

8672

DXF Electronic Approval Form

DRB Project Case #: 1008672

Subdivision Name: PERFECTO ARMIJO & BROTHERS ADDITION

Surveyor: ANTHONY L HARRIS


Contact Person: ANDREA SANTANA

Contact Information: 998-0303

DXF Received: 8/25/2011

Hard Copy Received: 8/25/2011

Coordinate System: NMSP Grid (NAD 83)



Approved

8/25/11

Date

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

AGIS Use Only

Copied fc8672 to agiscov on 8/25/2011 Contact person notified on 8/25/2011



DRB CASE ACTION LOG (Preliminary/Final)

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

DRB Application No.: 1 DRB - 70095 Project # 100867Z
Project Name: PEREZ TO ARMIJO & BROS. ADD
Agent: MICHAEL WERNERKA Phone No.:

Your request was approved on 5-11-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** record revokable permit
- ABCWUA:**
- CITY ENGINEER / AMAFCA:**
- PARKS / CIP:**
- PLANNING (Last to sign):** copy file

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.

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008672

AGENDA ITEM NO: 8

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

An existing fence is located within the right of way. This fence will require a revocable permit with the City of Albuquerque (contact Jane Rael, 924-3992).

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

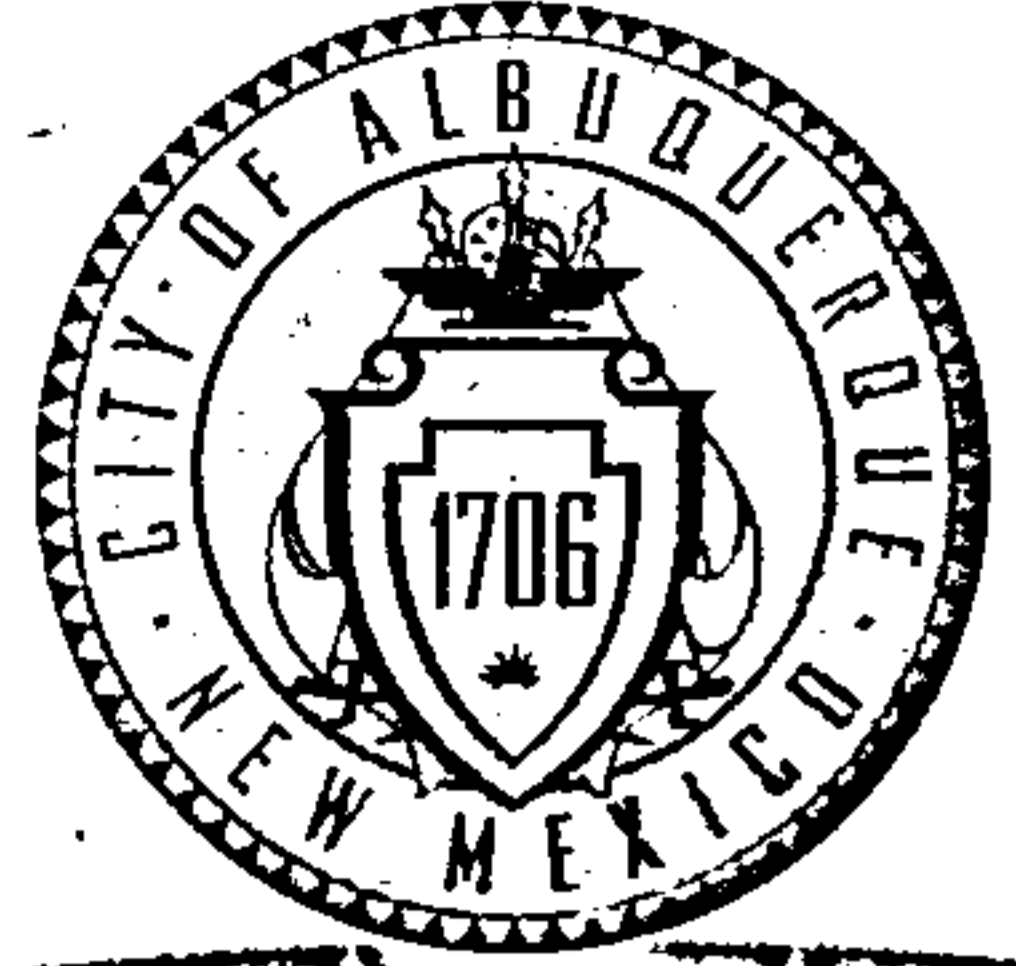
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MAY 4, 2011

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008672.

AGENDA ITEM NO: 8

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

Hydrology has no objection.

PO Box 1293

RESOLUTION:

Albuquerque APPROVED ____; DENIED ____; COMMENTS PROVIDED ____; WITHDRAWN ____
DEFERRED TO: _____

NM 87103 SIGNED: _____ (UD) (CE) (TRANS) (PKS) (PLNG)

COMMENTS:

www.cabq.gov

SIGNED:

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

DATE: 5-4-11

1706

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

04/19/2011 Issued By: BLDAVM 106768

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 095

Category Code 910

Application Number: 11DRB-70095, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CORNER OF 8TH AND ROMA

Project Number: 1008872

Applicant
MICHAEL WEWERKA

Agent / Contact
Michael Wewerka

1014 FRUIT AVE NW
ALBUQUERQUE NM 87102

1014 Fruit Ave Nw
Albuquerque NM 87102

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

4/19/2011 2:37PM LOC: ANNX
ISH 008 TRANSH 0025
RECEIPT# 00130593-00130593
ERMITH 2011070095 TRSLNP
Transf Ant \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You



DRB CASE ACTION LOG (Preliminary/Final)

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DRB Application No.: 11DRB-70095 Project # 100867Z
Project Name: PEREZ TO ARMIJO & BROS. ADD
Agent: MICHAEL WERWERKA Phone No.: _____

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- CITY ENGINEER / AMAFCA:** _____
- PARKS / CIP:** _____
- PLANNING (Last to sign):** dxl file

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 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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)
- 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: Michael Wewerka PHONE: 400-2523
 ADDRESS: 1014 FRUIT AVE NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: mwewerka@ya.com

Proprietary interest in site: _____ List all owners: Michael & Madley Wewerka

DESCRIPTION OF REQUEST: splitting lot to create one house each on 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. Lots 76-A & 76-B Block: 7 Unit: _____
 Subdiv/Addn/TBKA: Perfecto Armijo & Bros. Addn
 Existing Zoning: SU-2 HD Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): J 14 UPC Code: 101405806206031217

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1008672

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): .14 Ac
 LOCATION OF PROPERTY BY STREETS: On or Near: 8th and Romo
 Between: _____ and _____

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

SIGNATURE: _____ DATE: 4/19/11
 (Print) Michael Wewerka Applicant: Agent

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input 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	Application case numbers	Action	S.F.	Fees
	<u>110RB-70095</u>	<u>PAF</u>		<u>\$285.00</u>
		<u>CMF</u>		<u>\$20.00</u>
				\$
				\$
				\$
	Hearing date		Total	
	<u>April 27, 2011</u>		<u>\$305.00</u>	
	Planner signature / date	Project #		
<u>[Signature]</u>	<u>4-19-11</u>	<u>1008672</u>		

Form revised 4/07

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
- N/A** 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.

