



DRB CASE ACTION LOG (Preliminary/Final Plat)

DRB Application No.: 10DRB-70342	Project # 1008525
Project Name: <i>Los Vecinos</i>	
Agent: <i>Casey Cramer</i>	Phone No.:

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

Your request was approved on 12-8-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: *Revise Easement language to include
Provide W & S*

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *- lot improvements to make
easement R/L width*

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

3. **Project# 1004428**
10DRB-70340 EXT OF MAJOR
PRELIMINARY PLAT
MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS, LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3-A & RR-3-E, **WESTLAND SOUTH**, zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s) (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project# 1007474**
10DRB-70335 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
JACKS HIGH COUNTRY INC agent(s) for JOHN J MAHONEY AND CAROLINE BENSON request(s) the above action(s) for all or a portion of Lot(s) A-3-A-1, **DAVID MACIAL**, and Tract(s) A-1-A, **FLORAL MEADOWS**, zoned R-2, located on MONTOYA RD NW BETWEEN FLORAL RD NW AND SARITA NW containing approximately 1.1716 acre(s). (H-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COPY OF 1977 EASEMENT AND PLANNING FOR AGIS DXF.**

5. **Project# 1008519**
10DRB-70341 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
GPS LLC agent(s) for COMAIN PROPERTIES request(s) the above action(s) for all or a portion Tract(s) A-1-C-1 AND A-1-C-2, **CRYER PROPERTIES**, zoned SU-1 FOR C-3 AND IP USES, located on PAN AMERICAN BETWEEN MCLEOD AND MONTGOMERY containing approximately 7.9352 acre(s). (F-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

6. **Project# 1008525**
10DRB-70342 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
CASEY CRAWMER request(s) the above action(s) for all or a portion of Lot(s) G-1 & G-2, **LOS VECINOS**, zoned RA-2, located on SAN ISIDRO AND CHEROKEE BETWEEN CANDELARIA AND GRIEGOS containing approximately 0.66 acre(s). (G-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR REVISED EASEMENT LANGUAGE AND TO PLANNING FOR LOT IMPROVEMENTS TO MAKE EASEMENT FILL WIDTH.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

7. **Project# 1005083**
10DRB-70343 SKETCH PLAT REVIEW
AND COMMENT
THE SURVEY OFFICE agent(s) for LINDA & HAITHEM HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11A, Block 2 **JUAN TABO ADDITION**, zoned R-3, located on INDIAN SCHOOL RD NE BETWEEN PAISANO NE AND KIRBY NE containing approximately .2458 acre(s). (J-22) **THE ABOVE ITEM WAS HEARD AND COMMENTS WERE PROVIDED.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 8, 2010
DRB Comments

ITEM # 6

PROJECT # 1008525

APPLICATION # 10-70342

RE: Lot G, Los Vecinos Subdivision

Please indicate on the plat the Net Lot Area (gross lot area minus the area for the access easement) for proposed Lot G-1.

The minimum access easement width is 15 feet; modifications to the existing house must be completed in order for the plat to be filed.



Jack Cloud AICP, DRB Chairman
505-24-3880/ jcloud@cabq.gov

HEARING DATE: 12-8-10 (P&F)

16
16
16
16
16

3. **Project# 1008525**
10DRB-70274 SKETCH PLAT REVIEW
AND COMMENT

CASEY R CRAMMER request(s) the above action(s) for all or a portion of Lot(s) G, Block(s) , Tract(s) , **LOS VELINOS Unit(s)** , zoned RA-2, located on 1823 CALLE LOS VECINOS NW BETWEEN SAN ISIDRO NW AND CHEROKEE NW containing approximately .66 acre(s). [REF:] (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. Other Matters: None

5. Approval of the Development Review Board Minutes for 9/15/10.
ADJOURNED: 9:20

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 6, 2010
DRB Comments**

ITEM # 3

PROJECT # 1008525

APPLICATION # 10-70274

RE: Lot G, Los Vecinos Subdivision

Removal of easement will require a separate Vacation request prior to, or concurrent with, plat action – an advertised public hearing would be required.

Minimum lot area is 10,890 sq ft NET, which would be exclusive the access easement on the front lot; minimum access easement width is 15 feet.



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

HEARING

DATE

10-6-10 (SK)

8525

DXF Electronic Approval Form

DRB Project Case #: 1008525

Subdivision Name: LOS VECINOS LOTS G1 & G2

Surveyor: ANTHONY L HARRIS

Contact Person: CASEY CRAWMER

Contact Information: 603-5606

DXF Received: 11/22/2010

Hard Copy Received: 11/22/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

11-23-2010
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **8525** to agiscov on **11/23/2010** Contact person notified on **11/23/2010**

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

11/30/2010 Issued By: E08375 94584

.....
STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 342 **Category Code 910**

Application Number: 10DRB-70342, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SAN ISIDRO AND CHEROKEE BETWEEN CANDELARIA AND GRIEGOS

Project Number: 1008525

Applicant
CASEY CRAWMER

Agent / Contact
Casey Crawmer

1823 CALLE LOS VECINOS NW
ALBUQUERQUE NM 87107
554-1761

1823 Calle Los Vecinos Nw
Albuquerque NM 87107
554-1761

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

11/30/2010 12:23PM LOC: ANNX
WS# 008 TRANS# 0023
RECEIPT# 00125309-00125309
PERMIT# 2010070342 TRSDMG
Trans Amt \$305.00
Conflict Manaq. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You



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	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<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	D		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<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) _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY _____ STATE _____ ZIP _____ E-MAIL _____

APPLICANT: CASEY CRAWMER PHONE: 505 554 1761 505 603 5606
 ADDRESS: 1823 CALLE LOS VECINOS NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: CASEY.CRAWMER@GMAIL.COM
 Proprietary interest in site: OWNER List all owners: ANNEKE M. FAAS [WIFE]
 DESCRIPTION OF REQUEST: SUB DIVISION OF .66 ACRES 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 6-1 LOT 6-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LOS VECINOS
 Existing Zoning RA-2 Proposed zoning: RA-2 MRGCD Map No _____
 Zone Atlas page(s): 6-13-2 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.). NA

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): .66
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN ISIDRO & CATEROCKEE
 Between: CANDELARIA and GRUEBOS
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 10/06/10

SIGNATURE _____ DATE 11/30/10
 (Print) CASEY CRAWMER 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>10DRB - 70342</u>	<u>PZF</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 70.00</u>
<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>December 8, 2010</u>			Total <u>\$ 305.00</u>

Planner signature / date _____

Project # 1008525

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.

