

AA

APPLICATION NO. 051A 00728	PROJECT NO. 1002505
PROJECT NAME Villa De La Capilla	
EPC APPLICATION NO.	
APPLICANT / AGENT William D. Wieser	PHONE NO. 306-1002
ZONE ATLAS PAGE F-13	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR) (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BAB</i>	DATE <i>5/2/05</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>D+R</i>	DATE <i>5/2/05</i>	DATE
COMMENTS:		
<i>n/a</i>		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>USF</i>	DATE <i>4/29/05</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>Boh Park</i>	DATE <i>5/3/05</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)



ADMINISTRATIVE AMENDMENT

File # 05-00728 Project # 1002565

Front setback adjustment.

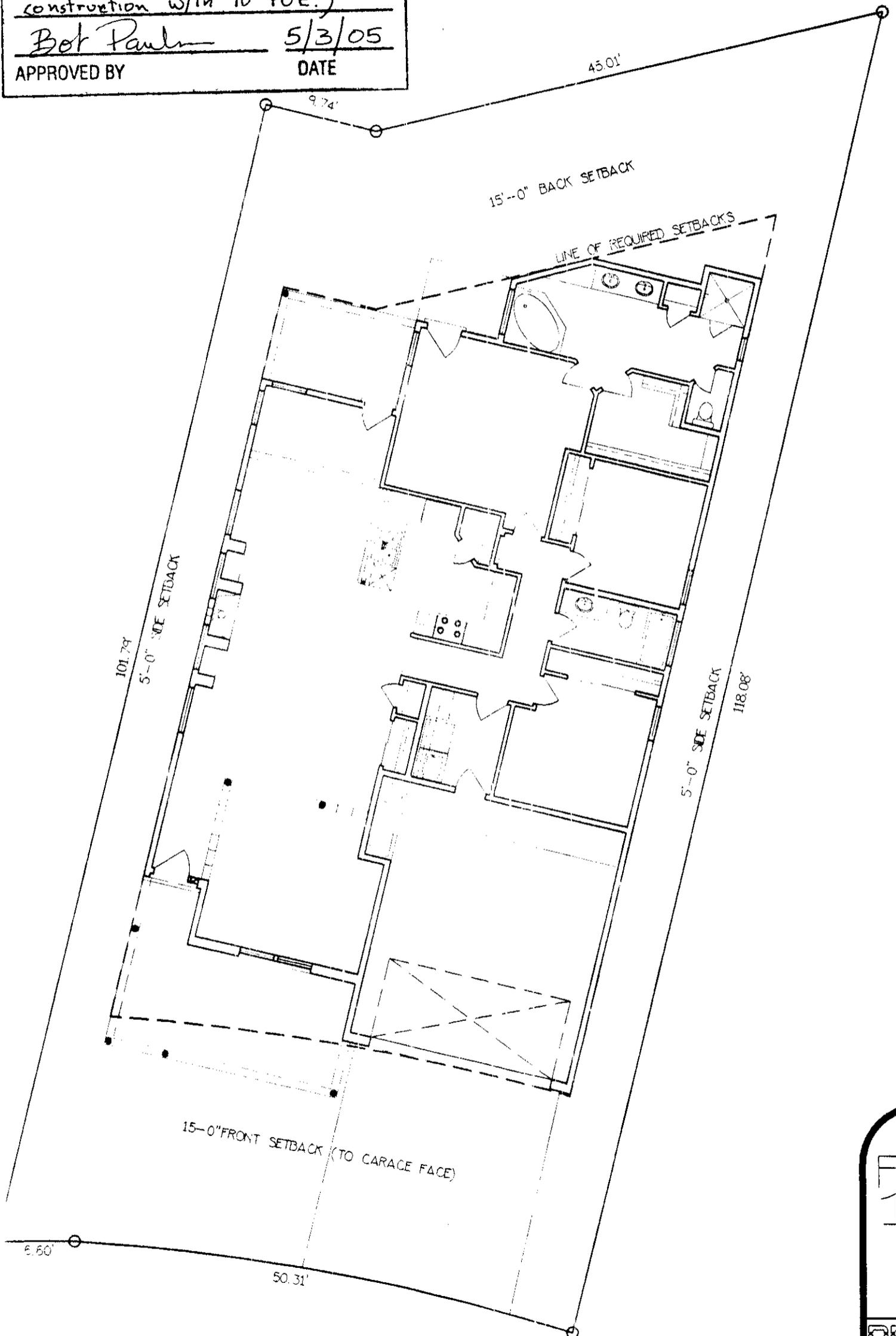
(This approval does not authorize construction w/in 10' PUE.)