MICHAEL WEWERKA
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
110RB - 70095

[Signature] 4-19-11
Planner signature / date
Project # 1008677

April 18, 2011

To: DRB Committee Members

City of Albuquerque

From: Michael and Medley Wewerka

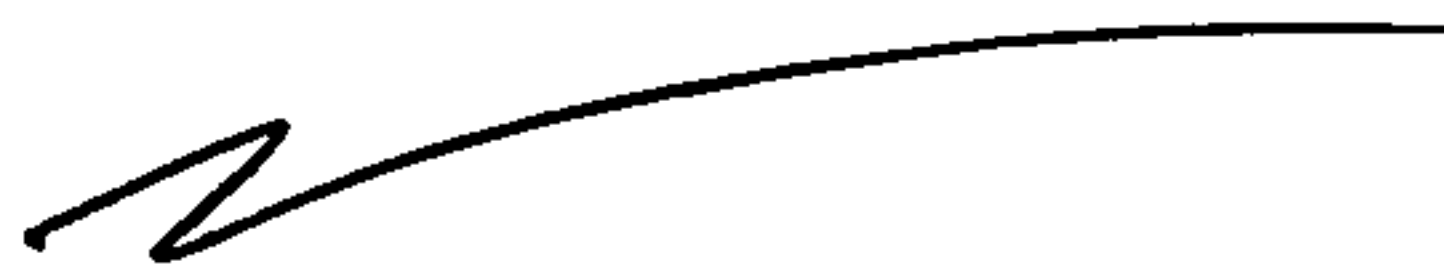
1014 Fruit Ave NW, Albuquerque 87102

Re: 512, 514 8th ST NW lot line redo

Committee Members,

We are proposing a lot split of our property. We would like remove the current north south line and split the lot in two with a east-west division. This would lead to one house on each of two lots instead of two houses straddling bits of two parcels as it currently is. Thank you very much for your consideration

Regards,

A handwritten signature in black ink, appearing to be 'Michael Wewerka', written over a horizontal line.

Michael Wewerka

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

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 76-A and 76-B, Block 7, Perfecto Armijo and Brothers Addition which is zoned as SU-2 HD, on April 19, 2011 submitted by Michael and Medley Wewerka, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) is proposing a lot line adjustment. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facilities Fee Planner
Name (printed or typed) and title

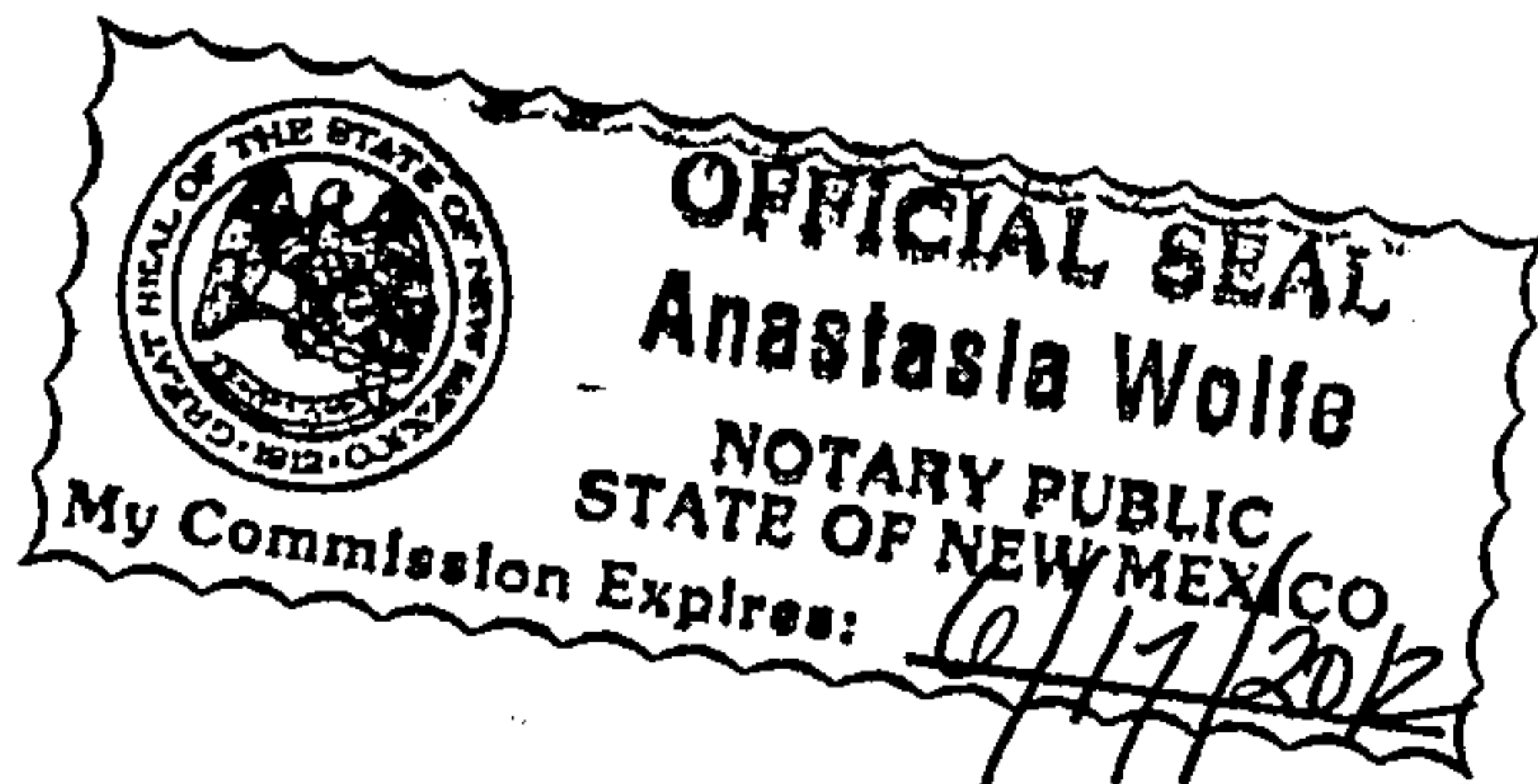
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 19, 2011, by April L. Winters as Facilities Fee 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.

