



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 22, 2006

**6. Project # 1001469**  
06DRB-00232 Major-Vacation of Pub Right-of-Way

GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE**, zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] [*Deferred from 3/15/06*] (J-16).

At the March 22, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by April 6, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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.



## OFFICIAL NOTICE OF DECISION

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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).

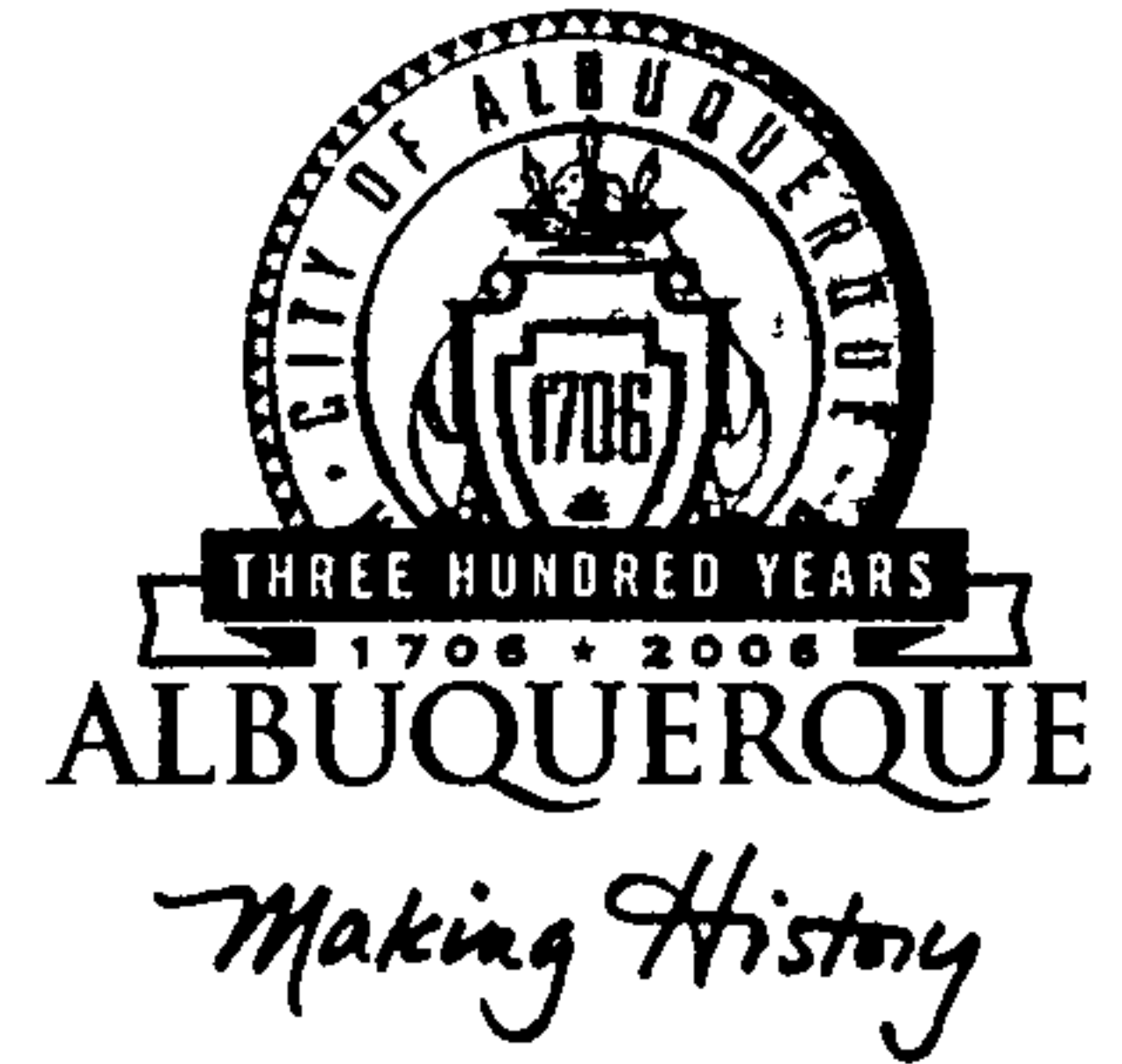
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc: James Stone, 1044 Stanford Dr NE, 87106  
Garcia/Kraemer & Associates, 200 Lomas NW, #1111, 87102  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001469**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Fred J. Aguirre  
City Engineer/AMAFCA Designee

**DATE:** March 22, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001469 AGENDA#: 6 DATE: 3.22.06

1. Name: Bill Kraemer Address: GARCIA KRAEMER ASSOC. Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

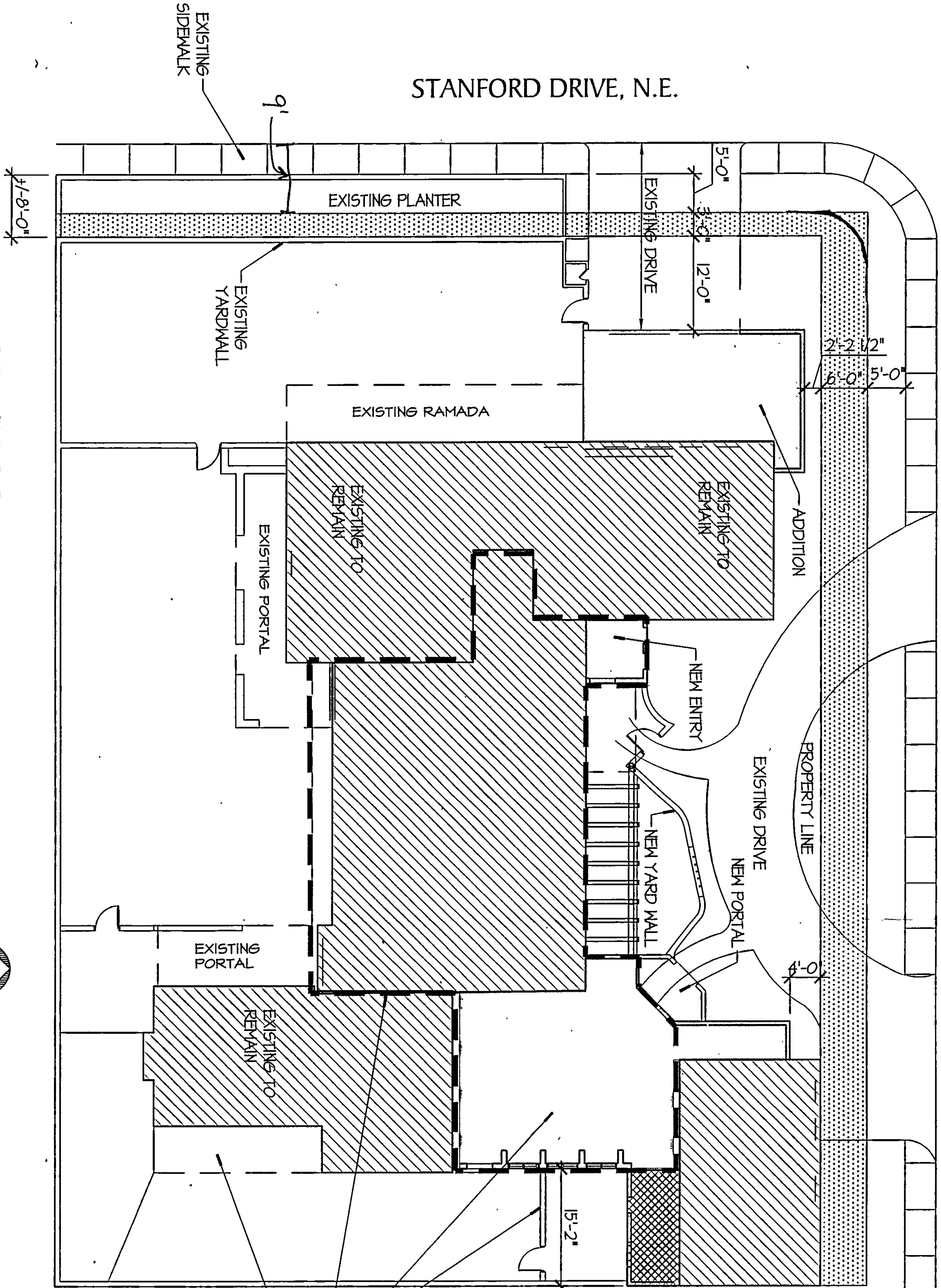
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5000

STANFORD DRIVE, N.E.

MOUNTAIN ROAD, N.E.



SITE/FLOOR PLAN

1/16" = 1'-0"



PROJECT # 1004717  
 06 DRB - 00253

LEGEND

- EXISTING SIDEWALK
- NEW HEATED SPACE BELOW EXISTING ROOF
- EXTENT OF UPPER LEVEL ADDITION
- ADDITION - ENCLOSED SPACE
- EXISTING ENCLOSED SPACE TO REMAIN
- TO BE VACATED

# VARIANCE PLAN-NOT FOR CONSTRUCTION

JIM AND LINDA STONE  
 1044 STANFORD NEW  
 ALBUQUERQUE, NM 87106

ED I  
 N Y N C  
 V I A  
 R M I  
 C S  
 E N T A L

320 CENTRAL AVE SW  
 ALBUQUERQUE, NM 87102  
 TEL: 505.242.2851 FAX: 505.242.2852



DATE: 03/21/08  
 0518

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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

March 15, 2006

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 9:50 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. ~~Project # 1001469~~  
06DRB-00232 Major-Vacation of Pub  
Right-of-Way  
GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE**, zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] [Deferred from 3/15/06] (J-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/22/06.**

2. **Project # 1004712**  
06DRB-00233 Major-Vacation of  
Public Easements  
06DRB-00234 Minor-Prelim&Final Plat  
Approval
- ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**
3. **Project # 1004713**  
06DRB-00235 Major-Vacation of  
Public Easements  
06DRB-00236 Minor-Prelim&Final Plat  
Approval
- ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**
4. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer  
SDWK
- RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**

5. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat  
Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/5/06.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

6. **Project # 1002808**  
06DRB-00266 Minor-SiteDev Plan  
BldPermit

NCA ARCHITECTS agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on OLIVER ROSS DR NW, between BLUEWATER RD NW and SAUL BELL RD NW containing approximately 2 acre(s). [Deferred from 3/8/06] [REF: DRB-95-314] (K-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 3 COPIES OF THE SITE PLAN AND CITY STANDARD DRAWING.**

- 06DRB-00242 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8-A & 10-A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on SAUL BELL RD NW, between OLIVER ROSS DR NW and BLUEWATER RD NW containing approximately 6 acre(s). [Deferred from 3/8/06] [REF: DRB-95-314] (K-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**



7. **Project # 1000195**  
06DRB-00304 Minor-SiteDev Plan  
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for ASSOCIATED BUILDERS AND CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) M & L, **GATEWAY INDUSTRIAL PARK**, zoned SU-1/PID, special use zone, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [REF: 05DRB01545, 06EPC00012] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 3/15/06]* (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/22/06.**

