OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 2, 2005

1. Project # 1001901

05DRB-00196 Major-Vacation of Public Easements
05DRB-00197 Minor-Vacation of Private Easements
05DRB-00198 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES,** zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12)

At the March 2, 2005, Development Review Board meeting, the vacations were 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. 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.

The preliminary and final plat were approved with final plat sign off delegated to Planning for the 15-day appeal period.

If you wish to appeal this decision, you must do so by March 17, 2005, 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 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. 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.)

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc: Infill Solutions, 723 B Silver SW, 87102
ABQ Engineering Inc., 6739 Academy Rd NE, Suite 130, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

#1

DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00198 (P&F)** Project # **1001901**

Project Name: **VERANDA STREET PROPERTIES**

Agent: ABQ Engineering Phone No.: 255-7802

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 3/2/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): 15 Day Approval Period

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

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☒ **Copy of recorded plat for Planning.**

Project Number 1001901

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001901 **AGENDA ITEM NO: 1**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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 2, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001901 AGENDA#: 1 DATE: 3.2.05

1. Name: Martin Garcia Address: _____ Zip: _____
2. Name: Chris Calott 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
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 2, 2005

Project # 1001901
05DRB-00196 Major-Vacation of Public Easements
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ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES,** zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the requests.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coordination	

Letters sent to Alvarado Gardens NA (R) and Rio Grande Blvd. NA (R).

APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

An approved grading and drainage plan is on file for Preliminary plat approval. No objection to vacation request. Acceptance of previous infrastructure required for Final plat signoff.

Transportation Development No objection to any of the requests.

Parks & Recreation

Defer to affected agencies regarding vacation requests. This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Utilities Development

No objection to Vacation requests. No objection to Preliminary/Final Plat approval. All required services have been permitted and UEC's paid.

Planning Department

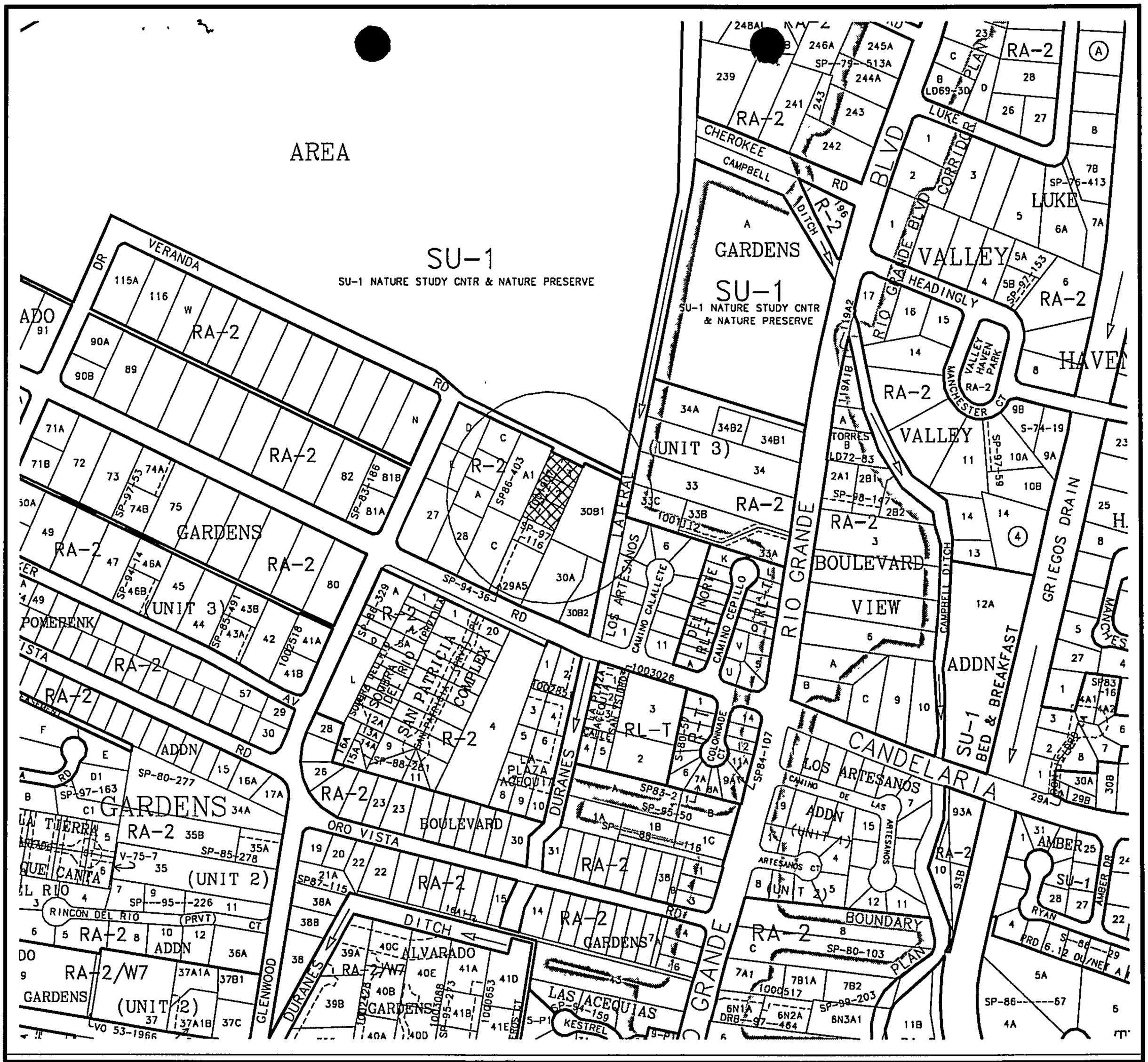
The plat is missing the "indefeasible title" language above the owner's signature.

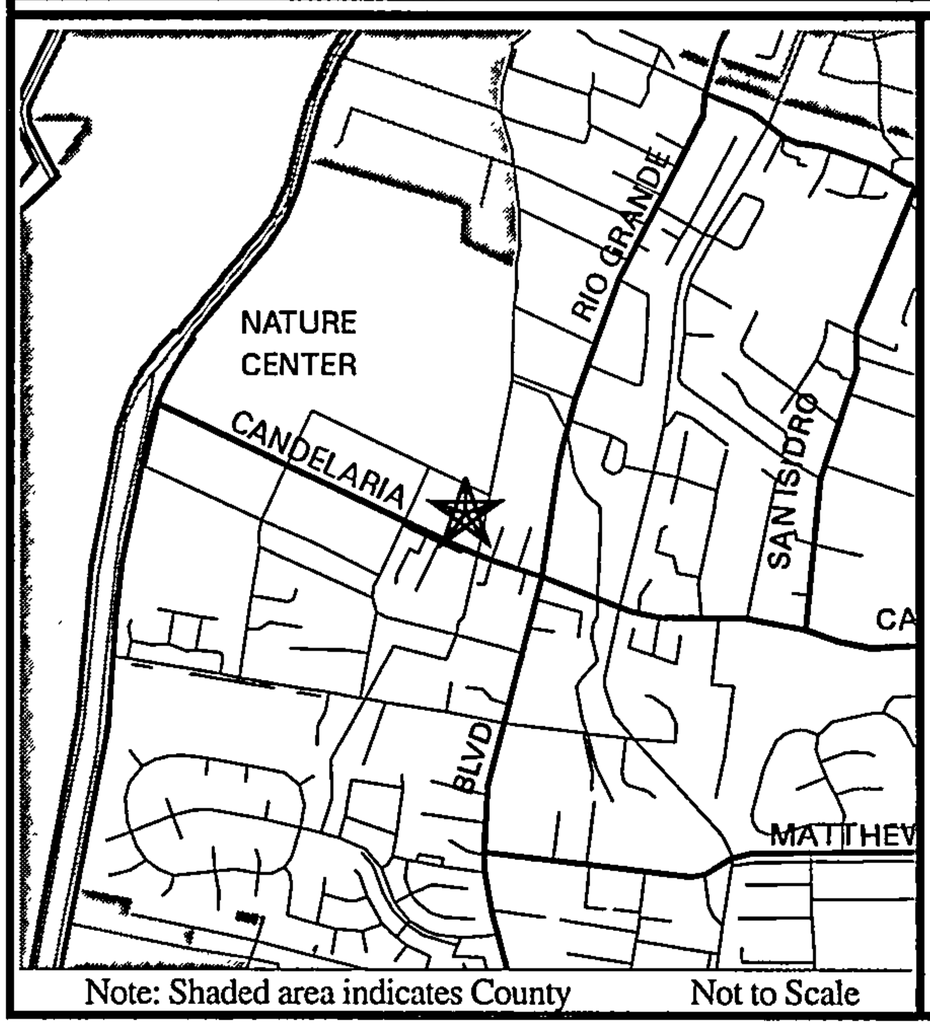
Agent was notified on 02/14/05.

No objection once these problems are corrected. There will be a 15day appeal period due to the vacations. Planning will take delegation of the plat until this time passes.

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

cc: Infill Solutions, 723-B Silver Ave SW, 87102
ABQ Engineering Inc., 6739 Academy Rd NE, 87109





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"=445 '

PROJECT NO.
1001901

HEARING DATE
3-2-05

MAP NO.
G-12

ADDITIONAL CASE NUMBER(S)
05DRB-00196
05DRB-00197
05DRB-00198

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 2, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001901 05DRB-00196 Major-Vacation of Public Easements 05DRB-00197 Minor-Vacation of Private Easements 05DRB-00198 Minor-Prelim&Final Plat Approval	ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES,** zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12)
Project # 1003641 05DRB-00194 Major-Vacation of Pub Right-of-Way 05DRB-00195 Major-Preliminary Plat Approval	GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, BACA ADDITION (to be known as **ATLANTIC AND SANTA FE SUBDIVISION)** zoned R-G, located on 3RD ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14)

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 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.

S Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 14, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MARCH 2, 2005
Zone Atlas Page: G-12-Z
Notification Radius: 100 Ft.

Project# 1001901
App# 05DRB-00196
App# 05DRB-00197
App# 05DRB-00198

Cross Reference and Location:

Applicant: INFILL SOLUTIONS
Address: 723-B SILVER AVE SW
ALBUQUERQUE NM 87102

Agent: ABQ ENGINEERING, INC
Address: 6739 ACADEMY RD NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: FEBRUARY 11, 2005

Signature: KYLE TSETHLIKAI KT

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
G-12	1012060	488-370	120-18	✓ DP 1013060	002-387	203	39✓
		485-364	17	✓ DP 1012060	508-366	109	05✓
		482-357	16	✓ DP	505-359		04✓
		489-374	107-08	✓	504-353		03✓
		466-382	10	✓			
		458-386	11	✓			
		453-398	13	✓ Bx 6124			
		450-387	02	✓ Bx 804			
		439-375	01	✓			
		455-376	03	✓ Bx 44293			
		430-353	04	✓			
		459-357	05	✓			
		469-355	06	✓			
		474-368	120-15	✓			
		480-355	107-07	✓			
		486-350	14	✓			
		493-460	108-10	✓ DP			
G-13	1013060	009-390	203-07	✓			
		014-376	06	✓			

<mainframe@coa1mp3.CABQ.GOV>
02/09/2005 09:10 AM

To:
cc:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE 1

01012060 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101206048837012018 LEGAL: LT 3 PLA T OF LOTS 1 THROUGH 3 VERANDA STREET
PROPE LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: PEARSON ROBERT D & BARBARA C
OWNER ADDR: 00255 STABB ST
SANTA FE NM 87501
0101206048536412017 LEGAL: LT 2 PLA T OF LOTS 1 THROUGH 3 VERANDA STREET
PROPE LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: PEARSON ROBERT D & BARBARA C
OWNER ADDR: 00255 STABB ST
SANTA FE NM 87501
0101206048235712016 LEGAL: LT 1 PLA T OF LOTS 1 THROUGH 3 VERANDA STREET
PROPE LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: PEARSON ROBERT D & BARBARA C
OWNER ADDR: 00255 STABB ST
SANTA FE NM 87501
0101206048937410708 LEGAL: LOT 30B1 REPLAT OF LOT 30B ALVARADO GARDENS
UNIT 3 LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: MADRID VICTOR
OWNER ADDR: 02500 VERANDA NW
ALBUQUERQUE NM 87107
0101206046638210710 LEGAL: LT A -1 A LVARADO GARDENS UNIT 3 CONT 0.606 AC OR
26 LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: JAEGER CHARLES A
OWNER ADDR: 02530 VERANDA RD NW
ALBUQUERQUE NM 87107
0101206045838610711 LEGAL: B AM ENDE D REPLAT OF NORTH 280 FT OF LOT 28
ALVARAD LAND USE:
PROPERTY ADDR: 00000 GLENWOOD
OWNER NAME: KEATING SHARON N
OWNER ADDR: 03132 GLENWOOD NW
ALBUQUERQUE NM 87107
0101206045339810713 LEGAL: D RE PLAT OF NORTH 240 FT OF LOT 27 ALVARADO
GARDEN LAND USE:
PROPERTY ADDR: 00000 GLENWOOD
OWNER NAME: KEATING SHARON N
OWNER ADDR: PO BOX 6124
ALBUQUERQUE NM 87197
0101206045038710702 LEGAL: E RE PLAT OF NORTH 240 FT OF LOT 27 ALVARADO
GARDEN LAND USE:
PROPERTY ADDR: 00000 GLENWOOD
OWNER NAME: BLACHUT KAZIMIERZ ETUX
OWNER ADDR: PO BOX 804
SANDIA PARK NM 87047

