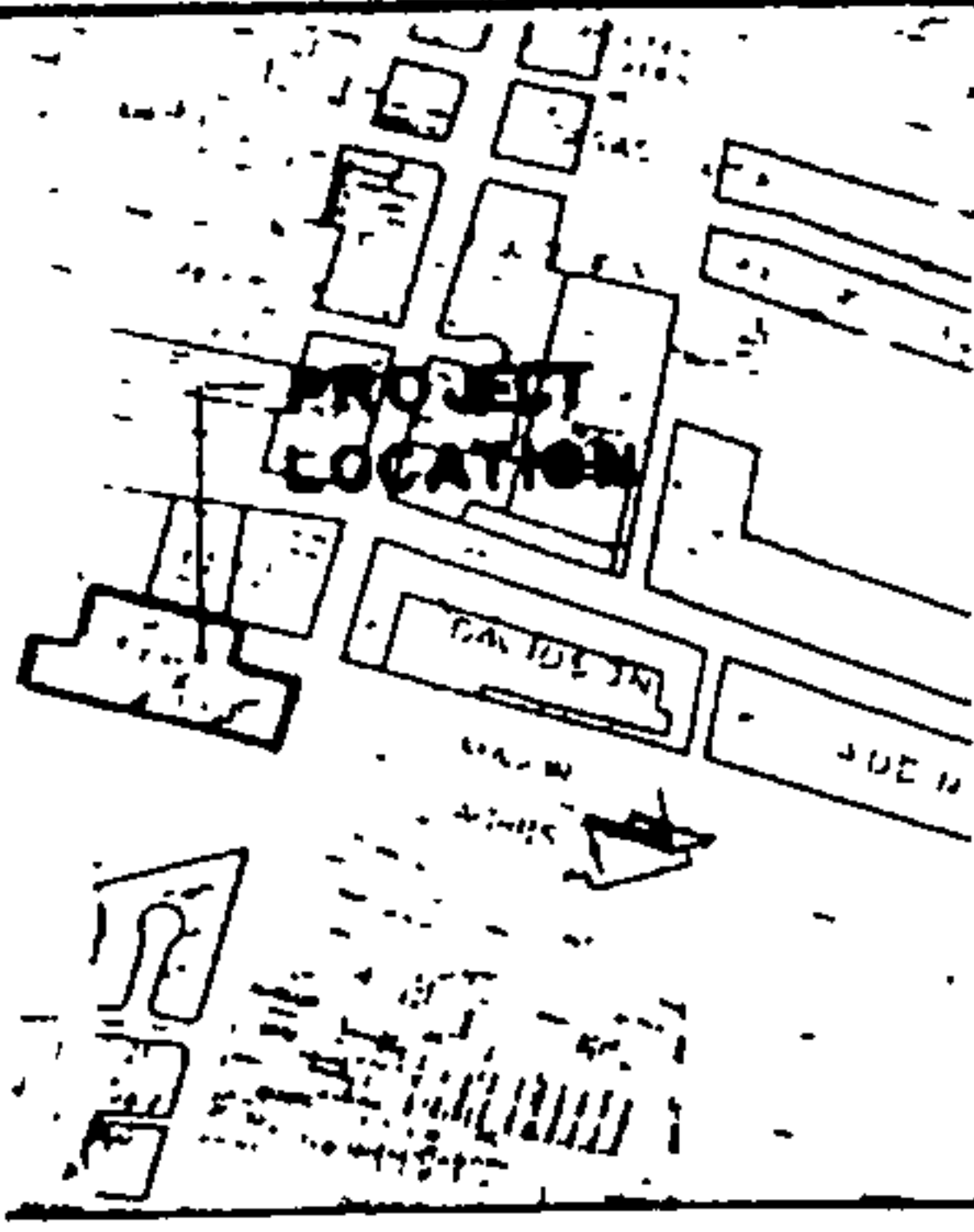


Plat Map
of

Don Francisco Neighborhood

(Note: Lots start at 35 width
to 44 width, with an average
of 40 by 96 to 114)

If the replat of the Lot is
approved, it will be 43 x 110.



- Notes
1. A field survey was performed on 12/09/85 IN M.L.S. No. 6547
 2. 0.396 mi full-width street created
 3. All distances are ground distances
 4. Site located within Section 5, T12N, R11E, N.M.P.M.
 5. Bearing Base is Plat of Reeves Addition filed March 30, 1982, Book C-19, Page 112
 6. The purpose of this plat is to replat the existing 13 lots into 24 lots, vacate existing easements and rights of way, and create new easements and rights of way.
 7. Right of Way (Setback) = 10.00' Right of Way (Easement) = 20.00' Right of Way (Right of Way) = 30.00' etc.

86 20399
SUBDIVISION PLAT OF
DON FRANCISCO COMPOUND
 A REPLAT OF
 REEVE'S ADDITION
 ALBUQUERQUE, NEW MEXICO
 DECEMBER, 1985

DESCRIPTION

A certain tract of land located within the Corporate limits of the City of Albuquerque, New Mexico comprising Lots 1-13, Reeves Addition, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 30, 1982, Book C-19, Page 112, and being more particularly described as follows:

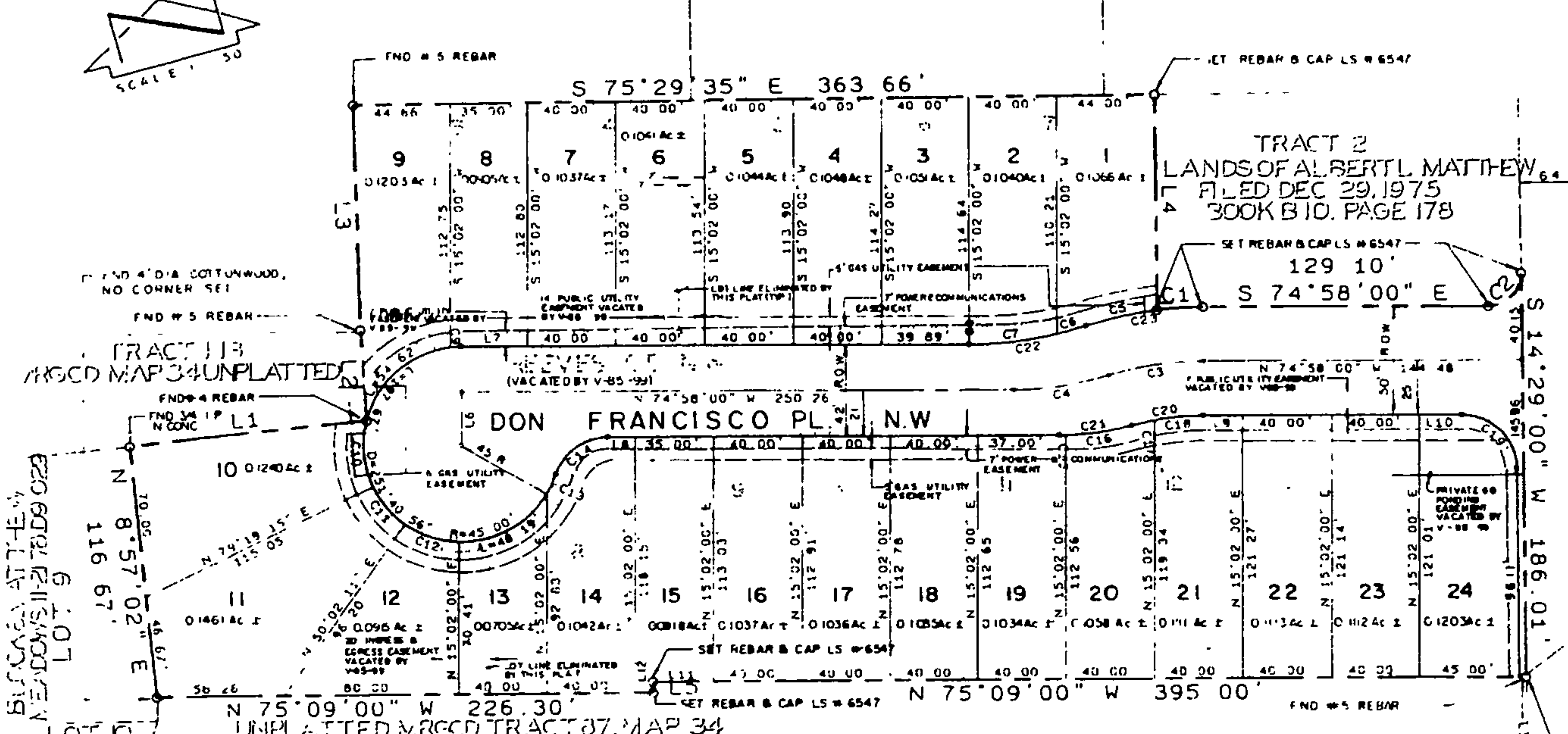
Beginning at the southwest corner of the parcel herein described also being the southwest corner of said Lot 1, thence N 08°57'02" E a distance of 116.67 feet; thence S 80°42'02" E a distance of 108.53 feet; thence N 11°14'21" E a distance of 41.81 feet; thence N 13°16'58" E a distance of 104.39 feet; thence S 75°29'35" E a distance of 363.66 feet; thence S 14°29'00" W a distance of 99.73 feet; thence along the arc of the curve to the right with DELTA = 07°07'52", R = 170.00 feet, and L = 21.16 feet; thence S 74°58'00" E a distance of 129.10 feet, thence along the arc of a curve to the left with DELTA = 90°33'00", R = 15.00 feet, and L = 23.71 feet, to a point on the west right-of-way line of 12th Street N. W.; thence S 14°29'00" W a distance of 186.01 feet along said right-of-way line; thence N 75°09'00" W a distance of 395.00 feet; thence S 14°36'35" W a distance of 5.00 feet; thence N 75°09'00" W a distance of 226.30 feet to the point of beginning and containing 3.1763 acres more or less.