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

8. **Project # 1003856**  
06DRB-00306 Major-Final Plat  
Approval

COMMUNITY SCIENCES CORP. agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1, DON FELIPE #2 (to be known as **IZABEL SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on WEST GLEN & WEST LEA SW, between METZGAR SW and PAJARITO ELEMENTARY SCHOOL containing approximately 9 acre(s). [REF: 05DRB00721, 05DRB00722, 05DRB00723, 05DRB00827, 04DRB01969] (Z-10 & Q-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PCD LANGUAGE ON THE PLAT, SIGNED COPY OF RESTRICTIONS & COVENANTS, WALL DESIGN AND TO RECORD THE PLAT.**

9. **Project # 1004361**  
06DRB-00307 Major-Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for RIVERHORSE INVESTMENTS LP request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 4, & 5, Block(s) 1, MONTGOMERY HEIGHTS (to be known as **TULANE TOWNHOMES**) zoned R-3 residential zone, located on TULANE NE, between COMANCHE NE and WELLESLY NE containing approximately 1 acre(s). [REF: 05DRB01247, 05DRB01698] (G-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, WALL DESIGN AND TO RECORD.**

10. **Project # 1004740**  
06DRB-00308 Minor-Prelim&Final Plat  
Approval

JOHN C LORENZO request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on COCHITI SE, between DOROTHY ST SE and SHIRLEY SE containing approximately 1 acre(s). (L-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1001164**  
06DRB-00219 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] [*Deferred from 2/22/06, Indef deferred on 3/15/06*] (H-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK . . .**

- 12. Approval of the Development Review Board Minutes for March 8, 2006. THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 8, 2006 WERE APPROVED BY THE BOARD.**

**ADJOURNED: 9:50 A.M.**

DRB

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001469 AGENDA#: 1 DATE: 3.15.06

1. Name: Bill Kraemer Address: Garcia/Kraemer Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

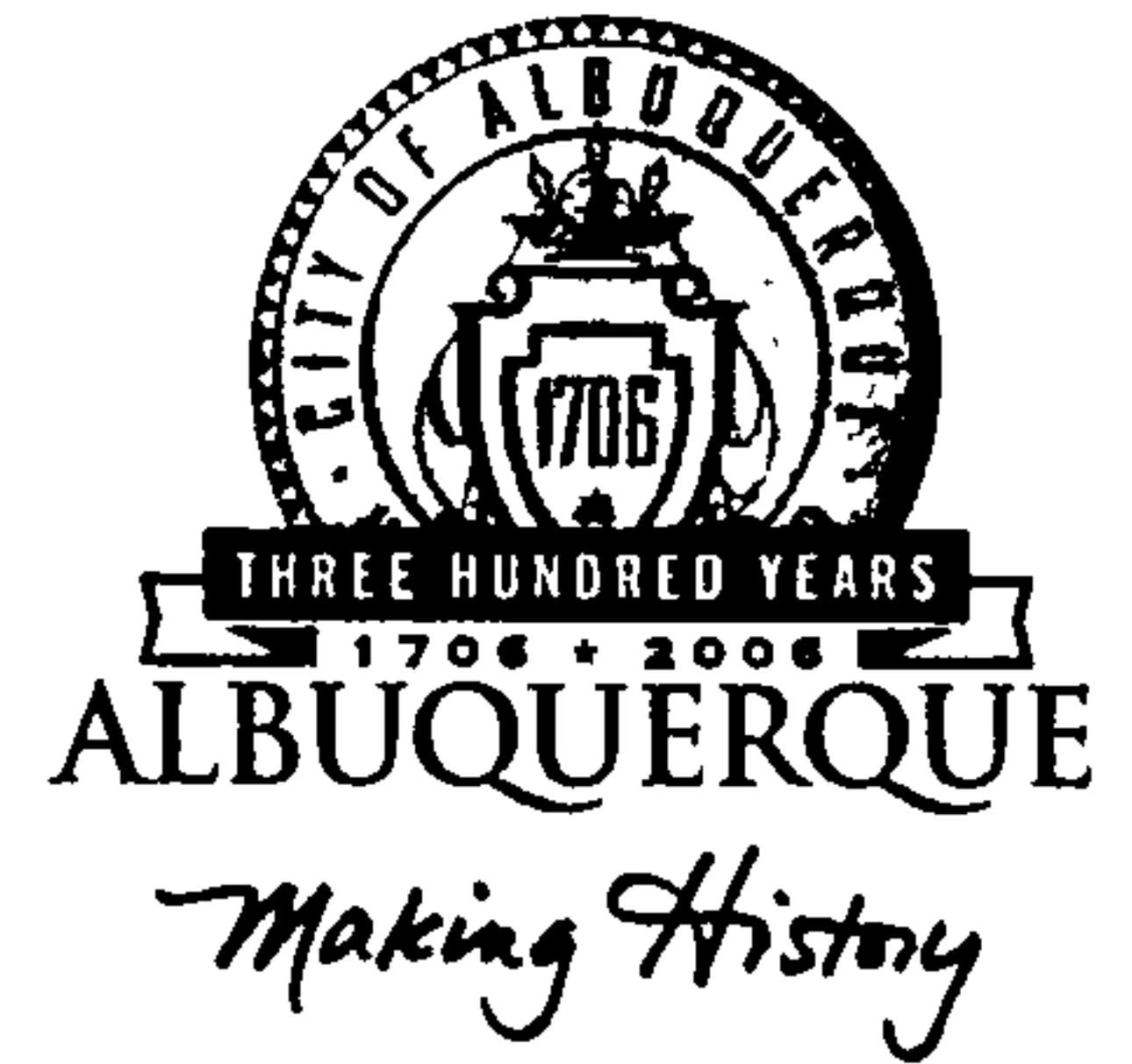
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



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PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001469

AGENDA ITEM NO: 1

SUBJECT:

Vacation

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

3-22-06

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

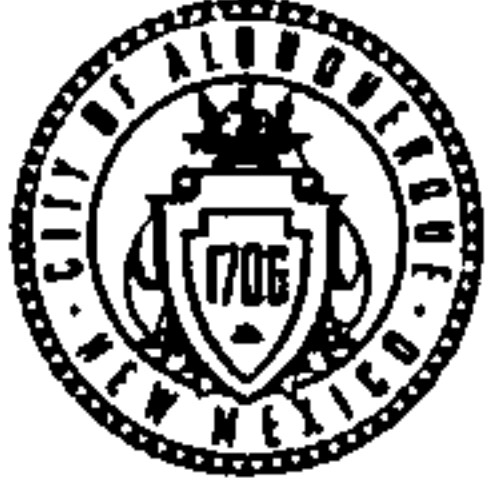
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: March 15, 2006





11-11-11

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 15, 2006

**Project # 1001469**  
06DRB-00232 Major-Vacation of Pub Right-of-Way

GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE**, zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] (J-16)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to North Campus NA (R).
APS	

The request for a vacation of public right-of-way for a residence located at Stanford Dr NE and Mountain Rd NE in **Sunset Terrace** in order to make improvements to the existing single-family dwelling will have no adverse impacts to the APS district.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development

Transportation will not support the request. There is some available r/w which may be vacated, but not to the extent requested. What are the widths of the existing sidewalks?

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request.

Planning Department

Planning has no objection to this vacation request. Defer to Transportation Development. If approved applicant has one year to file a plat completing the vacation.

Impact Fee Administrator

No comment on proposed vacation of public right-of-way.

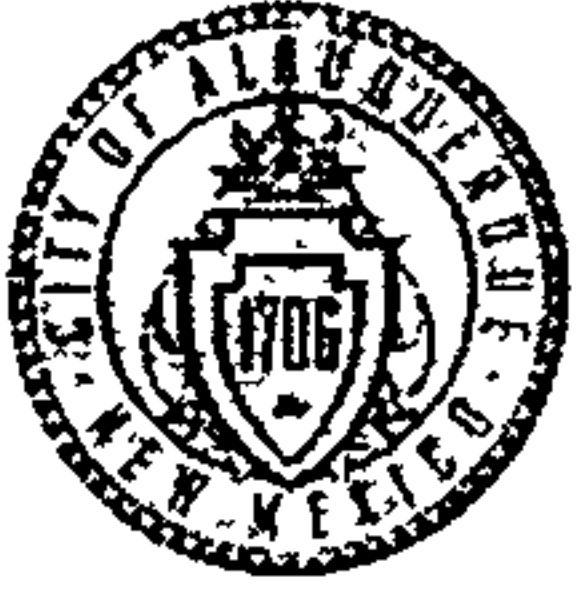
**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc: James Stone, 1044 Stanford Dr NE, 87106

Garcia/Kraemer & Associates, 200 Lomas NW, Suite #1111, 87102







**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 15, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1001469**

06DRB-00232 Major-Vacation of Pub  
Right-of-Way

GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE**, zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] (J-16)

**Project # 1004712**

06DRB-00233 Major-Vacation of Public  
Easements  
06DRB-00234 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] (C-18)

**Project # 1004713**

06DRB-00235 Major-Vacation of Public  
Easements  
06DRB-00236 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, ~~**EAGLE ROCK ESTATES, UNIT 3**~~, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 27, 2006.**

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** MARCH 15, 2006  
**Zone Atlas Page:** J-16-Z  
**Notification Radius:** 100 Ft.

**Project# 1001469**  
**App#06DRB-00232**

**Cross Reference and Location:** SE CORNER STANFORD DRIVE NE AND  
MOUNTAIN ROAD NE & COLUMBIA RD NE

**Applicant:** JAMES STONE  
**Address:** 1044 STANFORD DR NE  
ALBUQUERQUE, NM 87106

**Agent:** GARCIA/KRAEMER & ASSOCIATES  
200 LOMAS NW #111  
ALBUQUERQUE, NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** FEBRUARY 24, 2006  
**Signature:** YVONNE SAAVEDRA

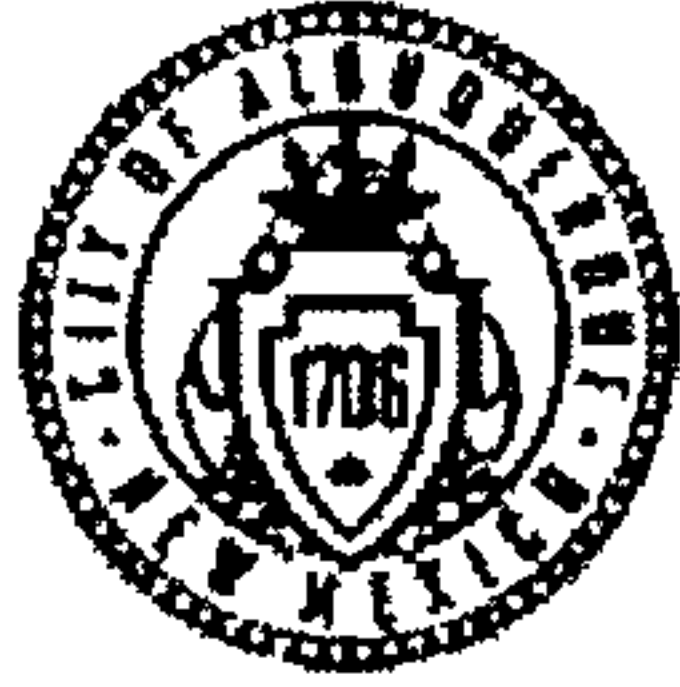
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1001469  
Application# \_\_\_\_\_