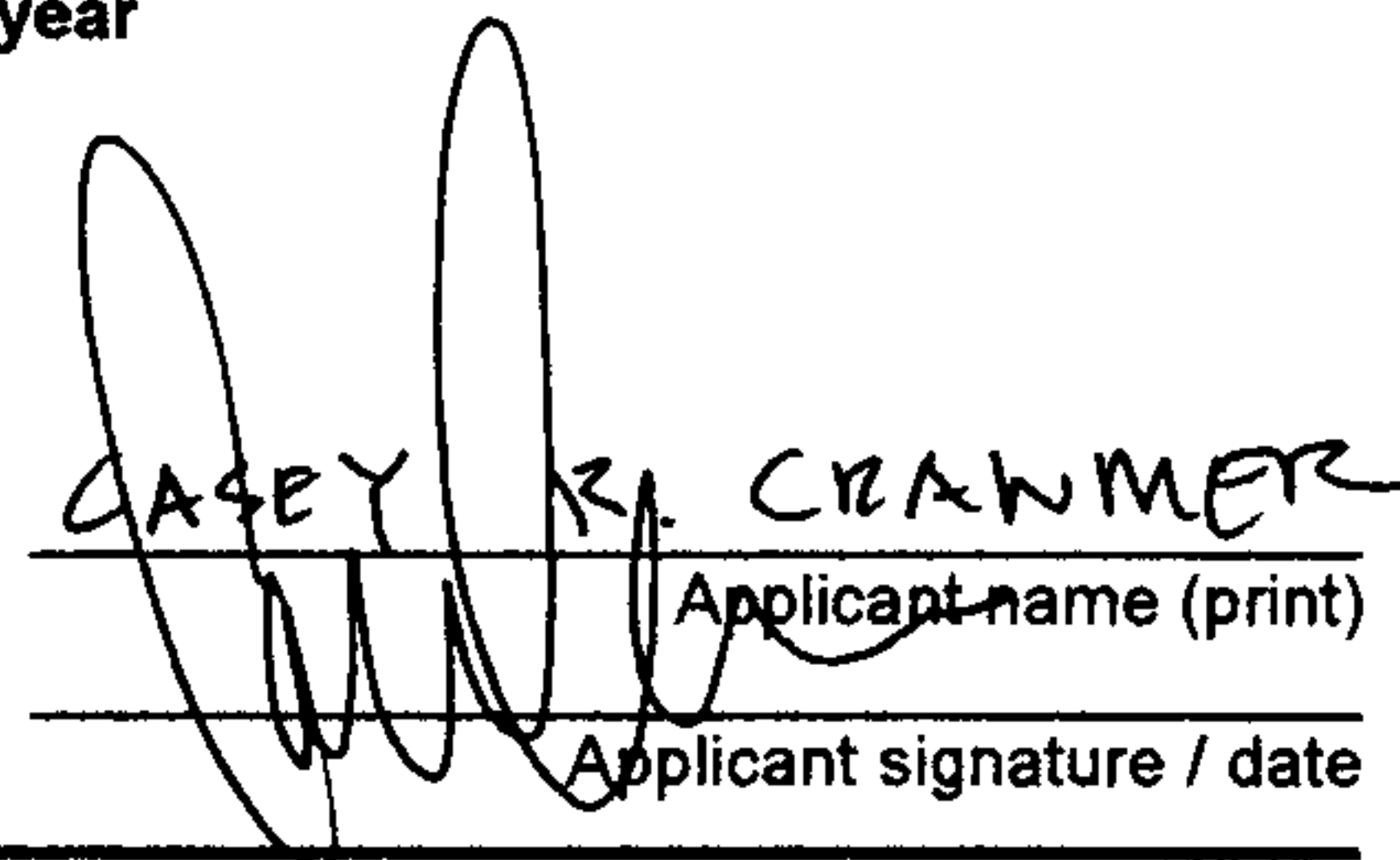
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- ~~NA~~ 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
- ~~NA~~ 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.



 Applicant name (print)

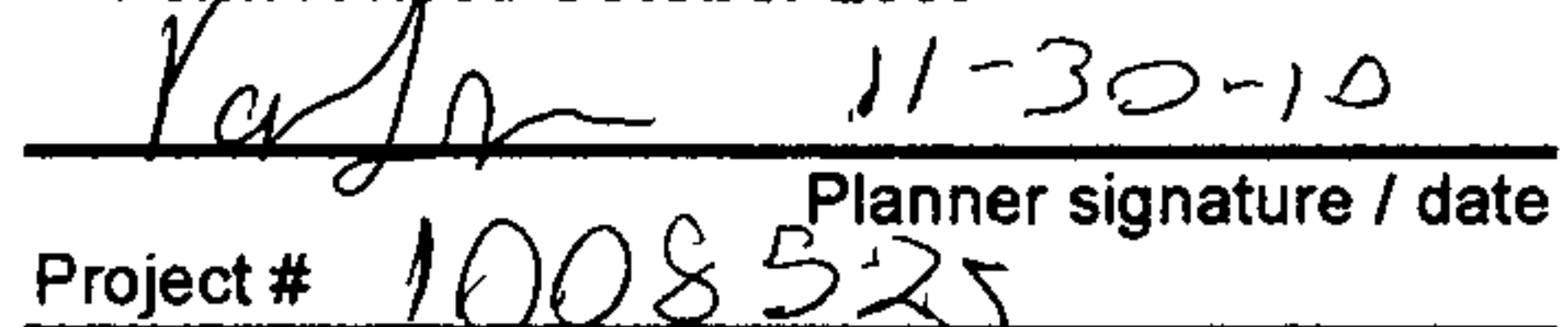
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 100228 - _____ - 70342
 _____ - _____ - _____
 _____ - _____ - _____



 Planner signature / date
 Project # 1008525



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

AGIS
Albuquerque Geographic Information System

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

Map amended through: 2/4/2010

CASEY R. CRAWMER

[Architectural Designer] 1823 Calle Los Vecinos NW Albuquerque, NM 87107 505.603.5606 crc2102@columbia.edu

Subdivision Request Project Number: **1008525**

Address for consideration: 1823 Calle Los Vecinos NW Albuquerque, NM 87107

This is a request [Final Plat] for a minor subdivision of one lot of .66 acres into two lots. The location is lot "G" of the Los Vecinos Subdivision within Albuquerque city limits, Zone Atlas page: G-13-Z. The property was initially purchased by me in 2008 and advertised as dividable. I currently live in the residence at the front portion of this property and will be responsible for the site development of the subdivision. The existing structures all reside within the front half of the property and the proposed second lot exists only as a dirt yard bound by neighbors fences and a utility easement at the north boundary. Zoned RA-2, the lot has no water/ditch access or rights therefore it is difficult to justify growth agriculture as a resolution for this land. There is ample space to justify the subdivision for the purpose of site development and single family residence construction without effecting or variation from any existing neighborhood trends. The existing lot is to be divided roughly in half with easement for a driveway to the north lot. Please see included documents.

Constraints, parameters, and solutions:

Zoning is RA-2 and has access to all city utilities. Electric power is accessible at power poles on North/East side of lot. Water, gas, sewer will be located as private utility lines in proposed driveway/easement and metered at the street. Perimeter walls will be proposed for buffering the site and vehicle ride of way areas. The distance for the easement will meet the recommended 15ft for a single lot access. The existing garage/workspace structure will be modified to accommodate adequate space for vehicle ride of way and existing sheds will be removed or relocated. Proposed driveway easement is adjacent to neighboring driveway.