Bob Paulm

5/3/05

APPROVED BY

DATE



SITEPLAN

SCALE: 1"=10'-0"

PR
PL
1
DES
FLO

THE UNIVERSITY OF CHICAGO

PHILOSOPHY DEPARTMENT
1100 EAST 58TH STREET
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
WWW.CHICAGOEDU.EDU



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: WIESER BUILDING ENTERPRISES INC PHONE: 505-822-9445
 ADDRESS: 11024 MONTGOMERY BLVD NE SUITE 133 FAX: 505-822-9457
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: WDWIESER@AOL.COM
 Proprietary interest in site: BUILDER OF HOME List all owners: WIESER BUILDING ENT. INC
 AGENT (if any): William D Wieser PHONE: 505-306-1002 CELL
 ADDRESS: 9316 IRONSHORE NE FAX: 505-822-9457
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: WDWIESER@AOL.COM

DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. LOT 10 Block: Unit:
 Subdiv. / Addn. VILLA DE LA CAPILLA
 Current Zoning: SUI FOR PRD Proposed zoning:
 Zone Atlas page(s): F-13-2 No. of existing lots: 24 No. of proposed lots: 24
 Total area of site (acres): 4.7621 Density if applicable: dwellings per gross acre: dwellings per net acre:
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101300131812840142 MRGCD Map No.
 LOCATION OF PROPERTY BY STREETS: On or Near: 13TH + GRIEGOS NW 1816 Calle
 Between: and Baranita NW

CASE HISTORY:

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

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

SIGNATURE William D Wieser DATE
 (Print) William D Wieser Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>25AA-00728</u>	<u>AA</u>		\$ <u>45.00</u>
<input type="checkbox"/> All fees have been collected				\$ <u> </u>
<input type="checkbox"/> All case #s are assigned				\$ <u> </u>
<input type="checkbox"/> AGIS copy has been sent				\$ <u> </u>
<input type="checkbox"/> Case history #s are listed				\$ <u> </u>
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ <u> </u>
<input type="checkbox"/> F.H.D.P. density bonus				\$ <u> </u>
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u> </u>
	Hearing date <u>AA</u>			Total \$ <u>45.00</u>

 4-29-05
 Planner signature / date

Project # 1002565

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

William D WIESER
Applicant name (print)
William D Wierer 4/28/05
Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers
05 AA - 00728
- -
- -

1002565 Shubel 4-29-05
Planner signature / date
Project # 1002565

BROWN & ASSOCIATES, INC.

P.O. Box 3671
Albuquerque, NM 87190

Email: brownreabq@qwest.net

PHONE: (505) 883-1674
FAX: (505) 883-0746

Realty Services

Development

Investment

April 29, 2005

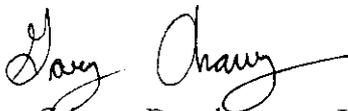
City of Albuquerque
Planning Dept.
Attn: Bob Paulsen

Re: 1816 Calle Barbarita NW

Dear Sir:

We, Los Griegos Development, LLC, the owners and developers do not dispute the builder's application for a Variance at the referenced property. The Declaration of Covenants for this subdivision state "The number of automobiles, vans, trucks or other similar vehicles permitted to be owned by the residents of a Lot and parked within the Subdivision shall be limited to the number of garage parking spaces available on that Lot." At no time, unless specifically granted by the Architectural Control Committee, will cars be allowed to park and stay parked in the driveway for an extended period of time.