0101206043937510701 LEGAL: 027 REPL ALVARADO GDNS ADD NO 3 S1/2 L27
LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: KNOFF STERLING C
OWNER ADDR: 02547 CANDELARIA RD NW
ALBUQUERQUE NM 87107
0101206045537610703 LEGAL: A RE PLAT OF NORTH 280 FT OF LOT 28 ALVARADO
GARDEN LAND USE:
PROPERTY ADDR: 00000 GLENWOOD
OWNER NAME: MONTANO JOSEPH W AS TRUSTEE
OWNER ADDR: PO BOX 44293
RIO RANCHO NM 87174
0101206043035310704 LEGAL: SWLY 200 FT OF TRACT 28
LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: VOGLER REX J ETUX
OWNER ADDR: 02541 CANDELARIA RD NW
ALBUQUERQUE NM 87107
0101206045935710705 LEGAL: C SU MMAR Y PLAT OF WLY 1/2 OF TRACT 29 ALVARADO
GAR LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: CALDWELL JERRY F & IDA M &
OWNER ADDR: 09800 HAINES NE
ALBUQUERQUE NM 87112
0101206046935510706 LEGAL: LT 2 9-A- 5 PLAT OF THE EAST ONE-HALF OF LOT 29
OF A LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: POSEN JOHN F
OWNER ADDR: 02521 CANDELARIA RD NW
ALBUQUERQUE NM 87107
0101206047436812015 LEGAL: COMM ON A REA (OF LOT 29 A-4) UNITS 1 THRU 4
VERANDA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VERANDA VENTURES INC
OWNER ADDR: 00110 2ND ST SW
ALBUQUERQUE NM 87102
0101206048035510707 LEGAL: 30A LAND OF G B HANCOCK COMPRISING LOT 30 OF
ALVAR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ADAME ROBERT & CLAUDIA
OWNER ADDR: 02511 CANDELARIA RD NW
ALBUQUERQUE NM 87107
0101206048635010714 LEGAL: LOT 30B2 REPLAT OF LOT 30B ALVARADO GARDENS
UNIT 3 LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: THOMPSON EMMETT
OWNER ADDR: 02503 CANDELARIA RD NW
ALBUQUERQUE NM 87107
0101206049346010810 LEGAL: TRAC T A- 1-B REVISED PLAT OF TRACTS A-1 A-2 B-1
& B LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