(Seal)

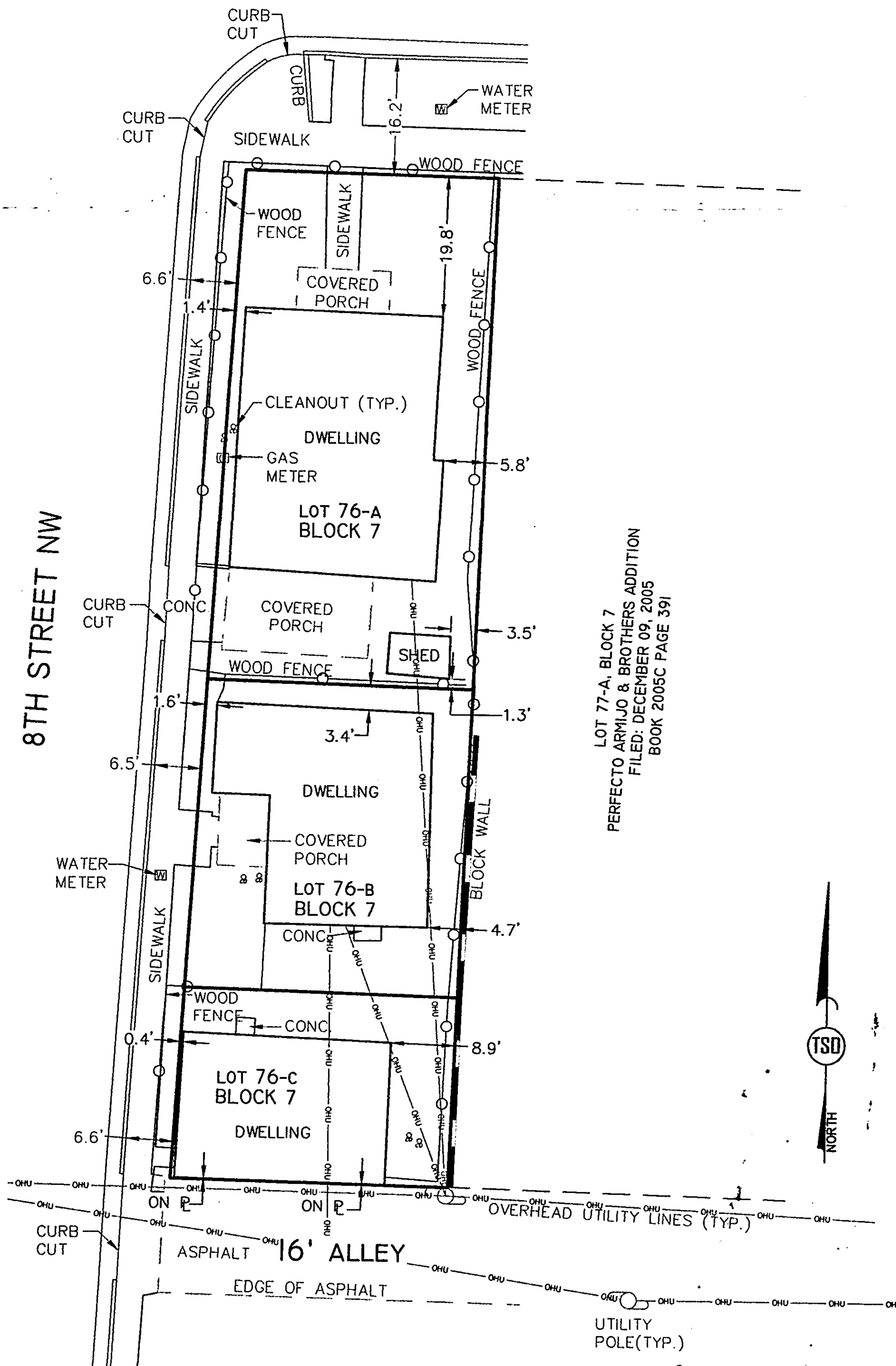
Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012



"SKETCH PLAT"

ROMA AVENUE NW



LOT 77-A, BLOCK 7
PERFECTO ARMIJO & BROTHERS ADDITION
FILED: DECEMBER 09, 2005
BOOK 2005C PAGE 391



1" = 20'
ZONE MAP: J-14-Z
PROJECT NO. ARMIJO BROTHERS
DRAWN BY: ARS

THE SURVEY OFFICE, LLC

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

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

PERFECTO ARMIJO BROTHERS ADDITION

\\Documents and Settings\Avery Toth\Desktop\SURVEY OFFICE\2010\ARMIDO BROTHERS ADDITION-MINOR SUBDIVISION\ARMIDO BROTHERS ADDITION.dwg, 3/15/2011 12:45:37 PM

4. **Project# 1004353**
11DRB-70004 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

LONGFORD HOMES request(s) the referenced/ above
action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**,
zoned R-D, located on the west side of OAKRIDGE ST
NW between TREE LINE AVE NW and WOODMONT
AVE NW containing approximately 17.0028 acre(s). (C-9)
DEFERRED TO 2/16/11 AT THE AGENT'S REQUEST.

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

5. **Project# 1002315**
11DRB-70023 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MESA VERDE DEVELOPMENT request(s) the above
action(s) for all or a portion of **WILDERNESS &
VILLIAGE**, zoned SU-2/HD/R-R, located on
FOOTHILLS TRAIL NE BETWEEN WILDERNESS
TRAIL AND HIGH DESERT PL containing approximately
73 acre(s). (F-23) **A TWO YEAR EXTENSION TO THE
AGREEMENT FOR THE DEFERRAL OF SIDEWALKS
WAS APPROVED.**

6. **Project# 1008666**
11DRB-70027 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for
RICHARD G. CHAVEZ request(s) the above action(s) for
all or a portion of Lot(s) 7-10, Block(s) 44, **PEREA
ADDITION**, zoned SU-1/TH, located on 15TH ST NW
BETWEEN MOUNTAIN RD NW AND GRANITE AVE
NW containing approximately 0.326 acre(s). (J-13)
**INDEFINITELY DEFERRED TO AT THE AGENT'S
REQUEST.**

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

7. **Project# 1008672**
11DRB-70029 SKETCH PLAT REVIEW
AND COMMENT

MICHAEL WEWERKA request(s) the above action(s) for
all or a portion of Lot(s) C AND A, Block(s) 7, Tract(s) ,
PERFECTO ARMIJO, zoned SU-2/HD, located on
CORNER OF 8TH AND ROMA NW containing
approximately 0.14 acre(s). (J-14)**THE ABOVE ITEM WAS
REVIEWED AND COMMENTS WERE PROVIDED.**

8. Other Matters:None.

ADJOURNED: 10:00

HEARING DATE 2-9-11 (SK)

WARRANTY DEED
(Joint Tenants)

RAYMOND OHREL, ERNEST H. GEORGES and ROSE M. HADDAN, for consideration paid, grant
THERESA C. GABALDON, a single woman,

the following described real estate in Bernalillo County, New Mexico

A tract of land situate in the City of Albuquerque, New Mexico, being and comprising the southerly portion of Lot lettered "C" combined with the southerly portion of the westerly half of Lot numbered Seventy-Six (76), in Block numbered Seven (7), of Armijo Brothers Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said Addition, filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico, on the 26th day of September, 1883, the tract of land herein set forth being more particularly described as follows: BEGINNING, for a tie, at the official City of Albuquerque survey monument situate on the center line of North Seventh Street N. 1 deg. 36' E.; 10.00 feet distant from its intersection with the center line of West Marquette Avenue, and running thence N. 1 deg. 36' E. (by projection forward to the official City of Albuquerque survey monument located at the intersection of the center line of said North Seventh Street with the northerly right of way line of West New York Avenue), a distance of 348.23 feet along the center line of said North Seventh Street to its intersection with the center line of West Roma Avenue; thence N. 88 deg. 55' W., 291.50 feet along the center line of said West Roma Avenue to a point; thence S. 1 deg. 36' W., 101.74 feet to the Northeast and beginning corner No. 1 of the tract herein set forth; thence continuing S. 1 deg. 36' W., 69.68 feet to the Southeast corner No. 2 of the tract herein set forth, a point on the northerly right of way line of a public alley running in an easterly and westerly direction through the above described Block numbered Seven (7) of said Armijo Brothers Addition; thence N. 89 deg. 01' W., 37.50 feet along the northerly right of way line of said last described public alley to its intersection with the easterly right of way line of North Eighth Street, and the Southwest corner No. 3 of the tract herein set forth; thence N. 1 deg. 36' E., 69.96 feet along the easterly right of way line of said North Eighth Street to the Northwest corner No. 4 of the tract herein set forth; thence S. 88 deg. 36' E., 37.49 feet to the Northeast and beginning corner No. 1 of the tract herein set forth.