Sincerely,



Los Griegos Development, LLC

incinerators or other devices for the burning of refuse indoors shall be constructed, installed or used by any person except in conformity with law and approved by the Board, in writing, in advance of such use.

g. No animals, livestock, horses, or insects of any kind shall be kept, raised or bred in the Subdivision. Dogs (not more than two (2), cats, and other household pets in reasonable numbers may be kept, provided they are not kept, raised or bred for commercial or hobby breeding purposes and provided that the total number of pets may not exceed four (4). Such household pets must be restrained on a leash or in the fenced yard of the Owner when in the Subdivision.

h. All exterior spots or directional lighting of any sort, the light source of which is visible from neighboring Lots, shall be approved, in writing, by the Architectural Control Committee prior to installation.

i. No exterior antennae, or satellite dishes, any larger than 2.5 feet in diameter and/or which extend above the highest elevation of any dwelling structure by more than four (4) feet shall be installed or maintained on any Lot or within the Subdivision, except those devices which are erected, installed, placed or maintained and used entirely under the eaves or enclosed within a building or structure or which are reasonably unobtrusive to the views from the ground level of other Lots as determined by the Committee. This provision shall remain enforceable even if enforcement action is not commenced within the time limitations otherwise provided by the Subdivision Restrictions.

j. No mechanical device shall be installed or maintained on the roof or exterior surface of any dwelling if such device is visible from the street or streets which the dwelling faces or from adjoining dwellings, unless placed, screened or enclosed as approved by the Committee in writing prior to the installation of said device.

k. The number of automobiles, vans, trucks or other similar vehicles permitted to be owned by the residents of a Lot and parked within the Subdivision shall be limited to the number of garage parking spaces available on that Lot. A garage parking space converted to storage or other uses shall not constitute a parking space. Parking of vehicles overnight in the driveway of the Lot or in the street or common areas by residents is not consistent with the intent of this Declaration. No vehicles of any type shall be permanently or semi-permanently parked in any portion of the Subdivision which are visible from other Lots for purposes of repairs or reconstruction, or storage. A vehicle shall be deemed parked for storage if it is not driven out of the



2004154961
6168459
Page: 12 of 42
11/03/2004 02:36P
Bk-A86 Pg-4534

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME William D Wieser
AGENT William D Wieser
ADDRESS 9316 Ironstone NE
PROJECT & APP # 100 2565 / 05AA 00728
PROJECT NAME Villa De La Capilla

- \$ _____ 441032/3424000 Conflict Management Fee
- \$ _____ 441006/4983000 DRB Actions
- \$ 45⁰⁰ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 45⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.



WIESER HOMES
11024 MONTGOMERY BLVD. NE STE 133
ALBUQUERQUE, NM 87111

FIRST STATE BANK N.M.
ALBUQUERQUE, NM 87111
95-145/1070

12108

4/29/05

PAY TO THE ORDER OF City of Alb
Twenty Five Dollars & ^{no} / 1000

⁰⁰Duplicate
City of Albuquerque
Treasury Division

4/29/2005 3:29PM LOC: ANNX
RECEIPT# 00039823 WSH 008 TRANSH 0032
Account 441006 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$45.00
J24 Misc \$45.00
CR \$45.00
CHANGE \$0.00

⑈012108⑈ ⑆107001452⑆

001051489⑈

Thank You

© 2003 INTUIT INC. # 720 1-800-829-7273

MEMO

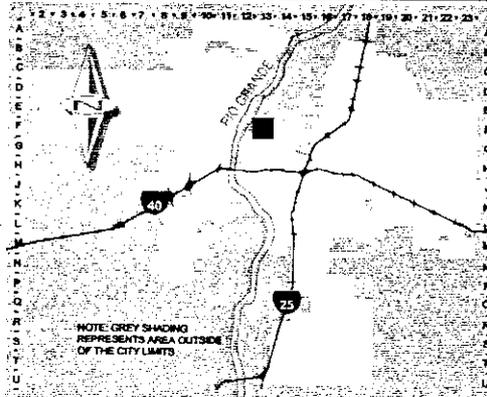
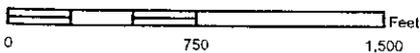