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-16	1016058	140-187	308-12	
		140-179	13	
		140-174	14	
		140-169	15	
		140-165	16	
		140-158	17	
		140-154	18	
		140-149	19	
		140-145	20	
		152-145	03	
		152-149	04	
		152-155	05	
		152-160	06	
		152-168	07	
		152-176	08	
		152-180	09	
		152-185	10	
		152-189	11	
		152-200	312-01	
		152-206	02	
		152-211	03	
		152-216	04	
		140-201	23	
		140-205	22	





mainframe@coa1mp3.ca To  
bq.gov cc  
02/23/2006 10:01 AM bcc  
Subject

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01016058 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101605814018730812 LEGAL: 023 005S UNSET TERRACE ADD X L24  
LAND USE:  
PROPERTY ADDR: 00000 STANFORD  
OWNER NAME: STONE JAMES JEFFERY & LINDA SO  
OWNER ADDR: 01044 STANFORD DR NE  
ALBUQUERQUE NM 87106  
0101605814017930813 LEGAL: 022 005S UNSET TERRACE ADD  
LAND USE:  
PROPERTY ADDR: 00000 STANFORD  
OWNER NAME: WENGERD FLORENCE M TRUSTEE  
OWNER ADDR: 01040 STANFORD DR NE  
ALBUQUERQUE NM 87106  
0101605814017430814 LEGAL: 021 005S UNSET TERRACE ADD  
LAND USE:  
PROPERTY ADDR: 00000 STANFORD  
OWNER NAME: NICHOLS LOREN B & CAROLYN M  
OWNER ADDR: 01032 STANFORD DR NE  
ALBUQUERQUE NM 87106  
0101605814016930815 LEGAL: 020 005S UNSET TERRACE ADD  
LAND USE:  
PROPERTY ADDR: 00000 STANFORD  
OWNER NAME: JELINEK PROFESSIONAL CORP  
OWNER ADDR: 13707 230TH ST SE  
SNOHOMISH WA 98296  
0101605814016530816 LEGAL: 019 005S UNSET TERRACE ADD  
LAND USE:  
PROPERTY ADDR: 00000 STANFORD  
OWNER NAME: OLANDER JEAN L  
OWNER ADDR: 01024 STANFORD DR NE  
ALBUQUERQUE NM 87106  
0101605814015830817 LEGAL: 018 005S UNSET TERRACE  
LAND USE:  
PROPERTY ADDR: 00000 STANFORD  
OWNER NAME: GOLDFRANK BENJAMIN & IVETTE  
OWNER ADDR: 01020 STANFORD DR NE  
ALBUQUERQUE NM 87106  
0101605814015430818 LEGAL: 017 005S UNSET TERRACE  
LAND USE:  
PROPERTY ADDR: 00000 STANFORD  
OWNER NAME: BOHAM PATRICIA A & SCOFIELD WI  
OWNER ADDR: 00192 NARANJO CREEK RD  
LA JARA NM 87027  
0101605814014930819 LEGAL: 016 005S UNSET TERRACE ADD  
LAND USE:  
PROPERTY ADDR: 00000 STANFORD  
OWNER NAME: RUMOLD RAINER R & INCA  
OWNER ADDR: 01427 NOYES ST  
EVANSTON IL 60201

0101605814014530820	LEGAL: 015 005S UNSET TERRACE ADD	
LAND USE:		
	PROPERTY ADDR: 00000 STANFORD	
	OWNER NAME: JACKSON CHRISTINE	
	OWNER ADDR: 01008 STANFORD	NE
ALBUQUERQUE NM	87106	
0101605815214530803	LEGAL: 010 005S UNSET TERRACE ADD	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: ELSTON WOLFGANG EUGENE & STEPH	
	OWNER ADDR: 01023 COLUMBIA	DR NE
ALBUQUERQUE NM	87106	
0101605815214930804	LEGAL: 009 005S UNSET TERRACE ADD	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: WELLER LOUIS L & MILDRED H	
	OWNER ADDR: 01015 COLUMBIA	NE
ALBUQUERQUE NM	87106	
0101605815215530805	LEGAL: 008 005S UNSET TERRACE ADD	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: WHITE SEAN	
	OWNER ADDR: 01019 COLUMBIA	DR NE
ALBUQUERQUE NM	87106	
0101605815216030806	LEGAL: 007 005S UNSET TERRACE ADD L7 & S1/2 L6	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
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	OWNER ADDR: 01023 COLUMBIA	DR NE
ALBUQUERQUE NM	87106	
0101605815216830807	LEGAL: 005 005S UNSET TERRACE ADD & N1/2 L6	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: STAEHLIN ROBERT G	
	OWNER ADDR: PO BOX 226	
CEDAR CREST NM	87008	
0101605815217630808	LEGAL: 004 005S UNSET TERRACE ADD	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: SANCHEZ CLAUDIA	
	OWNER ADDR: 09640 MERION	CI NE
ALBUQUERQUE NM	87111	
0101605815218030809	LEGAL: 003 005S UNSET TERRACE ADD	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: LEHMAN KATIE B	
	OWNER ADDR: 12906 VILLANOVA	DR
AURORA CO	80014	
0101605815218530810	LEGAL: 002 005S UNSET TERRACE ADD	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: BURTON CHUCK M &	
	OWNER ADDR: 01041 COLUMBIA	DR NE
ALBUQUERQUE NM	87106	

0101605815218930811	LEGAL: 001 005S UNSET TERRACE ADD	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: KALISHMAN NORTON &	
	OWNER ADDR: 01043 COLUMBIA	DR NE
ALBUQUERQUE NM	87106	
0101605815220031201	LEGAL: 012 004S UNSET TERRACE	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: TJ REALTY INVESTMENTS LLC	
	OWNER ADDR: 01101 COLUMBIA	DR NE
ALBUQUERQUE NM	87106	
0101605815220631202	LEGAL: 011 004S UNSET TERRACE	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: DOGIN ALVIN C & ANNAMAE G	
	OWNER ADDR: 01105 COLUMBIA	DR NE
ALBUQUERQUE NM	87106	
0101605815221131203	LEGAL: 010 004S UNSET TERRACE	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: STANLEY HAROLD ETUX	
	OWNER ADDR: 01109 COLUMBIA	DR NE
ALBUQUERQUE NM	87106	
0101605815221631204	LEGAL: 009 004S UNSET TERRACE	
LAND USE:		
	PROPERTY ADDR: 00000 COLUMBIA	
	OWNER NAME: HANSEN JAMES K	
	OWNER ADDR: 01113 COLUMBIA	DR NE
ALBUQUERQUE NM	87106	
0101605814020131223	LEGAL: 013 004S UNSET TERRACE ADD	
LAND USE:		
	PROPERTY ADDR: 00000 STANFORD	
	OWNER NAME: MICHALSKI JAMES DOUGLAS &	
	OWNER ADDR: 01100 STANFORD	DR NE
ALBUQUERQUE NM	87106	
0101605814020531222	LEGAL: 014 004S UNSET TERRACE	
LAND USE:		
	PROPERTY ADDR: 00000 STANFORD	
	OWNER NAME: ELLIS JAMES WALTER	
	OWNER ADDR: 01104 STANFORD	DR NE
ALBUQUERQUE NM	87106	
0101605814021131221	LEGAL: 015 004S UNSET TERRACE	
LAND USE:		
	PROPERTY ADDR: 00000 STANFORD	
	OWNER NAME: SAMOSKA PAULINE	
	OWNER ADDR: 01110 STANFORD	NE
ALBUQUERQUE NM	87102	
0101605814021631220	LEGAL: 016 004S UNSET TERRACE	
LAND USE:		
	PROPERTY ADDR: 00000 STANFORD	
	OWNER NAME: LUJAN ROGER B & CHERYL J	
	OWNER ADDR: 01112 STANFORD	NE
ALBUQUERQUE NM	87106	



PAGE 4

010160580632003071011 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101605817320131324 LEGAL: 013 003S UNSET TERRACE  
LAND USE:

PROPERTY ADDR: 00000 COLUMBIA  
OWNER NAME: WOLF BLAIR  
OWNER ADDR: 01100 COLUMBIA

DR NE

ALBUQUERQUE NM 87106  
0101605817218930913 LEGAL: 024 006S UNSET TERRACE ADD  
LAND USE:

PROPERTY ADDR: 00000 COLUMBIA  
OWNER NAME: RUBIO JOHN ETUX  
OWNER ADDR: 01044 COLUMBIA

DR NE

ALBUQUERQUE NM 87106

QUIT

101605814016930815

LEGAL: \* 020 005 SUNSET TERRACE ADD  
PROPERTY ADDR: 1028 STANFORD DR NE

OWNERS NAME: JELINEK PROFESSIONAL CORP  
OWNERS ADDR: 13707 230<sup>TH</sup> ST SE  
SNOHOMISH, WA 98296

101605815216830807

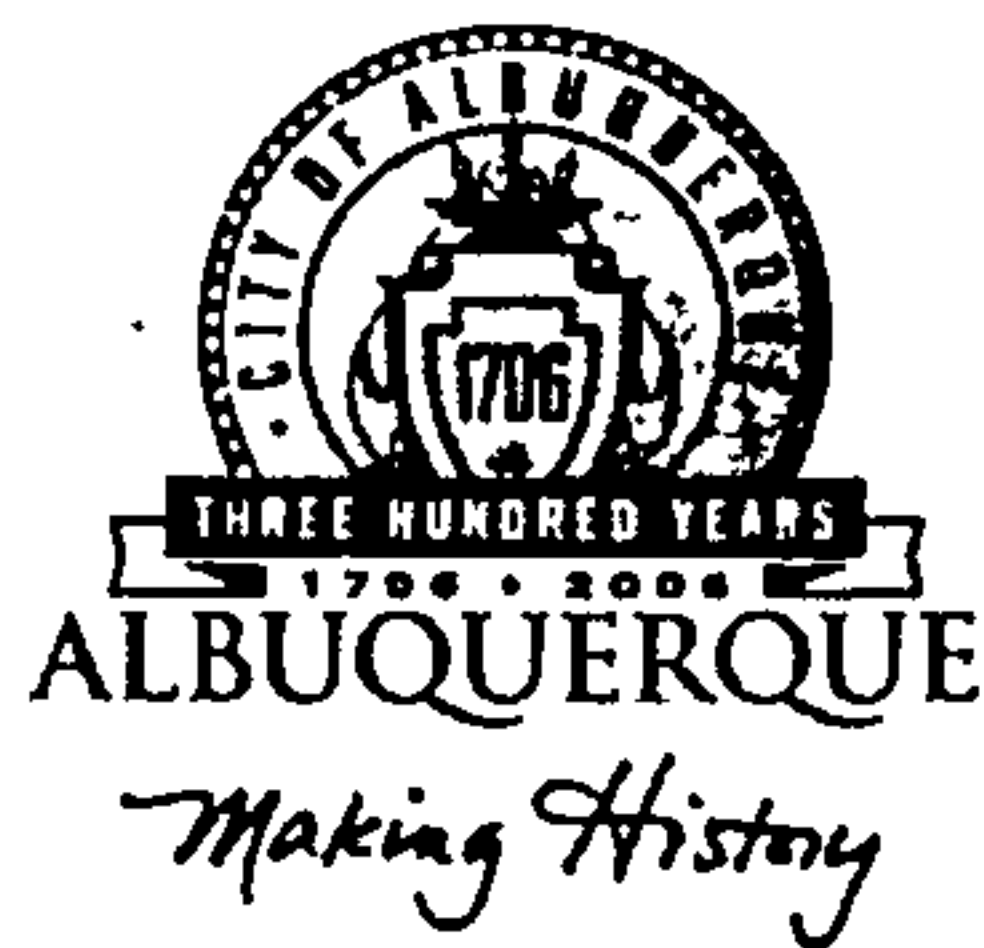
LEGAL: \*005 005 SUNSET TERRACE ADD & N1/2 L6  
PROPERTY ADDR: 1027 COLUMBIA DR NE