Thank you,

Casey R. Crawmer
Anneke M. Faas



**Pre-Development Facilities Fee (PDFF)
Cover Sheet**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

Project # (if already assigned by DRB) _____

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral
(Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: Los Vecinos

Legal Description: Lots G-1 and G-2

Location of Project (address or major cross streets) 1823 Calle Los Vecinos NW

Proposed Number of Units _____ Single-Family _____ Multi-Family _____ Total Units

Waiver Information

Property Owner: _____ Legal Description: _____

Zoning: _____

Reason for Waiver/Deferral: _____

Contact Information

Name: Casey Crawmer

Company: CRC Designs

Phone: 603-5606

E-Mail: casey.crawmer@gmail.com

Please include with your submittal:

- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
- Please include project number on the top right corner of all documents

Doc# 2010120873

11/30/2010 12:08 PM Page 1 of 6
AGRE R \$19.00 M Toulouse Oliver, Bernalillo County



EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico (“Albuquerque Public Schools” or “APS”), a public school district organized and existing pursuant to the laws of New Mexico, and

Casey A. Crawmer and Anneke M. Faas (“Developer”) effective as of this 30th day of November, 2010, and pertains to the subdivision commonly known as Los Vecinos, and more particularly described as lots 6-1 and 6-2
[use new legal description of subdivision]

(the “Subdivision”.) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked “multifamily- ___ units” with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

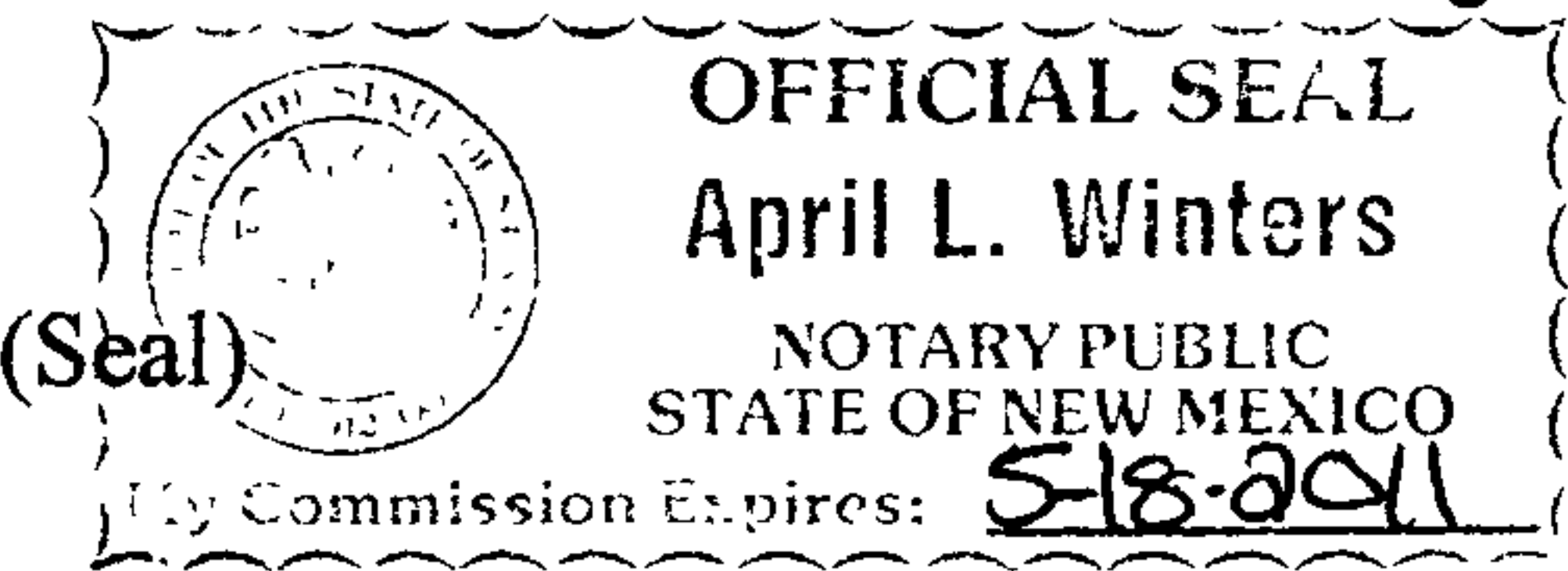
[Signature]
Signature

CASEY R CRAWMER
Name (typed or printed) and title

OWNER
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Nov. 30, 2010, by Casey R. Crawmer
as Property owner of lots 61 & 62 Las Ueclas, a corporation.



[Signature]
Notary Public

My commission expires: May 18, 2011

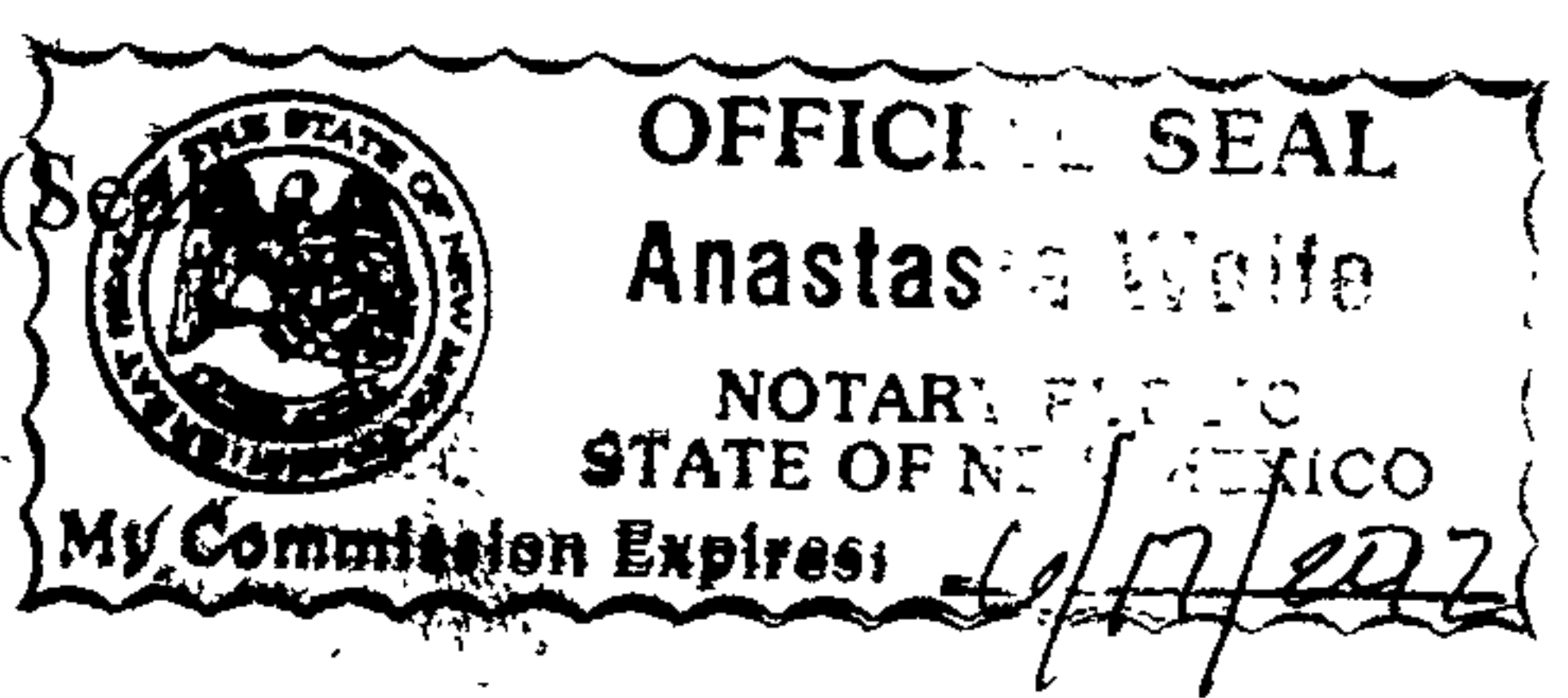
ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