Zone Atlas Page: **F-13-Z**

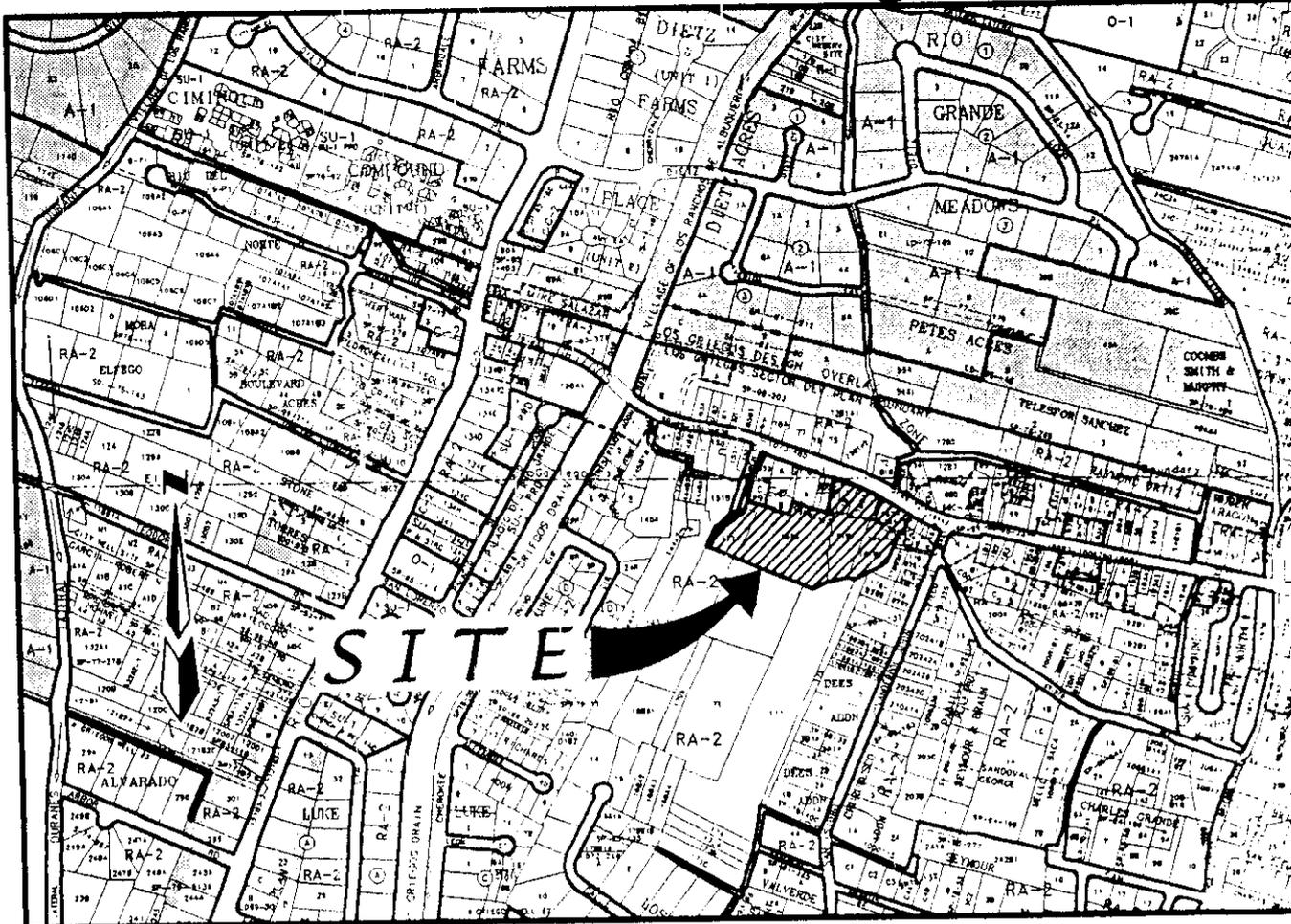
Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Haciendo Historia
A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



LOCATION MAP

ZONE ATLAS F

SCALE: M

SUBDIVISION DATA

Gross acreage.....	4.762
Zone Atlas No.....	F-
No. of existing Parcels.....	9 Pa
No. of Tracts/Lots created.....	3 TRACTS/24 L
No. of Parcels eliminated.....	9 L
Miles of full width streets created.....	
Area dedicated to the City of Albuquerque.....	0.002
Date of Survey.....	June,
Utility Control Location System Log Number.....	200327
Zoning.....	SU1 FOR

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate additional public right-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility, and drainage easements shown hereon including the right

- WALLS SHALL BE BUILT AROUND ENTIRE PERIMETER
- WALLS FACING BASEBALL FIELD TO THE SOUTH SHALL BE UP TO 8' HIGH WALLS EVERYWHERE ELSE ALONG THE PERIMETER SHALL BE 6' HIGH.
- 3. WALLS SHALL BE BROWN EXPOSED ADOBE OR STUCCO ALONG GRIEGOS ROAD. WALLS EVERYWHERE ELSE ALONG THE PERIMETER SHALL BE BROWN MASONRY BLOCK.