SUBJECT to building restrictions and easements of record.



with Warranty Covenants.

WITNESS OUR hand and seal this 10 day of October 1952

Rose M. Haddan

(Seal)

(Seal)

(Seal)

Ernest H. Georges

(Seal)

ACKNOWLEDGMENT
INDIVIDUAL

STATE OF NEW MEXICO
BERNALILLO

October 19 1952 before me personally appeared
RAYMOND OHREL, ERNEST H. GEORGES and ROSE M. HADDAN

known to me and who executed the foregoing instrument and acknowledged that they executed the same for the purposes and in the capacity and deed as stated in the foregoing instrument and that the contents of the foregoing instrument are true and correct as stated above written.

[Signature] Notary Public

I hereby certify that this instrument was filed
November 1952 at 2:28 o'clock P.M. and duly
recorded in Book 360 of the Records of Deeds of said County on the
11th day of November 1952

[Signature]
County Clerk

70,28 (69.96) 37.16 (37.49) 70.24 (69.68)
37.50

2182

REVOCABLE PERMIT

Project Name: Wewerka Fence

Project Number: J14-032

THIS REVOCABLE PERMIT ("Permit"), made and entered into this 16th day of May, 2011, by and between the City of Albuquerque, New Mexico, a municipal corporation (hereinafter referred to as the "City") as grantor and Medley + Michael Wewerka husband + wife (hereinafter collectively referred to as the "Permittee") as permittee.

WITNESSETH, that in consideration of the mutual obligations and covenants herein, the parties hereto do mutually agree as follows:

1. Permit. Subject to the terms and conditions of this Permit, the City grants Permittee the right to construct, install, operate, maintain, replace and remove 3' WOODEN to 20" min PICKET FENCE MAX


(hereinafter referred to as the "Facility") within the public rights-of-way at the following location, as more particularly shown on the drawing which is attached hereto as Exhibit A and made a part of this Permit:

8th ST RIGHT OF WAY, FRONTING
LOT 76-B & 76-C BLOCK 7 PERFECTO ARMO + BROS
ADDN FILED DEC 9 2005, BOOK 2005C PAGE 391
(hereinafter referred to as the "Location")

2. Use. The Permittee shall use the Location solely for residential yard and will not use it for any other purpose whatsoever without first obtaining the written consent of the City.

3. Compensation. As compensation for this Permit, the Permittee shall pay the City a one time administrative fee of \$500.00 plus the sum of Three hundred fifteen the Dollars (\$ 315⁰⁰) for each year this Permit is in effect (hereinafter referred to as the "Annual Fee").

The Annual Fee shall be paid to the City upon execution of this Permit, and by the same month and day each year thereafter for the term of this Permit.

<p>Doc# 2011046172</p> <p>05/17/2011 09:27 AM Page: 1 of 7</p> <p>NOT R:\$21.00 M. Toulouse Oliver, Bernalillo County</p> 

4. Term, Termination and Removal. This Permit will remain in effect for a period of ten (10) years from the date of execution of this Permit (hereinafter referred to as the "Term"), unless terminated and revoked as a result of

a. The Permittee's breach of any provision of or default in the performance of any obligation pursuant to this Permit. If Permittee breaches any of the provisions hereof or is in default in the performance of any obligation imposed hereunder, the City may give thirty (30) days written notice (the "Notice Period") to the Permittee of the termination of this Permit. If the Permittee remains in default or the breach of any provision hereof remains uncured at the end of the Notice Period, this Permit shall terminate; or

b. The Permittee's giving the City written notice ninety (90) days in advance of termination; or

c. The City's giving the Permittee written notice ninety (90) days in advance of termination; or

d. An order of a court of competent jurisdiction.

Upon termination of this Permit and any renewal hereof, the Permittee shall abandon the use of the Facility, and shall remove the Facility and restore the right-of-way as nearly as possible to the condition it was in prior to removal, all at the sole expense of the Permittee.

If, after termination and within thirty (30) days after being directed to do so by the City, the Permittee fails to remove the Facility and restore the right-of-way, the City may perform the work and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such work.

Termination of this Permit for any reason shall not release the Permittee from any liability or obligation relating to the installation, operation, maintenance or removal of the Facility or any other term of this Permit.

5. Renewal of Permit. If both the City and the Permittee wish to extend the Term of this Permit, then, before the expiration of the Term, the City and the Permittee shall enter into good faith negotiations, the object of which will be to agree upon the terms of a renewal of this Permit. The agreement of the City shall not be unreasonably withheld, conditioned or delayed. If an agreement is reached, all terms, including the agreed-upon consideration, shall be reduced to writing, signed by both parties.

6. Location, Installation, Maintenance and Removal. At its own expense, the Permittee shall install, construct and maintain the Facility of such material, and in a manner that will not at any time be a source of danger to, or interfere with the City's present or future use of the right-of-way, or the use of the right-of-way by any utility presently franchised by the City, or interfere with its use as a public way. If during installation it becomes evident that the Permittee's proposed installation will interfere with existing City installations or any existing underground installations, then the Permittee shall modify its installation at the Location to avoid the conflict, after obtaining the City's approval for the change, at the sole expense of the

Permittee. All permits required by the City for work within the right-of-way will be the responsibility of the Permittee's contractor.

After installation of the Facility, the Permittee shall back-fill, compact, repair and repave all resulting trenches, curbs, gutters and pavement to the satisfaction of the City, restoring them to as close to their original condition as is reasonably possible.

If, in the judgment of the City, the Permittee at any time fails to perform its obligations under this section, the City, at the City's option, may perform whatever work the City deems necessary for the public safety, health and welfare, and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of performing such work. However, the City is not required to perform such work, and any failure by the City to perform the Permittee's obligations shall not release the Permittee from liability for any loss or damage caused by the Permittee's failure to perform its obligations.

Installation, maintenance and removal of the Facility shall be accomplished in a manner which will not unreasonably impede traffic adjacent to the Location or impede its use as a public way, as determined by the City. The timing and manner of such construction, maintenance and removal shall be done in compliance with the City's requirements.

If the Facility, or any part thereof, is the cause of an emergency condition, and the City determines that the situation makes it unreasonable to notify the Permittee or await action by the Permittee, the City may take whatever actions it deems necessary to remedy the emergency situation at the sole expense of the Permittee, which will reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such actions.