Patricia M. Apt
Name (typed or printed) and title

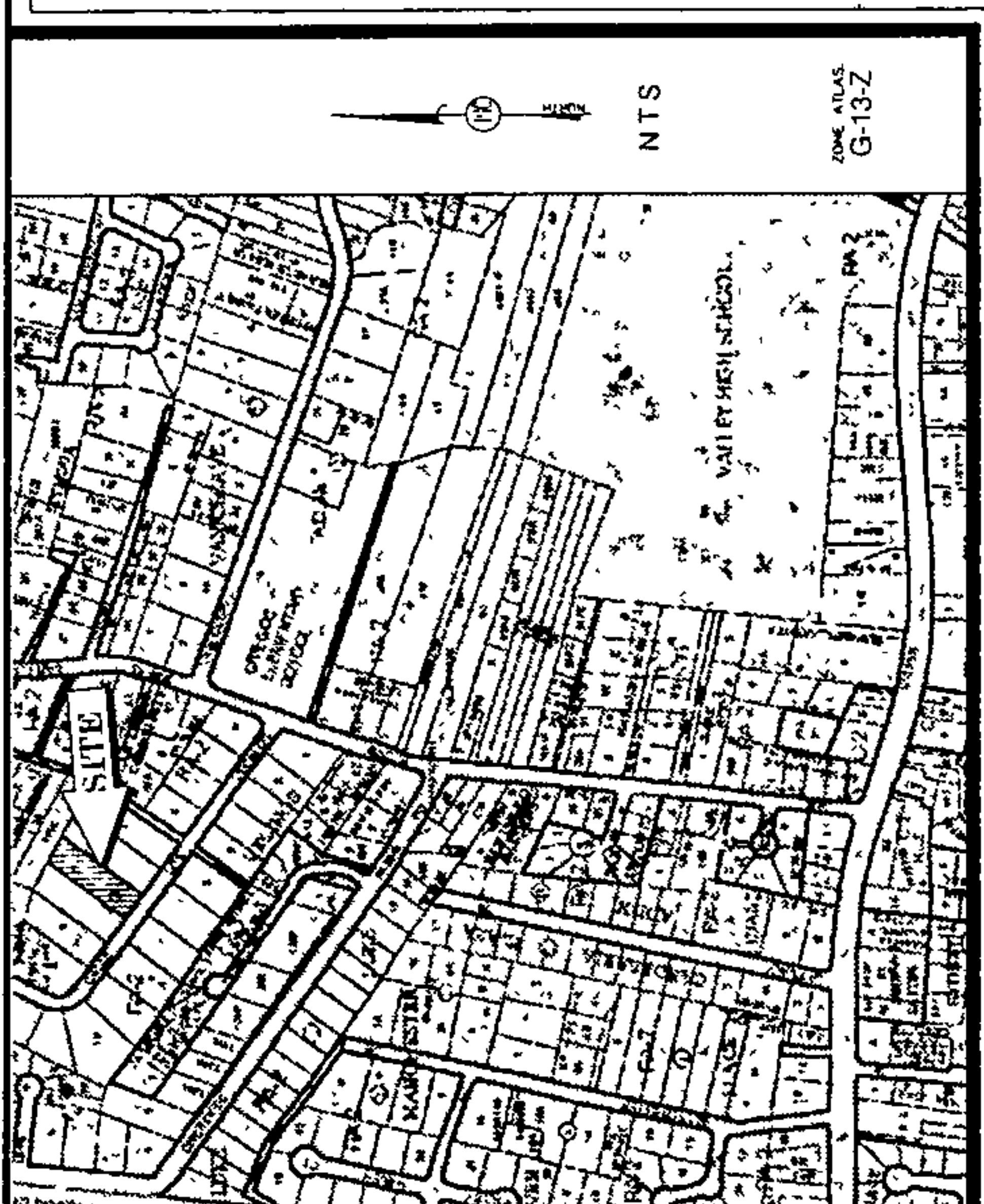
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Nov. 30, 2010, by Patricia M. Apt
as BIS Planner of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.



[Signature]
Notary Public

My commission expires: 6/17/2012



Vicinity Map

- SUBDIVISION DATA / NOTES**
1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY RECORD BEARINGS AND DISTANCES ARE DENOTED BY PARENTHESIS ()
 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS. CENTRAL ZONE, MARCH 1983 AND ARE BASED ON ACS CONTROL MONUMENTS 5, G13AR AND 7, H13 AS SHOWN HEREON
 3. DISTANCES ARE GROUND DISTANCES
 4. BEARINGS AND DISTANCES IN PARENTHESIS () ARE PER THE PLAT OF LOS VECINOS, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 22, 1961 IN VOLUME B1, FOLIO 157
 5. GROSS AREA 0.6337 ACRES
 6. NUMBER OF EXISTING LOTS 1
 7. NUMBER OF LOTS CREATED 2
 8. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION COVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD _____
 BERNALILLO COUNTY TREASURERS OFFICE _____

LEGAL DESCRIPTION

LOT LETTERED G OF THE REPLAT OF LOTS 2, 3, 4, 16, 20, 21, 22, AND 24 (NOW LOTS A, B, C, D, E, F, G, H, J, K, L, M AND N) OF LOS VECINOS, LOCATED WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 22, 1961 IN VOLUME B1, FOLIO 157.

BEGINNING AT THE SOUTHEAST CORNER OF THIS PROPERTY, WHENCE CITY OF ALBUQUERQUE CONTROL STATION 6, G13AR BEING A 3/4" ALUMINUM DISC, STAMPED 6 G13AR 1960/1997, HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, MARCH 1983) N=1500719.134 AND E=1515743.949 BEARS S01°28'57"W A DISTANCE OF 21.0876 FEET; SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF CALLE LOS VECINOS, PER SAID PLAT, THENCE N54°15'16"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 99.00 FEET TO THE SOUTHWEST CORNER OF THIS PROPERTY, THENCE N35°44'44"E, A DISTANCE OF 291.58 FEET TO THE NORTHWEST CORNER OF THIS PROPERTY, THENCE S60°40'43"E, A DISTANCE OF 83.59 FEET TO THE NORTHEAST CORNER OF THIS PROPERTY, THENCE S35°44'44"W, A DISTANCE OF 302.05 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.6337 ACRES MORE OR LESS.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DOES HEREBY GRANT ANY AND ALL EASEMENTS AS SHOWN HEREON

OWNER(S) SIGNATURE _____ DATE _____
 OWNER(S) PRINT NAME _____ TRACT _____
 ADDRESS _____
 ACKNOWLEDGMENT _____
 STATE OF NEW MEXICO) SS _____
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2010
 BY _____
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - B. NEW MEXICO GAS COMPANY, INC. (NMGC) A DELAWARE CORPORATION, FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. (WEST) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. (COMCAST) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, RELOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN; NO BUILDING, SIGN, POOL, ABOVEGROUND OR SURFACE, HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.
- IN APPROVING THIS PLAT, NMGC DOES NOT WAVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**PLAT OF
 LOTS G-1 AND G-2
 LOS VECINOS**

**TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2010
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING LOT AND GRANT EASEMENTS AS SHOWN HEREON