PERIMETER WALL

NTS

NOTES

1. SITE INFORMATION
 - A. SITE AREA: 4.4 ACRES
 - B. EXISTING ZONING: RA-2
 - C. PROPOSED ZONING: SU-1/PRD
 - D. PROPOSED DEVELOPMENT: PLANNED RESIDENTIAL DEVELOPMENT FOR 25 UNITS
 - E. DENSITY: 5.6 DU/AC
2. BUILDING SETBACKS (MIN)
 - FRONT: 10'
 - REAR: 15'
 - SIDE: NONE, PROVIDED 10' EXISTS BETWEEN BUILDINGS
 - DRIVEWAY: 20' FROM GARAGE TO STREET
3. DWELLINGS
 - A. MAXIMUM BUILDING HEIGHT IS 26'.
 - B. SELECTED UNITS ARE TWO-STORY.
 - C. THE HEIGHT, AREA, AND USE OF NECESSARY BUILDINGS SHALL COMPLY WITH 14-16-3-3 OF THE ZONING CODE, SUPPLEMENTARY HEIGHT, AND USE REGULATIONS.
4. WALLS
 - A. COURTYARD WALLS ARE TO BE OPTIONAL. COURTYARD WALLS OUTSIDE REQUIRED SETBACK SHALL BE 5' HIGH.
 - B. SITE PERIMETER WALL SHALL BE 6' HIGH AND CONSISTING OF EXPOSED ADOBE OR STUCCO.
 - C. ON-SITE WALLS SHALL NOT ENCROACH INTO THE CLEAR-SIGHT TRIANGLE.
5. TRANSPORTATION, PEDESTRIAN CIRCULATION AND ACCESS
 - A. ALL ON-SITE STREETS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INCLUDING LANDSCAPED AREA IN TRACT B.
 - B. EACH LOT CONTAINS 4 PARKING SPACES.
 - C. DIRECT VEHICULAR ACCESS BETWEEN INDIVIDUAL LOTS AND GRIEGOS ROAD, A DESIGNATED COLLECTOR STREET ON THE LONG RANGE ROADWAY SYSTEM, WILL NOT BE PERMITTED.
6. LIGHTING
 - A. STANDARD COA LIGHTING IS TO BE INSTALLED PERIODICALLY ALONG THE INTERNAL PRIVATE STREETS. THE LIGHTING WILL BE NO HIGHER THAN 16'.
7. UTILITIES
 - A. ALL COMMUNICATION, POWER AND GAS FACILITIES ARE UNDERGROUND.
 - B. ALL WATER AND SEWER LINES ARE TO BE PUBLIC AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
8. REFUSE
 - A. INDIVIDUAL ROLL-OUT REFUSE CONTAINERS ARE TO BE UTILIZED ON SITE AND HIDDEN FROM VIEW WHEN STORED.
9. OPEN SPACE
 - A. A MINIMUM OF 1200 SF OF OPEN SPACE FOR EACH DWELLING SHALL BE FURNISHED EITHER ON-SITE OR IN ACCORDANCE WITH SECTION 14-16-3-8A OF THE ZONING CODE IF THERE IS AN ON-LOT DEFICIT.
10. LANDSCAPING
 - A. LANDSCAPING WITHIN THE FRONT YARD (FROM THE SIDE-YARD WALL TO THE STREET) IS TO BE INSTALLED BY THE HOME BUILDER IN ACCORDANCE WITH THE LANDSCAPE PLAN AND IS TO BE MAINTAINED BY THE HOME OWNER.
 - B. COMMUNITY LANDSCAPING ALONG INTERIOR SITE ROADS IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PRIVATE ACCESS,
PUBLIC STAIRS, AND
CEMENT.

SAN ISIDRO STREET

UNDEVELOPED



50'

100'

SCALE: 1" = 50'

IMPROVEMENT LOCATION REPORT

9. Indications of recent building construction, alterations repairs:

NEW HOUSE UNDER CONST.