VICINITY MAP G-14
 SCALE 1" = 800'

UNDESIGNATED TRACT
 LANDS OF BRADBURY & STAMM
 FILED FEB 9, 1972
 BOOK D-4, PAGE 187

TRACT A
 LANDS OF BRADBURY & STAMM
 FILED APRIL 15, 1977
 BOOK B-12, PAGE 168

TRACT B
 LANDS OF BRADBURY & STAMM
 FILED APRIL 15, 1977
 BOOK B-12, PAGE 168

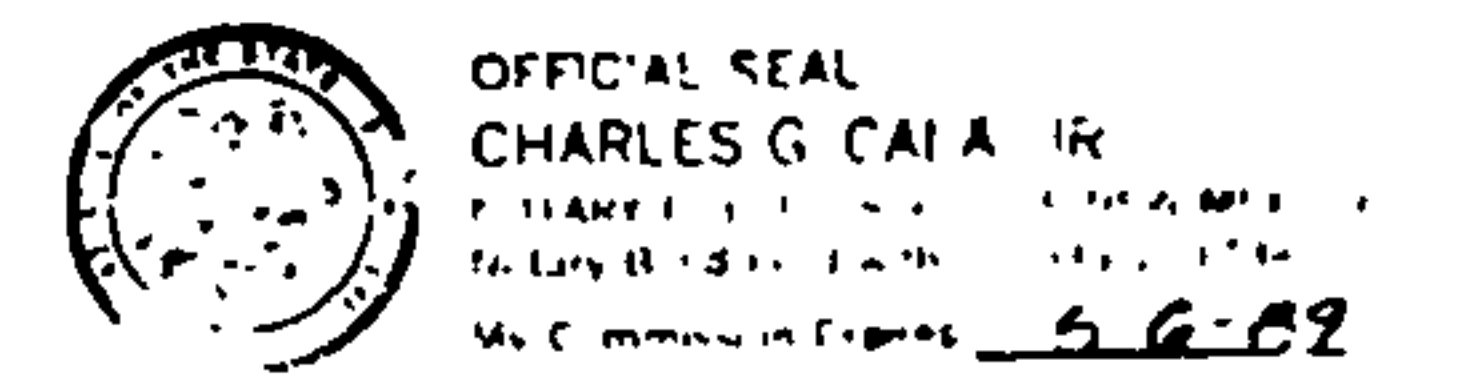


LINE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
1	21.16	7°07'52"	170.00	21.15	S 78°31'56" E
2	23.71	90°33'00"	15.00	23.71	N 59°45'30" E
3	41.81	17°13'15"	145.00	43.42	N 63°34'37" W
4	41.81	17°13'15"	145.00	43.42	N 83°34'36" W
5	32.83	1°03'50"	170.00	32.78	N 87°37'47" W
6	13.50	4°32'17"	170.00	13.49	S 89°06'47" W
7	46.39	11°36'34"	170.00	46.29	N 81°48'28" W
8	11.00	0°02'11"	170.00	11.00	N 74°59'09" W
9	4.44	6°11'23"	45.00	4.94	N 71°06'42" W
10	11.32	39°52'28"	45.00	30.64	S 4°16'29" W
11	23.50	29°17'03"	45.00	23.50	S 19°17'03" E
12	28.50	33°44'10"	45.00	28.50	S 45°49'54" E
13	5.11	11°35'47"	45.00	5.11	N 33°08'57" E
14	31.28	71°40'41"	21.00	31.28	N 01°11'32" E
15	1.29	1°03'50"	170.00	1.29	S 74°40'54" W
16	29.97	14°18'39"	170.00	29.84	N 73°33'01" W
17	10.00	0°00'00"	170.00	10.00	N 74°58'00" E
18	22.24	10°17'00"	170.00	22.24	S 74°58'00" E
19	34.03	84°17'00"	25.00	34.03	N 74°58'00" E
20	32.00	10°44'57"	120.00	32.00	S 74°58'00" E
21	31.00	10°44'57"	120.00	31.00	N 74°58'00" E
22	18.00	18°11'42"	170.00	18.00	S 74°58'00" E

TRACT 1
 LANDS OF ALBERT L. MATTHEW
 UNPLATTED MAP 34

DEDICATION AND FREE LONGPNT
 The undersigned owners of the land shown herein do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate the public right-of-way and grant all easements and rights of way herein including the rights of ingress and egress and the right to trim interfering trees.

1687
 Charles G. Calia Jr.
 12/18/85



The foregoing instrument was acknowledged before me this 19th day of December 1985 by Charles G. Calia Jr.

- Richard Roman 3-7-86
- Jon E. Eitgaard 25-86
- Frank J. Aguin 3-6-86
- Frank J. Aguin 3-6-86
- Robert A. Lough 1-28-86
- Chief City Surveyor 010686
- o. Val Vallen 1-6-86
- John Myers 1-8-86
- 1-10-86
- Wayne Fleming SP-8696 1-16-86
- DRB-85-743



TESTIFICATION
 I, Thomas J. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements noted in the title report prepared by NEW MEX. CO. TITLE on OCTOBER 1, 1985, (TIA 49,951) and that the minimum easement of encroachment and surveys of the Albuquerque subdivision ordinance, and is true and correct to the best of my knowledge and belief.

12/19/85

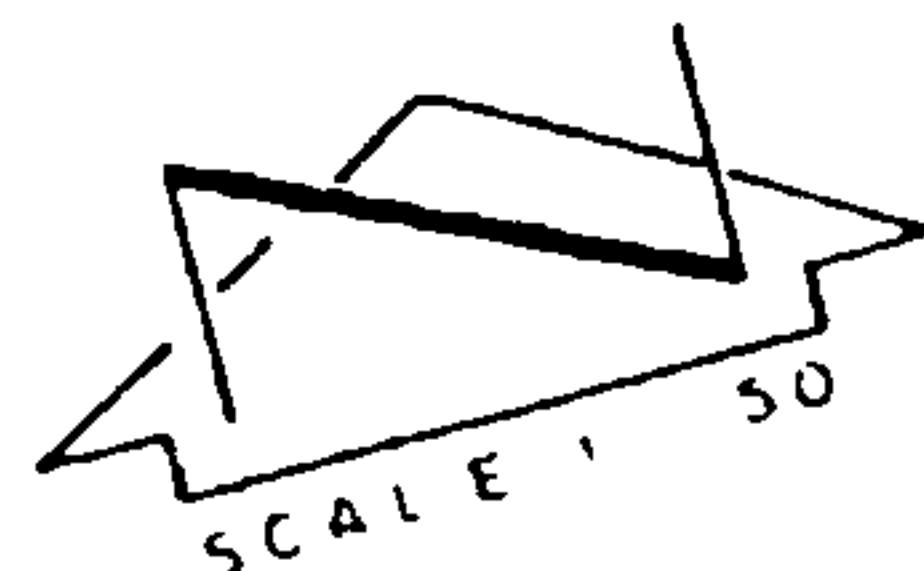
OFFICIAL SEAL
 CHARLES G. CALIA JR.
 5-6-89

19th day of December 1985
 Charles G. Calia Jr.



VICINITY MAP G-14

SCALE 1" = 800'