CITY APPROVALS PROJECT NO _____ APPLICATION NO _____

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A B C W U A _____ DATE _____

A M A F C A _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON PLANNING DEPARTMENT _____ DATE _____

UTILITY APPROVALS _____

NEW MEXICO GAS COMPANY _____ DATE _____

WEST TELECOMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

PUBLIC SERVICES COMPANY OF NEW MEXICO _____ DATE _____

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANTHONY L. HARRIS _____ DATE _____
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE (505) 998-0303
 FAX (505) 998-0305

T10N R3E SEC. 6

LOS VECINOS

[Stainless Steel Bollards - Steel-Bollards.com - Quality Automatic, Semi-Auto, Fixed & Removable Bollards](#)

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Project No. 1008525 [Inbox](#) | X

Zamora, David M. to me

The .dxf file for Project No. 1008525 (Los Vecinos) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
505.924.3929 phone
505.924.3812 fax
www.cabq.gov/planning/agis/
dmzamora@cabq.gov

[↩ Reply](#) [→ Forward](#)

[← Back to Inbox](#) [Archive](#) [Report spam](#) [Delete](#) [Move to ▼](#) [Labels ▼](#) [More actions ▼](#)

Please accept this email as confirmation that Comcast has no conflict with the above mentioned plat/project.

Thank you,

Peter L. Britain

Peter Britain

New Mexico Senior Construction Manager

P: 505-271-3640

F: 505-761-0599

peter_britain@cable.comcast.com

LOS VECINOS

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0305

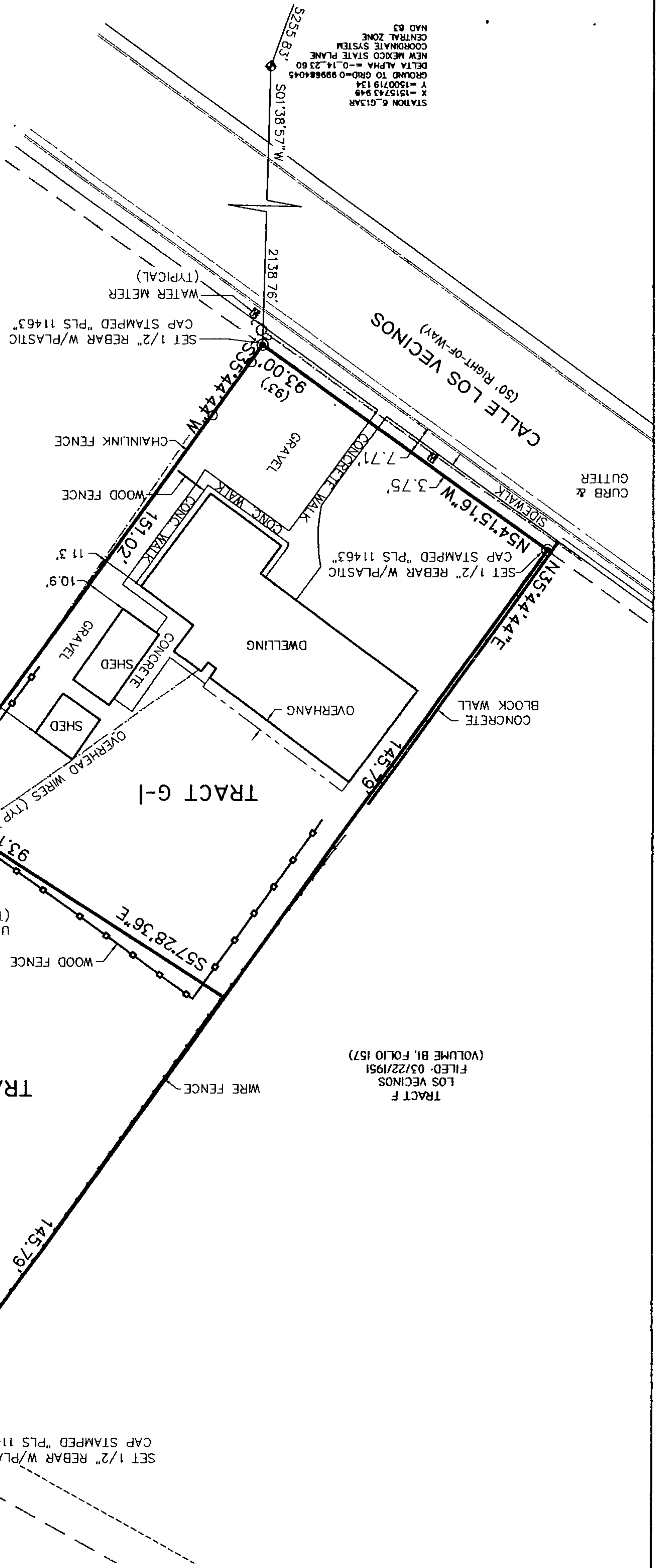
THE SURVEY OFFICE, LLC

BOUNDARY SURVEY.

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 OWNERS 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.

STATION 6.513AR
X = 1515743.949
Y = 1500719.134
GROUND TO GRID = 0.999884045
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

1" = 40'
ZONE MAP: G-13-Z
PROJECT NO. LOS VECINOS
DRAWN BY: ARS



"SKETCH PLAT"

OWNER:
TOBY M GALLEGOS
TRACTS 173B & 173C MAP 31

TRACT H
LOS VECINOS
FILED: 03/22/1951
(VOLUME B1, FOLIO 157)

TRACT F
LOS VECINOS
FILED: 03/22/1951
(VOLUME B1, FOLIO 157)



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 (Form D)

- 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)
- D 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.

APPLICATION INFORMATION:

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

APPLICANT: CASEY R. CRAWMER PHONE 505 603 5606
 ADDRESS 1823 CALLE LOS VECINOS NW FAX _____
 CITY ALBUQUERQUE STATE NM ZIP 87107 E-MAIL CRC2102@COLUMBIA.EDU
 Proprietary interest in site OWNER List all owners CASEY CRAWMER

DESCRIPTION OF REQUEST: SUBDIVISION OF .66 ACRES INTO 2 SITES

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 6 Block _____ Unit _____
 Subdiv/Addn/TBKA LOS VECINOS
 Existing Zoning RA-2 Proposed zoning RA-2 MRGCD Map No _____
 Zone Atlas page(s) 6-13-2 UPC Code 101306024350621504

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc) NONE

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No of existing lots: 1 No. of proposed lots 2 Total area of site (acres) .66
 LOCATION OF PROPERTY BY STREETS On or Near SAN ISIDRO & CHEROKEE NW
 Between CANDELANIA and GRIBBOS 1823 CALLE LOS VECINOS NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: _____

SIGNATURE

[Signature] DATE 09/27/2010
 (Print) CASEY CRAWMER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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	Action	SF	Fees
<u>10DRB 70214</u>	<u>SK S(3)</u>		<u>\$0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>10/06/10</u>			Total <u>\$0</u>

Sandy Handley 09/27/10 Project # 1008525
 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.