7. As-Builts. Upon completion of the construction and installation of the Facility, the Permittee shall promptly provide the City with one set of reproducible as-built, record drawings, reflecting construction and installation as actually accomplished.

8. Insurance. During the Term of this Permit, including renewals, if any, the Permittee shall obtain and maintain liability insurance in an amount of not less than \$1,000,000 combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public caused by or related to the construction, installation, operation, maintenance, replacement, removal or other activity related to the Facility. The insurance policy shall name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The insurance policy shall provide coverage per occurrence and shall state the project name and project number. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date of the Permit, materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, Attention: Risk Management. A certificate of insurance in compliance with the above must be furnished to the City with the execution of this Permit and prior to commencement of construction.

9. Indemnity/Liability. The Permittee shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Permittee

agrees to indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Permittee, its agents, representatives, contractors or subcontractors or arising from the failure of the Permittee, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Permittee herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

10. Entire Agreement. This Permit contains the entire agreement of the parties regarding the Facility and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes. Changes to this Permit are not binding unless made in writing and signed by both parties.

12. Captions. The captions to the sections or paragraphs of this Permit are not part of this Permit and will not affect the meaning or construction of any of its provision.

13. Binding Effect. This Permit is binding upon and inures to the benefit of the successors and/or assigns of the parties.

14. Compliance with Laws. The Permittee and its contractors shall comply with all federal, state and local laws, ordinances, regulations and rules and will not discriminate illegally against any person. The Permittee's attention is specifically drawn to 62-14-1 et seq. NMSA, (1978 Comp., 1984 Repl. Pamphlet) regarding excavation damage to pipelines and underground utility lines.

15. Applicable Law. This Permit is governed by and construed and enforced in accordance with the laws of the State of New Mexico.

16. Construction and Severability. If any part of this Permit is held to be invalid or unenforceable, the remainder of this Permit will remain valid and enforceable if the remainder of the Permit is reasonably capable of completion.

17. Assignment. The Permittee shall not assign any interest in this Permit.

18. Notice. For purposes of giving formal written notice to the Permittee, the Permittee's address is:

Michael Wewerka
1014 Fruit Ave NW
Albuquerque NM 87102

Phone No.: 505-400-2523

For purposes of giving formal, written notice to the City, the City's address is:

Mayor
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Copies of any notices to the City must also be given to:

City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Written notice must be made either personally or by certified United States mail. If the notice is mailed, the notice will be complete 3 days after deposited in the United States mail, postage paid, and addressed as required in this section. Notice of change of address will be given in the same manner as required by this section.

19. Joint and Several Liability. The Permittee shall be jointly and severally liable to the City for the performance of Permittee's obligations pursuant to this Permit.

20. Approval Required. This Permit shall not become effective or binding until approved by the City Engineer.

IN WITNESS WHEREOF, the City and the Permittee have executed this Revocable Permit the day and year first above written.

CITY OF ALBUQUERQUE:

Approved By:



Richard Dourte, City Engineer

Planning Department

Date: 5-16-11

~~_____
Director, Parks and Recreation~~

~~Date: _____~~

PERMITTEE: _____

By:  Medley Wewers

Name: MICHAEL WEWERS Medley Wewers

Title: OWNER

Date: 5/2/11

5-10-11

5/12/11

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 16th day of May, 2011, by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation on behalf of said corporation.

(SEAL)

Linda Evans
Notary Public

My Commission Expires:

10-07-12



PERMITTEE'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

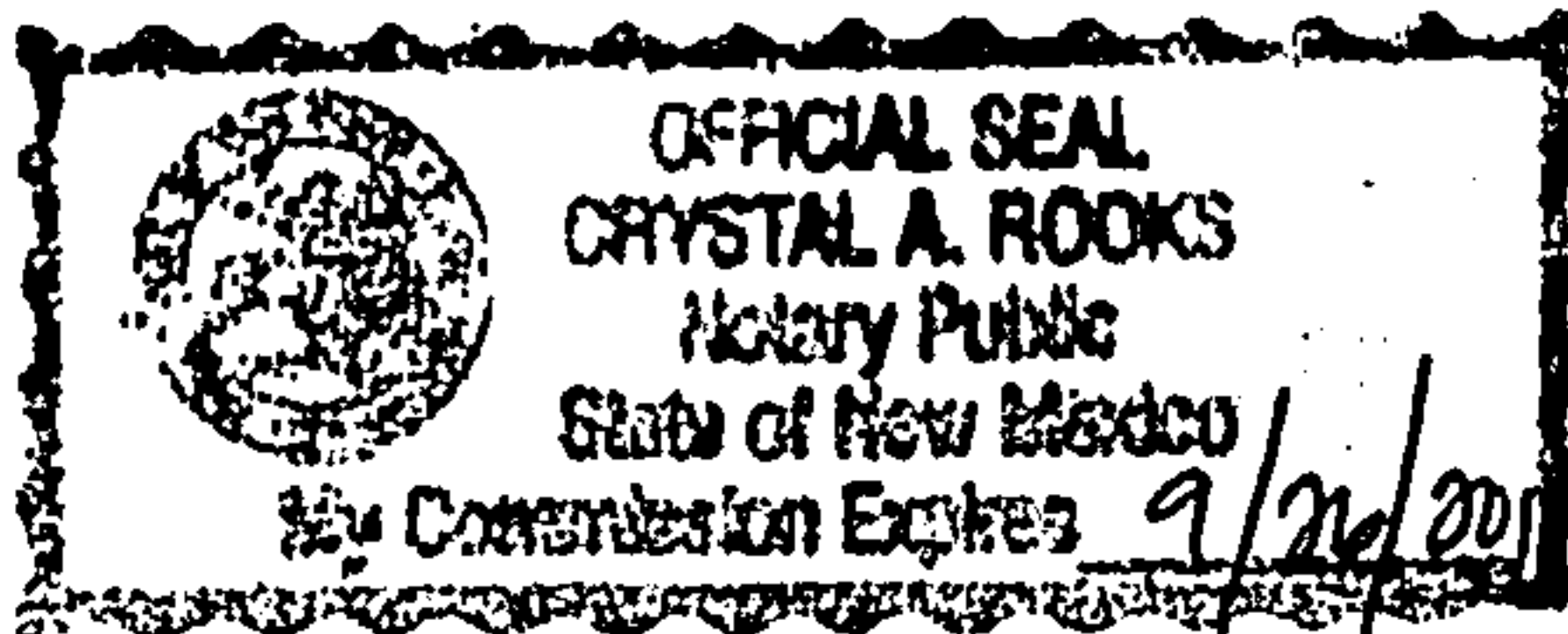
This instrument was acknowledged before me on this 2nd day of May, 2011, by Michael Wewerka + Medley Wewerka (name of person signing permit), Owners (title of person signing permit). of Michael + Medley Wewerka (entity), a New Mexico Owners on behalf of said Owners.