OWNERS NAME: STAEHLIN ROBERT G  
OWNERS ADDR: PO BOX 226  
CEDAR CREST, NM 87008

101605806320030710L1

LEGAL: T10N R3E SECTION 15 TRACT IN N W1/4 OF SW1/4 1 ACRES  
PROPERTY ADDR: 1117 STANFORD DR NE

OWNERS NAME: REGENTS OF UNM  
OWNERS ADDR: SCHOLLES HALL 252  
ALBUQUERQUE, NM 87131



*City of Albuquerque*

February 16, 2006

William Kraemer  
Garcia/Kraemer & Associates  
200 Lomas NW, Suite 1111/87102  
Phone: 242-5566 Fax: 242-9028

Dear William:

Thank you for your inquiry of **February 16, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 23 AND 24, BLOCK 5, LOCATED ON THE SE CORNER OF STANFORD DRIVE NE AND MOUNTAIN ROAD NE** zone map J-16.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

**NORTH CAMPUS N.A. (NCA) "R"**

**\*Sara Koplik**

1126 Stanford NE/87106 266-0579 (h) 244-9505 ext. 34 (w)

Jill Sanders

1244 Princeton NE/87106 256-5184 (h)

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days**. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

*Stephani Winklepleck*   
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION**

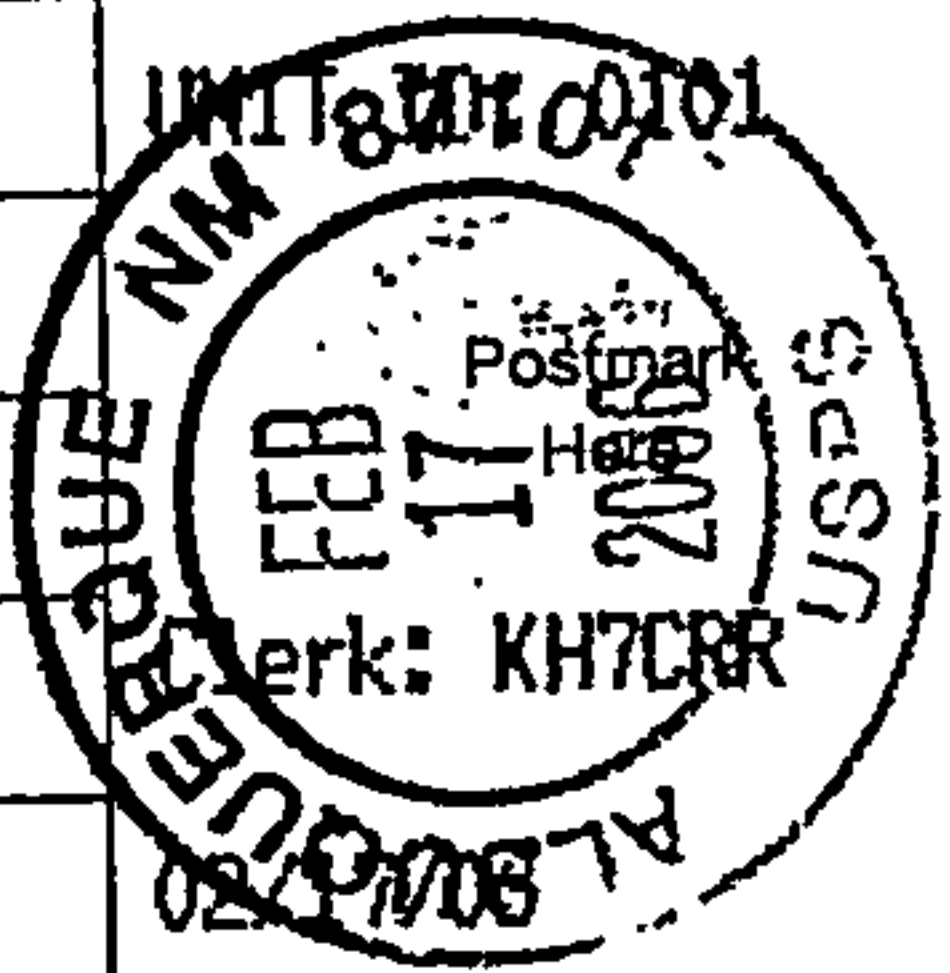
**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0015 6489 8768

ALBUQUERQUE, NM 87106

Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 2.79</b>



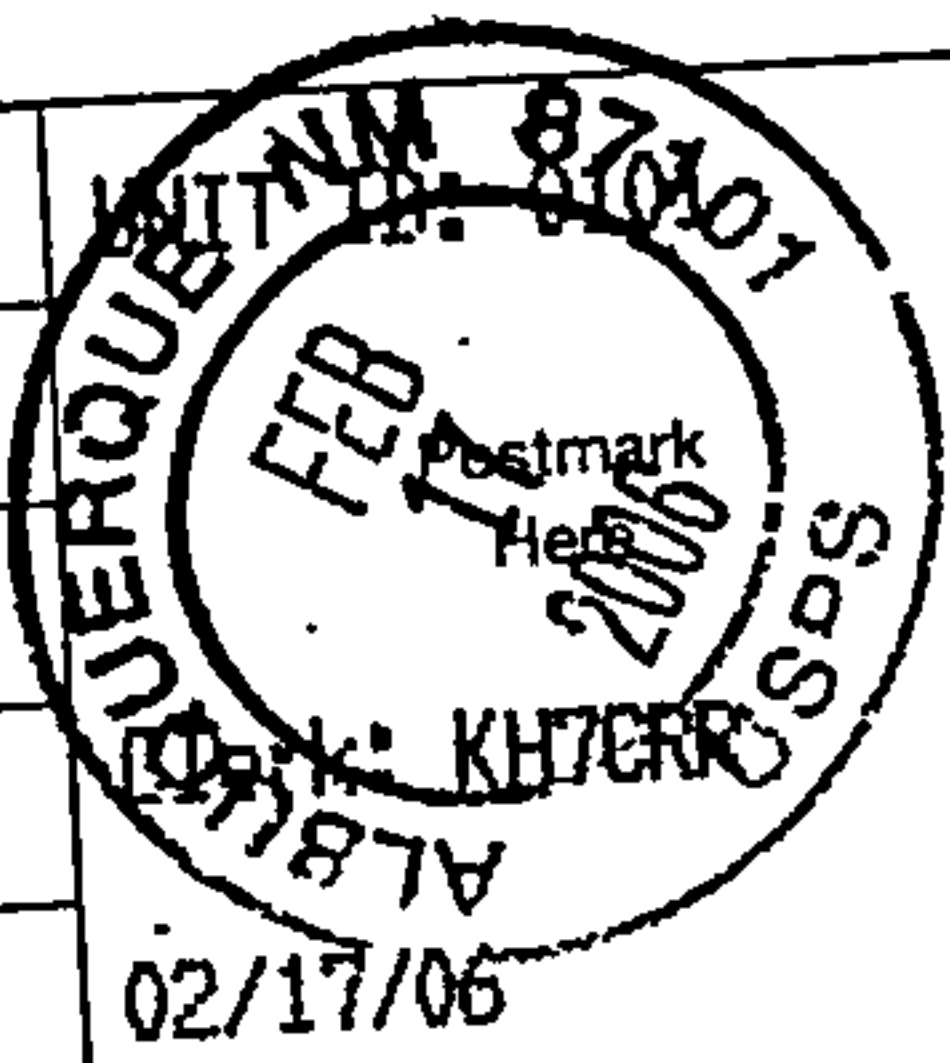
Recipient's Name (Please Print Clearly) (to be completed by mailer)  
 SARA KOPLIK  
 Street, Apt. No., or PO Box No.  
 1126 STANFORD NE  
 City, State, ZIP+4  
 ALBUQ NM 87106  
 PS Form 3800, February 2000 See Reverse for Instructions

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0015 6489 8775

ALBUQUERQUE, NM 87106

Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 2.79</b>



Recipient's Name (Please Print Clearly) (to be completed by mailer)  
 JILL SANDERS  
 Street, Apt. No., or PO Box No.  
 1244 PRINCETON NE  
 City, State, ZIP+4  
 ALBUQ NM 87106  
 PS Form 3800, February 2000 See Reverse for Instructions

