

AA

APPLICATION NO. 05AA-00727	PROJECT NO. 1002565
PROJECT NAME Villa De La Capella Lot # 11	
EPC APPLICATION NO.	
APPLICANT / AGENT Gerald Maestas	PHONE NO. 220-7508
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>BLB</i>	DATE <i>5/2/05</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RR</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>NSF</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>Bob Parke</i>	DATE <i>5/3/05</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

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 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: GERALD S. MAESTAS PHONE: 230-7508
 ADDRESS: 6336 EVERETT RD NW FAX: 831-1847
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: SELVERTONINC AT AOL.COM
 Proprietary interest in site: CONTRACTOR List all owners: SELVERTON & RUSS/EMELY HELLER
 AGENT (if any): GERALD S. MAESTAS PHONE: 230-7508
 ADDRESS: 6336 EVERETT RD NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____

DESCRIPTION OF REQUEST: EASEMENT REQUEST FOR 7'6" DUE TO RESIDENCE BEING CONSTRUCTED TO CLOSE TO SIDEWALK. I WAS UNAWARE OF SIDEWALK.

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. VILLA DE LA CAPILLA #11 Block: _____ Unit: _____
 Subdiv. / Addn. _____
 Current Zoning: SU-1 PRD Proposed zoning: _____
 Zone Atlas page(s): F-13-2 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ 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? _____
 UPC No. 101306131812840142 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CALLE BARBARITA NW
 Between: Rio Grande Blvd NW and San Isidro 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.): 1002565

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

SIGNATURE Ronald & Maestas DATE 4-29-05
 (Print) GERALD S MAESTAS Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05AA - 00727</u>	<u>AA</u>		\$ <u>45.00</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input 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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>45.00</u>
	Hearing date _____			

Andrew Janice
 Planner signature / date

Project # 100 2565

TO: BOB PAULSEN (DIRECCION MANAGER)

FROM: GERALD S. MAESTAS (PRES. / SILVERTON CUSTOM HOMES, INC.)

RE: ADMINISTRATIVE ACTION/AMENDMENT
LOT #11, VILLA DE LA CAPILLA SUBDIVISION

DEAR, MR. PAULSEN

THIS LETTER IS PERTAINING TO LOT #11, VILLA DE LA CAPILLA SUBDIVISION. I WAS INFORMED BY CARTESIAN SURVEY THAT THE RESIDENCE LOCATED AT 1620 CALLE BARBARITA NLU, WHICH I AM CONSTRUCTING IS ENCRDACHING BY 7.5'.

I DID NOT REALIZE THAT A SIDEWALK WAS PLANNED FOR THIS PRIVATE SUBDIVISION. ENCLOSED IS A LETTER FROM LOS GREGOS DEVELOPMENT REGARDING NO OBJECTIONS FOR MY REQUEST. WHEN I LAYED OUT THE RESIDENCE, I BELIEVED I TOOK EXTRA PRECAUTIONS BY MOVING THE HOME FURTHER THAN THE REQUIRED SETBACKS.

I APPRECIATE YOUR ASSISTANCE IN THIS MATTER. IF ANY FURTHER QUESTIONS, FEEL FREE TO TELEPHONE ME AT 220-7508.

THANKS,
Gerald S. Maestas

E-12-Z

E-13-Z

E-14-Z

F-12-Z

F-14-Z

G-12-Z

G-14-Z



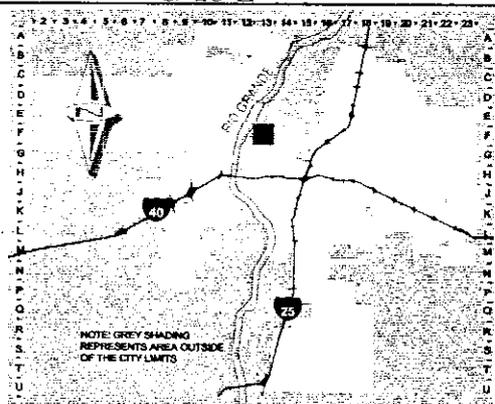
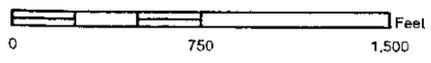
G-13-Z

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



THREE HUNDRED YEARS
1706 - 2006
ALBUQUERQUE

Hacienda Historia

A G I S
Albuquerque Geographic Information System

PLANNING DEPARTMENT
© Copyright 2004

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

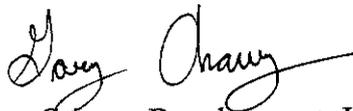
City of Albuquerque
Planning Dept.
Attn: Bob Paulsen

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



Mary Herrera

Bern. Co. COV

R 91.00

2004154961

6168459

Page: 12 of 42

11/03/2004 02:36P

Bk-R86 Pg-4534



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

11-12-03

12. Project # 1002565

03DRB-01905 Minor- Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC. request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, **VILLA DE LA CAPILLA**, zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). (F-13)

At the November 12, 2003, Development Review Board meeting, a sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 27, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Sheran Matson, AICP, DRB Chair

cc: Los Griegos Development LLC, 3804 Carlisle NE, 87107
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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 ¼ 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.