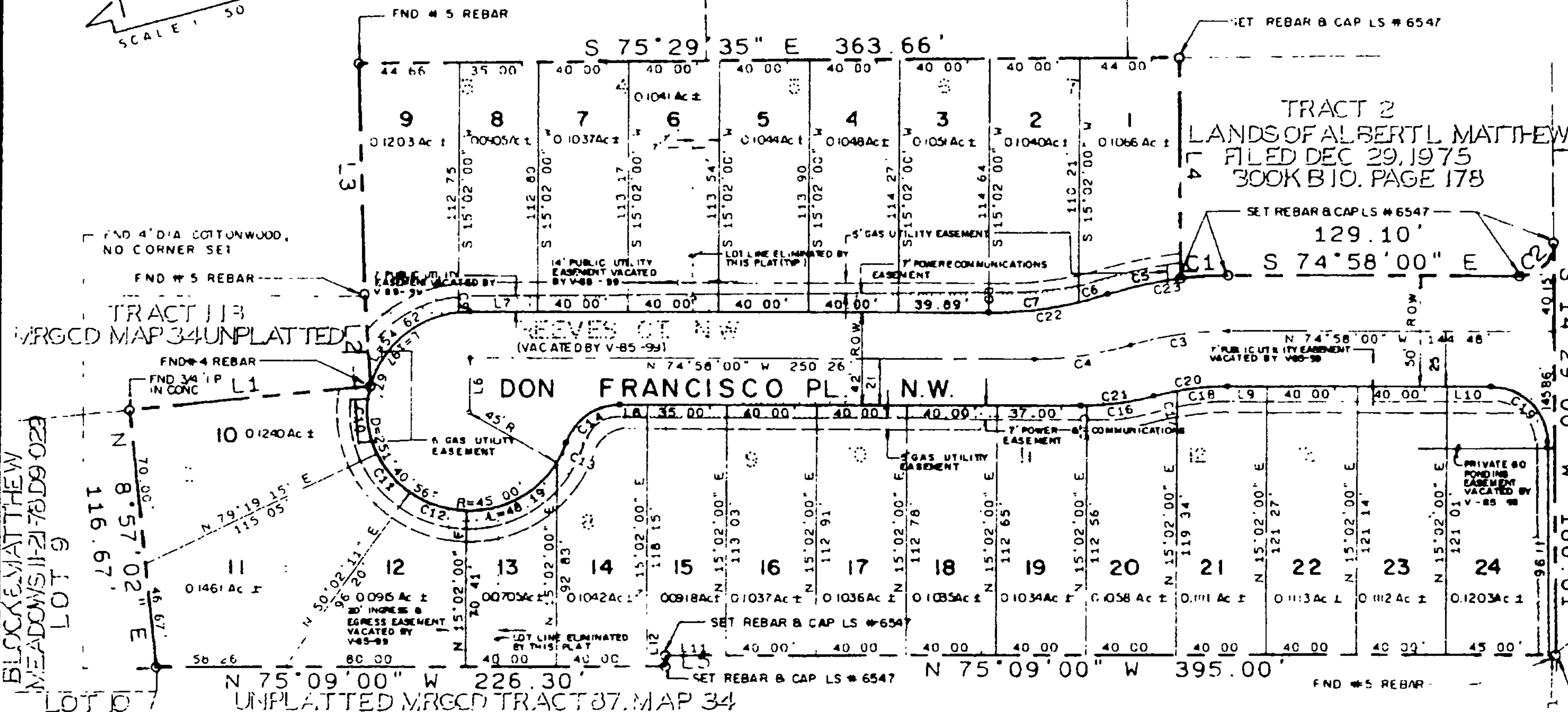
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TRACT B
LANDS OF BRADBURY & STAMM
FILED APRIL 15, 1977
BOOK B 12, PAGE 168

TRACT 2
LANDS OF ALBERT L. MATTHEW
FILED DEC 29, 1975
BOOK B 10, PAGE 178



BLOCK 6, MATTHEW MEADOWS II 21-70-023 LOT 9

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	21 16	7°07'52"	170 00	21 15	S 78°31'56" E
C2	23 71	90°33'00"	15 00	21 31	N 59°45'30" E
C3	43 58	17°13'15"	145 00	43 42	N 83°34'37" W
C4	43 58	17°13'15"	145 00	43 42	N 83°34'36" W
C5	32 83	11°03'50"	170 00	32 78	N 87°37'47" W
C6	13 50	4°32'57"	170 00	13 49	S 89°06'47" W
C7	40 38	13°36'34"	170 00	40 29	N 81°48'28" W
C8	11	0°02'11"	170 00	11	N 74°59'05" W
C9	4 44	6°17'23"	45 00	4 94	N 78°06'42" W
C10	31 32	39°52'28"	45 00	30 09	S 9°15'29" W
C11	23 00	29°17'03"	45 00	22 77	S 29°19'17" E

TRACT 1 B
LANDS OF ALBERT L. MATTHEW
MRCGD MAP 34 UNPLATTED

LINE	BEARING	DISTANCE
L1	S 40°42'02" E	108.53

X: 381,033.99
Y: 1499,513.21
G-G FACTOR: 0.9996485
NEW MEXICO
CENTRAL ZONE

TIE TO 7GMA BRASS CAP
589°47'48" E, 2158.63'
GRID BEARING = 109°47'48" E
GRID DISTANCE = 2158.63'