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0101306000939020307   LEGAL: 034  ALVA RADO GDNS NO 3 S1/2 OF LOT 34
LAND USE:
                      PROPERTY ADDR: 00000   RIO GRANDE
                         OWNER NAME: KITTS JAMES R TRUSTEE
                         OWNER ADDR: 03221   RIO GRANDE                BL NW
ALBUQUERQUE NM       87107
0101306001437620306   LEGAL: ALVA RADO  GDNS NO 3 N 1/2 LT 33
LAND USE:
                      PROPERTY ADDR: 00000   RIO GRANDE
                         OWNER NAME: CORDOVA GIL E
                         OWNER ADDR: 03209   RIO GRANDE               BL NW
ALBUQUERQUE NM       87107
0101306000238720339   LEGAL: LT 3 3-C  PLAT OF LOTS 33-A, 33-B & 33-C ALVARADO
GA  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: SPARKS JOHN W II & CYNTHIA
                         OWNER ADDR: 03203   RIO GRANDE               BL NW
ALBUQUERQUE NM       87107
0101206050836610905   LEGAL: LOT  5 LO S ARTESANOS DEL NORTE ADDN BEING A
REPLAT   LAND USE:
                      PROPERTY ADDR: 00000   CAMINO CABALLETE
                         OWNER NAME: SHAW JEANNE
                         OWNER ADDR: 03117   CAMINO CABALLETE            NW
ALBUQUERQUE NM       87107
0101206050535910904   LEGAL: 04 L OS A RTESANOS DEL NORTE ADDN BEING A REPLAT
OF   LAND USE:
                      PROPERTY ADDR: 00000   CAMINO CABALLETE
                         OWNER NAME: MORRISON JAMES W
                         OWNER ADDR: 03113   CAMINO CABALLETE            NW
ALBUQUERQUE NM       87107
0101206050435310903   LEGAL: 03 L OS A RTESANOS DEL NORTE ADDN BEING A REPLAT
OF   LAND USE:
                      PROPERTY ADDR: 00000   CAMINO CABALLETE
                         OWNER NAME: QUAYLE DAVID L
                         OWNER ADDR: 03109   CAMINO CABALLETE            NW
ALBUQUERQUE NM       87107
 .
 QUIT
```

"Attachment A"

MARTIN GARCIA, ABQ ENGINEERING, INC.
ZONE MAP: G-12

Alvarado Gardens NA (R)
***Tim Mullane**
2901 Trellis NW / 87107 344-1723 (h)
Niki Feldman
3104 Camino Caballete NW / 87107 341-3965 (h)

Rio Grande Blvd. NA (R)
***Claude Morelli**
2236 Dietz Pl. NW / 87107 344-9742 (h)
Connie Adler
2616 Harvest Ln. NW / 87104 343-9664 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **2/03/05** Time Entered: **1:45 PM** ONC Rep. Initials: **JK**

Project# 1001901

INFILL SOLUTIONS
723-B SILVER AVE SW
ALBUQUERQUE NM 87102

ABQ ENGINEERING, INC
6739 ACADEMY RD NE
ALBUQUERQUE NM 87109

TIM MULLANE
Alvarado Gardens Neigh. Assoc.
2901 TRELLIS NW
ALBUQUERQUE NM 87107

NIKI FELDMAN
Alvarado Gardens Neigh. Assoc.
3104 CAMINO CABALLETE NW
ALBUQUERQUE NM 87107

101206048837012018

CLAUDE MORELLI
Rio Grande Blvd Neigh. Assoc.
2236 DIETZ PL. NW
ALBUQUERQUE NM 87107

101206048937410708

CONNIE ADLER
Rio Grande Blvd Neigh. Assoc.
2616 HARVEST LN. NW
ALBUQUERQUE NM 87104

101206046638210710

PEARSON ROBERT D & BARBARA C
255 STABB ST
SANTA FE NM 87501

101206045838610711

MADRID VICTOR
2500 VERANDA NW
ALBUQUERQUE NM 87107

101206045339810713

JAEGER CHARLES A
2530 VERANDA RD NW
ALBUQUERQUE NM 87107

101206045038710702

KEATING SHARON N
3132 GLENWOOD NW
ALBUQUERQUE NM 87107

101206043937510701

KEATING SHARON N
PO BOX 6124
ALBUQUERQUE NM 87197

101206045537610703

BLACHUT KAZIMIERZ ETUX
PO BOX 804
SANDIA PARK NM 87047

101206043035310704

KNOFF STERLING C
2547 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101206045935710705

MONTANO JOSEPH W AS TRUSTEE
PO BOX 44293
RIO RANCHO NM 87174

101206046935510706

VOGLER REX J ETUX
2541 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101206047436812015

CALDWELL JERRY F & IDA M &
9800 HAINES NE
ALBUQUERQUE NM 87112

101206048035510707

POSEN JOHN F
2521 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101206048635010714

VERANDA VENTURES INC
110 2ND ST SW
ALBUQUERQUE NM 87102

101306000939020307

ADAME ROBERT & CLAUDIA
2511 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101306001437620306

THOMPSON EMMETT
2503 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101306000238720339

KITTS JAMES R TRUSTEE
3221 RIO GRANDE BL NW
ALBUQUERQUE NM 87107

101206050836610905

CORDOVA GIL E
3209 RIO GRANDE BL NW
ALBUQUERQUE NM 87107

101206050535910904

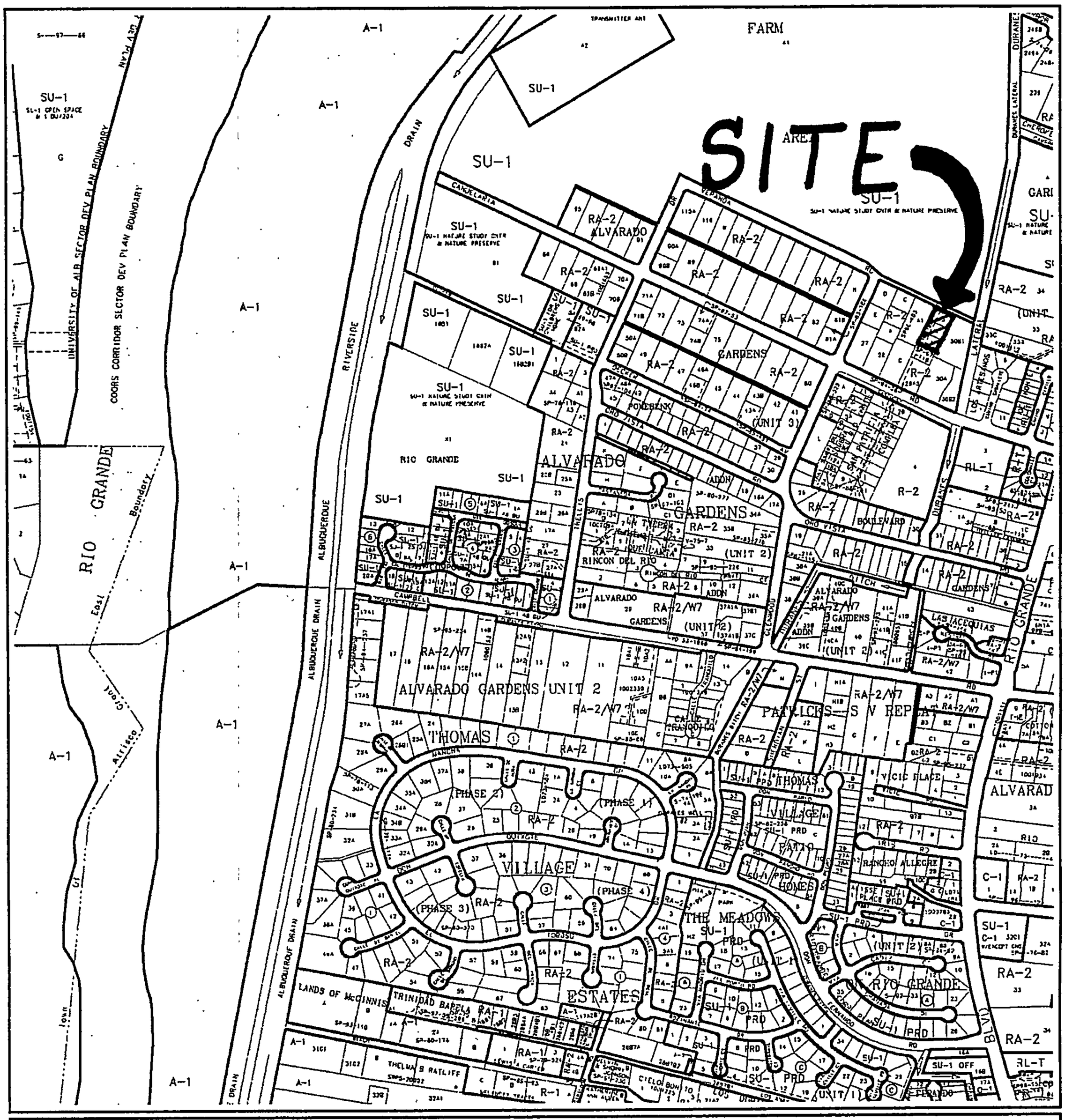
SPARKS JOHN W II & CYNTHIA
3203 RIO GRANDE BL NW
ALBUQUERQUE NM 87107

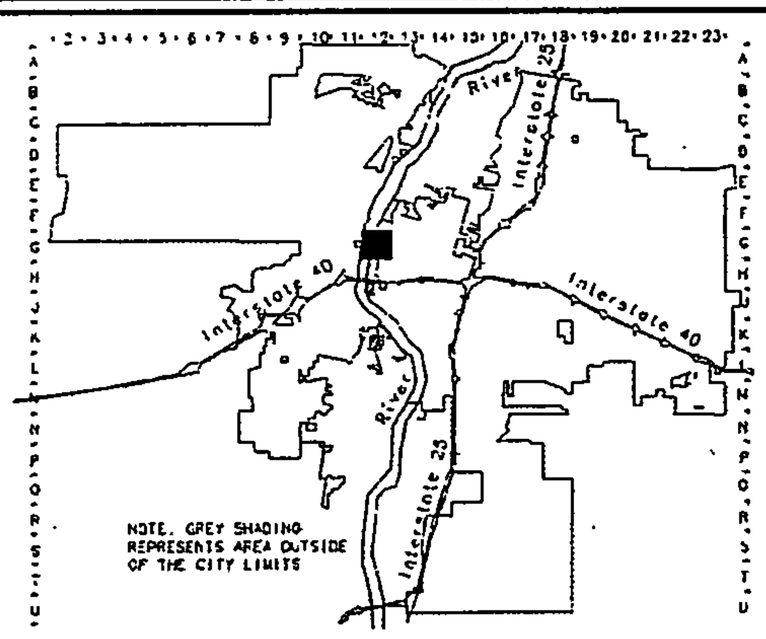
101206050435310903

SHAW JEANNE
3117 CAMINO CABALLETE NW
ALBUQUERQUE NM 87107

MORRISON JAMES W
3113 CAMINO CABALLETE NW
ALBUQUERQUE NM 87107

QUAYLE DAVID L
3109 CAMINO CABALLETE NW
ALBUQUERQUE NM 87107





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through November 01, 2003

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**

✓ 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. (folded to fit into an 8.5" by 14" pocket) **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 (folded to fit into an 8.5" by 14" pocket) **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 (folded to fit into an 8.5" by 14" pocket) **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 (folded to fit into an 8.5" by 14" pocket) **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.

Applicant name (print)

Antonio D. Garcia 2/4/05
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
05DRB - -00196
05DRB - -00197
05DRB - -00198

2/4/05
Planner signature / date

Project # 100901

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

ALBUQUERQUE NM 87101

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 FEB 10 2005
MAILED FROM ZIP CODE 87102

DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10120604583861071 1

KEATING SHARON N
3132 GLENWOOD NW
ALBUQUERQUE NM 87107

87107+2940 3/23

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 2, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001901 05DRB-00196 Major-Vacation of Public Easements 05DRB-00197 Minor-Vacation of Private Easements 05DRB-00198 Minor-Prelim&Final Plat Approval	ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES,** zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12)
Project # 1003641 05DRB-00194 Major-Vacation of Pub Right-of-Way 05DRB-00195 Major-Preliminary Plat Approval	GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, BACA ADDITION (to be known as **ATLANTIC AND SANTA FE SUBDIVISION)** zoned R-G, located on 3RD ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14)

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 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 14, 2005.

#1

Completed 4/1/05 CS

DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00198 (P&F)** Project # **1001901**

Project Name: **VERANDA STREET PROPERTIES**

Agent: ABQ Engineering Phone No.: 255-7802

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3/2/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): 15 days approval period [illegible]

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

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☒ **Copy of recorded plat for Planning.**

Project Number 1001901

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S

- ___ Major Subdivision action
- X Minor Subdivision action
- X Vacation - (PUBLIC & PRIVATE EASEMENTS) V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

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

STORM DRAINAGE — D

- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z

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

APPEAL / PROTEST of... — L A

- ___ 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: INFILL SOLUTIONS PHONE: 242-1871
ADDRESS: 723 B SILVER SW FAX: 242-1872
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNER List all owners:
AGENT (if any): ABQ ENGINEERING INC PHONE: 255-7802
ADDRESS: 6739 ACADEMY RD NE FAX: 255-7902
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mjgarcia@abqeng.com

DESCRIPTION OF REQUEST: VACATION OF PORTION OF PUBLIC WATERLINE AND PUBLIC UTILITY EASEMENT - VERANDA STREET PROPERTIES. PRIVATE ACCESS EASEMENT, PRIVATE REFUSE COLLECTION EASEMENT

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 1, 2 & 3 Block: Unit:
Subdiv. / Addn. VERANDA STREET PROPERTIES
Current Zoning: R-2 Proposed zoning: R-2
Zone Atlas page(s): G-12 No. of existing lots: 3 No. of proposed lots: 8
Total area of site (acres): 0.544 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101206046139310712 101206045838610711 101206045537610703 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE BLVD NW
Between: VERANDA ST NW and ~~GANDALARIA BLVD~~ GLENWOOD 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.):
02DRB-00648 N-91-72, 03DRB 01700 SKD 2097 & 98 VAC

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

SIGNATURE DATE 2/4/05
(Print) Maria J Garcia ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ INTERNAL ROUTING
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB-00196	VPE		$ 90.00
05DRB-00197	VPRIE		$ 90.00
05DRB-00198	AHF		$ 705.00
		APV	$ 75.00
		CMF	$ 20.00
		Total	$ 980.00

Hearing date 3-2-05

2-4-05

Project # 1001901

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
VACANT n/a __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ __ Letter briefly describing, explaining, and justifying the request
meet __ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ __ Property owner's and City Surveyor's signatures on the Mylar drawing
n/a Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ __ Fee (see schedule)
✓ __ Any original and/or related file numbers are listed on the cover application
on file __ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
on file **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for 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 request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Anthony J. Garcia
Applicant name (print)

2/4/05
Applicant signature / date

Form revised 10/03

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

Application case numbers
05DRB - ____ - 00198
____ - ____ - ____
____ - ____ - ____

A Garcia 2-4-05
Planner signature / date

Project # 1009101

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. <u>Your attendance is required.</u>

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☒ **VACATION OF PUBLIC EASEMENT**

✓ 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. (folded to fit into an 8.5" by 14" pocket) **24** copies
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✓ 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. <u>Your attendance is required.</u>