(SEAL)

Crystal A. Rooks
Notary Public

My Commission Expires:

9/26/2011

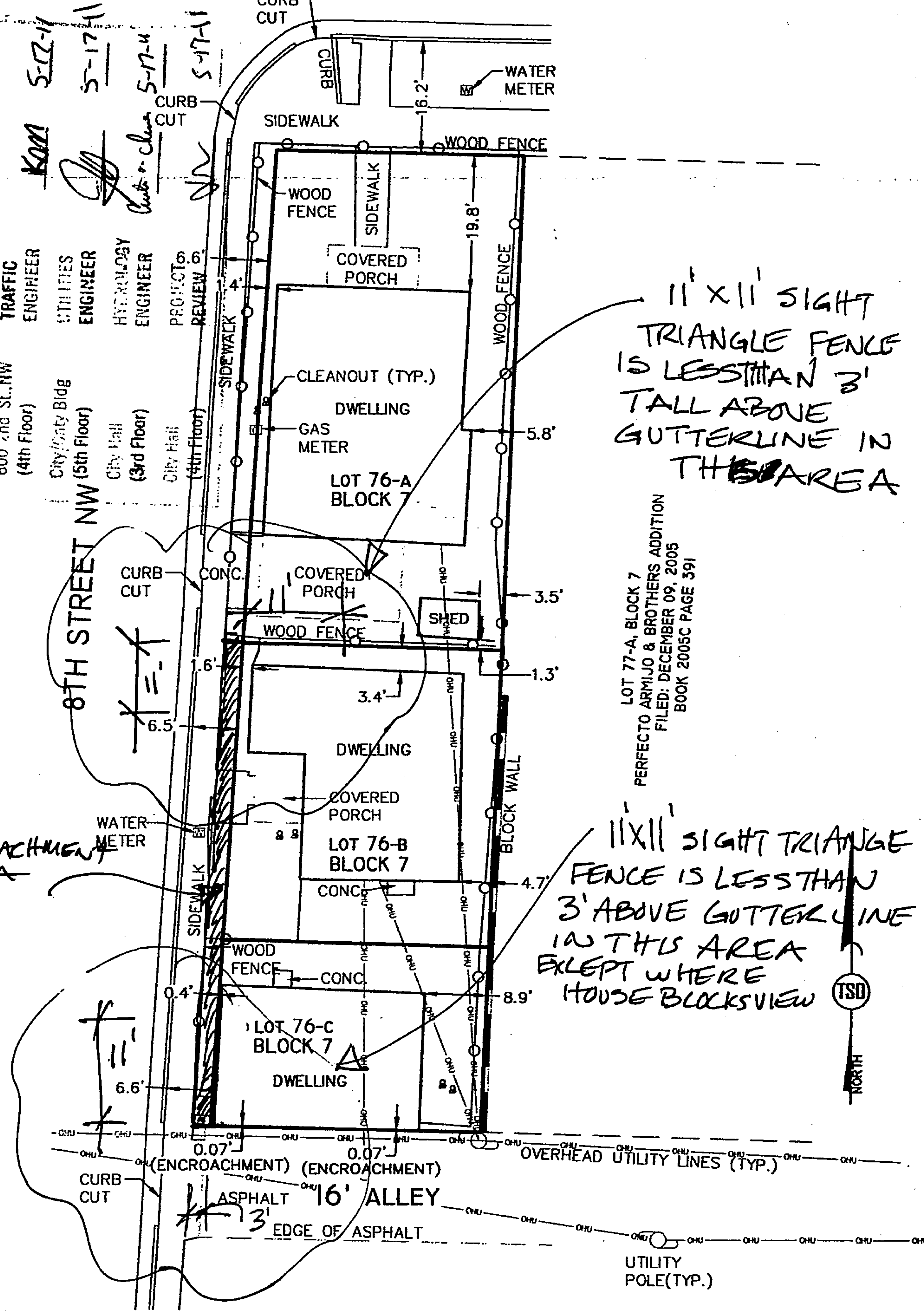


APPROVED	DATE	BUILDING & INSPECTION
<i>[Signature]</i>	5-12-11	ZONING
<i>[Signature]</i>	5-12-11	TRAFFIC ENGINEER
<i>[Signature]</i>	5-12-11	UTILITIES ENGINEER
<i>[Signature]</i>	5-17-11	HYDROLOGY ENGINEER
<i>[Signature]</i>	5-17-11	PROJECT REVIEW

600 2nd St., NW
 600 2nd St., NW
 600 2nd St., NW (4th Floor)
 City/County Bldg (5th Floor)
 City Hall (3rd Floor)
 City Hall (4th Floor)

3' height max

8TH STREET NW



11' x 11' SIGHT TRIANGLE FENCE IS LESS THAN 3' TALL ABOVE GUTTERLINE IN THIS AREA

LOT 77-A, BLOCK 7
 PERFECTO ARMIJO & BROTHERS ADDITION
 FILED: DECEMBER 09, 2005
 BOOK 2005C PAGE 391

11' x 11' SIGHT TRIANGLE FENCE IS LESS THAN 3' ABOVE GUTTERLINE IN THIS AREA EXCEPT WHERE HOUSE BLOCKS VIEW



EXHIBIT A

1" = 20'
 ZONE MAP: J-14-Z
 PROJECT NO. ARMIJO BROTHERS
 DRAWN BY: ARS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/08/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER William Tobin Agency 6200 Coors NW, STE K2 Albuquerque, NM 87120	CONTACT NAME: PATTY PHILBY		
	PHONE (A/C, No, Ext): 505-899-8081	FAX (A/C, No): 505-899-9179	
	E-MAIL ADDRESS: bTobin@farmersagent.com		
INSURED MICHAEL WEWERKA 1014 FRUIT AVE NW ALBUQUERQUE, NM 87102	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: TRUCK INSURANCE EXCHANGE		
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	604958423	04/07/2011	04/07/2012	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPROP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION S <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE	<input type="checkbox"/>	<input type="checkbox"/>				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/>	<input type="checkbox"/>				WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
512 8TH ST NW AND 514 8TH ST NW, ALBUQUERQUE, NM 87102

PROJECT # J14-032

THE CITY OF ALBUQUERQUE, IT'S EMPLOYEES AND ELECTED OFFICIALS, AS THEIR INTEREST MAY APPEAR, AS ADDITIONAL INSURED

CERTIFICATE HOLDER

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Medley K Wewerka or
 Michael Wewerka
 1014 Fruit Ave NW
 Albuquerque, NM 87102-1920

3428

30-7426/3140

5/27/11 Date

Pay to the
 Order of

City of Albuquerque

\$ 500⁰⁰

Five hundred and 00/100

Dollars



Security
 Features
 Details on
 Back.