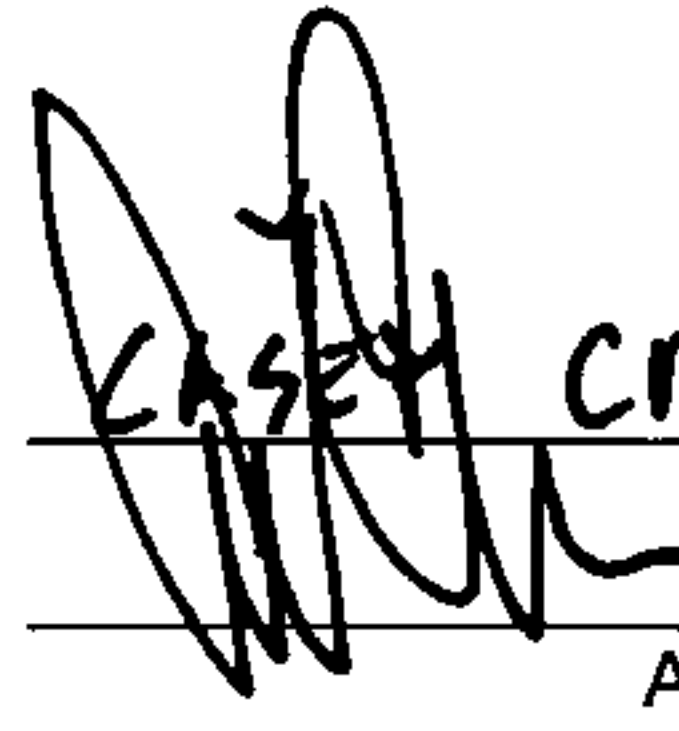
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 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 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**

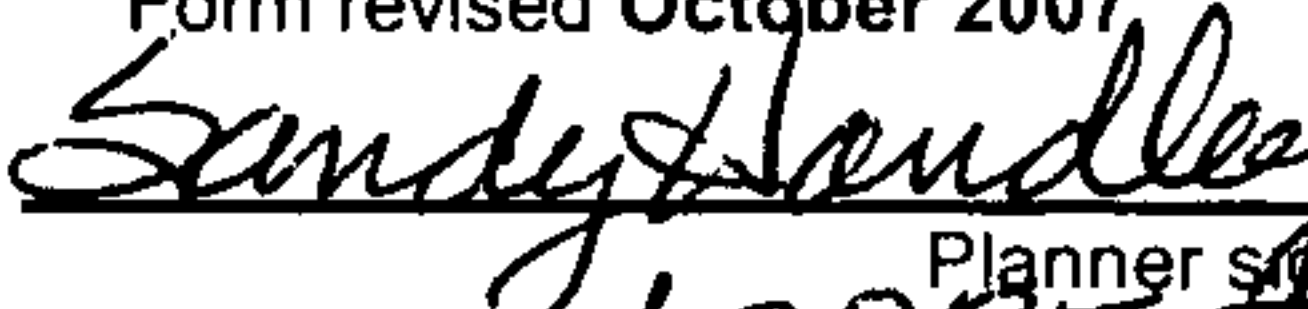
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


CASEY CRANMER
 Applicant name (print)
 09/27/2010
 Applicant signature / date



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

Application case numbers
10DRB 70274

Form revised October 2007

 Planner signature / date
 Project # **1008525**



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

Map amended through: 2/4/2010

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

CASEY R CRAWMER

[Architectural Designer] 1823 Calle Los Vecinos NW Albuquerque, NM 87107 505.603.5606 crc2102@columbia.edu

Subdivision Request

Address for consideration: 1823 Calle Los Vecinos NW Albuquerque, NM 87107

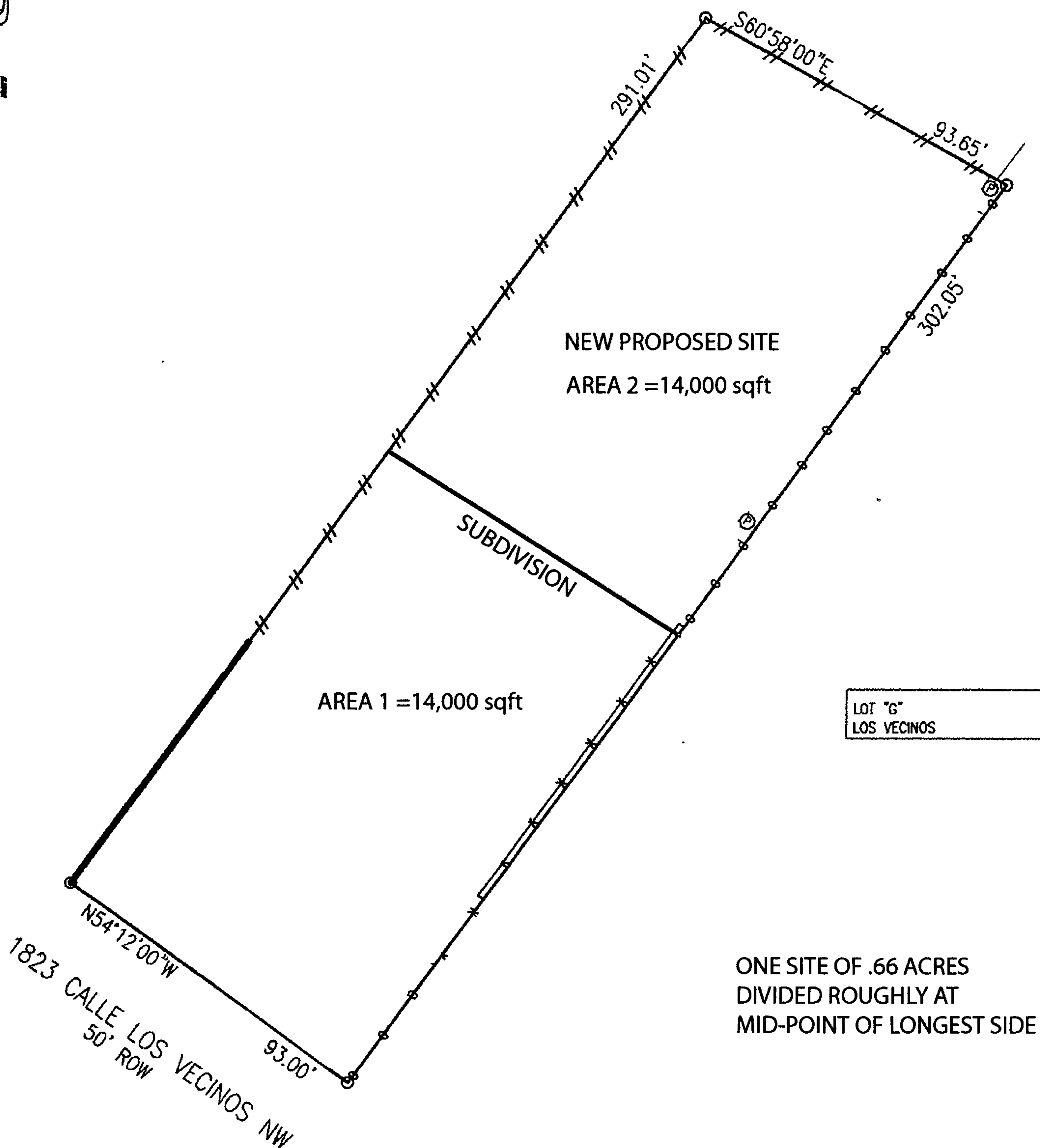
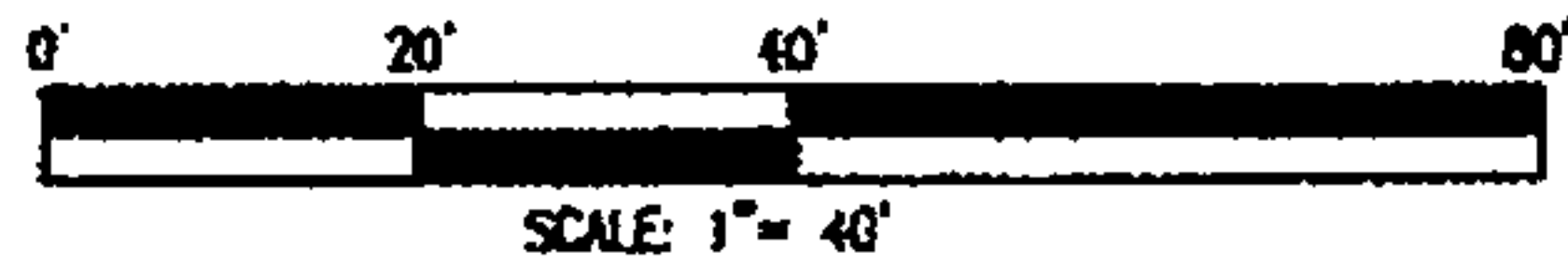
This is a request [Sketch Plat] for a minor subdivision of one lot of .66 acres into two lots. The location is lot "G" of the Los Vecinos Subdivision within Albuquerque city limits, Zone Atlas page: G-13-Z. The property was initially purchased by me in 2008 and advertised as dividable. I currently live in the residence at the front portion of this property and will be responsible for the site development of the subdivision. The existing structures all reside within the front half of the property and the proposed second lot exists only as a dirt yard bound by neighbors fences and a utility easement at the north boundary. Zoned RA-2, the lot has no water/ditch access or rights therefore it is difficult to justify growth agriculture as a resolution for this land. There is ample space to justify the subdivision for the purpose of site development and single family residence construction without effecting or variation from any existing neighborhood trends. The existing lot is would be divided roughly in half with easement for a driveway to the north lot. Please see included documents.