☐ **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 (folded to fit into an 8.5" by 14" pocket) **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. <u>Your attendance is required.</u>

☐ **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 (folded to fit into an 8.5" by 14" pocket) **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
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DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

☒ **VACATION OF PRIVATE EASEMENT**

✓ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **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.
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Applicant name (print)

Applicant signature / date 2/4/05

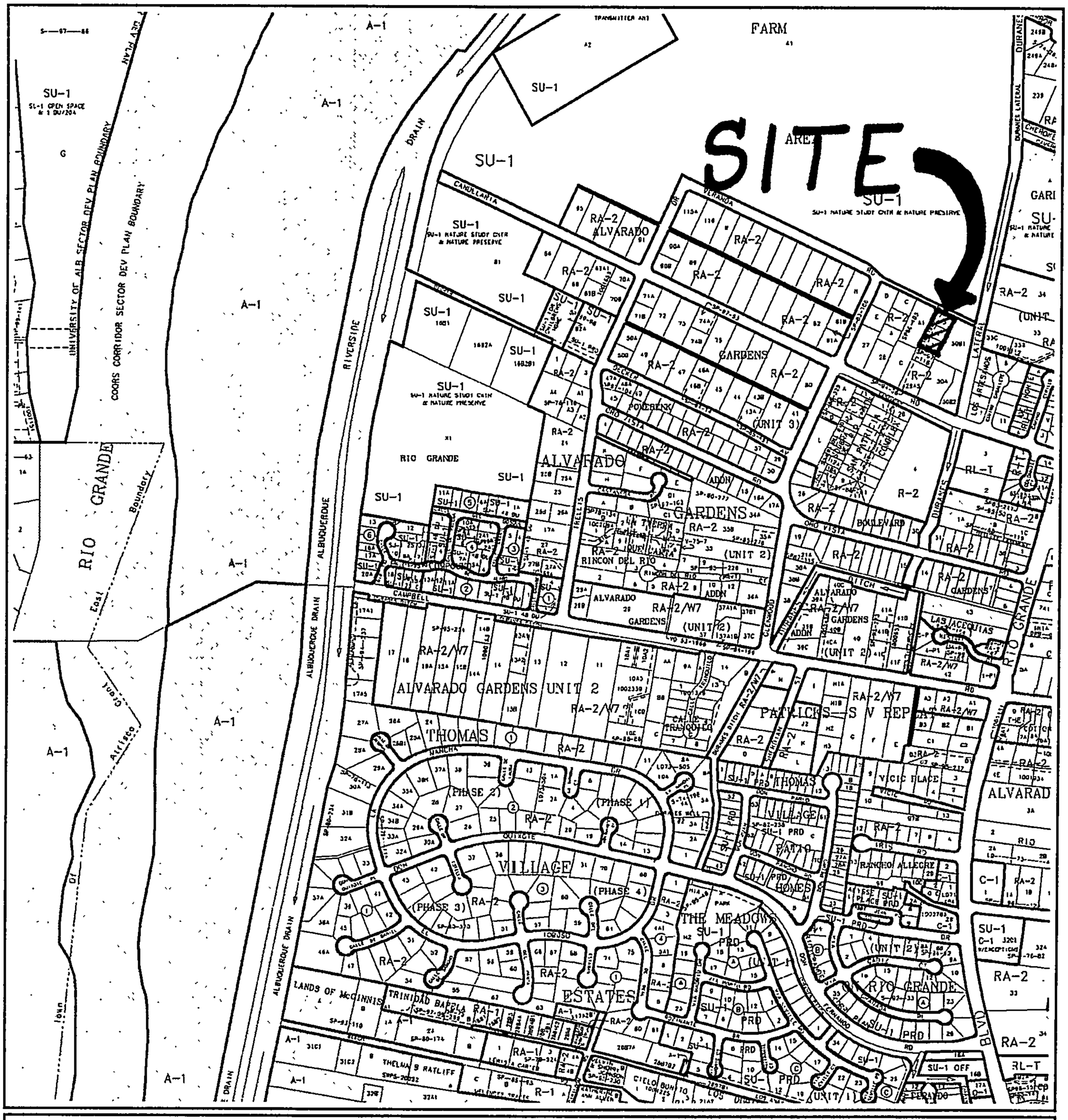
Form revised 4/03 and October 2003

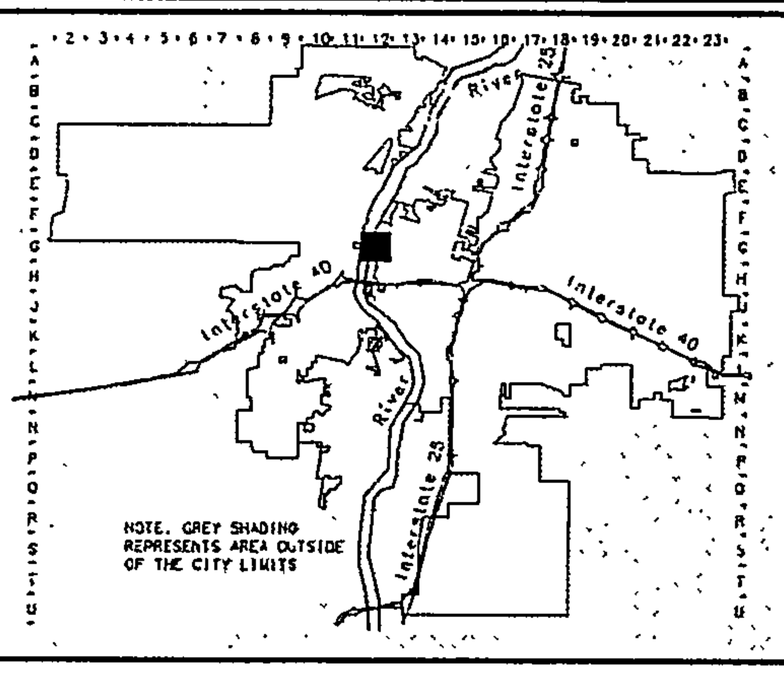
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - - 00196
05DRB - - 00197
05DRB - - 00198

Planner signature / date 2/4/05

Project # 1001901





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Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through November 01, 2003

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

February 4, 2005

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Veranda Compound Preliminary/Final Plat Submittal
Zone Atlas Map Page G-12

Dear Chair:

ABQ Engineering, Inc. has been retained by Infill Solutions LLC to perform the design and platting for Veranda Compound. The subdivision is located between Candelaria Road and Veranda Street and west of the Duranes Ditch. The property is located on Zone Atlas Page G-12.

Veranda Compound is proposed as an 8-lot residential subdivision. It will be accessed via an existing 24ft. wide private roadway that connects to Candelaria Road. Submitted with this letter are 6 copies of the plat, one copy of the zone atlas page, and a site sketch. An infrastructure list is not provided since no new infrastructure is anticipated.

This vacation and preliminary plat was approved on January 14, 2004. Unfortunately the approvals have expired. This submittal requests approval of the vacations, preliminary plat, and final plat.

Please schedule this application before the DRB as soon as possible

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
23137

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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 3, 2005

Martin Garcia
ABQ Engineering, Inc.
6739 Academy Rd. NE, Suite 130 / 87109
Phone: 323-5375 Fax: 255-7902

Dear Martin:

Thank you for your inquiry of **February 3, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ALL OF THE VERANDA STREET CONDOMINIUM PROPERTY, BEINGA REPLAT OF LOTS 29-A-1 THRU 29-A-4, ALVARADO GARDENS UNIT NUMBER 3, AS THE SAME IS SHOWN ON THE PLAT THEREOF ENTITLED VERANDA STREET CONDOMINUMS, REPLAT THELOTS 29-A-1 THRU 29-A-4, ALVARADO GARDENS UNIT UNUMBER 3, SECTION 1, T10N, R2E**
Zone Map **G-12**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

"Attachment A"

MARTIN GARCIA, ABQ ENGINEERING, INC.
ZONE MAP: G-12

Alvarado Gardens NA (R)
***Tim Mullane**
2901 Trellis NW / 87107 344-1723 (h)
Niki Feldman
3104 Camino Caballete NW / 87107 341-3965 (h)

Rio Grande Blvd. NA (R)
***Claude Morelli**
2236 Dietz Pl. NW / 87107 344-9742 (h)
Connie Adler
2616 Harvest Ln. NW / 87104 343-9664 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **2/03/05** Time Entered: **1:45 PM** ONC Rep. Initials: **JK**

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

February 3, 2005

Neighborhood Association Representative

RE: Veranda Street Properties Easement Vacations

Dear Representative:

ABQ Engineering, Inc. has been retained by Infill Solutions Inc. to design the replat of the Veranda Street Properties Subdivision from 3 to 8 lots. As part of the design there are several easements that are encumbering the property and need to be vacated. This notice serves ads your notification of the vacations as required by the City of Albuquerque. Attached is an exhibit that shows the location of the easements proposed to be vacated.

If you have any questions regarding this project or require additional information, please contact me at 255-7802. I am available to meet with you at your convenience.

Sincerely,

Martin J. Garcia, PE
Civil Engineer
ABQ Engineering, Inc.
23137

Copies to:
Claude Morelli
2236 Dietz Place NW
Albuquerque, NM 87107

Connie Adler
2616 Harvest Lane NW
Albuquerque, NM 87104

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

February 3, 2005

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Tim Mullane
2901 Trellis NW
Albuquerque, NM 87107

Niki Feldman
3104 Camino Caballette NW
Albuquerque, NM 87107

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

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

7002 0860 0003 3245 5784

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

Postmark Here

Sent To Tim Mullane
Street, Apt. No.; or PO Box No. 2901 Trellis NW
City, State, ZIP+4 Albuquerque NM 87107

PS Form 3800, April 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tim Mullane
2901 Trellis NW
Albuquerque, NM 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7002 0860 0003 3245 5784

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

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

7002 0860 0003 3245 5791

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

Postmark Here

Sent To Claude Morelli
Street, Apt. No.; or PO Box No. 2236 Dietz Place NW
City, State, ZIP+4 Alb, NM 87107

PS Form 3800, April 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Claude Morelli
2236 Dietz Place NW
Albuquerque, NM 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

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PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

7002 0860 0003 3245 5777

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Niki Feldman
Street, Apt. No.; or PO Box No. 3104 Camino Caballette
City, State, ZIP+4 Albuquerque, NM 87107

PS Form 3800, April 2002 See Reverse for Inst

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Niki Feldman
3104 Camino Caballette NW
Albuquerque, NM 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Deliver

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandis
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7002 0860 0003 3245 5777

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-154

CERTIFIED MAIL

7002 0860 0003 3245 5807

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmar Here

Sent To Connie Adler
Street, Apt. No.; or PO Box No. 2616 Harvest Lane NW
City, State, ZIP+4 Albuquerque, NM 87104

PS Form 3800, April 2002 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Connie Adler
2616 Harvest Lane NW
Albuquerque, NM 87104

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7002 0860 0003 3245 5807

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-154

DATE : FEB 4 2005
FAX TO: ANDREW GARCIA
C: 924-3864
CC: MARTIN GARCIA

Infill Solutions
Innovative Urban Design and Development

Ms. Sheran Matson, AICP
Planning Manager
DRB Chair
City of Albuquerque
Planning Department
Development & Building Services Division
PO Box 1293, 600 2nd Street, NW
Albuquerque, New Mexico
8 7 1 0 3

Dear Ms. Matson,

February 4, 2005

This letter is to authorize ABQ Engineering as our agent to apply for the land subdivision and vacation requests for the Veranda Compound. Please do not hesitate to contact me with any questions or concerns.

Very Best,

Christopher Calott, AIA
Partner
Infill Solutions

723 B Silver Avenue, SW Albuquerque, NM 87102 office: 505.242.1871 fax: 505.242.1872

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

PAID RECEIPT

APPLICANT NAME Infill Solutions

AGENT ABQ Engineering Inc.

ADDRESS 6739 Academy

PROJECT & APP # 1001901 /

PROJECT NAME Infill Solutions

$ 20.00 441032/3424000 Conflict Management Fee

$ 885.00 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

$ 980.00 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
2/4/2005 11:49AM LOC: ANNX
RECEIPT# 00034959 WS# 006 TRANS# 0031
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $980.00
J24 Misc $885.00
Thank You

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS ALTERATION RESISTANT

ABQ ENGINEERING, INC.
6739 ACADEMY RD., NE SUITE 130
ALBUQUERQUE, NM 87109
(505) 255-7802

WELLS FARGO BANK NEW MEXICO, N.A.
ALBUQUERQUE, NM 87110

95-219 / 1070 — 130

4859

2/4/05

PAY TO THE ORDER OF City of Albuquerque $ 980.00

Nine Hundred Eighty & 00/100 DOLLARS

DUPLICATE
City Of Albuquerque
Treasury Division

2/4/2005 11:49AM LOC: ANNX
RECEIPT# 00034960 WS# 006 TRANS# 0031
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $980.00
J24 Misc $0.00
Thank You

AUTHORIZED SIGNATURE

MEMO Vernon 2317-Flat submittal

⑈004859⑈ ⑆107002192⑆ 1060211246⑈

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

PAID RECEIPT

APPLICANT NAME Infill Solutions

AGENT ABQ Engineering Inc.

ADDRESS 6739 Academy

PROJECT & APP # 1001901 /

PROJECT NAME Infill Solutions

City Of Albuquerque
Treasury Division

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Account 441006 Fund 0110
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J24 Misc $885.00

Thank You

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$ 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

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ABQ ENGINEERING, INC.
6739 ACADEMY RD NE SUITE 130
ALBUQUERQUE NM 87109
(505) 255-7802

WELLS FARGO BANK NEW MEXICO, N.A.
ALBUQUERQUE, NM 87110

95-219 / 1070 130

4859

2/4/05

PAY TO THE ORDER OF City Of Albuquerque $ 980.00

Nine Hundred Eighty & 00/100 DOLLARS

City Of Albuquerque
Treasury Division

2/4/2005 11:49AM LOC: ANNX
RECEIPT# 00034958 WS# 006 TRANS# 0031
Account 441032 Fund 0110
Activity 3424000
Trans Amt

MEMO Vera Cruz 23137 - Plat submittal

AUTHORIZED SIGNATURE

Thank You

"004859" ⑆107002192⑆ 1060211246⑈

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 2-15-05 To 3-2-05

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.

(Applicant or Agent) 2/4/05 (Date)

I issued 1 signs for this application, 2-4-05 (Date), A Garcia (Staff Member)

DRB PROJECT NUMBER: 1001901

Rev. 1/11/05

VACATION PRIVATE EASEMENT

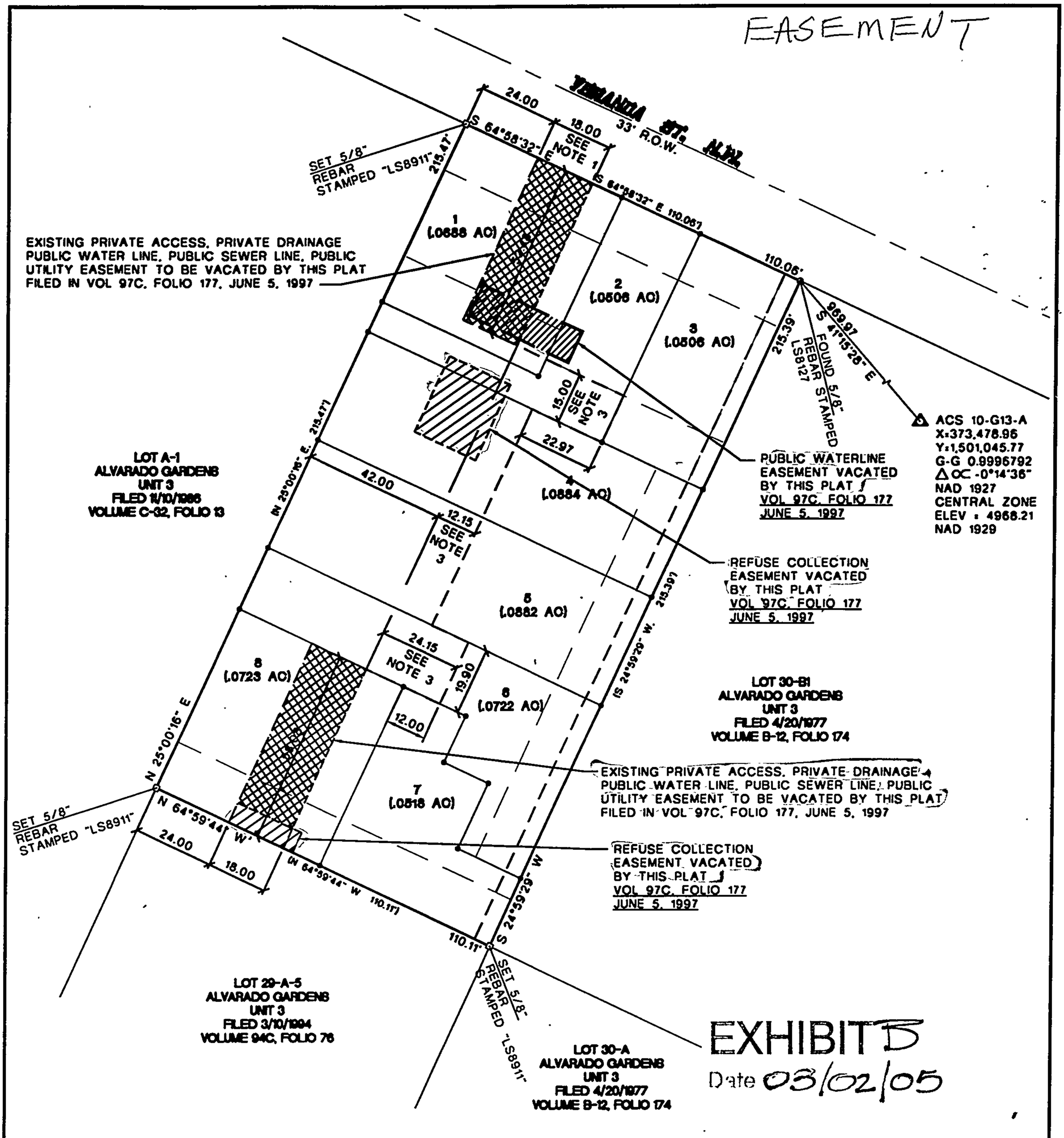

EXHIBIT D

Date 03/02/05

ABQ Engineering, Inc.

· Engineers · Planners

· Construction Services

1631 Eubank NE, Suite C,
Albuquerque, NM 87112