Project # 1001469

JAMES STONE  
1044 STANFORD DR NE  
ALBUQUERQUE, NM 87106

Project # 1001469

JILL SANDERS  
North Campus N.A.  
1244 PRINCETON NE  
ALBUQUERQUE, NM 87106

Project # 1001469

GARCIA/KRAEMER & ASSOCIATES  
200 LOMAS NW # 111  
ALBUQUERQUE, NM 87102

101605814018730812

STONE JAMES JEFFERY & LINDA S  
1044 STANFORD DR NE  
ALBUQUERQUE NM 87106

Project # 1001469

SARA KOPLIK  
North Campus N.A.  
1126 STANFORD NE  
ALBUQUERQUE, NM 87106

101605814017930813

WENGERD FLORENCE M TRUSTEE  
1040 STANFORD DR NE  
ALBUQUERQUE NM 87106

101605814017430814

NICHOLS LOREN B & CAROLYN M  
1032 STANFORD DR NE  
ALBUQUERQUE NM 87106

101605814016930815

JELINEK PROFESSIONAL CORP  
13707 230<sup>TH</sup> ST SE  
SNOHOMISH, WA 98296

101605814016530816

OLANDER JEAN L  
1024 STANFORD DR NE  
ALBUQUERQUE NM 87106

101605814015830817

GOLDFRANK BENJAMIN & IVETTE  
1020 STANFORD DR NE  
ALBUQUERQUE NM 87106

101605814015430818

BOHAM PATRICIA A & SCOFIELD W  
192 NARANJO CREEK RD  
LA JARA NM 87027

101605814014930819

RUMOLD RAINER R & INCA  
1427 NOYES ST  
EVANSTON IL 60201

101605814014530820

JACKSON CHRISTINE  
1008 STANFORD NE  
ALBUQUERQUE NM 87106

101605815214530803

ELSTON WOLFGANG EUGENE & STEP  
1023 COLUMBIA DR NE  
ALBUQUERQUE NM 87106

101605815214930804

WELLER LOUIS L & MILDRED H  
1015 COLUMBIA NE  
ALBUQUERQUE NM 87106

101605815215530805

WHITE SEAN  
1019 COLUMBIA DR NE  
ALBUQUERQUE NM 87106

101605815216830807

STAEHLIN ROBERT G  
PO BOX 226  
CEDAR CREST, NM 87008

101605815217630808

SANCHEZ CLAUDIA  
9640 MERION CI NE  
ALBUQUERQUE NM 87111

101605815218030809

LEHMAN KATIE B  
12906 VILLANOVA DR  
AURORA CO 80014

101605815218530810

BURTON CHUCK M &  
1041 COLUMBIA DR NE  
ALBUQUERQUE NM 87106

101605815218930811

KALISHMAN NORTON &  
1043 COLUMBIA DR NE  
ALBUQUERQUE NM 87106

101605815220031201

TJ REALTY INVESTMENTS LLC  
1101 COLUMBIA DR NE  
ALBUQUERQUE NM 87106

101605815220631202

DOGIN ALVIN C & ANNAMAE G  
1105 COLUMBIA DR NE  
ALBUQUERQUE NM 87106

101605815221131203

STANLEY HAROLD ETUX  
1109 COLUMBIA DR NE  
ALBUQUERQUE NM 87106

101605815221631204

HANSEN JAMES K  
1113 COLUMBIA DR NE  
ALBUQUERQUE NM 87106

101605814020131223

MICHALSKI JAMES DOUGLAS &  
1100 STANFORD DR NE  
ALBUQUERQUE NM 87106

101605814020531222

ELLIS JAMES WALTER  
1104 STANFORD DR NE  
ALBUQUERQUE NM 87106

101605814021131221

SAMOSKA PAULINE  
1110 STANFORD NE  
ALBUQUERQUE NM 87102

101605814021631220

LUJAN ROGER B & CHERYL J  
1112 STANFORD NE  
ALBUQUERQUE NM 87106

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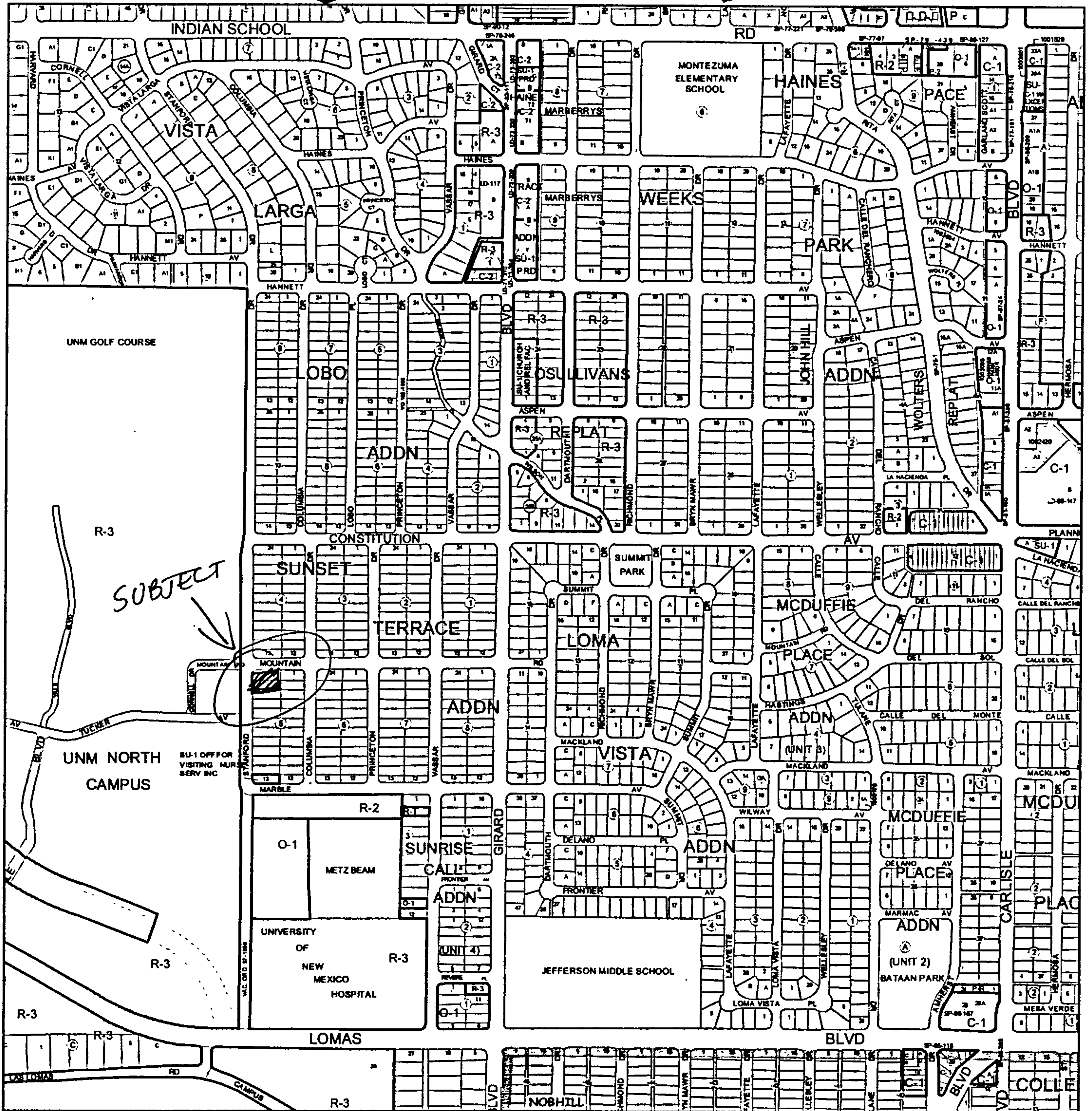
WOLF BLAIR  
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ALBUQUERQUE NM 87106

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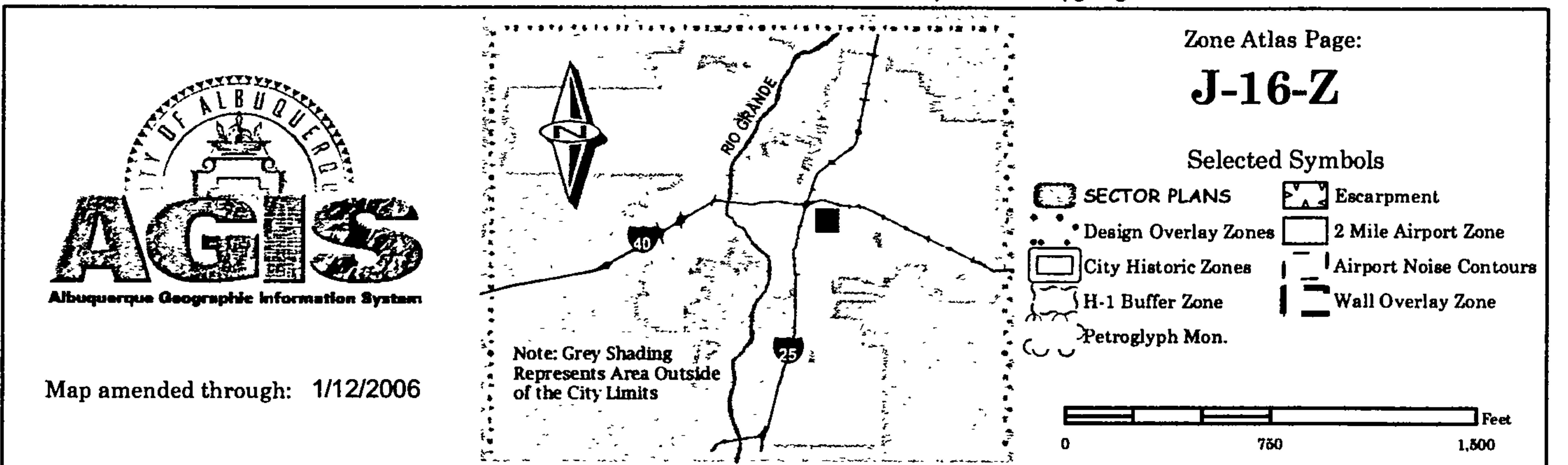
RUBIO JOHN ETUX  
1044 COLUMBIA DR NE  
ALBUQUERQUE NM 87106

101605806320030710L1

REGENTS OF UNM  
SCHOLES HALL 252  
ALBUQUERQUE, NM 87131



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



Zone Atlas Page:

**J-16-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Map amended through: 1/12/2006

0 750 1,500 Feet

**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

February 16, 2006

Sara Koplik  
1126 Stanford NE  
Albuquerque NM 87106

Jill Sanders  
1244 Princeton NE  
Albuquerque NM 87106

Re: Vacation of Excess right of way

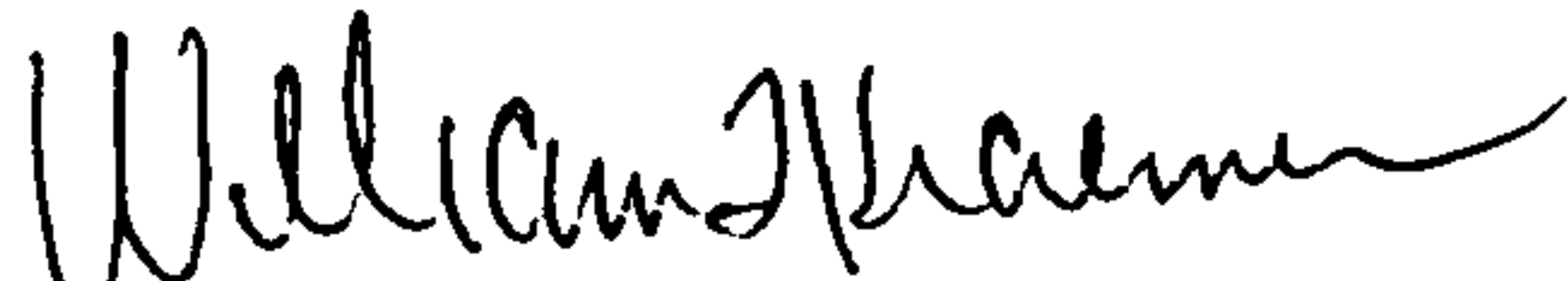
Dear Neighbors,

Your neighbors Jim and Linda Stone are trying to renovate their home to make room for their family. They have hired an architect, who then asked me to help secure necessary approvals to make certain additions. It turns out that the detached structure on Mountain Rd encroaches into the right of way, as does the existing wall on Stanford. They want to expand their garage so that they can park cars and also have storage.