Charles H. Hooty
Surveyor

Richard
City Engineer

John E. ...
City Engineer

Frank
City Engineer

Frank J.
City Engineer

Robert
Traffic Engineer

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Traffic Engineer

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Traffic Engineer

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Traffic Engineer

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Traffic Engineer

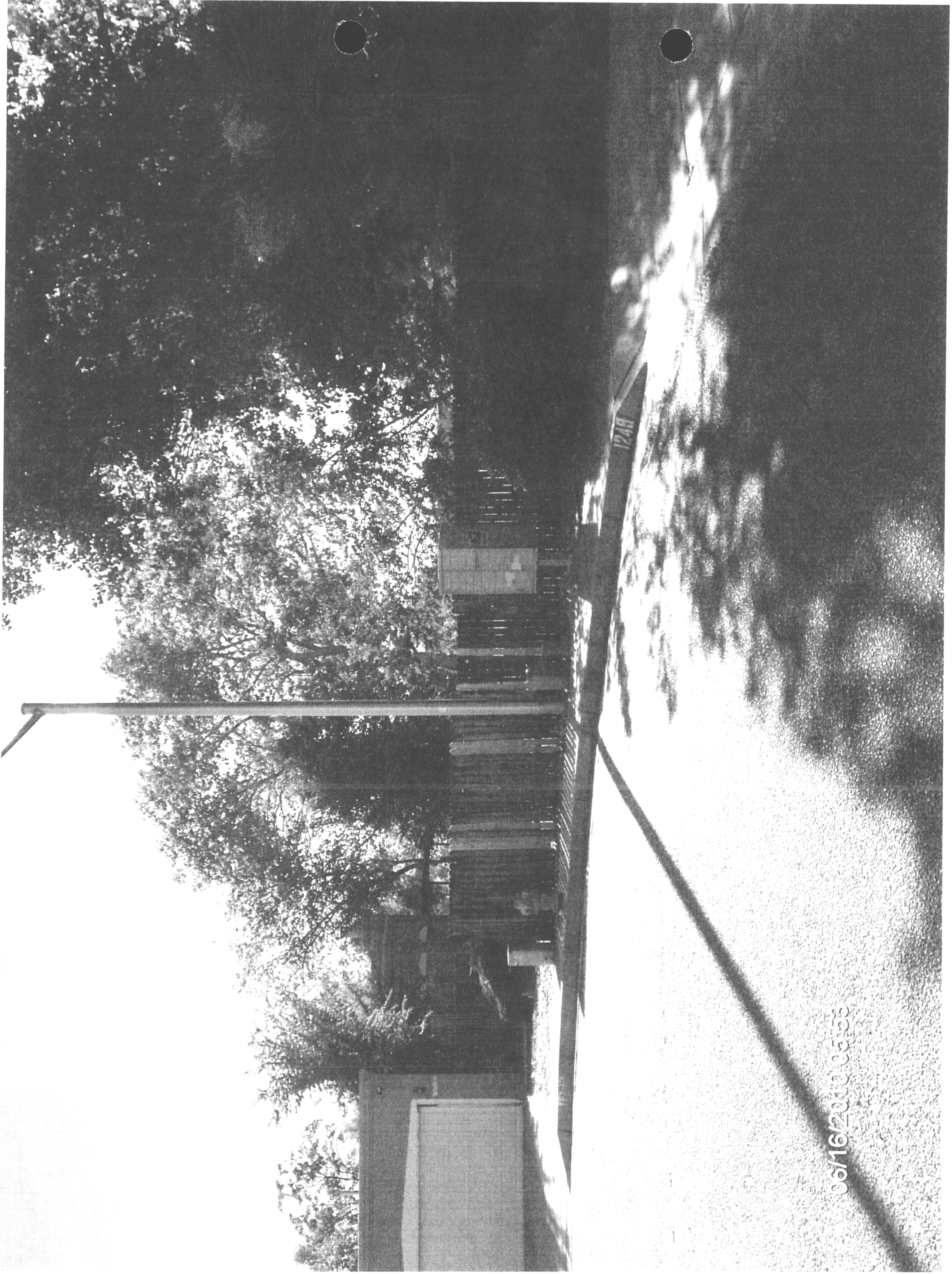
...
Traffic Engineer

...
Traffic Engineer

...
Traffic Engineer

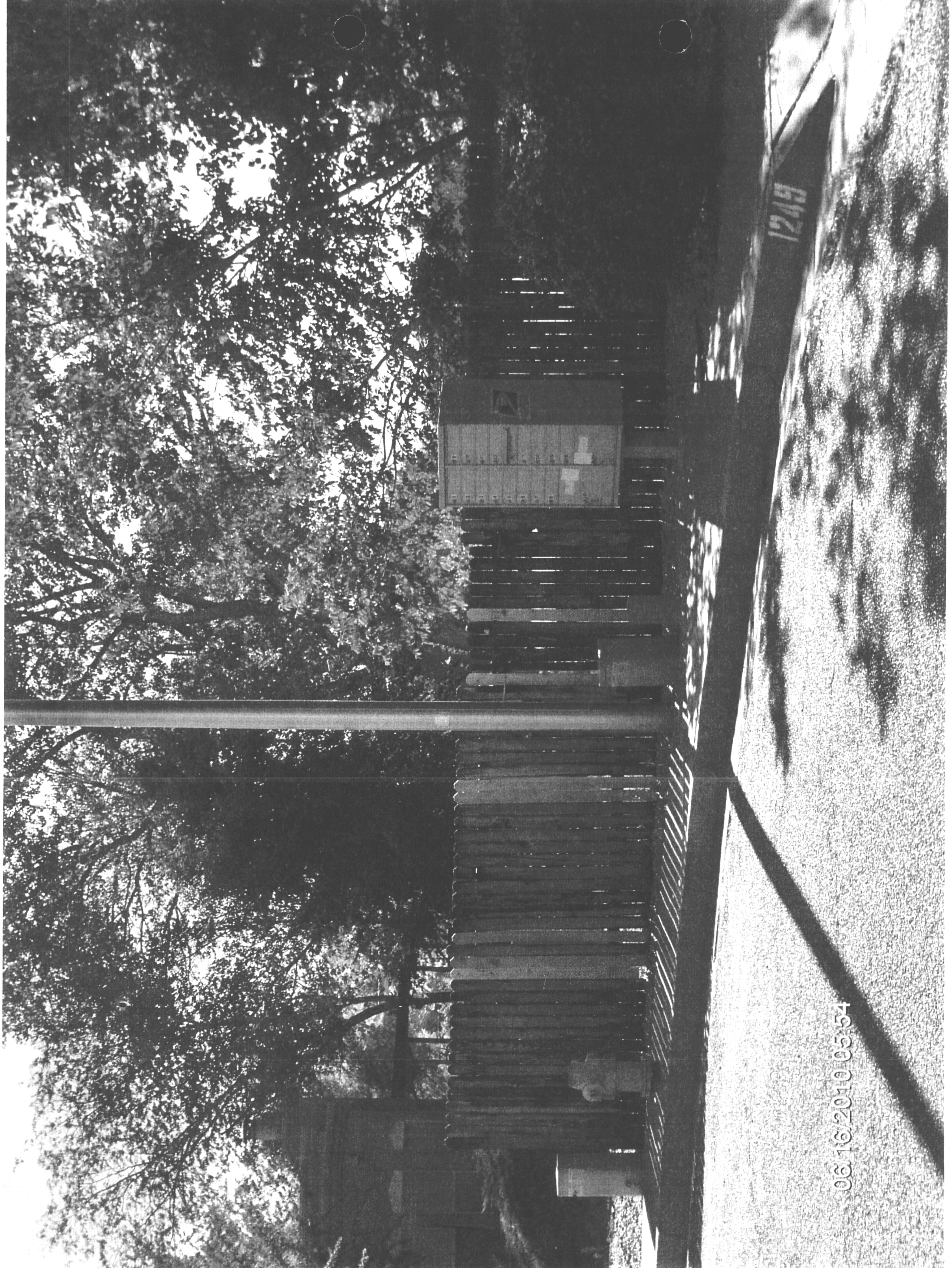
...
Traffic Engineer

Current Photo View of
Request for Entrance into
Replat of Lot 38,
Entering from Don Francisco