505-255-7802 FAX 505-255-7902

SHEET TITLE: EASEMENT VACATION

PROJECT: VERANDA COMPOUND

SHEET 1 of 1

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03DRB-02174 (P&F)** Project # **1001901**

Project Name: **Veranda Street Properties** EPC Application No.:

Agent: ABQ Engineering, Inc. Phone No.: 255-7802

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on / by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PLANNING (Last to sign):
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required.** Okay
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1001901

1901

DXF Electronic Approval Form

DRB Project Case #: 1001901

Subdivision Name: VERANDA COMPOUND

Surveyor: DAVID R VIGIL

Contact Person: FRANCIS PHILLIPS

Contact Information:

DXF Received: 1/31/2005 Hard Copy Received: 2/1/2005

Coordinate System: Ground rotated to NMSP Grid

Approved

2/1/05
Date

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

AGIS Use Only

Copied cov **1901** to agiscov on **2/1/2005** Contact person notified on **2/1/2005**

1/7/04

BNM Has must seal final plat unless letter written w/ drawing their objections

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001901
Application Number: 03DRB-02174

DRB Date: 1/7/04
Item Number: 8

Subdivision:

Lots 1-3, Veranda Street Properties

Request for:

- ☐ Sketch Plat Review & Comment
- ☐ Bulk Land Variance
- ☐ Site Development Plan for Subdivision
- ☐ Site Development Plan for Building Permit
- ☑ Preliminary Plat
- ☑ Final Plat
- ☐ Vacation of Public RoW
- ☐ Vacation of Public Easement
- ☐ Vacation of Private Easement
- ☐ Temp. Deferral of Sidewalk Construction
- ☐ Sidewalk Variance
- ☐ SIA Extension
- ☐ Other

Zoning: R-2

Zone Page: G-12

New Lots (or units) : 8

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 14, 2004
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.
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 # 1000060** 03DRB-02115 Major-Two Year SIA	MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) C & D1B, GATEWAY SUBDIVSION, zoned SU-2 / C-3, located on LOMAS NE, between WOODWARD NE and I-25 (J-15) **THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**
2.	**Project # 1000922** 03DRB-01953 Major-Preliminary Plat Approval 03-DRB-01954 Minor-Temp Defer SDWK	WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, LA CUENTISTA SUBDIVISION, zoned, R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] (C-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. CONDITIONS OF FINAL PLAT: (1) FINALIZATION OF STREET MAINTENANCE CONTRIBUTION AND OFF SITE TRANSPORTATION MITIGATION. (2) KIMMICK EASEMENTS TO BE FINALIZED AND RECORDED PRIOR TO FINAL PLAT. (3) ORIENTATION OF LOTS 1 AND 2, BLOCK 7, TO BE CORRECTED PER TRAFFIC DISTRIBUTION MAP.**

3. **Project # 1001396**
03DRB-02116 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A-3A, ALTA TIERRA DEL NORTE, UNIT 1, zoned R-1 residential zone, located on CALLE MONTANA NE, between VISTA DEL NORTE DRIVE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 02DRB-00682, 02DRB-01871, 01DRB-01645, 03DRB-00428, 03DRB-00525] (D-16)
THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.

4. Item 4 was moved to 9B.

5. **Project # 1001901**
03DRB-02097 Major-Vacation of Public Easements
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02174 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3 VACATION PUBLIC EASEMENTS, VERANDA STREET PROPERTIES, zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND THE GRADING PLAN ENGINEER STAMP DATED 12-24-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

6. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat
03DRB-02009 Major-Vacation of Public Easements
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, CHAMISA RIDGE UNIT 1, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DRIVE NW and CONEFLOWER DRIVE NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.

7. **Project # 1003141**
03DRB-02112 Major-Vacation of Public Right-of-Way

MARK GOODWIN & ASSOCIATES agent(s) for ON TIME PARK & FLY request(s) the above action(s) from Yale (west) to Buena Vista, VACATION OF MILES ROAD, zoned, located on MILES ROAD SE, between BUENA VISTA ROAD SE AND YALE. [REF: DRB-99-171, V-99-59, Z-93-8, V-93-4, V-88-96](M-15)
THE VACATION OF PUBLIC RIGHT-OF-WAY WAS DENIED. THE OWNER OF A PORTION OF THE FRONT FOOTAGE OF LAND ABUTTING THE PROPOSED VACATION OBJECTED TO THE VACATION. THEREFORE, THERE WAS CONVINCING EVIDENCE THAT A SUBSTANTIAL PROPERTY RIGHT WOULD BE ABRIDGED AGAINST THE WILL OF THE OWNER OF THAT RIGHT ACCORDING TO THE SUBDIVISION ORDINANCE.

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.

8. **Project # 1003173** 04DRB-00005 Minor-Site Dev Plan BldPermit	INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31-32, Block(s) 5, NORTH ALBUQUERQUE ACRES, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 NE containing approximately 2 acre(s). (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.**

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

9. Project # 1001796 03DRB-02078 Minor-Prelim&Final Plat Approval	SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, STOUT SUBDIVISION, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCE ROAD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB-00916, Z-98-17, Z-84-122, S-98-25] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.**
9B. Project # 1002335 04DRB-00006 Minor-Final Plat Approval	ADIL RIZVI agent for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17-18, Block(s) 5, Tract(s) A NAA, TR 2 UNIT 3, TREVISO, NORTH ALBUQUERQUE ACRES, zoned R-D 7 DU/A, located on WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 3 acre(s). [REF: 1002335, 03DRB-02023, 02DRB-01698, 02DRB-01699, 02DRB-01703, 02DRB-01704] (C-19) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002384**
04DRB-00003 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for DR HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1, COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO BLVD NW and MILNE ROAD NW containing approximately 17 acre(s). [REF: 1002384, 02DRB-01879] (F-11)
THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

11. **Project # 1002992**
03DRB-02138 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, ORIGINAL TOWNSITE OF WESTLAND, zoned C-2 community commercial zone, located on 86th ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] (K-09)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

12. **Project # 1002231 (1001087)**
04DRB-00004 Minor-Prelim&Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, MAJOR ACRES SUBDIVISION, zoned SU-2, R-T, located on 12th ST NW, between CANDELARIA ROAD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 022HE-01435, 01DRB-002688, 01DRB-01891] (G-14)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

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

13. **Project # 1003167**
03DRB-02189 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, TOWN OF ATRISCO GRANT, UNIT 2, zoned R-D residential and related uses zone, developing area, R-1, located on 86th Street SW, between TOWER ROAD SW and EUCARIZ AVE SE containing approximately 25 acre(s). [REF: AX-93-12, Z-93-125, DRB-97-202] (L-09)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

14. **Project # 1003166**
03DRB-02183 Minor-Sketch Plat or Plan

Casey D. Chapman agent(s) for SANITARY SERVICE COMPANY, INC request(s) the above action(s) for all or a portion of Tract(s) K & R, TIMOTEO CHAVEZ ADDITION, zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between WASHINGTON STREET NE and MORNINGSIDE DRIVE NE containing approximately 3 acre(s). [REF: S-891, DRB-97-92, Z-508] (H-17)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

15. Other matters:

Adjourned: 11:10 A.M.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

JANUARY 14, 2004

5. Project # 1001901
03DRB-02097 Major-Vacation of Public Easements
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02174 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3 VACATION PUBLIC EASEMENTS, VERANDA STREET PROPERTIES, zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)

At the January 14, 2004 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file. With the signing of the infrastructure list dated 1-14-04 and the grading plan engineer stamp dated 12-24-03 the preliminary plat was approved. The final plat was indefinitely deferred.

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. 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 January 29, 2004 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).

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.)

Sheran Matson, AICP, DRB Chair

cc: Infill Solutions Inc., 7620 Jefferson NE, 87109
ABQ Engineering, Inc., 6739 Academy NE, Suite 130, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001901 **AGENDA ITEM NO: 5**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 12-24-03 is on file for Preliminary Plat approval.

RESOLUTION: signed IL

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

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: January 14, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001901 AGENDA#: 5 DATE: January 14, 2004

1. Name: Martin Garcia Address: _____ 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: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 7, 2004

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

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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: 11:00 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 # 1002929**
   03DRB-01531 Major-Preliminary Plat Approval
   03DRB-01535 Minor-Sidewalk Waiver
   03DRB-01533 Minor-Temp Defer SDWK

   DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS,** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 12-31-03] (C-9)
   WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1002928**
   03DRB-01532 Major-Preliminary Plat Approval
   03DRB-01534 Minor-Temp Defer SDWK
   03DRB-01536 Minor-Sidewalk Waiver

   BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. 0F TR. 4, BLACK RANCH,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928] [Deferred from 12-31-03] (C-09)
   WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

3. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] [Deferred from 12-31-03] (C-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

4. **Project # 1000196**