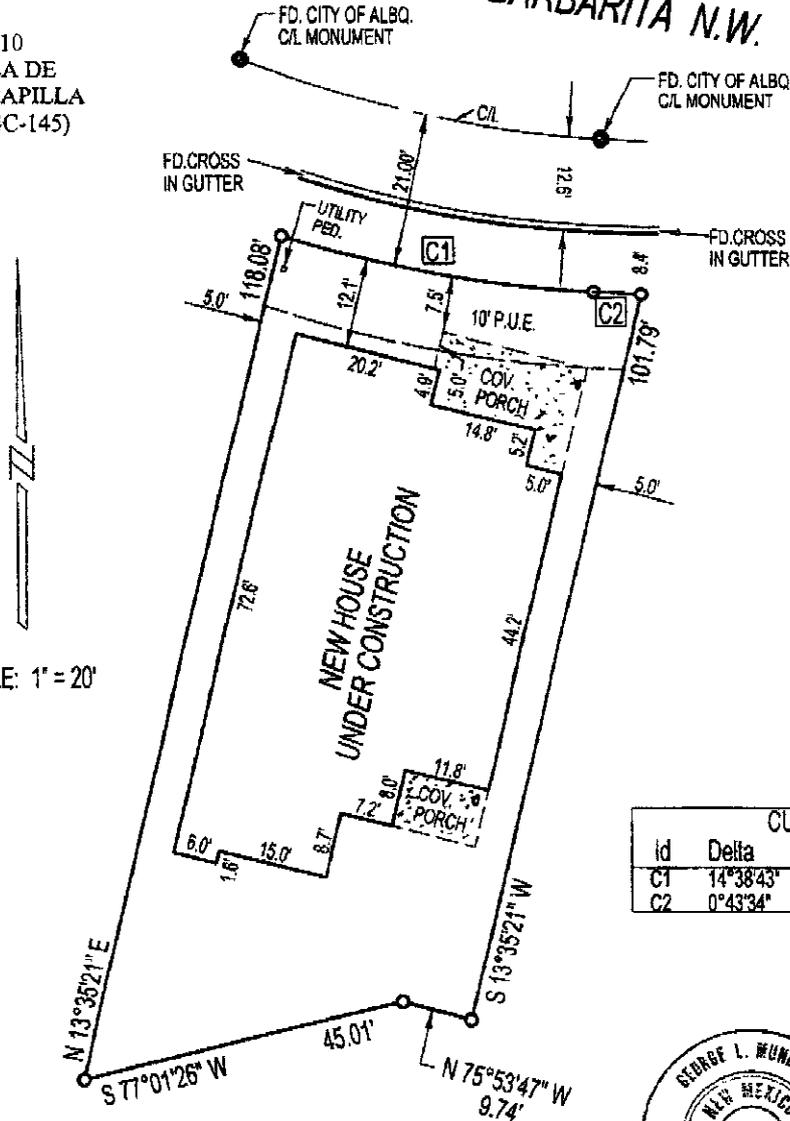
IMPROVEMENT LOCATION SKETCH

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

WEISER BUILDING
ENTERPRISES, INC.
5030398

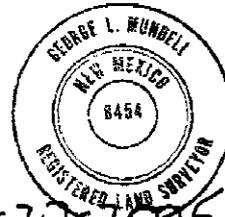
LOT 10
VILLA DE
LA CAPILLA
(2004C-145)

1816 CALLE BARBARITA N.W.



SCALE: 1" = 20'

CURVE DATA			
id	Delta	Radius	Arc Length
C1	14°38'43"	171.00'	43.71'
C2	0°43'34"	521.00'	6.60'



05-6003

George L. Mundell

4-27-2005
DATE

GEORGE L. MUNDELL, N.M.P.S. No. 8454
TERRITORIAL SURVEYING COMPANY
9204 JAMES PLACE N.E.
ALBUQUERQUE, NEW MEXICO 87111
(505) 294-3920

4/28/05

To Whom It May Concern:

Placement of home on lot 10, Villa De La Capilla:

There are two reasons for placing the home where it is located.

1. In the layout per the original plat I discovered that the location shown on plot plan placed my home 8' back from the home located on Lot 11. This location would have made the home look very much out of place.
2. Remembering that the plat filed with the city in the "Notes" portion item 2 labeled Building Setbacks, state:
Front: 10'
Rear: 15'
Side: None, provided 10' exists between buildings
Driveway: 20' from garage to street

It made since at the time that the drawn location was incorrect and that I should move the home forward to the 20' from garage to street.