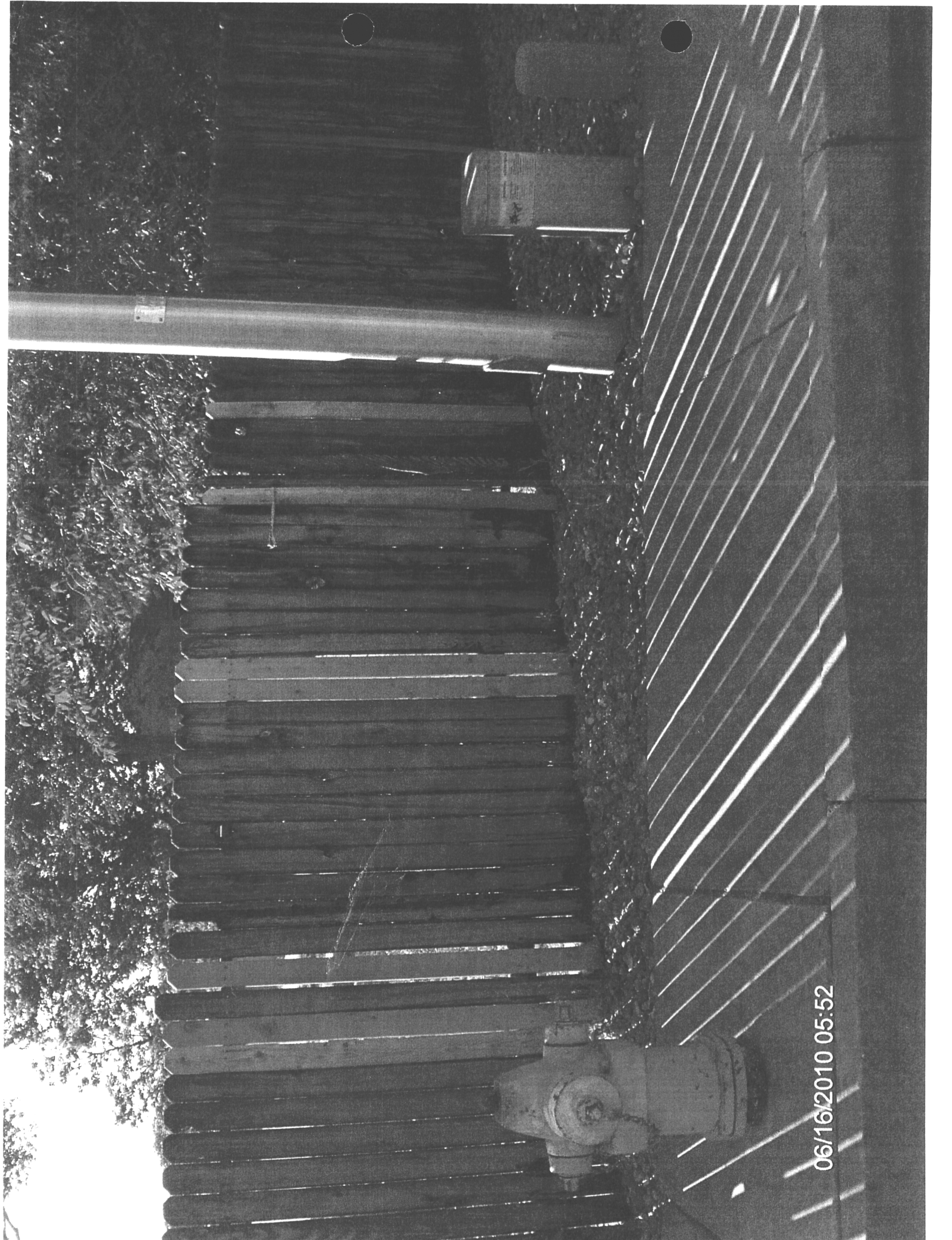


1248

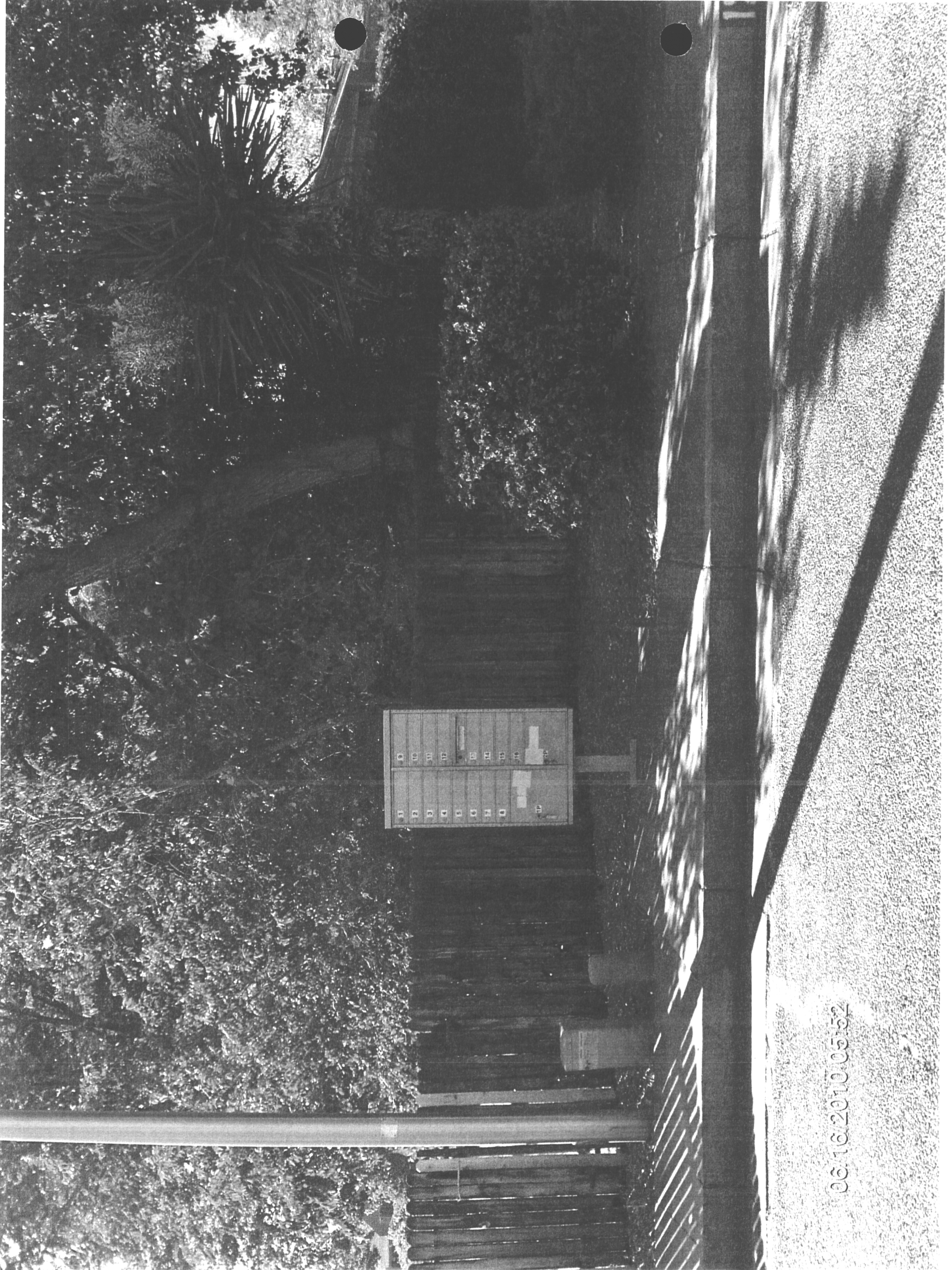
06/16/2010 05:53



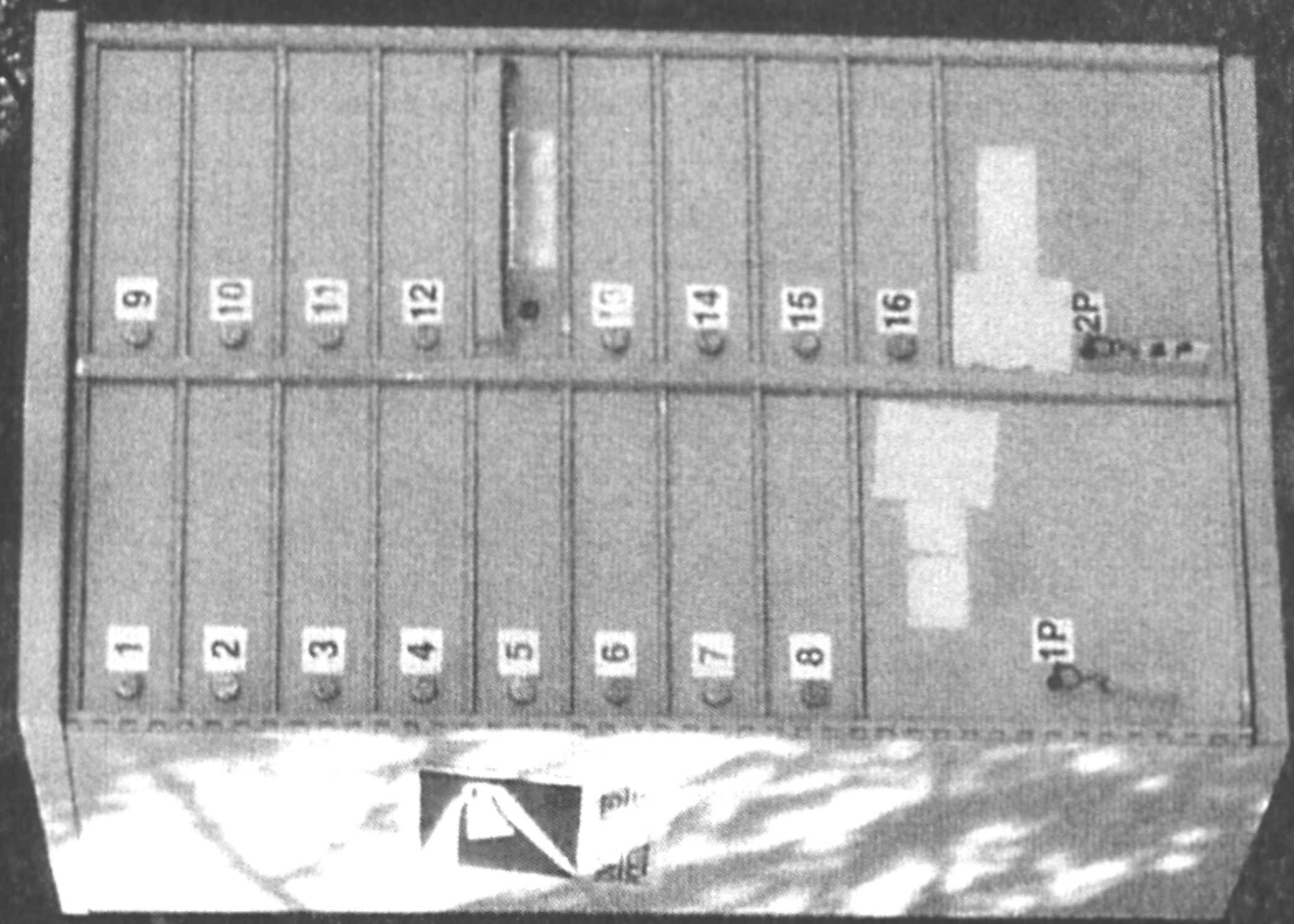
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06/16/2010 05:52