USAA FEDERAL SAVINGS BANK
 10750 McDERMOTT FWY
 SAN ANTONIO, TEXAS 78288-0544
 (210) 458-8000 1-800-832-3724

For

512 8th St

[Signature]

MP

⑆3 14074269⑆

⑈04754417⑈ 3428

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 27, 2011
DRB Comments**

ITEM # 6

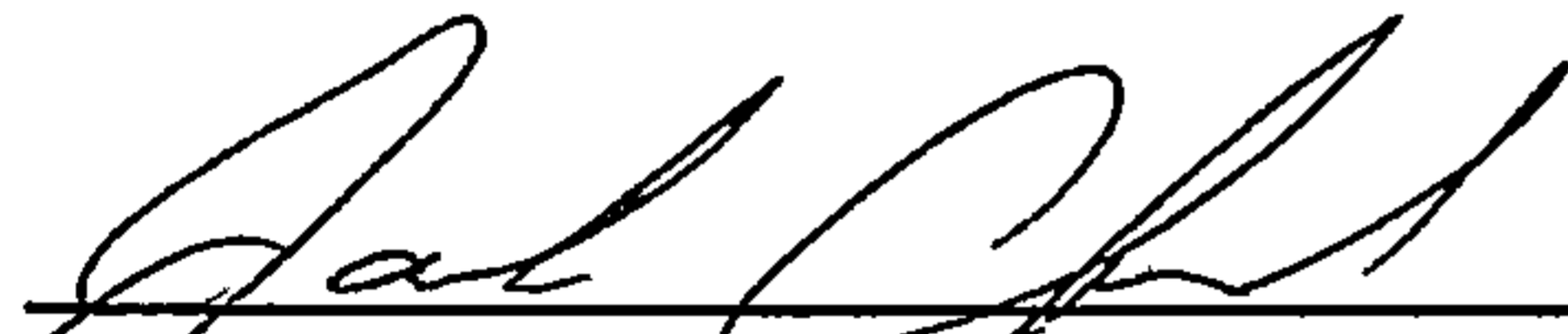
PROJECT # 1008672

APPLICATION # 11-70095

RE: Tract C and 76, Perfecto Armijo Brothers Addition

The Downtown Neighborhood Sector Development Plan minimum lot area requirements need to be confirmed by Zoning Enforcement.

Since all of Tract C and 76 are not being platted, a copy of the referenced 1962 deed needs to be provided.



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



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)
- 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): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Michael Wewerka PHONE: 505-400-2523

ADDRESS: 1014 Fruit Ave NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: mewerka@yahoo.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: split lot in to two - one house per lot
and clarify 724 Romo Lot

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. portion of C and A Block: 7 Unit: _____
 Subdiv/Addn/TBKA: Perfecto Armijo
 Existing Zoning: SU-2 HD Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): J14 UPC Code: 101405806206031217

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. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): .14
 LOCATION OF PROPERTY BY STREETS: On or Near: Stn + Romo
 Between: _____ and _____

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

SIGNATURE [Signature] DATE 2/3/11
 (Print) Michael Wewerka 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>11 DRB</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 type="checkbox"/> AGIS copy has been sent				\$ _____
<input 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>Feb. 9, 2011</u>			Total \$ <u>0</u>

[Signature] 2-2-11 Project # 1008672
 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.

Applicant name (print)

Applicant signature / date



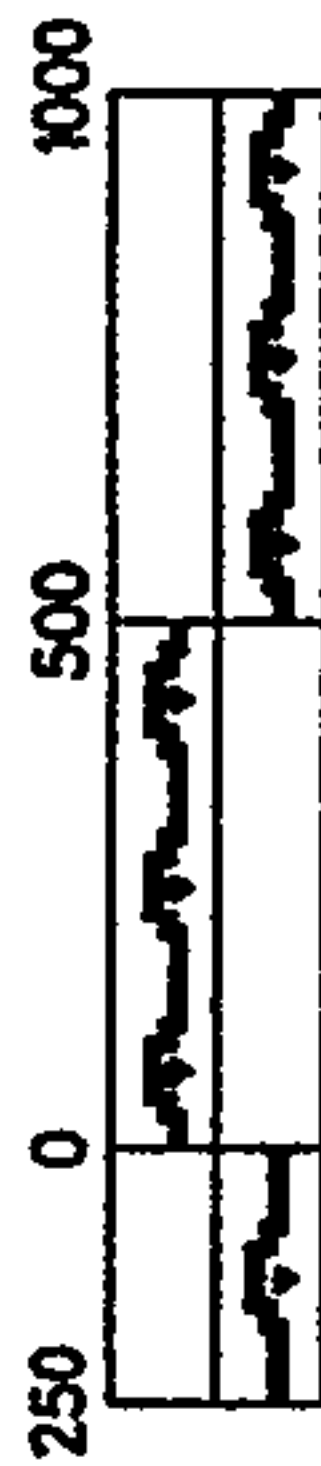
Form revised October 2007

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

Application case numbers
11DRB - _____

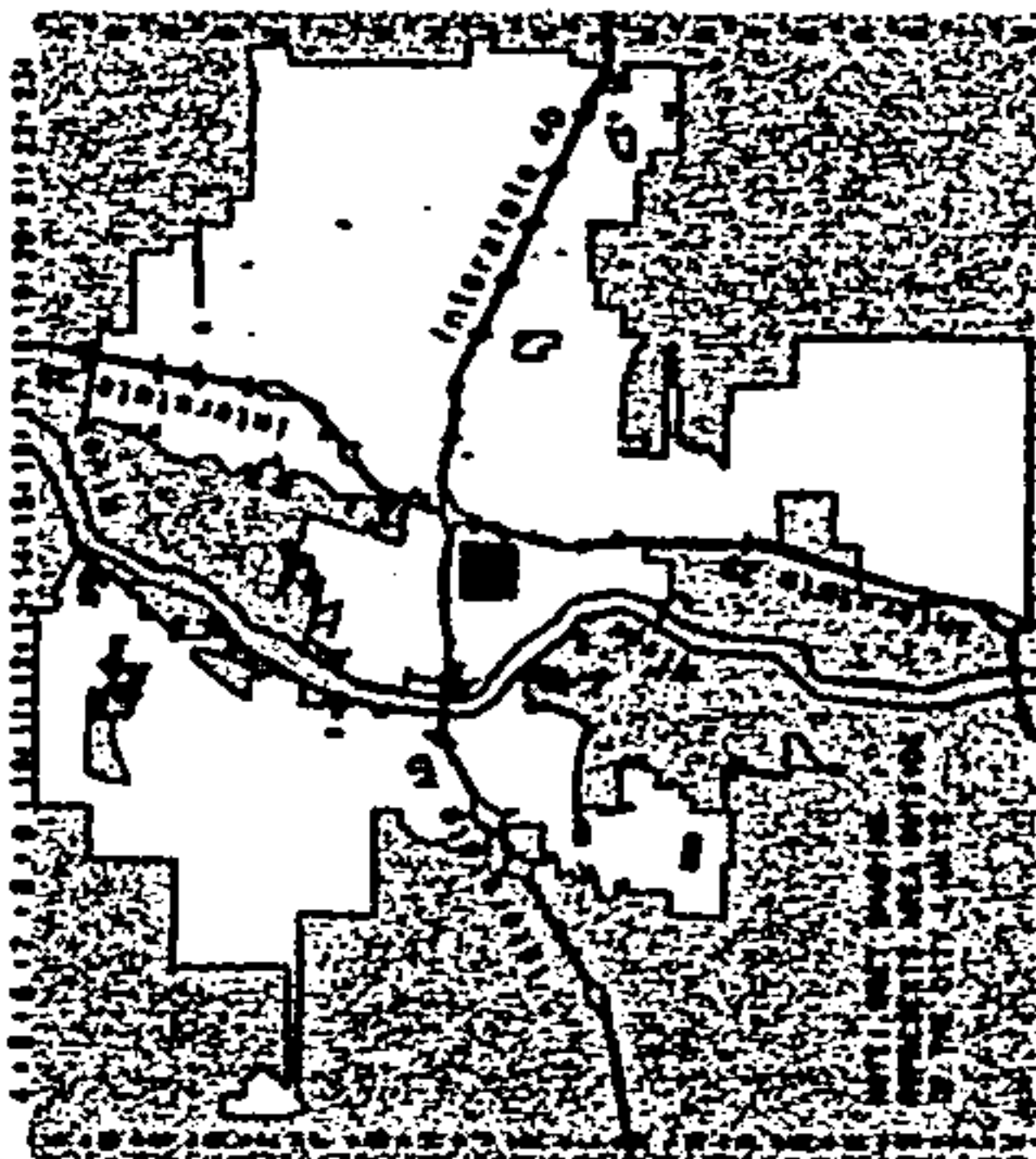
 Planner signature / date
 Project # **1008672**