GERALD S. MAESTAS
Applicant name (print)
Gerald S. Maestas / 4/29/05
Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers	
05 AA	- 00 127
	- - - - -
	- - - - -

Andrew Garcia 4-29-05
Planner signature / date
Project # 1002565

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

PAID RECEIPT

APPLICANT NAME Gerald Maestas
AGENT Gerald Maestas
ADDRESS 6336 Everitt Rd NW
PROJECT & APP # 1002565 / 0544-00727
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 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
\$ 45.00 TOTAL AMOUNT DUE

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

SITE PLAN

LOT 11,
VILLA DE LA CAPILLA
1820 CALLE BARBARITA, N.W.
OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

ADMINISTRATIVE AMENDMENT

File # 05-00727 Project # 1002565

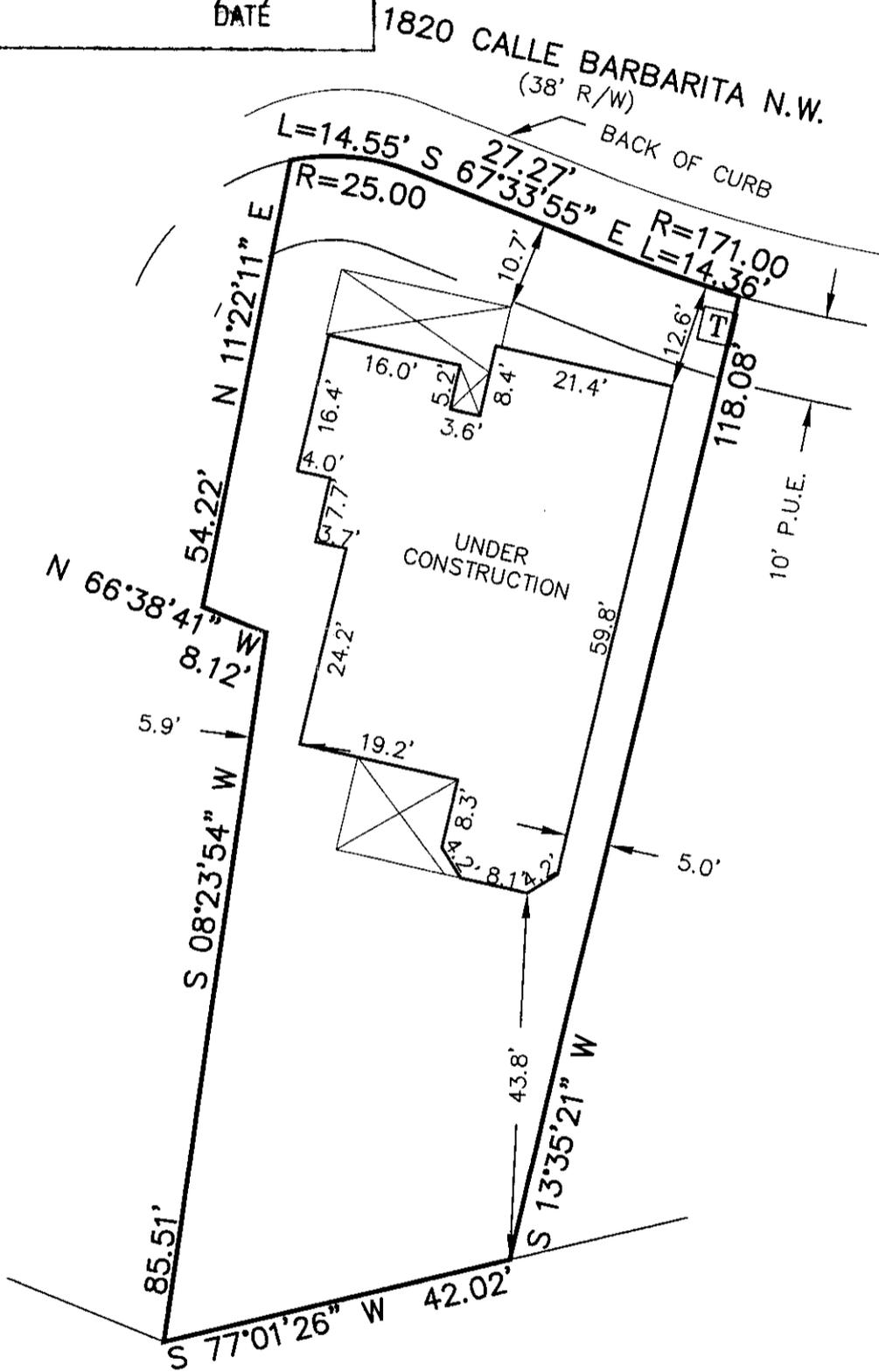
Front setback Adjustment

Bob Paulson

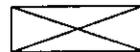
5/3/05

APPROVED BY

DATE



LEGEND



COVERED AREA



TRANSFORMER

PREPARED BY:

**CARTESIAN
SURVEYS, INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

NOTE: 1. FIELD WORK PERFORMED ON FEBRUARY 28, 2005.