We believe that all of these constraints can be solved by asking the City to vacate certain excess right of way between the back of the sidewalks to the existing property line. There won't be any changes to the street or sidewalk. The Stones will have to purchase that land from the City in order to proceed with their planned renovations.

We are required to notify you of this request and would be happy to discuss it further if you have questions or concerns.

Sincerely,



William L. Kraemer



# CITY OF ALBUQUERQUE

**FYI**



## **NOTIFICATION OF HEARING for the DEVELOPMENT** **REVIEW BOARD**

February 27, 2006

**TO:** Sara Koplik and Jill Sanders, North Campus Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s): Major Vacation of Public Right-of-Way for renovating home and to expand their garage to park cars and have storage.**

*Proposed by:* Garcia/Kraemer and Associates at 242-5566  
*Agent for:* James Stone

*For property located:* On or near Stanford Drive NE between Mountain Road NE and Columbia Drive NE.

P.O. Box 1293

*The case number(s) assigned is:* 06DRB- 00232, Project # 1001469.

City Planning accepted application for this request on **February 17, 2006.**

Albuquerque

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, March 15, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov)

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**

Scanned

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes	<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"/> IP Master Development Plan	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: JAMES STONE PHONE: 232 2509  
 ADDRESS: 1044 STANFORD DR NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_  
 AGENT (if any): GARCIA / KRAEMER + ASSOCIATES PHONE: 242 5566  
 ADDRESS: 200 LOMAS NW #1111 FAX: 242 9028  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATION OF EXCESS RIGHT OF WAY ON STANFORD DR & MOUNTAIN RD NE

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. LOTS 23 & 24 Block: 5 Unit: \_\_\_\_\_  
 Subdiv. / Addn. SUNSET TERRACE  
 Current Zoning: R-1 Proposed zoning: NO CHANGE  
 Zone Atlas page(s): J-16 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): .31 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. 101605814 018 730 812 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SE CORNER  
 Between: STANFORD DRIVE NE and MOUNTAIN ROAD NE  
COLUMBIA RD. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 01ZHE 01303, 01ZHE 01401, 01BOA 01662, 01BOA 01634

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

SIGNATURE William Kraemer DATE 02/16/06  
 (Print) WILLIAM L. KRAEMER  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>06DRB-00232</u>	<u>VRW</u>	<u>✓</u>	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CHF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>03/15/06</u>	_____	_____	<u>\$ 140.00</u>

Sandy Handley 02/17/06 Project # 1001469

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- N/A The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

**SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

**SIDEWALK DESIGN VARIANCE.**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

WILLIAM KRAMER  
 Applicant name (print)  
William Kramer 2/17/06  
 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

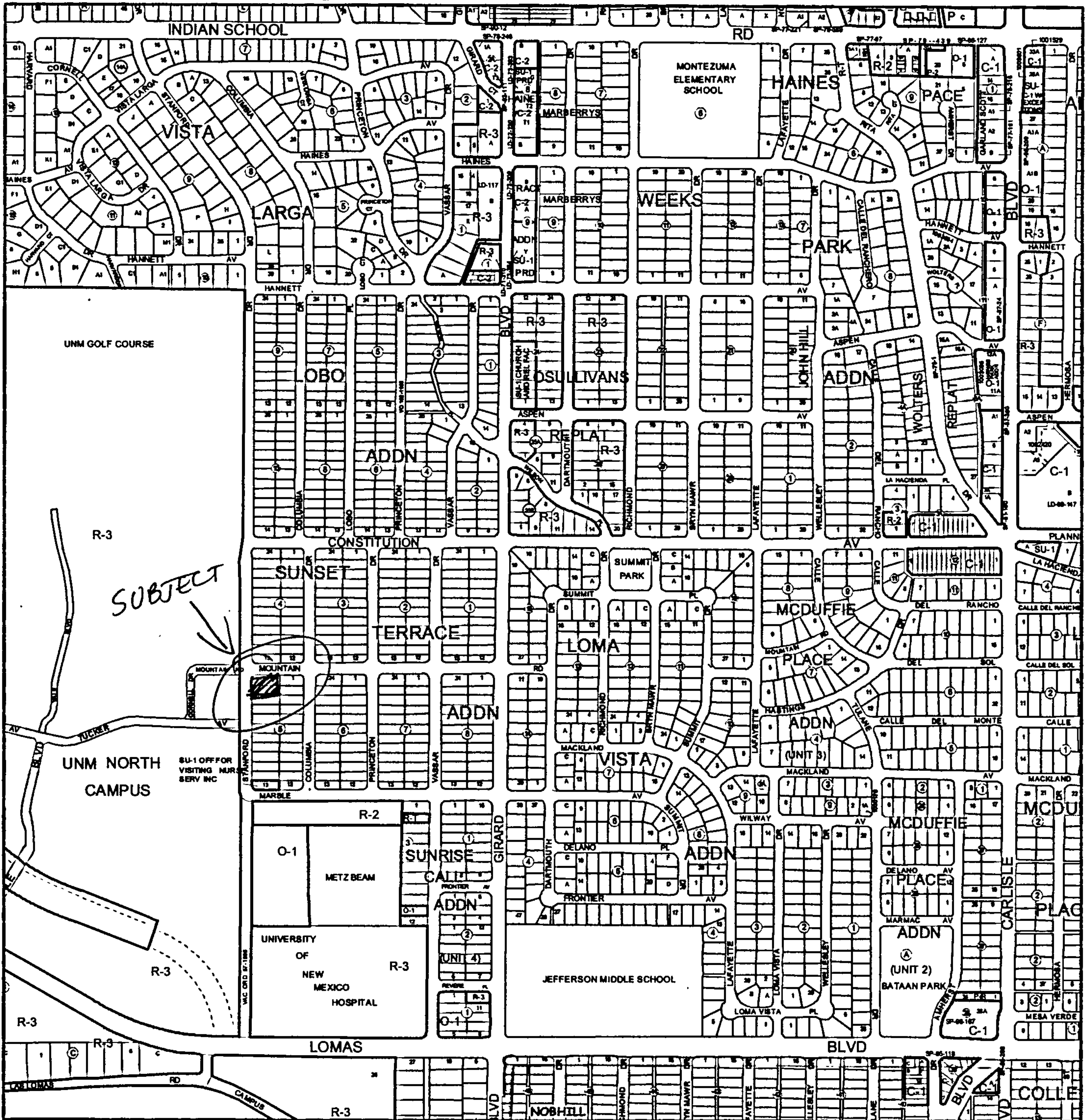
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

06 DRB - 00232

Sandy Handley 06/19/06  
 Planner signature / date

Project # 1001469



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

Map amended through: 1/12/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-16-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

## **GARCIA/KRAEMER & ASSOCIATES**

---

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242-5566  
Fax #(505) 242-9028

### **REASON FOR REQUEST**

This is a request to VACATE excess public right-of-way adjacent to 1044 Stanford NE located on lots 23 & 24 SUNSET TERRACE ADDITION at the SE corner of Stanford Drive and Mountain Road NE. Applicant seeks to vacate 8 feet of the 65 feet of right of way on Stanford and 11 feet of the 60 feet on Mountain.

This request is filed pursuant to Section 14-14-7-1 et.seq. City of Albuquerque, Subdivision Ordinance. Applicant is the owner of the lots abutting the public right of way sought to be VACATED. Applicant understands that if this vacation request is granted, they will need to acquire the vacated property from the City and file a replat within one year.

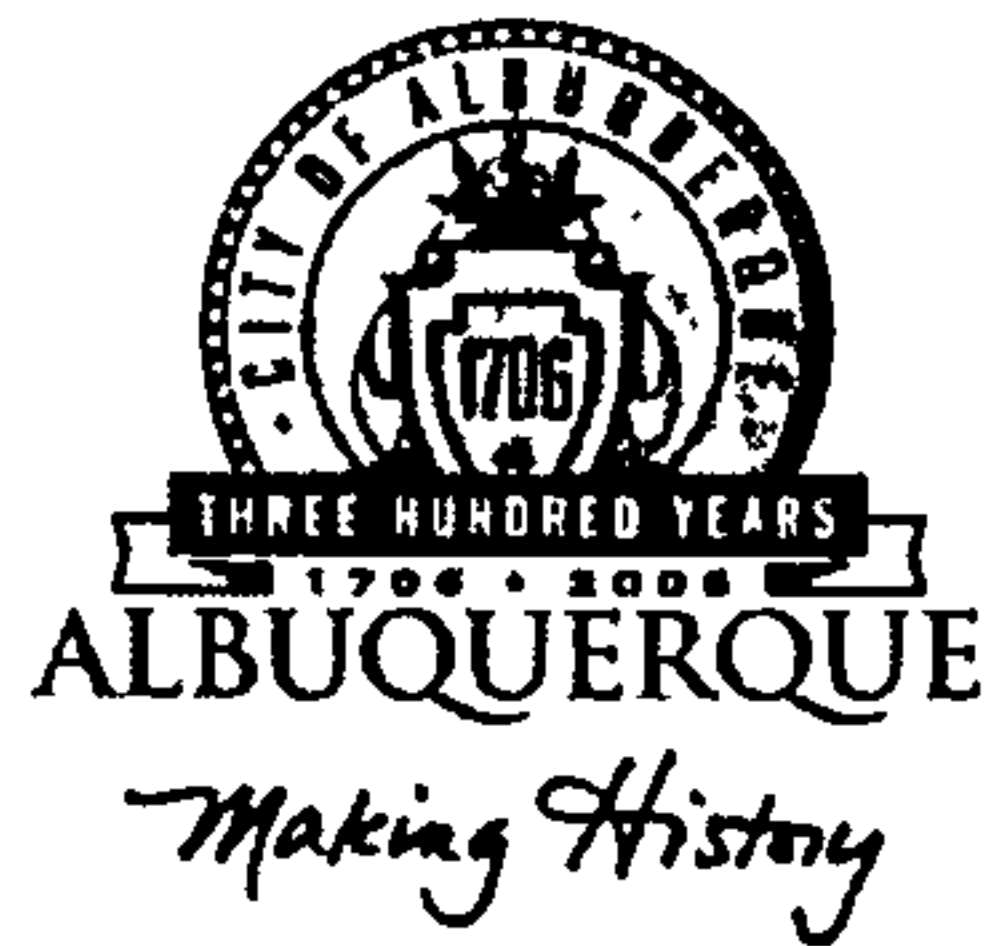
Applicant would like to make certain improvements to his single family residence. The requested vacations will allow him to expand the building envelope without the necessity of front and side yard setback variances. There are also existing encroachments into the public r.o.w., a detached accessory building on Mountain and garden wall on Stanford. This vacation would eliminate those encroachments.

The street and sidewalk improvements are and have been in place for many years. There is no reason to believe that the excess right of way at these locations will ever be necessary for the public welfare. After vacation there will still be adequate r.o.w. to serve the public need. These requests have the support of the neighbors and adjoining property owners.