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN,** zoned SU1 for C-1 residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845,02DRB-01850,03DRB-00862] (G-11)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

5. **Project # 1000440**
03DRB-02096 Major-Vacation of Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

6. **Project # 1000570**
02DRB-01021 Minor-Temp Defer SDWK
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01567 Major-Site Plan for Subdivision

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRA PARKWAY -8,** zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [REF: 3][Deferred from October 30, 2003] (J-9)
DEFERRED FOR GRADING AND DRAINAGE PLAN AND AMAFCA APPROVAL TO 1-21-04.

7. **DRB-97-165**
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04] (L-23)
DEFERRED AT THE AGENT'S REQUEST TO JANUARY 5, 2005. A NEW SUBMITTAL TO DRB IS REQUIRED FOR JANUARY 5, 2005 HEARING.

8. **Project # 1001901**
03DRB-02174 Minor-Prelim&Final Plat Approval
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02097 Major-Vacation of Public Easements

ABQ. ENGINEERING, INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1-3, **VERANDA STREET PROPERTIES,** zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between CANDELARIA RD. NW and VERANDA ST. NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700 SK, 03DRB-02097 & 98, V-91-72] (G-12)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

9. **Project # 1002984**
03DRB-02101 Major-Vacation of Pub Right-of-Way
03DRB-02103 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for VOLCNO CLIFFS PROPERTY OWNERS ASS'N request(s) the above action(s) for, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002197] (E-10)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

10. **Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-0289 Minor-Prelim & Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, PROPERTY MANAGEMENT AND AMAFCA SIGNATURES, AND 15-DAY APPEAL PERIOD, AND TO TRANSPORTATION FOR PARKING BUMPERS REGULATED TO PREVENT ENCROACHMENT ONTO PEDESTRIAN PATH AND ADA ISSUES TO BE ADDRESSED AT VICTOR CIRCLE AND INEZ.

11. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

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.

12. **Project # 1000875**
03DRB-02166 Minor-SiteDev Plan BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) F-1, **FINELAND DEV. BULK LAND PLAT,** zoned SU-1 special use zone, FOR R-2 USES, located on MCMAHON BLVD NW, between UNSER BLVD. NW and BANDELIER DR. NW containing approximately 11 acre(s). [REF: Z-98-31, 1002793, 03EPC-0053 & 54] [Makita Hill, EPC Planner] (A-11)
THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

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

13. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139] (F-10)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-11-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT CONDITION IS THE PERIMETER WALL DESIGN SUBMITTAL MUST BE APPROVED BEFORE FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

03DRB-02027 Minor-SiteDev Plan BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan Subd/EPC

GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525] [Deferred from 12-10-03] (F-10)
THE SITE PLAN FOR BUILDING PERMIT AND THE SITE PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED BY THE BOARD.

14. **Project # 1002342**
03DRB-02178 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION,** zoned RT, located on ATRISCO DR. NW, between LEGENDS AVE. NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB 01720] (F-11)
THE FINAL PLAT WAS APPROVED WITH SIGN OFF DELEGATED TO HYDROLOGY FOR 26 FF VERIFICATION OF LOOP AND AMAFCA SIGNATURE.

15. **Project # 1003120**
03DRB-02143 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PAN AM 25, PHASE II, MANUFACTURING, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A& 1-B, **LEVI STRAUSS & CO.,** zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and I-25 SO. BND. PAN AMERICAN FWY containing approximately 13 acre(s). [REF: 03DRB-02021] (C-18)
THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO TRANSPORTATION FOR A SKETCH OF "C1" 25' RADIUS WITH EXISTING INFRASTRUCTURE, R-O-W ON ALAMEDA, ACCESS EASEMENTS, AND AMAFCA SIGNATURE.

16. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] (J-13)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04

17. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA,** zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 12-17-03](L-22)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04

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

18. **Project # 1000057**
03DRB-02175 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING agent(s) for BRADBURY & STAMM PASEO LTD. request(s) the above action(s) for all or a portion of Tract(s) F-1, **LANDS OF SPRINGER CORP.,** zoned SU-2 special neighborhood zone, M-1, located on PASEO DEL NORTE NE, between WASHINGTON ST. NE and EDITH BLVD. NE containing approximately 7 acre(s). [REF: AX-77-29, DRB-96-433, 99DRB-00056, 00DRB-003, 03DRB-01365] (C-16)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

19. Other matters:

Adjourned: 11:55 A.M.

City of Albuquerque

CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001901 **AGENDA ITEM NO: 8**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage plan is on file for Preliminary Plat approval.

RESOLUTION:

1-14-04

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

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: January 7, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001901 **AGENDA#:** 8 **DATE:** 1-7-04

1. **Name:** Marvin J. Garcia **Address:** 6739 Academy **Zip:** 87109.
2. **Name:** Chris Calott **Address:** 1405 Roma **Zip:** 87102
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:** _____

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, January 7, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000196 03DRB-02102 Major-Two Year SIA	TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN,** zoned SU-1 for C-1, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)
Project # 1000440 03DRB-02096 Major-Vacation of Public Easements	JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)
Project # 1001901 03DRB-02098 Minor-Vacation of Private Easements 03DRB-02097 Major-Vacation of Public Easements	ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **VERANDA STREET PROPERTIES,** zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL NW containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)
Project # 1002984 03DRB-02101 Major-Vacation of Pub Right-of-Way 03DRB-02103 Major-Vacation of Public Easements	WILSON AND COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for lot(s) 9, 10, 17 & 18, Block 7, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002194] (E-10)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003011
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-02089 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)

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 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 22, 2003.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 7, 2004

Project # 1001901
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02097 Major-Vacation of Public Easements

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **VERANDA STREET PROPERTIES,** zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL NW containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)

AMAFCA — No comment

COG — No adverse comment

Transit — No comments received

Zoning Enforcement — Reviewed, no comment

Neighborhood Coordinator

Letters sent to the Alvarado Gardens ® Neighborhood Association.

APS — No comments received

Police Department — Maintenance of landscaping

Fire Department — No adverse comments

PNM Gas

PNM Gas Services objects to Project # 1001901 because there is a 2" gas main located in the easement in the property located on Veranda St. between Candelaria and Duranes Lateral NW.

PNM Electric

PNM approves the vacations; there is a two pole electric service at the east side of tract that appears to be in a 5' PUE.

Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received
Open Space Division	No Adverse Comment
City Engineer	

The Hydrology section has no objection to the vacation request.

Transportation

1) The vacation action should leave a 25' easement to match the existing easement to the south.
2) What happens to the refuse easement on the south lot?
3) Provide sight distance sketch.
4) Is infrastructure required?

Parks & Recreation	Defer to Utilities & Transportation.
Utilities Development	No objection to Vacation requests.
Planning Department	No objection

LXR not yet approved

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

cc:

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1000196 03DRB-02102 Major-Two Year SIA	TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN,** zoned SU-1 for C-1, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)
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SEE PAGE 2 . . .

Project # 1003011
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-02089 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)

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 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 22, 2003.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
January 7, 2004 Comments

ITEM # 8

PROJECT # 1001901 APPLICATION # 03DRB-02174, 02098, 02097

RE: Veranda Street Compound

R-2 zoning lot size requirements for other than apartment land uses defers to RT zoning requirements. RT zoning would only allow townhouse uses on lots this size. What is planned?

No objection to the vacation requests.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

#8

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JANUARY 7, 2004
Zone Atlas Page: G-12-Z
Notification Radius: 100 Ft.

Project# 1001901
App# 03DRB-02097
App# 03DRB-02098

Cross Reference and Location: N/A

Applicant: INFILL SOLUTIONS
Address: 7620 JEFFERSON NE
ALBUQUERQUE NM 87109

Agent: ABQ ENGINEERING, INC.
Address: 6739 ACADEMY NE, STE# 130
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: DECEMBER 19, 2003

Signature: KYLE TSETHLIKAI

101206049346010810 LEGAL: TRAC T A- 1-B REVISED PLAT OF TRACTS A-1 A-2 B-1 & B LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206046638210710 LEGAL: LT A -1 A LVARADO GARDENS UNIT 3 CONT 0.606 AC OR 26 LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: JAEGER CHARLES A