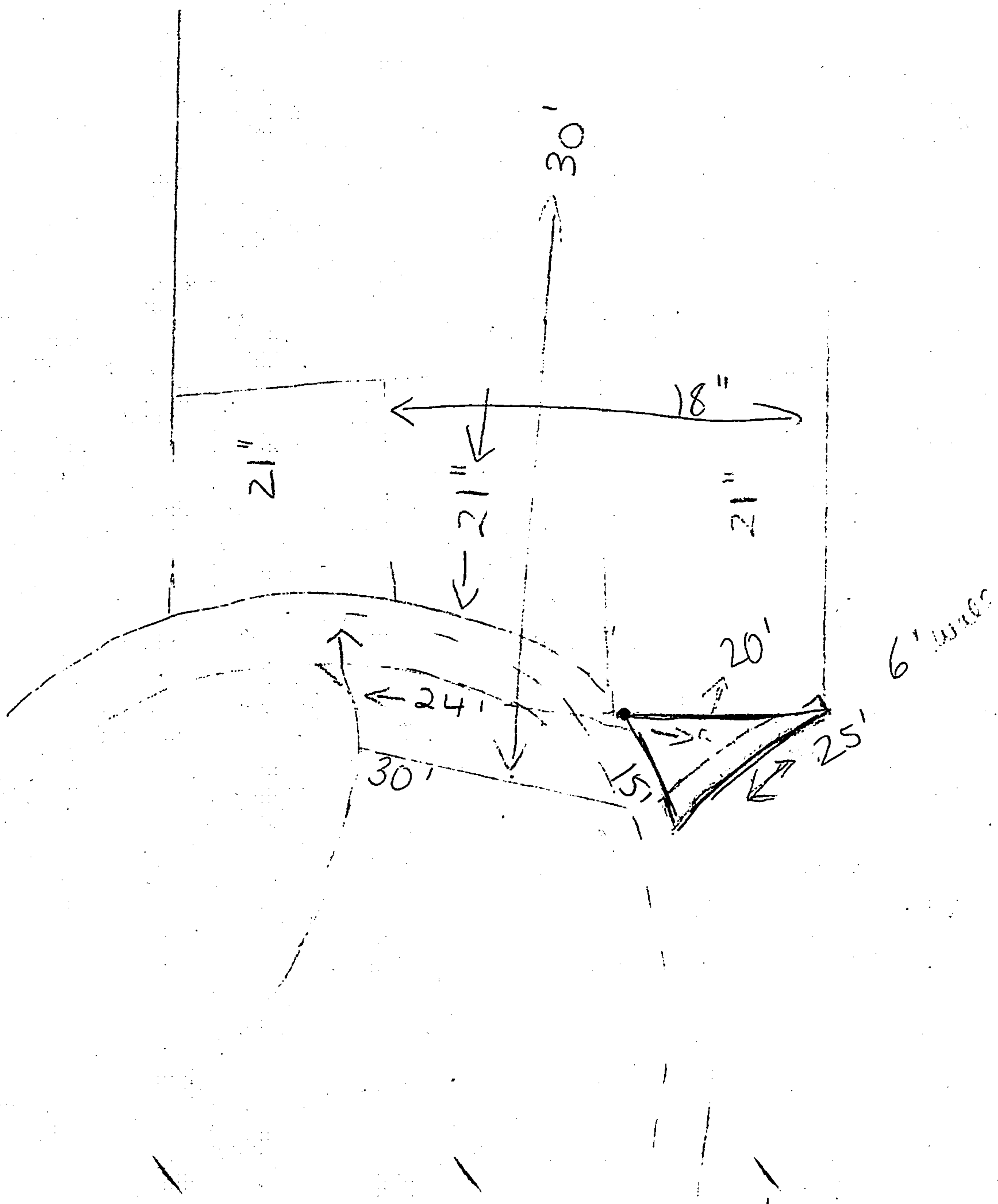


06/16/2010 05:52



06/16/2010 05:52

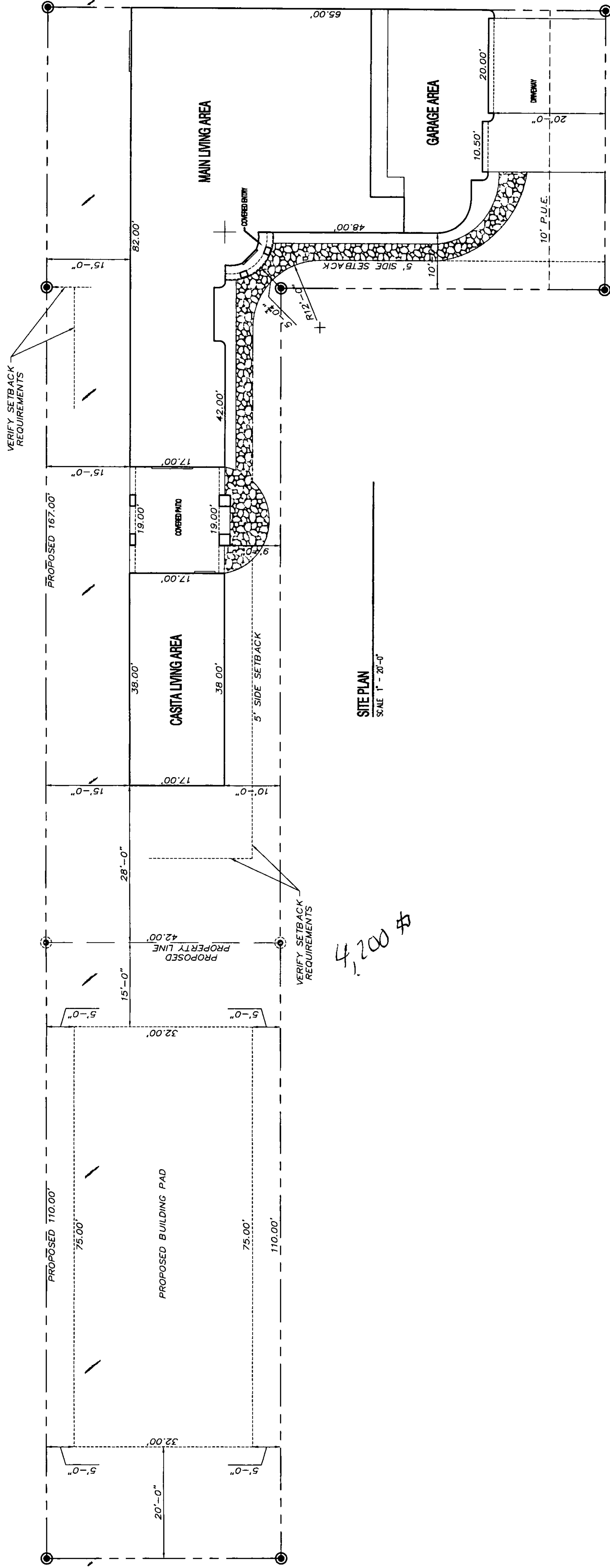
Dimensions of Area to be
Purchased for Easement for
Access onto New Proposed
Lot from Don Francisco



PRELIMINARY: NOT A BUILD SET

SITEPLAN

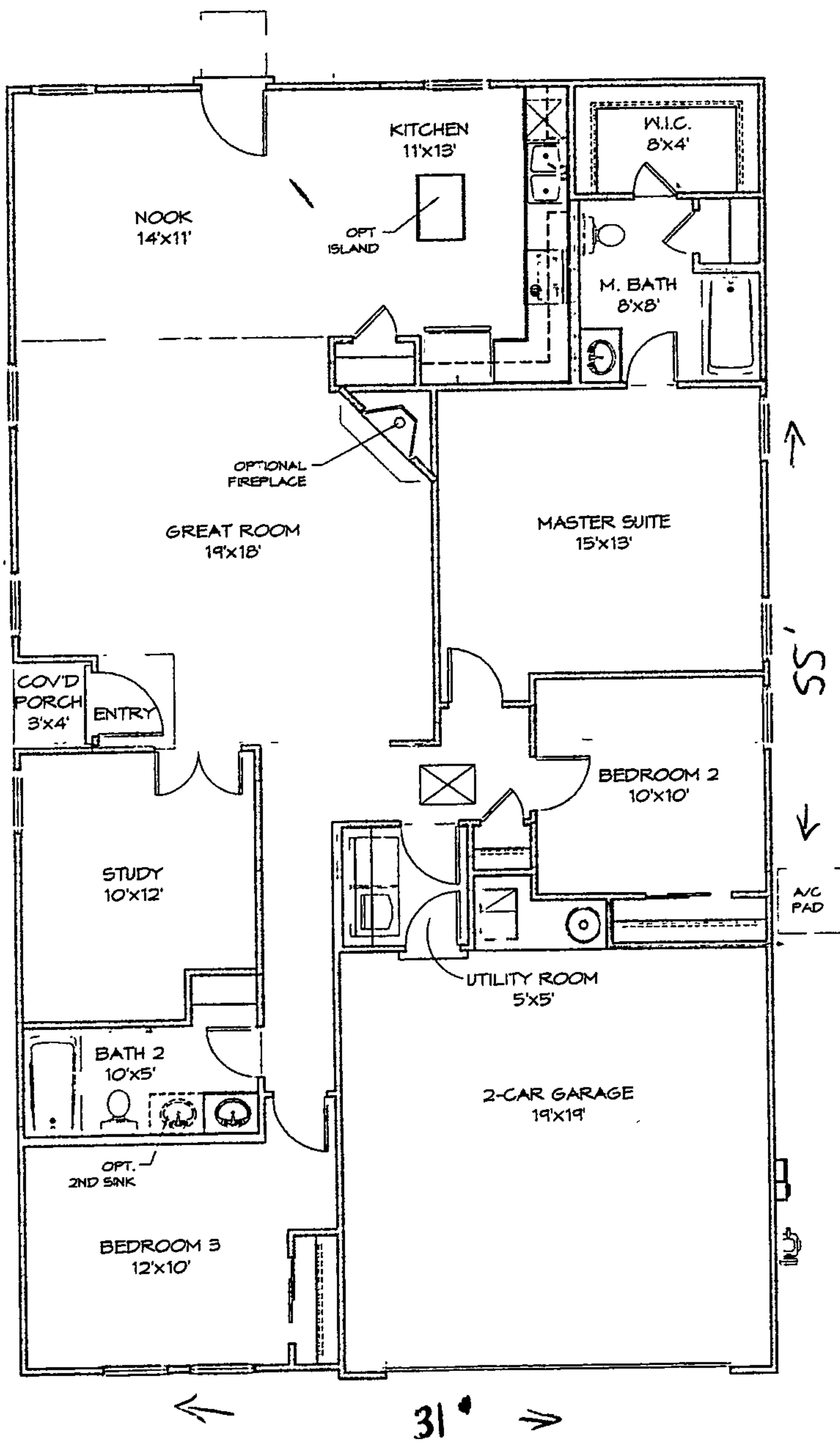
PROJECT ADDRESS:
1300 VALLE LANE NW
ALBUQUERQUE, NM 87107
CONTRACTOR:
UNDETERMINED



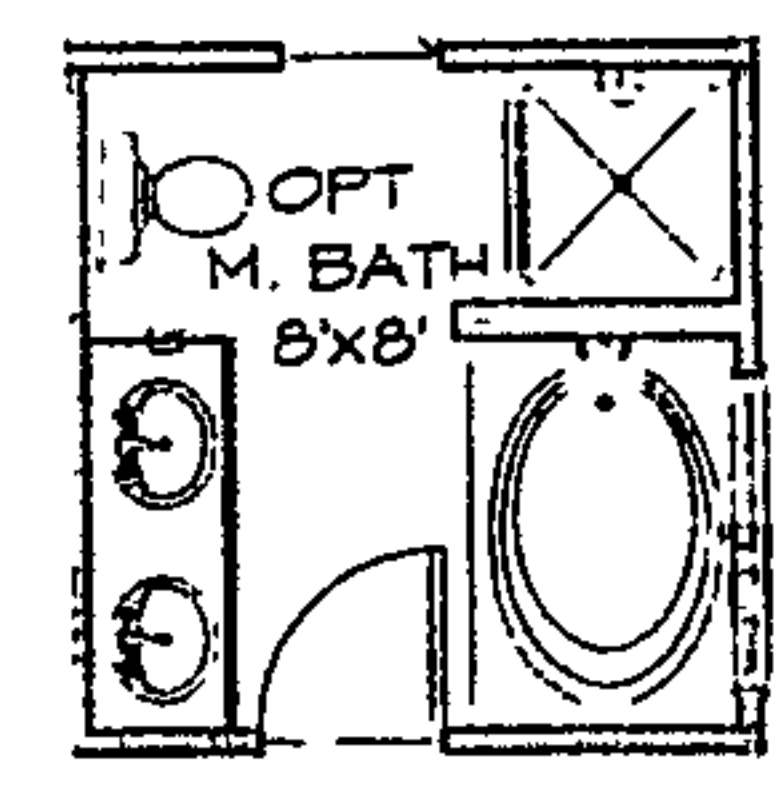
SITE PLAN
SCALE 1" = 20'-0"