Sincerely,



William D Wieser
President Wieser Building Enterprises, Inc

ADMINISTRATIVE AMENDMENT

File # 05-00728 Project # 1002565

Front setback adjustment.

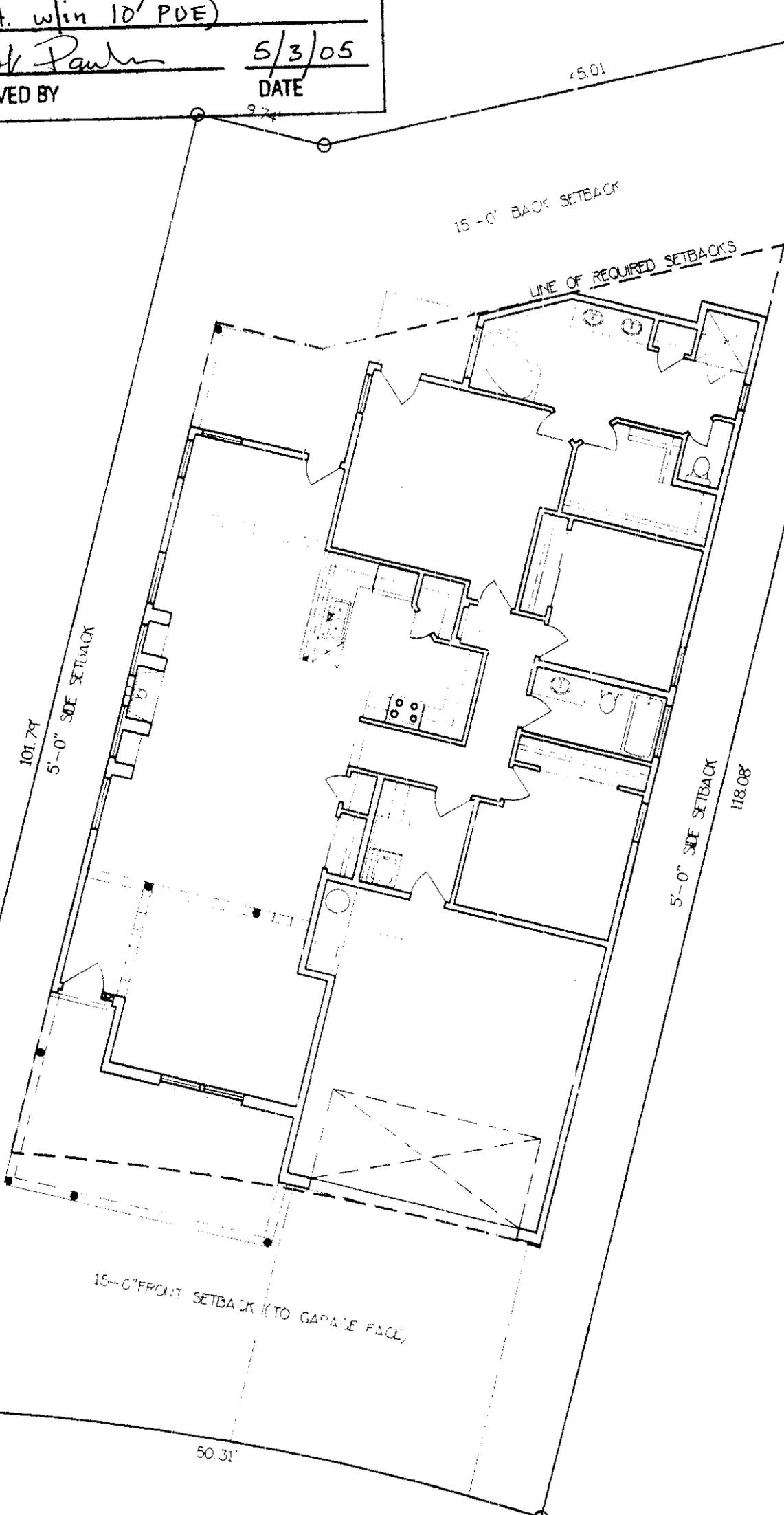
(this approval does not authorize const. w/in 10' PDE)

Bob Paul

5/3/05

APPROVED BY

DATE



SITEPLAN
SCALE: 1"=10'-0"

PREP
PL
1
DESC
FLOOR

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 435

LECTURE 1

1.1