GRAPHIC SCALE IN FEET



City of Albuquerque
Assessor's Office
1000 Central Avenue, N.W.
Albuquerque, N.M. 87102
© Copyright 1997

Map Amended through October 31, 1997



LEGAL DESCRIPTION

TOWN
RANGE
SECTION

UNIFORM PROPERTY CODE
1-014-088

J-14-Z



February 3, 2011

To: City of Albuquerque

From: Michael Wewerka

RE: lot split at 512 and 514 8th st NW

Hello-

My wife and I own the three little houses at 724 Roma, 514 8th st and 512 8th st. Currently 512 and 514 sit on two sideways lots and we would like to re-plat the property into two small lots, one per house. Additionally, after having the property surveyed we found that the 724 Roma property was never surveyed ? or something properly.

Thank You so much,



Michael Wewerka

phone 505-400-2523

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 9, 2011
DRB Comments**

ITEM # 7

PROJECT # 1008672

APPLICATION # 11-70029

RE: Tract C and 76, Perfecto Armijo Brothers Addition

Based on the Downtown Neighborhood Sector Development Plan, there is no minimum lot area requirement; it is recommended this be confirmed with Zoning Enforcement prior to final platting.

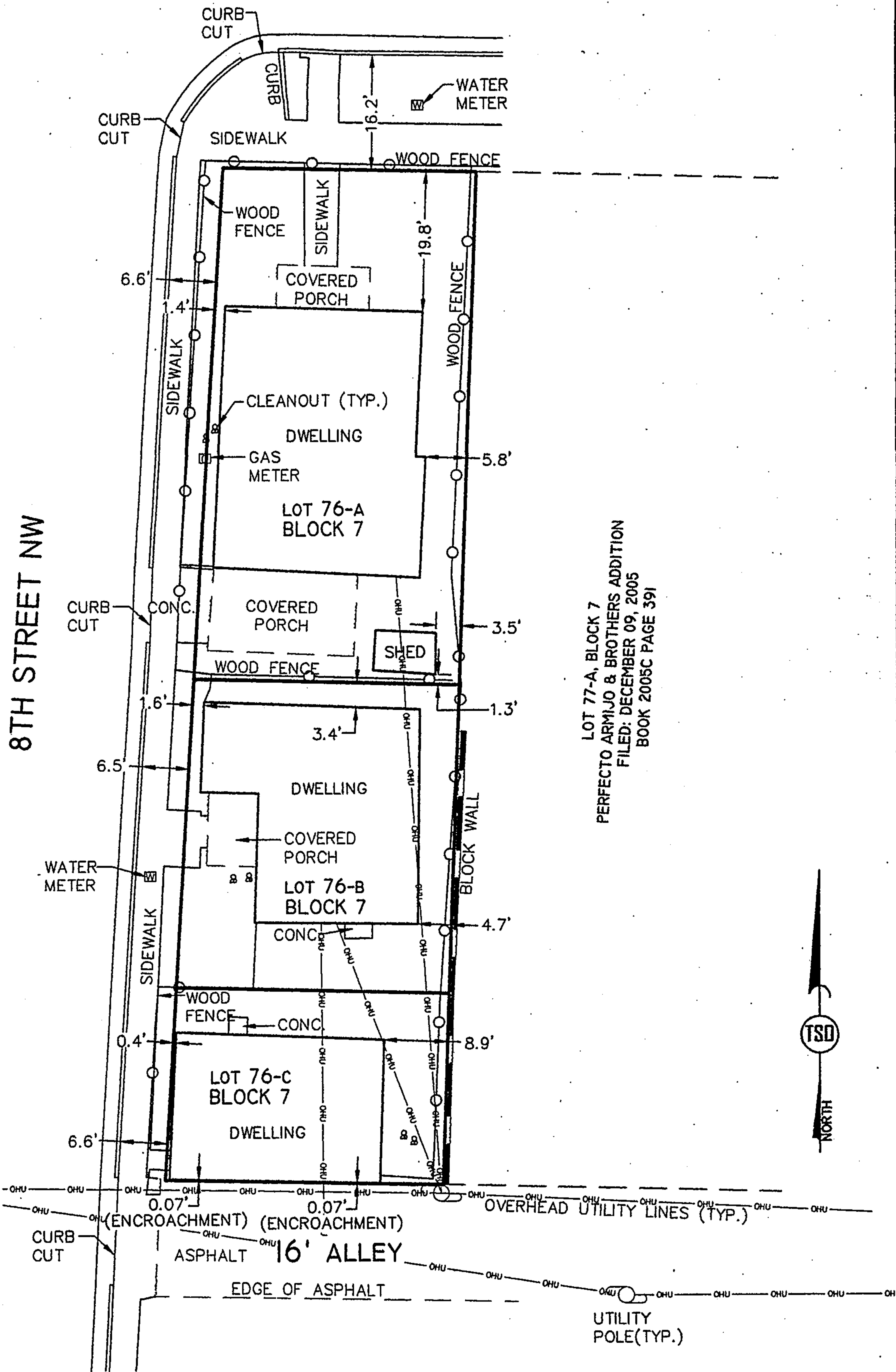
The encroachment into public right of way/ alley needs to be corrected – if surface abrasion cannot be applied to the depth of .07 foot then a vacation action would be needed.



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

"SKETCH PLAT"

ROMA AVENUE NW



LOT 77-A, BLOCK 7
 PERFECTO ARMIJO & BROTHERS ADDITION
 FILED: DECEMBER 09, 2005
 BOOK 2005C PAGE 391



1" = 20'
 ZONE MAP: J-14-Z
 PROJECT NO. ARMIJO BROTHERS
 DRAWN BY: ARS

THE SURVEY OFFICE, LLC

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

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

PERFECTO ARMIJO BROTHERS ADDITION

D:\Documents and Settings\Avery Toth\Desktop\SURVEY OFFICE\2010\ARMIDO BROTHERS ADDITION\ARMIDO BROTHERS ADDITION.dwg, 1/24/2011 11:39:12 AM