\$ 4,200

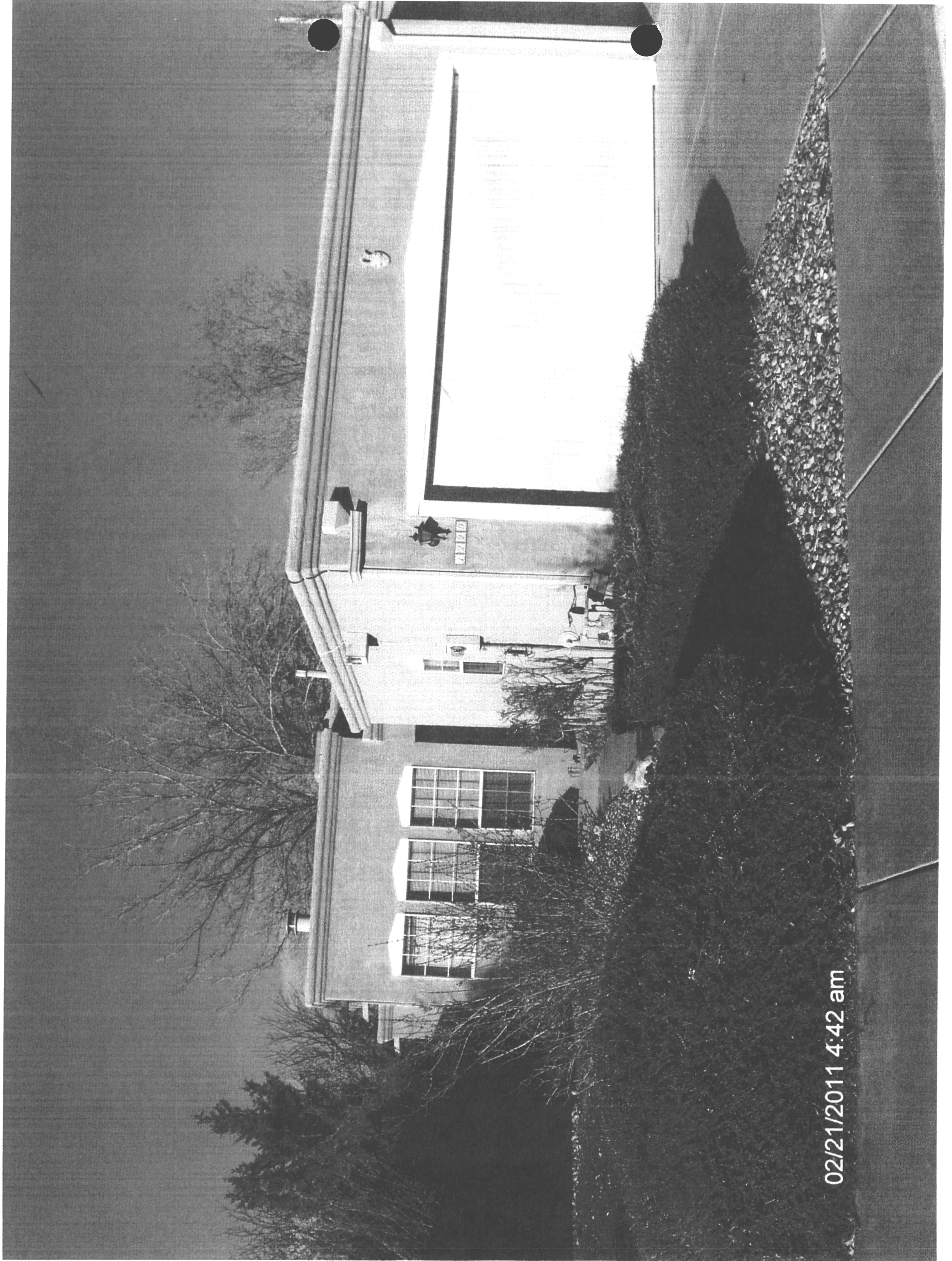
First Floor



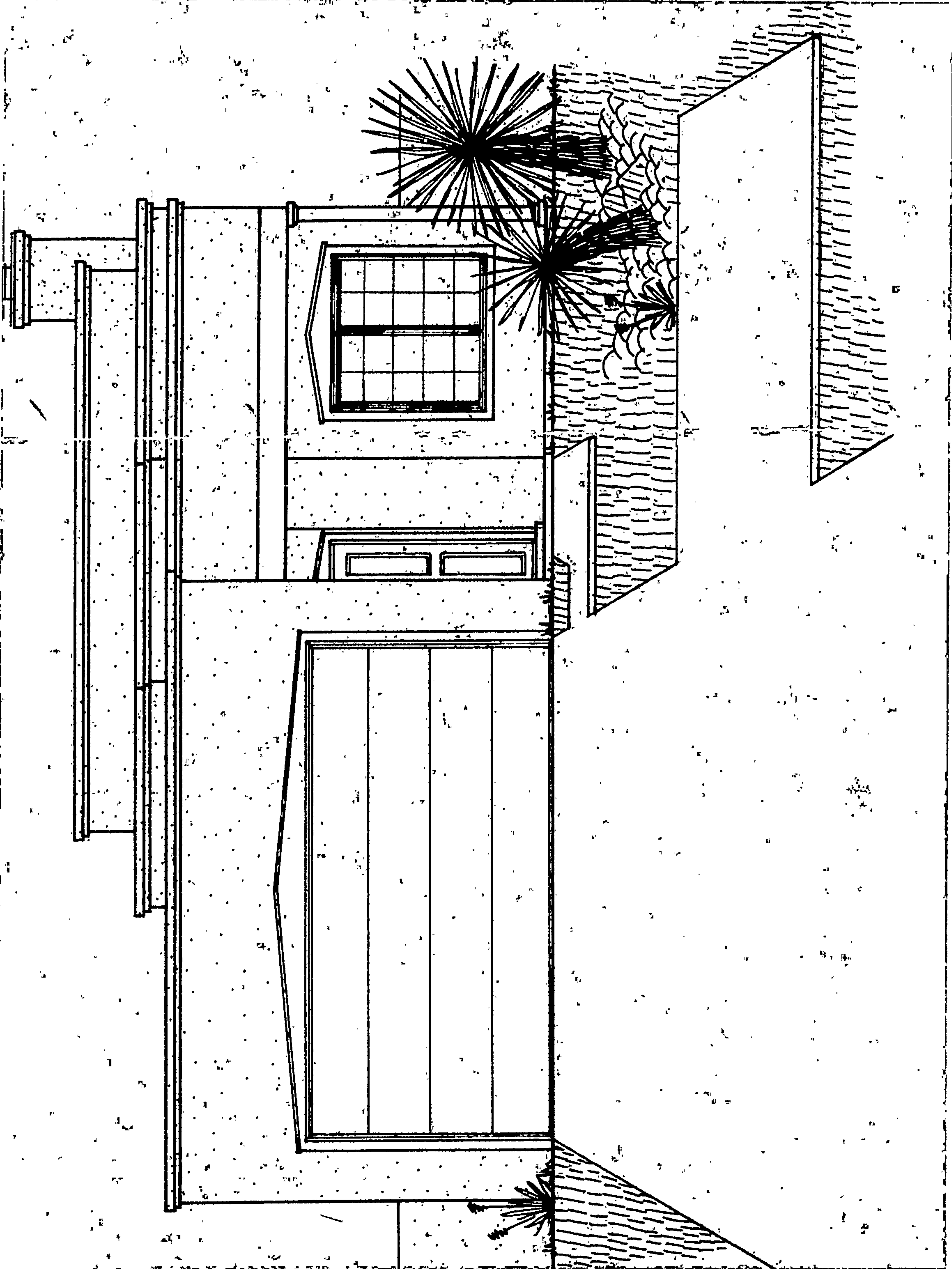
Options



Pictures of the front of the
Townhomes
Located on Don Francisco



02/21/2011 4:42 am





330 Louisiana Blvd., N.E. Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887
IMPROVEMENT LOCATION REPORT

Job No.: ILR-4-56-2010

Buyer: MAESTAS

THIS IS TO CERTIFY,

To the Title Company: First American Title Company
To the Underwriter: First American Title Insurance Company
To the Lender: Sandia Laboratory Federal Credit Union

That on May 3, 2010, I made an inspection of the premises situated at Albuquerque, Bernalillo County, New Mexico, briefly described as Vacant land - Valle Lane, NW

PLAT REFERENCE/ LEGAL DESCRIPTION: Bearings, distances, and/or curve data are taken from the following plat and/or legal description of property. The error of closure is one foot for every 15,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 1451033-AL04 provided by the Title Company.

Lot numbered 38-P1, Subdivision Plat of **CANDELARIA VILLAGE**, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 21, 2005 in Plat Book 2005C, Folio 350.

Flood Certification: It is hereby certified that the above-described property is not located in a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Insurance Rate Maps dated September 26, 2008 (ZONE X (500 year), PANEL 350002 0331 G).