Constraints, parameters, and solutions:

Zoning is RA-2 and has access to all city utilities. Electric power is accessible at power poles on East side of lot. Water, gas, sewer will be located in proposed driveway. Perimeter walls will be proposed for buffering the site and vehicle ride of way areas. Distance between structure and property line is 11ft and if more distance is needed the structure will be modified to accommodate adequate space for vehicle ride of way. 5ft PUE on drawing is obsolete and will need to be removed in final plat document. Proposed driveway easement is adjacent to neighboring driveway.

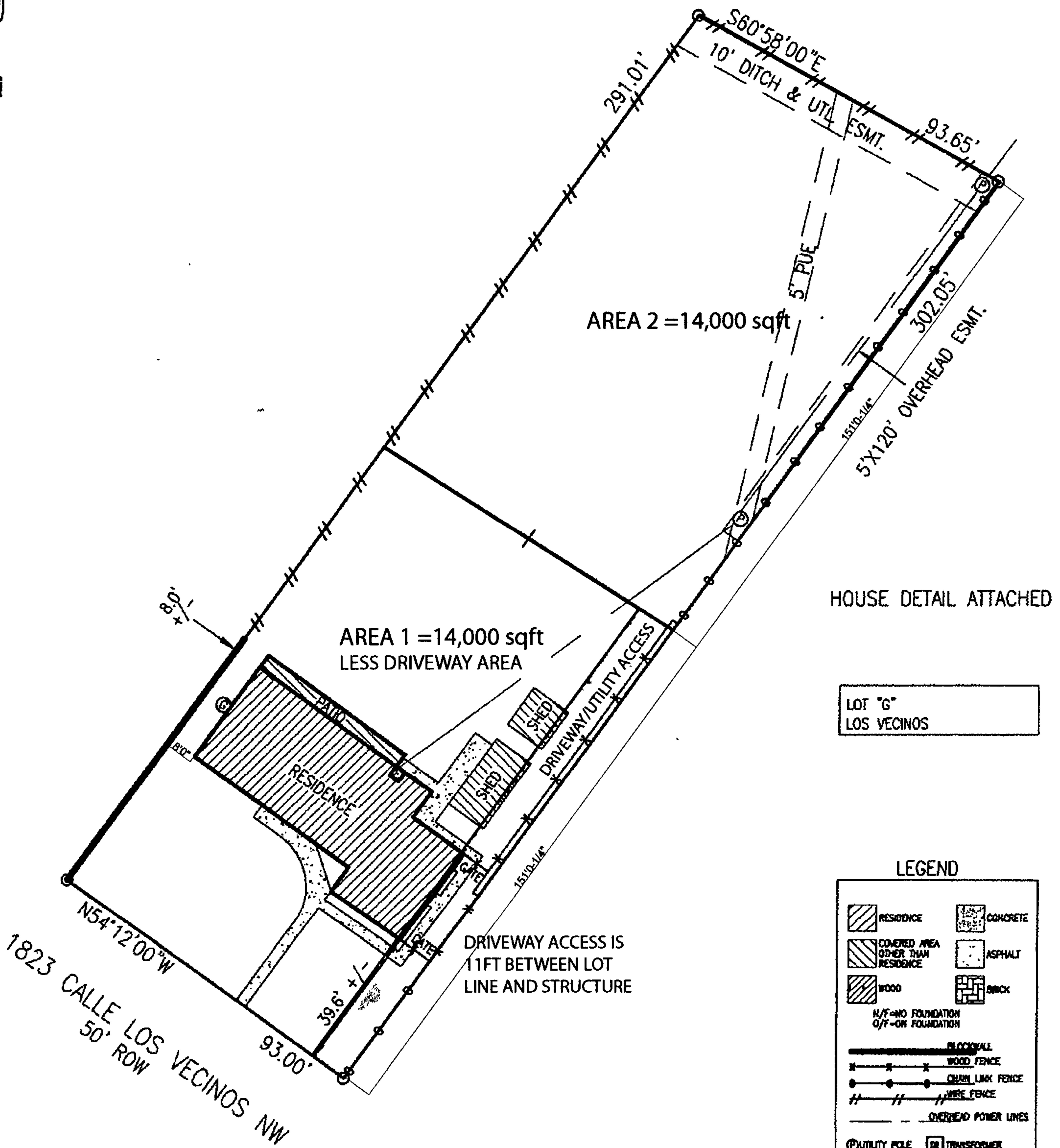
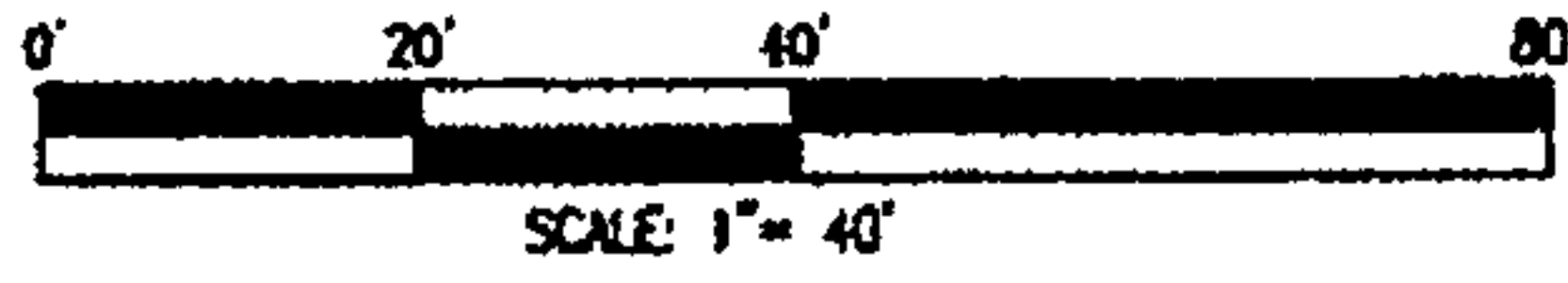
Questions/Clarifications:

- Minimum distance of driveway width access for one residence
- Maximum distance from fire hydrant
- fire truck access?