OWNER ADDR: 02530 VERANDA RD NW ALBUQUERQUE NM 87107

101206048837012018 LEGAL: LT 3 PLA T OF LOTS 1 THROUGH 3 VERANDA STREET PROPE LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: PEARSON ROBERT D & BARBARA C
OWNER ADDR: 00255 STABB ST SANTA FE NM 87501

101206048937410708 LEGAL: LOT 30B1 REPLAT OF LOT 30B ALVARADO GARDENS UNIT 3 LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: MADRID VICTOR
OWNER ADDR: 02500 VERANDA NW ALBUQUERQUE NM 87107

101206048536412017 LEGAL: LT 2 PLA T OF LOTS 1 THROUGH 3 VERANDA STREET PROPE LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: PEARSON ROBERT D & BARBARA C
OWNER ADDR: 00255 STABB ST SANTA FE NM 87501

101206048235712016 LEGAL: LT 1 PLA T OF LOTS 1 THROUGH 3 VERANDA STREET PROPE LAND USE:
PROPERTY ADDR: 00000 VERANDA
OWNER NAME: PEARSON ROBERT D & BARBARA C
OWNER ADDR: 00255 STABB ST SANTA FE NM 87501

101206045935710705 LEGAL: C SU MMAR Y PLAT OF WLY 1/2 OF TRACT 29 ALVARADO GAR LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: CALDWELL JERRY F & IDA M &
OWNER ADDR: 09800 HAINES NE ALBUQUERQUE NM 87112

101206047436812015 LEGAL: COMM ON A REA (OF LOT 29 A-4) UNITS 1 THRU 4 VERANDA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VERANDA VENTURES INC
OWNER ADDR: 00110 2ND ST SW ALBUQUERQUE NM 87102

101206048035510707 LEGAL: 30A LAND OF G B HANCOCK COMPRISING LOT 30 OF ALVAR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ADAME ROBERT & CLAUDIA
OWNER ADDR: 02511 CANDELARIA RD NW ALBUQUERQUE NM 87107

101206046935510706 LEGAL: LT 2 9-A- 5 PLAT OF THE EAST ONE-HALF OF LOT 29 OF A LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: POSEN JOHN F
OWNER ADDR: 02521 CANDELARIA RD NW ALBUQUERQUE NM 87107

Veranda

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.

Date: December 10, 2003

TO CONTACT NAME: Martin J. Garcia
COMPANY/AGENCY: ABQ Engineering Inc.
ADDRESS/ZIP: 1631 Eubank NE, Suite C / 87112 FAX #
PHONE/FAX #: 255-7802 255-7902

Thank you for your inquiry of 12-10-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at LOTS 1, 2, 3 OF VERANDA STREET PROPERTIES

zone map page(s) G-12.

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

ALVARADO GARDENS

Neighborhood Association
Contact: TIM MULLANE
2901 TRELLIS NW 87107
228-1586 (h)
NIKI FELDMAN
3104 CAMINO CABALLETTE NW/87107
341-3965 (h)

Neighborhood Association
Contact:

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,

Stephen Rice

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.*** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:

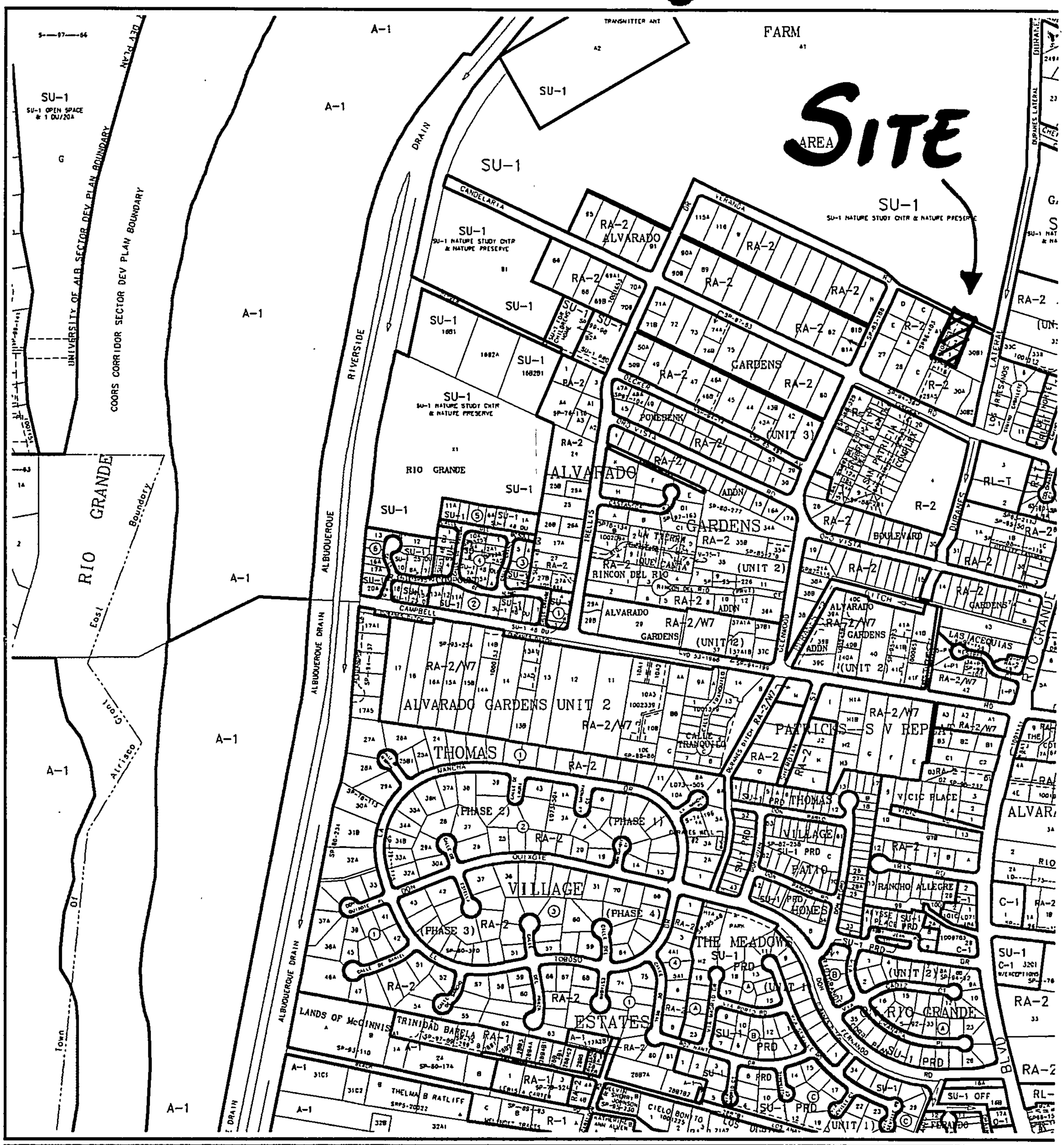
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").

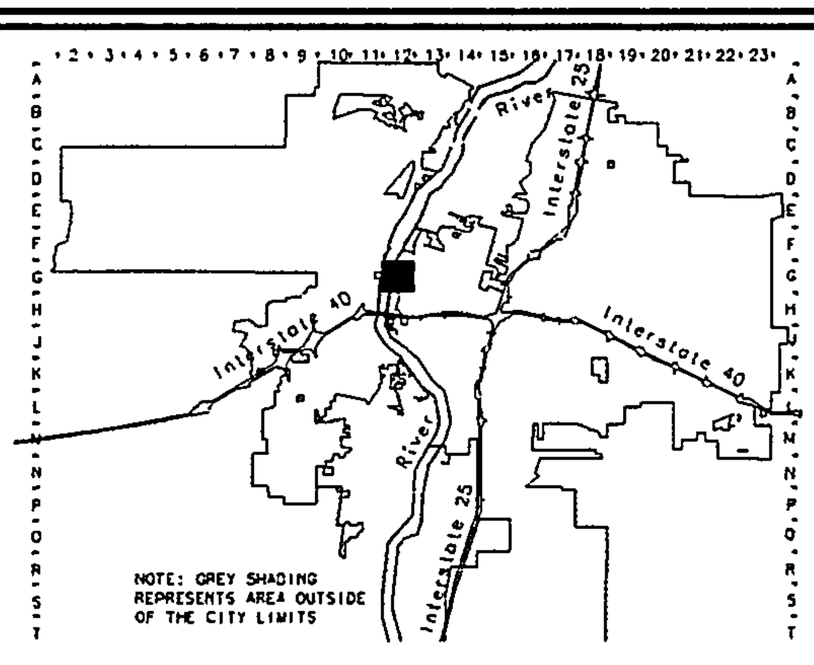
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").

   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.

5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* * * \





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through November 01, 2003

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

December 11, 2003

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Veranda Compound Easement Vacations
Zone Atlas Map Page G-12

Dear Chair:

ABQ Engineering, Inc. has been retained by Infill Solutions LLC to perform the design and platting for Veranda Compound. The subdivision is located on the North side of Candelaria Boulevard and west of the Duranes Ditch between Veranda Street and Candelaria Boulevard. The property is located on Zone Atlas Page G-12.

Veranda Compound currently contains 3 lots and will be subdivided to 8 lots. It will be accessed via an existing 24ft. wide private roadway that connects to Candelaria Road.

There are also several easements that encumber the property. This submittal proposes to vacation portions of the existing easements to make the property more developable. Submitted with this letter are 24 copies of the vacation document, 24 copies each of the documents that created the easements, one copy of the zone atlas page, and one copy of the correspondence sent to the neighborhood associations.

Please schedule the subdivision before the DRB as soon as possible.

Sincerely,

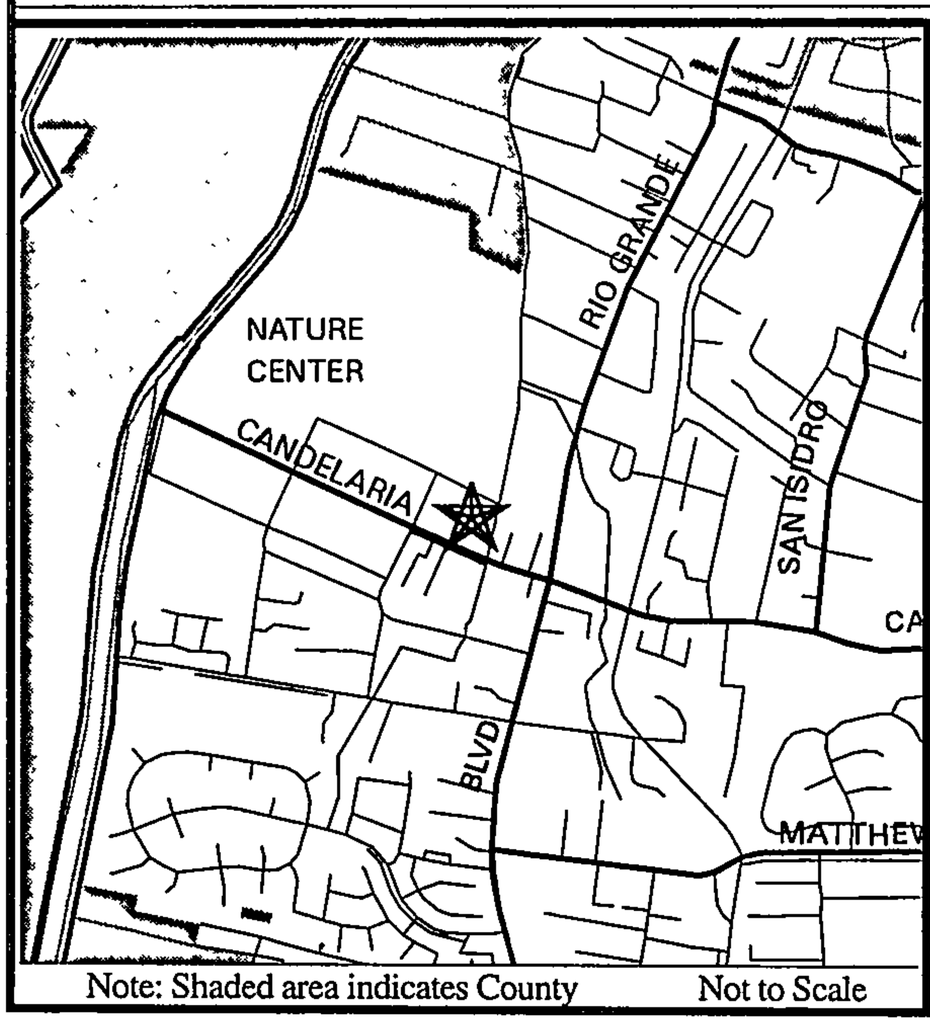
Martin J. Garcia, PE
ABQ Engineering, Inc.
23137

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

AREA

SU-1

SU-1 NATURE STUDY CNTR & NATURE PRESERVE



Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1"=411'

PROJECT NO.
1001901

HEARING DATE
1-7-04

MAP NO.
G-12

ADDITIONAL CASE NUMBER(S)
03DRB-02098
03DRB-02097

INSUFFICIENT
ADDRESS

ALBUQUERQUE SEAL NEW MEXICO 1706

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 DEC 23 2003
MAILED FROM ZIP CODE 87102

1012060474368125

Large Office Complex
Undeliverable Without
Suite Number

VERANDA VENTURES
110 2ND ST SW
ALBUQUERQUE NM 87102

87102+2710 9253

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1000196
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN,** zoned SU-1 for C-1, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)

Project # 1000440
03DRB-02096 Major-Vacation of Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)

Project # 1001901
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02097 Major-Vacation of Public Easements

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **VERANDA STREET PROPERTIES,** zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL NW containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)

Project # 1002984
03DRB-02101 Major-Vacation of Pub Right-of-Way
03DRB-02103 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for lot(s) 9, 10, 17 & 18, Block 7, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002194] (E-10)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1003011
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-02089 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)

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 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 22, 2003.

ORIGINAL

Project Number: 1001901

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 1/14/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1/14/04
Date Preliminary Plat Expires: 1/14/05
DRB Project No.: 1001901
DRB Application No.: 03 DRB02174

VERANDA COMPOUND
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS NUMBERED ONE, TWO AND THREE OF VERANDA STREET PROPERTIES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			8 each water Services	Lots 1-8	WATER LINE IN EXISTING EASEMENT	Lots 1-8	/	/	/
			8 each Sewer Services	Lots 1-8	SEWER LINE IN EXISTING EASEMENT	Lots 1-8.	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 AN AS-BUILT CERTIFICATION FROM THE ENGINEER PRIOR TO RELEASE OF FINANCIAL GUARANTEE. & SIA

2

3

AGENT / OWNER

MARNI J. GARCIA
NAME (print)

ABQ ENGINEERING INC
FIRM

1/14/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1/14/04
DRB CHAIR - date

Christina Sandoval 1/14/04
PARKS & GENERAL RECREATION - date

1-14-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

1/14/04
UTILITY DEVELOPMENT - date

_____ - date

1/14/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ 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: Infill Solutions Inc — PHONE: 878-0008
ADDRESS: 7620 Jefferson NE — FAX: 878-0002
CITY: Albuquerque, STATE NM ZIP87109 — E-MAIL: _____
Proprietary interest in site: Owner
AGENT (if any): ABQ Engineering, Inc. — PHONE: 255-7802
ADDRESS: 6739 Academy NE Suite 130 — FAX: 255-7902
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: mjgarcia@abqeng.com

DESCRIPTION OF REQUEST: Veranda compound Subdivision. Subdivide 3 existing lots into 8 lots, and grant easements
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 1, 2, and 3 — Block: _____ — Unit: _____

Subdiv. / Addn. Veranda Street Properties

Current Zoning: R-2 — Proposed zoning: R-2

Zone Atlas page(s): G-12 — No. of **existing** lots: 3 — No. of **proposed** lots: 8

Total area of site (acres): 0.5444 — 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 (DRB jurisdiction.) — Within 1000FT of a landfill? No

UPC No. 1012-060-461-393-107-12, 1012-060-458-386-107-11, 1012-060-455-376-107-03 — MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: West of Rio Grande Boulevard NW
Between: Candelaria Rd NW and Veranda Street 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.): 02 DRB-00618,V-91-72, 03DRB-01700, SKD 20977 & 98 VAC.

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

SIGNATURE _____ DATE 12/24/03
(Print) MARTIN J. GARCIA — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

	Application case numbers	Action	S.F.	Fees
☐ ~~INTERNAL ROUTING~~	03DRB - - 02174	PAF	S(3)	$ 705.00
☐ All checklists are complete				
☐ All fees have been collected				
☐ All case #s are assigned				
☐ AGIS copy has been sent				
☐ Case history #s are listed				
☒ N/A Site is within 1000ft of a landfill				
☐ ~~F.H.D.~~P. density bonus				Total
☐ ~~F.H.D.P~~. fee rebate	Hearing date Jan. 07, '04			$ 705.00

Planner signature / date 12/24/03 — **Project #** 1001901

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
O Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, ~~bring Mylar to meeting~~.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule) 8x 70= 560 + 145 = $705.00
✓ Any original and/or related file numbers are listed on the cover application
✓ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for 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 request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.

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

[signature]
Applicant name (print)

[signature] 12/24/03
Applicant signature / date

Form revised 10/03

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
03DRB-_____-02174
_____-_____-_____
_____-_____-_____

[signature]
Planner signature / date

Project # 1001901

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

December 24, 2003

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Veranda Compound Preliminary/Final Plat Submittal
Zone Atlas Map Page G-12

Dear Chair:

ABQ Engineering, Inc. has been retained by Infill Solutions LLC to perform the design and platting for Veranda Compound. The subdivision is located between Candelaria Road and Veranda Street and west of the Duranes Ditch. The property is located on Zone Atlas Page G-12.

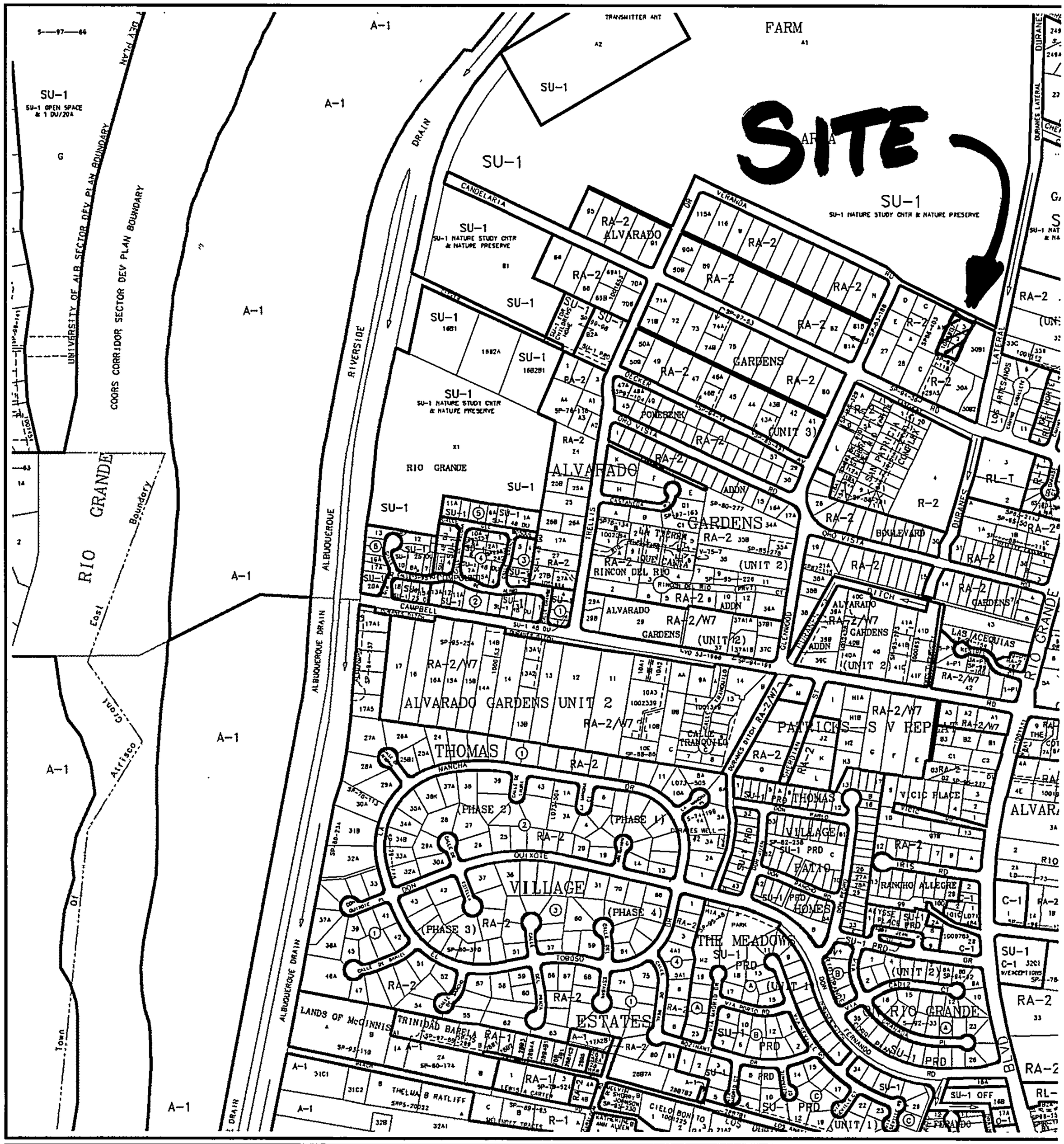