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipelines on or crossing said premises: NONE OTHER _____
- Springs, streams, rivers, ponds or lakes located, bordering on or through said premises: NONE OTHER _____
- Evidence of cemeteries or family burial grounds located on said premises: NONE OTHER _____
- Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties except service lines (location shown on sketch):
NONE Overhead Lines Overhead Poles Anchors Pedestals: CATV Elec. Tele. Other _____
- Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages: NONE OTHER _____
- Apparent encroachments: NONE SEE SKETCH
- Specific physical evidence of boundary lines on all sides: Block Wall Chain Link Fence Wood Fence Curb
Rail Fence Property Corners Building at Property Line Wire Fence (type) _____
Other _____
- Is the property improved?: YES NO Approximate distance of structures from at least two property lines are shown on sketch.
- Indications of recent building construction, alterations or repairs: NONE New Construction Building Addition
Building Demolition

THOMAS D. JOHNSTON

NMPLS 14269

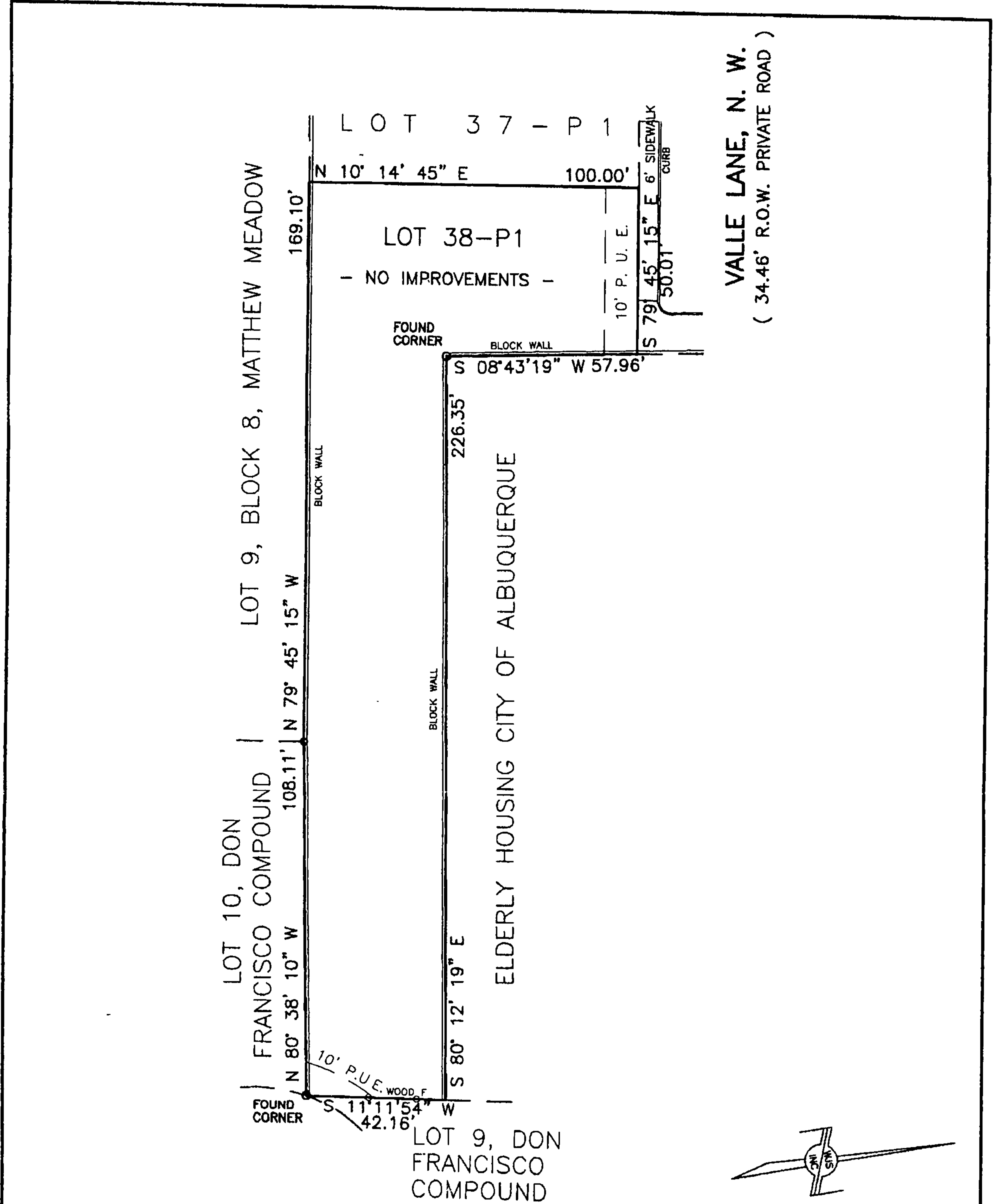


SEE ATTACHED SHEET FOR SKETCH


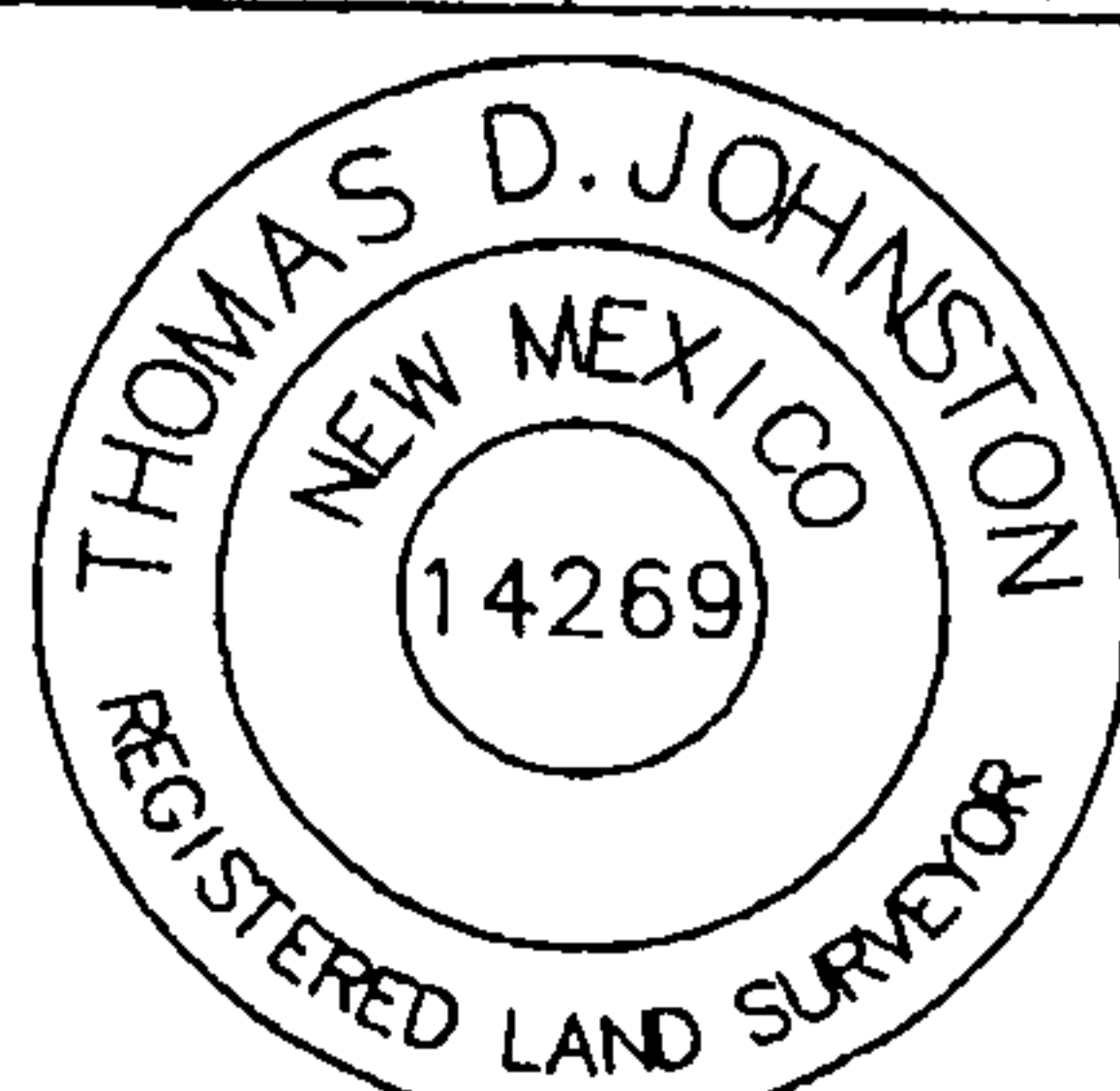
Page 1 of 2

This report is not for use by a property owner for any purpose. This is not a boundary survey and may not be sufficient for the removal of the survey exception from an owner's title policy. It may or may not reveal encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate boundary survey.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.



IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	ILR-4-56X-2010	BUYER:	MAESTAS	SCALE:	1" = 40'
 WAYJOHN SURVEYING INC 330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887	LOT:	38			
	BLOCK:	--			
	SUBDIVISION:	CANDELARIA VILLAGE			
	TITLE CO.:	FIRST AMERICAN			
	GF NO.:	1451033-AL04			
	DATE:	5/03/2010			
	DRAWN BY:	TDJ			
PAGE NO.:	2 OF 2				

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