LOT "G"
LOS VECINOS

ONE SITE OF .66 ACRES
DIVIDED ROUGHLY AT
MID-POINT OF LONGEST SIDE



AREA 2 = 14,000 sqft

AREA 1 = 14,000 sqft
LESS DRIVEWAY AREA

HOUSE DETAIL ATTACHED

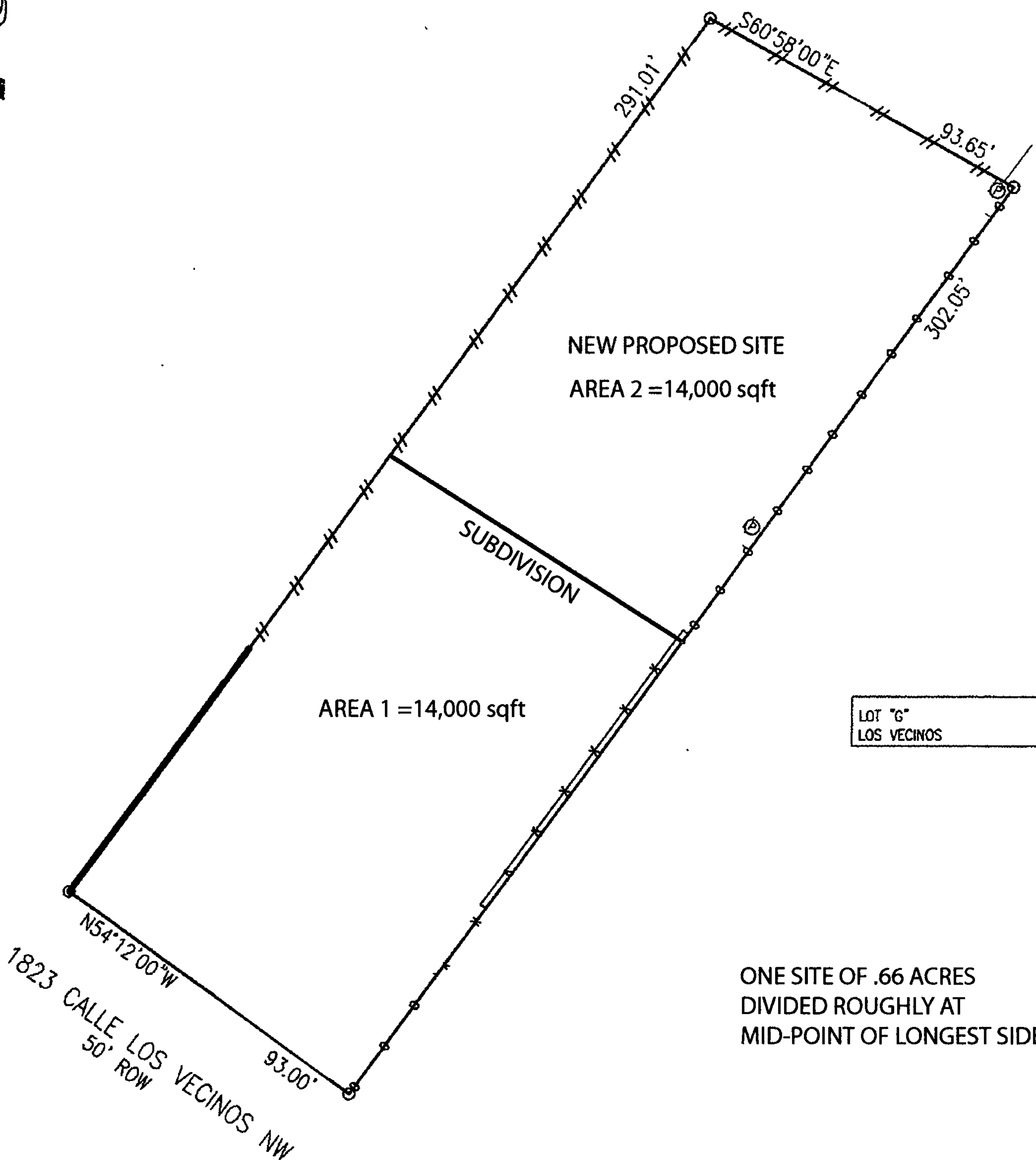
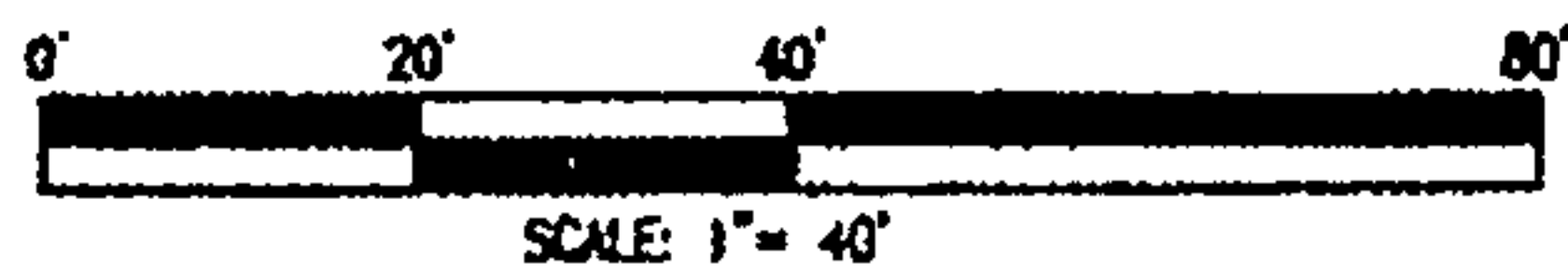
LOT "G"
LOS VECINOS

LEGEND

	RESIDENCE		CONCRETE
	COVERED AREA OTHER THAN RESIDENCE		ASPHALT
	WOOD		BRICK
N/F - NO FOUNDATION O/F - ON FOUNDATION			
BLOCK WALL			
WOOD FENCE			
CHAIN LINK FENCE			
WIRE FENCE			
OVERHEAD POWER LINES			
	UTILITY POLE		TRANSFORMER
	GAS METER		ELECTRIC METER
	UTILITY RISER		ANCHOR

DRIVEWAY ACCESS IS
11 FT BETWEEN LOT
LINE AND STRUCTURE

1823 CALLE LOS VECINOS NW
50' ROW



LOT "G"
LOS VECINOS

ONE SITE OF .66 ACRES
DIVIDED ROUGHLY AT
MID-POINT OF LONGEST SIDE