This request meets the statutory vacation criteria as follows:

1. The request is filed by the owners of all of the private property abutting the proposed vacation. Section 14-14-7-2 (A) (1)
2. The public welfare is in no way served by the retention of this portion of Sierra Street SE. Section 14-14-7-2 (B) (1)
3. No substantial property rights will be abridged by the vacation of this right of way.

Wherefore, applicant respectfully requests VACATION of the right of way for Stanford Drive and Mountain Road NE as described herein and shown on the attached exhibit.



*City of Albuquerque*

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

February 16, 2006

William Kraemer  
Garcia/Kraemer & Associates  
200 Lomas NW, Suite 1111/87102  
Phone: 242-5566 Fax: 242-9028

Dear William:

Thank you for your inquiry of **February 16, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 23 AND 24, BLOCK 5, LOCATED ON THE SE CORNER OF STANFORD DRIVE NE AND MOUNTAIN ROAD NE** zone map J-16.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

**NORTH CAMPUS N.A. (NCA) "R"**

**\*Sara Koplik**

1126 Stanford NE/87106 266-0579 (h) 244-9505 ext. 34 (w)

Jill Sanders

1244 Princeton NE/87106 256-5184 (h)

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

*Stephani Winklepleck*  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD ASSOCIATION**

7099 3400 0015 6489 8768

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE, NM 87106

Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 2.79</b>



Recipient's Name (Please Print Clearly) (to be completed by mailer)

SARA KOPLIK

Street, Apt. No., or PO Box No.

1126 STANFORD NE

City, State, ZIP+4

ALBUQ NM 87106

PS Form 3800, February 2000

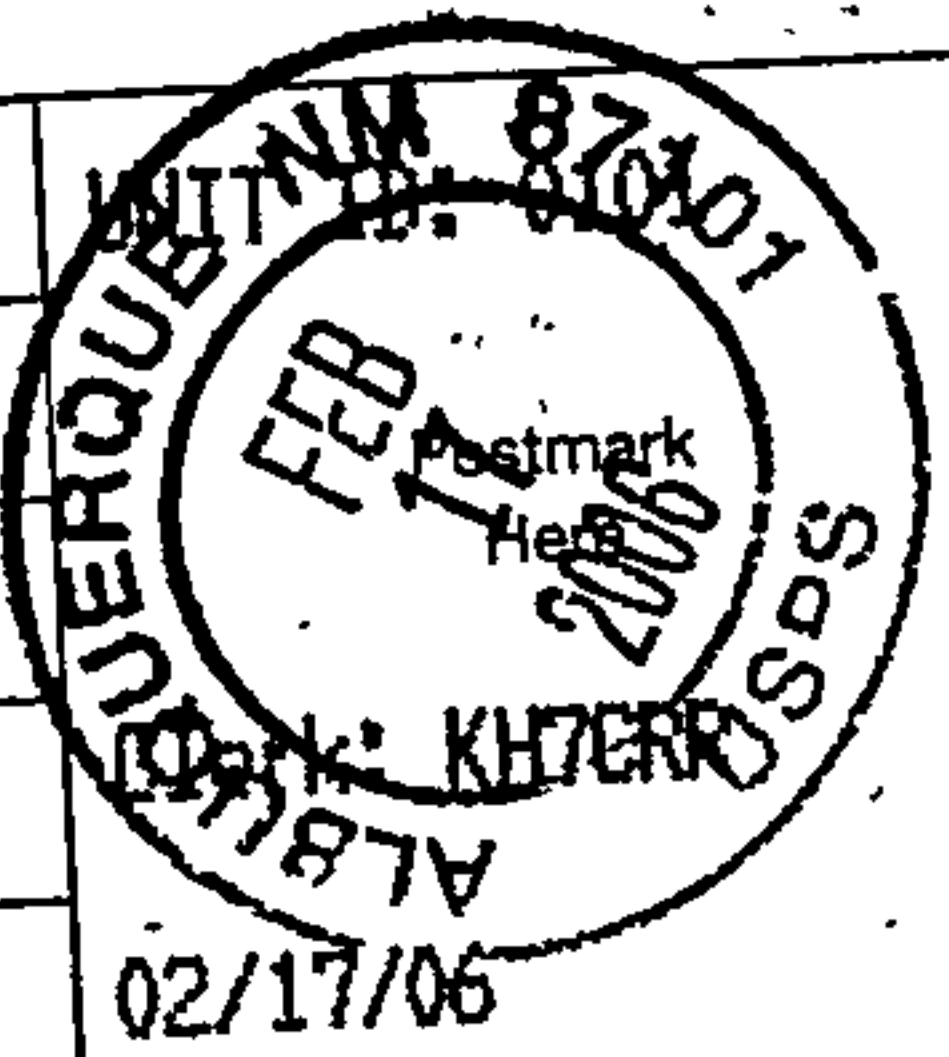
See Reverse for Instructions

7099 3400 0015 6489 8775

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE, NM 87106

Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 2.79</b>



Recipient's Name (Please Print Clearly) (to be completed by mailer)

JILL SANDERS

Street, Apt. No., or PO Box No.

1244 PRINCETON NE

City, State, ZIP+4

ALBUQ NM 87106

PS Form 3800, February 2000

See Reverse for Instructions

**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

February 16, 2006

Sara Koplik  
1126 Stanford NE  
Albuquerque NM 87106

Jill Sanders  
1244 Princeton NE  
Albuquerque NM 87106

Re: Vacation of Excess right of way

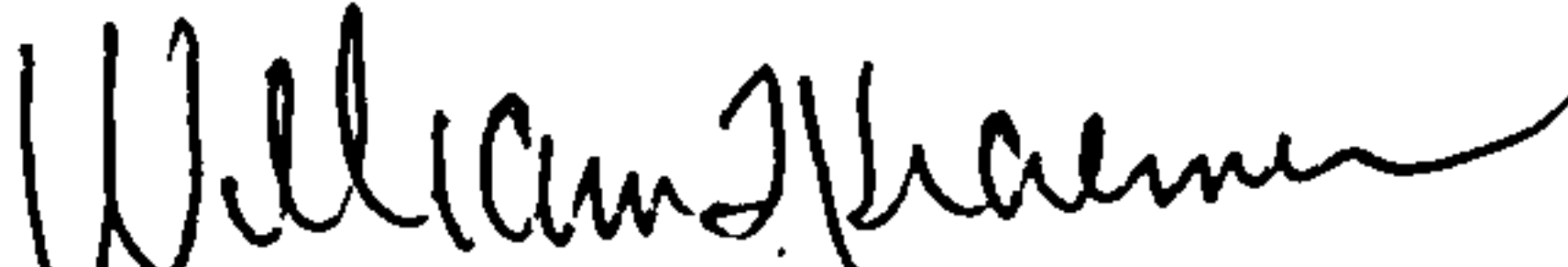
Dear Neighbors,

Your neighbors Jim and Linda Stone are trying to renovate their home to make room for their family. They have hired an architect, who then asked me to help secure necessary approvals to make certain additions. It turns out that the detached structure on Mountain Rd encroaches into the right of way, as does the existing wall on Stanford. They want to expand their garage so that they can park cars and also have storage.

We believe that all of these constraints can be solved by asking the City to vacate certain excess right of way between the back of the sidewalks to the existing property line. There won't be any changes to the street or sidewalk. The Stones will have to purchase that land from the City in order to proceed with their planned renovations.

We are required to notify you of this request and would be happy to discuss it further if you have questions or concerns.

Sincerely,



William L. Kraemer



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

**PAID RECEIPT**

APPLICANT NAME JAMES STONE  
 AGENT GARCIA/KRAEMER & ASSOC  
 ADDRESS 200 LOMAS NW #1111  
 PROJECT & APP # 100469/06 DRB 00232  
 PROJECT NAME LTS. 23-24 SUNSET TERRACE

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

2/17/2006 10:02AM LOC: ANNX  
 RECEIPT# 00054920 WSH 006 TRANSH 0007  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA  
 Trans Amt \$140.00  
 J24 Misc

VI \$75.00  
 CHANGE \$140.00  
 \$0.00

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 45.00 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 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
- \$ 140.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

2/17/2006 10:02AM LOC: ANNX  
 RECEIPT# 00054919 WSH 006 TRANSH 0007  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEJA  
 Trans Amt \$140.00  
 J24 Misc

Counterreceipt.doc 6/21/04  
 \$45.00  
 Thank You

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

2/17/2006 10:02AM LOC: ANNX  
 RECEIPT# 00054918 WSH 006 TRANSH 0007  
 Account 441032 Fund 0110  
 Activity 3424000 TRSEJA  
 Trans Amt \$140.00  
 J24 Misc

\$20.00  
 Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from FEB. 28<sup>th</sup>, 06 To MAR. 15, 06

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

William J. Hennes  
(Applicant or Agent)

02/17/06  
(Date)

I issued 2 signs for this application, 02/17/06 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001469

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

PAID RECEIPT

APPLICANT NAME GARCIA / KRAEMER & ASSOC

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_

PROJECT & APP # 1 SUNSET TERRACE - VACATION

PROJECT NAME 1001469/06DRB00232

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 110.00 441006/4983000 DRB Actions DEFERRAL

\$ \_\_\_\_\_ 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

\$ 110.00 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

3/21/2006 4:07PM LOC: ANNX  
RECEIPT# 00054897 WSH 008 TRANSH 0040  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$110.00  
J24 Misc

\$110.00

VI \$110.00  
CHANGE \$0.00

Thank You



**EDI ENVIRONMENTAL INC.**  
 320 CENTRAL AVE SW  
 ALBUQUERQUE, NM 87102  
 TEL: 505.242.2851 FAX: 505.242.2852

**JIM AND LINDA STONE**  
 1044 STANFORD NEW  
 ALBUQUERQUE, NM 87108

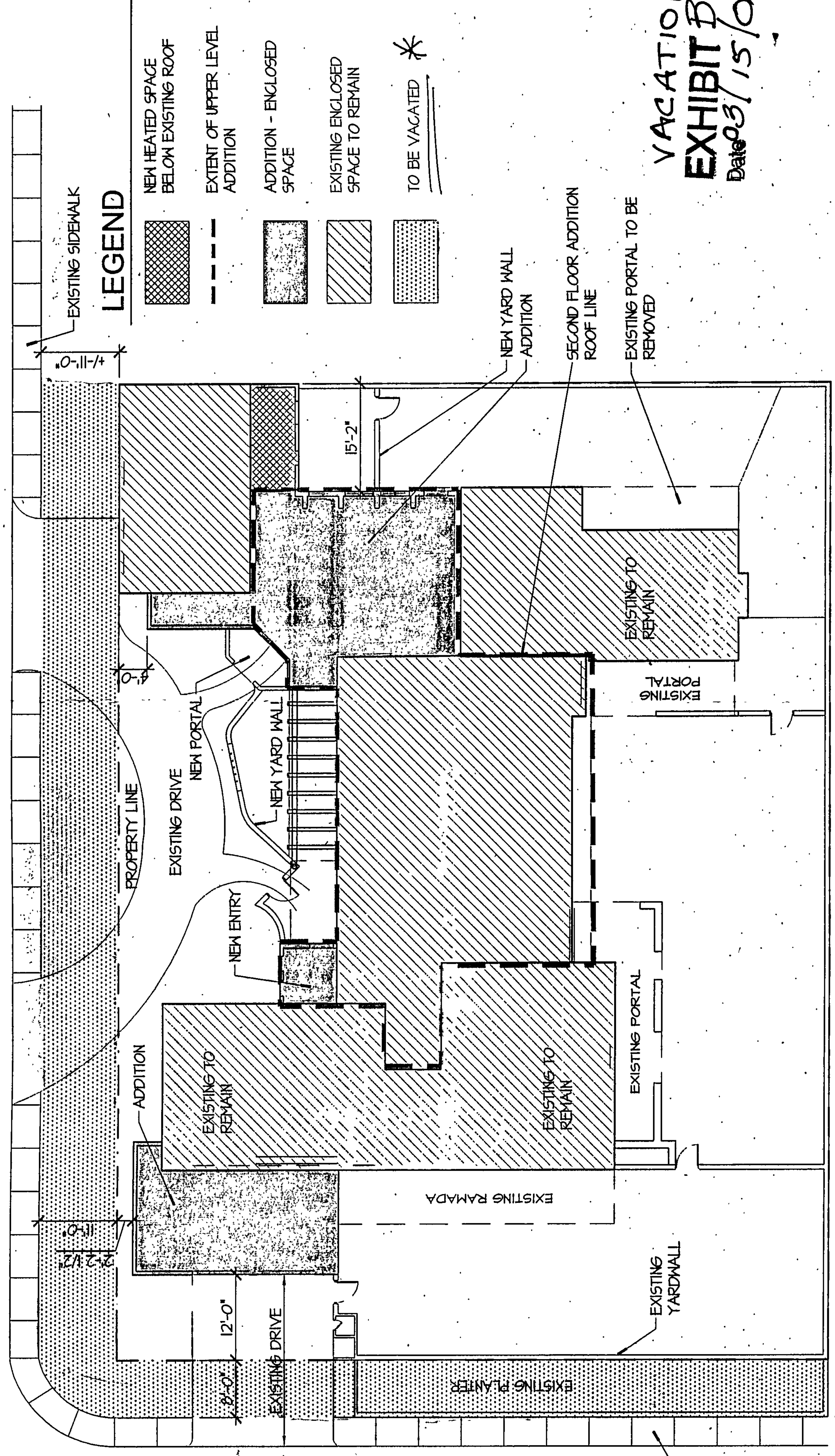
0518

DATE: 03/15/06

**VACATION EXHIBIT B**  
 Date 03/15/06

MOUNTAIN ROAD, N.E.

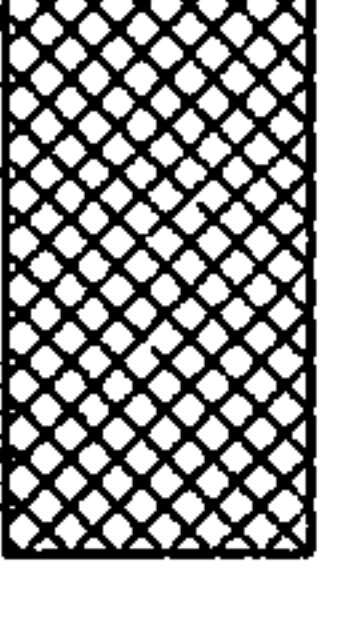


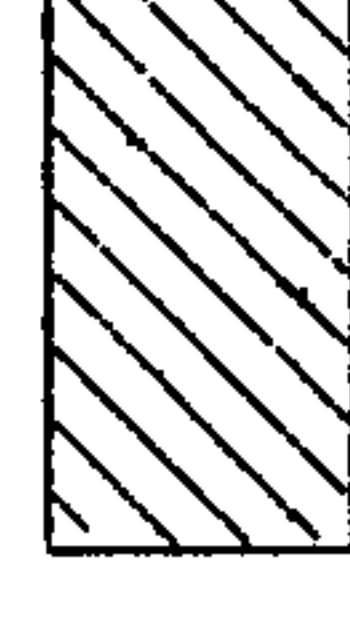
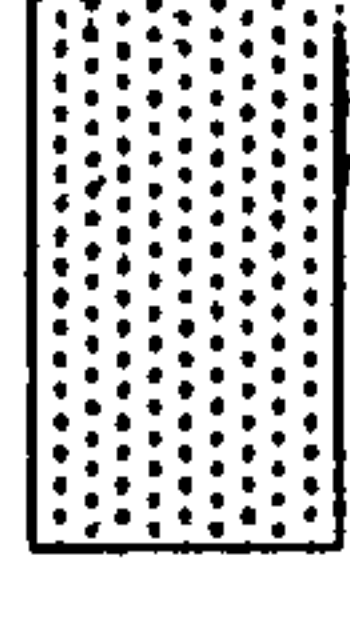
STANFORD DRIVE, N.E.



**SITE/FLOOR PLAN**

1/16" = 1'-0"

**LEGEND**

-  NEW HEATED SPACE BELOW EXISTING ROOF
-  EXTENT OF UPPER LEVEL ADDITION
-  ADDITION - ENCLOSED SPACE
-  EXISTING ENCLOSED SPACE TO REMAIN
-  TO BE VACATED \*

EXISTING SIDEWALK

11'-0"

15'-2"

PROPERTY LINE

EXISTING DRIVE

NEW PORTAL

NEW YARD WALL

NEW ENTRY

ADDITION

EXISTING TO REMAIN

EXISTING TO REMAIN

EXISTING RAMADA

EXISTING DRIVE

12'-0"

EXISTING PLANTER

EXISTING YARDWALL

EXISTING PORTAL

EXISTING PORTAL

EXISTING TO REMAIN

NEW YARD WALL ADDITION

SECOND FLOOR ADDITION ROOF LINE

EXISTING PORTAL TO BE REMOVED

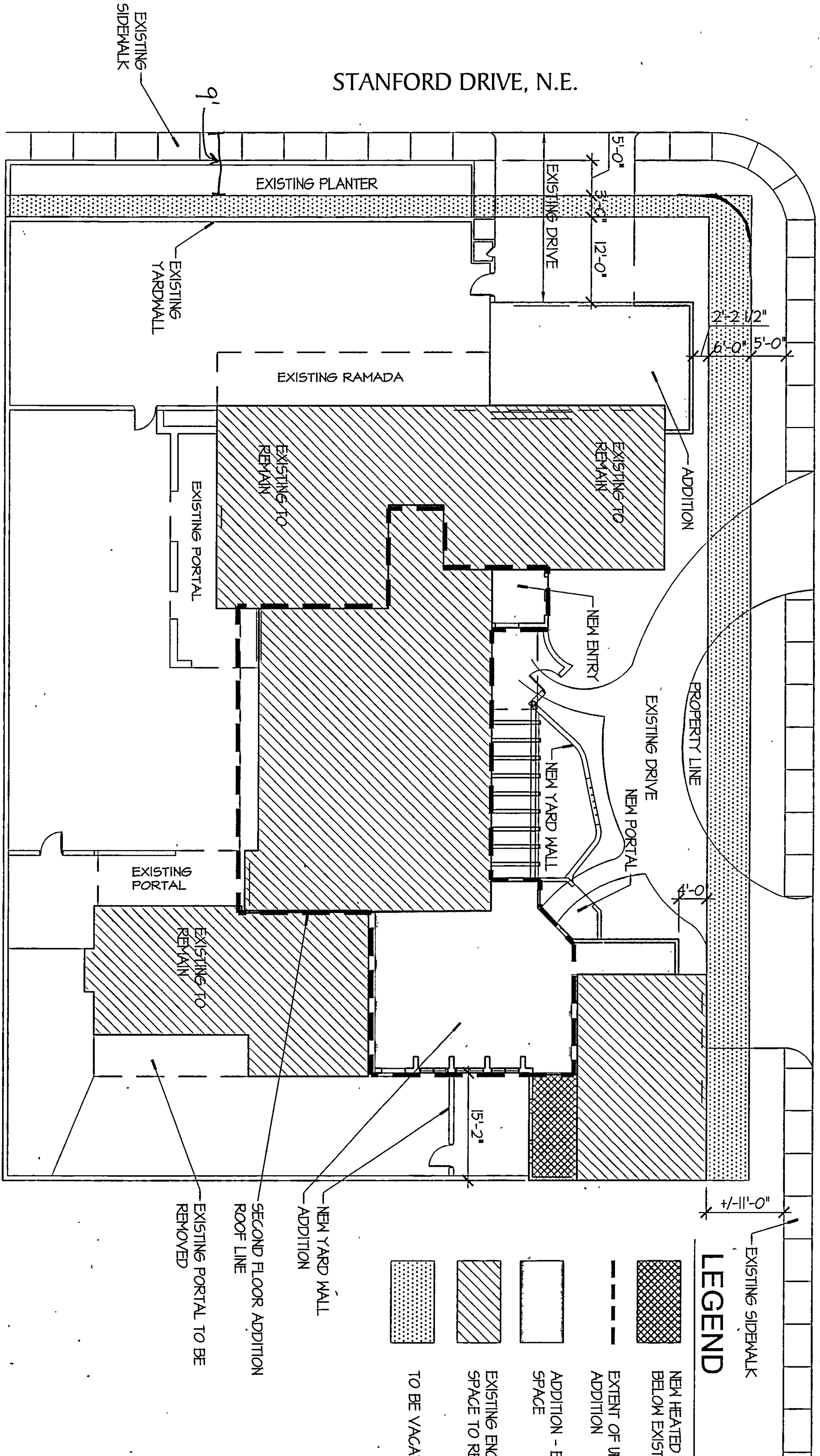
EXISTING SIDEWALK

11'-8 1/2"

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STANFORD DRIVE, N.E.

MOUNTAIN ROAD, N.E.



LEGEND

- NEW HEATED SPACE BELOW EXISTING ROOF
- EXTENT OF UPPER LEVEL ADDITION
- ADDITION - ENCLOSED SPACE
- EXISTING ENCLOSED SPACE TO REMAIN
- TO BE VACATED

EXISTING SIDEWALK

NEW YARD WALL ADDITION

SECOND FLOOR ADDITION ROOF LINE

EXISTING PORTAL TO BE REMOVED

SITE/FLOOR PLAN

1/16" = 1'-0"



PROJECT # 1004717  
 DE DBS - 00253

VARIANCE PLAN-NOT FOR CONSTRUCTION

JIM AND LINDA STONE  
 1044 STANFORD NEW  
 ALBUQUERQUE, NM 87106

ED INC  
 ENVIRONMENTAL  
 320 CENTRAL AVE SW  
 ALBUQUERQUE, NM 87102  
 TEL: 505.242.2851 FAX: 505.242.2852



DATE: 0518 03.21.08

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