Veranda Compound is proposed as an 8-lot residential subdivision. It will be accessed via an existing 24ft. wide private roadway that connects to Candelaria Road. Submitted with this letter are 6 copies of the plat and one copy of the zone atlas page, ~~and a site sketch~~. DCM
An infrastructure list is not provided since no new infrastructure is anticipated.

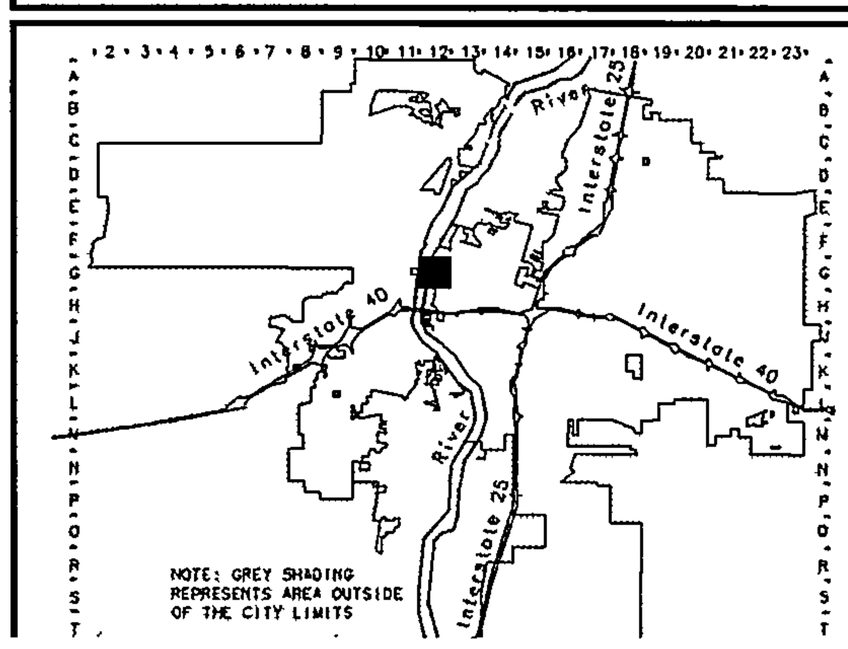
Please schedule the subdivision for Preliminary/Final Review before the DRB as soon as possible.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
23137

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

G-12-Z

Map Amended through November 01. 2003

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Infill Solutions.

AGENT ABQ. Eng. Inc..

ADDRESS 6739 Academy NE Ste 130

PROJECT NO. 1001901

APPLICATION NO. 03DRB-02174

$ 705.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 705.00 Total amount due

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS ALTERATION RESISTANT

3990

ABQ ENGINEERING, INC.
6739 ACADEMY RD., NE SUITE 130
ALBUQUERQUE, NM 87109
(505) 255-7802

WELLS FARGO BANK NEW MEXICO, N.A.
ALBUQUERQUE, NM 87110

95-219 / 1070 130

$ 705.00

PAY TO THE ORDER OF City of Albuquerque

Seven Hundred ~~Five~~ Dollars & no/100 DOLLARS

AUTHORIZED SIGNATURE

MEMO

⑈003990⑈ ⑆107002192⑆1060 21 1716⑈

DUPLICATE
City Of Albuquerque
Treasury Division

12/24/2003 1:28PM LOC: ANNX
RECEIPT# 00018172 WS# 008 TRANS# 0007
Account 441006 Fund 0110
Activity 4983000 TRSTAM
Trans Amt $705.00
J24 Misc $705.00
CK 10/28/03 $705.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S
___ Major Subdivision Plat	
___ Minor Subdivision Plat	
X Vacation (PUBLIC & Private Easements)	
___ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
___ ...for Subdivision Purposes	
___ ...for Building Permit	
___ IP Master Development Plan	
___ Cert. of Appropriateness (LUCC)	**L**

ZONING	Supplemental form Z
___ Annexation & Zone Establishment	
___ Sector Plan	
___ Zone Change	
___ Text Amendment	
___ Special Exception	E
APPEAL / PROTEST of...	A
___ Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC	

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: INFILL SOLUTIONS PHONE: 878-0008
ADDRESS: 7620 JEFFERSON NE FAX: 878-0002
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: jrembe@marstonsandwood.com
Proprietary interest in site: OWNER

AGENT (if any): ABQ ENGINEERING INC. PHONE: 255-7802
ADDRESS: 6734 ACADEMY BLVD NE FAX: 255-7902
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: mjgarcia@abqeng.com.

DESCRIPTION OF REQUEST: VACATION OF PORTION OF PUBLIC WATERLINE, and Public Utility easement - Veranda Street Properties. ALSO PRIVATE ACCESS EASEMENT, PRIVATE REFUSE COLLECTION EASEMENT.

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

Lot or Tract No. LOTS 1,2,3 Block: ___ Unit ___
Subdiv. / Addn. VERANDA STREET PROPERTIES.
Current Zoning: R-LT Proposed zoning: R-LT
Zone Atlas page(s): G-12 No. of existing lots: 3 No. of proposed lots. 8
Total area of site (acres): 0.54 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO.
UPC No. 1012-060-461-393-107-12, 1012-060-458-386-107-11, 1012-060-455-376-107-03 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: ON PRIVATE EASEMENT BETWEEN VERANDA NW
Between: AND CANDELARIA NW WEST OF THE DIAMANTES LATERAL 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.): 02DRB-00618, V-97-72, 02DRB-00696, 03DRB-01700

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

SIGNATURE [signature] DATE 12/12/03
(Print) MARK J GARCIA ___ Applicant X Agent

FOR OFFICIAL USE ONLY

Form revised September 2003

- ☐ ~~INTERNAL~~ ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☐ Case history #s are listed
- ☑ Site is within 1000ft of a landfill
- ☐ ~~F.H.D.P.~~ density bonus
- ☐ ~~F.H.D.P.~~ fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - - 02097	VPE (2)	V	$ 90
03DRB - - 02098	VPRE (2)	V	$ 90
- -	NOTIFICA. & Adv.	Fee	$ 75.00
- -			$
- -			$
			Total $ 255.00

Hearing date JAN. 7TH, 2004

[signature] 12/12/03
Planner signature / date

Project # 1001901

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

__ Application for subdivision (Plat) on FORM S, including those submittal requirements. 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

✓ 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. (folded to fit into an 8.5" by 14" pocket) **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) 4x45 = 180
__ 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.**

☐ VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

☐ SIDEWALK DESIGN VARIANCE

☐ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **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 (folded to fit into an 8.5" by 14" pocket) **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 (folded to fit into an 8.5" by 14" pocket) **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.

MARCY J. GARCIA
Applicant name (print)

12/12/03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB - - 02097
03DRB - - 02098
- -

B. Gaber 12/12/03
Planner signature / date

Project # 1001901

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

December 11, 2003

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Veranda Compound Easement Vacations
Zone Atlas Map Page G-12

Dear Chair:

ABQ Engineering, Inc. has been retained by Infill Solutions LLC to perform the design and platting for Veranda Compound. The subdivision is located on the North side of Candelaria Boulevard and west of the Duranes Ditch between Veranda Street and Candelaria Boulevard. The property is located on Zone Atlas Page G-12.

Veranda Compound currently contains 3 lots and will be subdivided to 8 lots. It will be accessed via an existing 24ft. wide private roadway that connects to Candelaria Road.

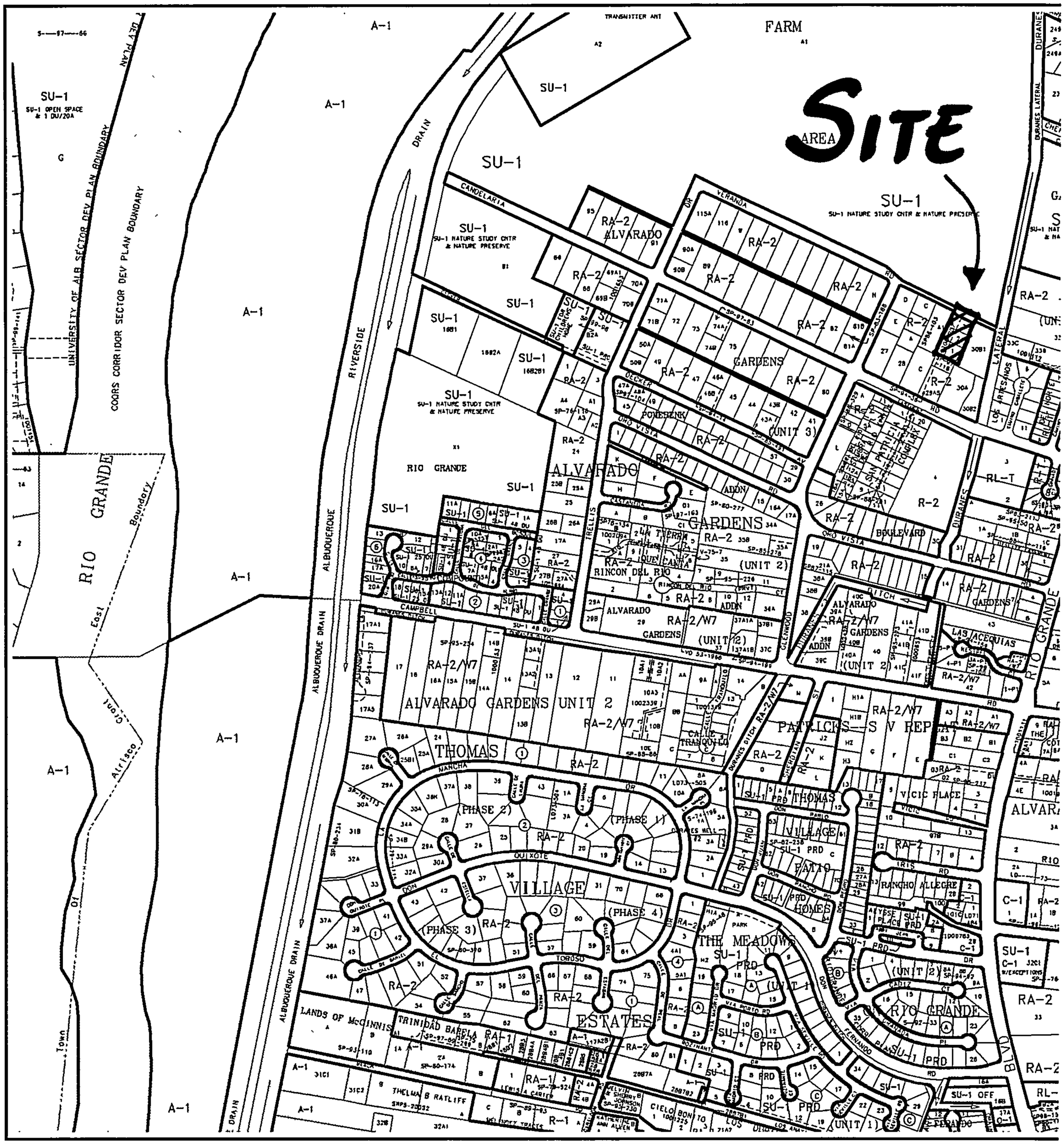
There are also several easements that encumber the property. This submittal proposes to vacation portions of the existing easements to make the property more developable. Submitted with this letter are 24 copies of the vacation document, 24 copies each of the documents that created the easements, one copy of the zone atlas page, and one copy of the correspondence sent to the neighborhood associations.

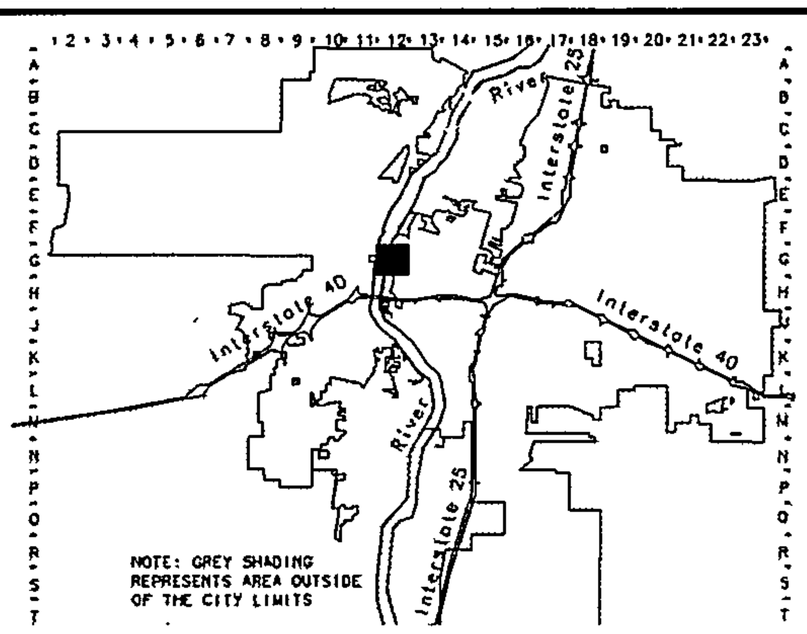
Please schedule the subdivision before the DRB as soon as possible.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
23137

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through November 01, 2003

Veranda

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.

Date: December 10, 2003

TO CONTACT NAME: Martin J. Garcia
COMPANY/AGENCY: ABQ Engineering Inc.
ADDRESS/ZIP: 1631 Eubank NE, Suite E / 87112 FAX #
PHONE/FAX #: 255-7802 255-7902

Thank you for your inquiry of 12-10-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at LOTS 1, 2, 3 OF VERANDA STREET PROPERTIES

zone map page(s) G-12.

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

ALVARADO GARDENS

Neighborhood Association
Contacts: TIM MULLANE
2901 TRELLIS NW 87107
228-1586 (h)
NIKI FELDMAN
3104 CAMINO CABALLETTE NW/87107
341-3965 (h)

Neighborhood Association
Contacts:

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,

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.*** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* * * \

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NIKI FELDMAN
3104 CAMINO CABALLETTE NW
ALBUQUERQUE, NM 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(*Transfer from service label*) 7003 0500 0004 8388 3672

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIM MULLANE
2901 TRELLIS NW
ALBUQUERQUE, NM 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(*Transfer from service label*) 7003 0500 0004 8388 3665

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

December 10, 2003

Neighborhood Association Representative

RE: Veranda Street Properties Easement Vacations

Dear Representative:

ABQ Engineering, Inc. has been retained by Infill Solutions Inc. to design the replat of the Veranda Street Properties Subdivision from 3 lots to 8 lots. As part of the design there are several easements that are encumbering the property and need to be vacated. This notice serves as your notification of the vacations as required by the City of Albuquerque. Attached is an exhibit that the shows the location of the easements proposed to be vacated.

If you have any questions regarding this project or require additional information please contact me at 255-7802. I am available to meet with you at your convenience.

Sincerely,

Martin J. Garcia, PE
Civil Engineer
ABQ Engineering, Inc.
23137

Copies:
Tim Mullane
2901 Trellis NW
Albuquerque, NM 87107

Niki Feldman
3104 Camino Caballette NW
Albuquerque, NM 87107

6739 Academy Rd. NE, Suite 130 • Albuquerque New Mexico 87109 • (505) 255-7802 • Fax (505) 255-[illegible]

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME INFILL SOLUTIONS.

AGENT ABQ ENG. INC..

ADDRESS 6739 ACADEMY BLVD. NE

PROJECT NO. 1001901

APPLICATION NO. 03DRB-02097 & 02098

$ 180.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75.00 441018 / 4971000 (Notification)

$ 255.00 Total amount due

MARTIN J. GARCIA
DENISE R. GARCIA
1035 S. BOSQUE LOOP
BOSQUE FARMS, NM 87068
PH. 505-869-9195

2806

95-8365/3070
02

DATE 12/12/03

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 255.00

Two Hundred Fifty Five 10/00 DOLLARS

Security features are included. Details on back.

U.S. New Mexico
FEDERAL CREDIT UNION
P.O. BOX 129 ALB. NM 87103-0129
(505) 342-8888

FOR VIRGINIA SUBDN. CACTUS

City Of Albuquerque
Treasury Division

⑆30208365⑆ 311438000?⑈ 2806

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

©Clarke American
12/12/2003 10:39AM LOC: ANN
X
RECEIPT# 00017347 WS# 007 TRANS# 0013
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $255.00
J24 Misc $180.00
Counterreceipt

Thank You

12/12/2003 10:39AM LOC: ANN
X
RECEIPT# 00017348 WS# 007 TRANS# 0013
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $255.00
J24 Misc $75.00
CK 10/28/03 $255.00
CHANGE $0.00

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 $3.50 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 Dec 23rd '03 To JAN. 7TH 2004

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.

(Applicant or Agent) 12/12/03. (Date)

I issued 1 signs for this application, 12/12/03 (Date), (Staff Member)

DRB PROJECT NUMBER: 100190

03DRB-02097
03DRB-02098

Rev. 5/9/03

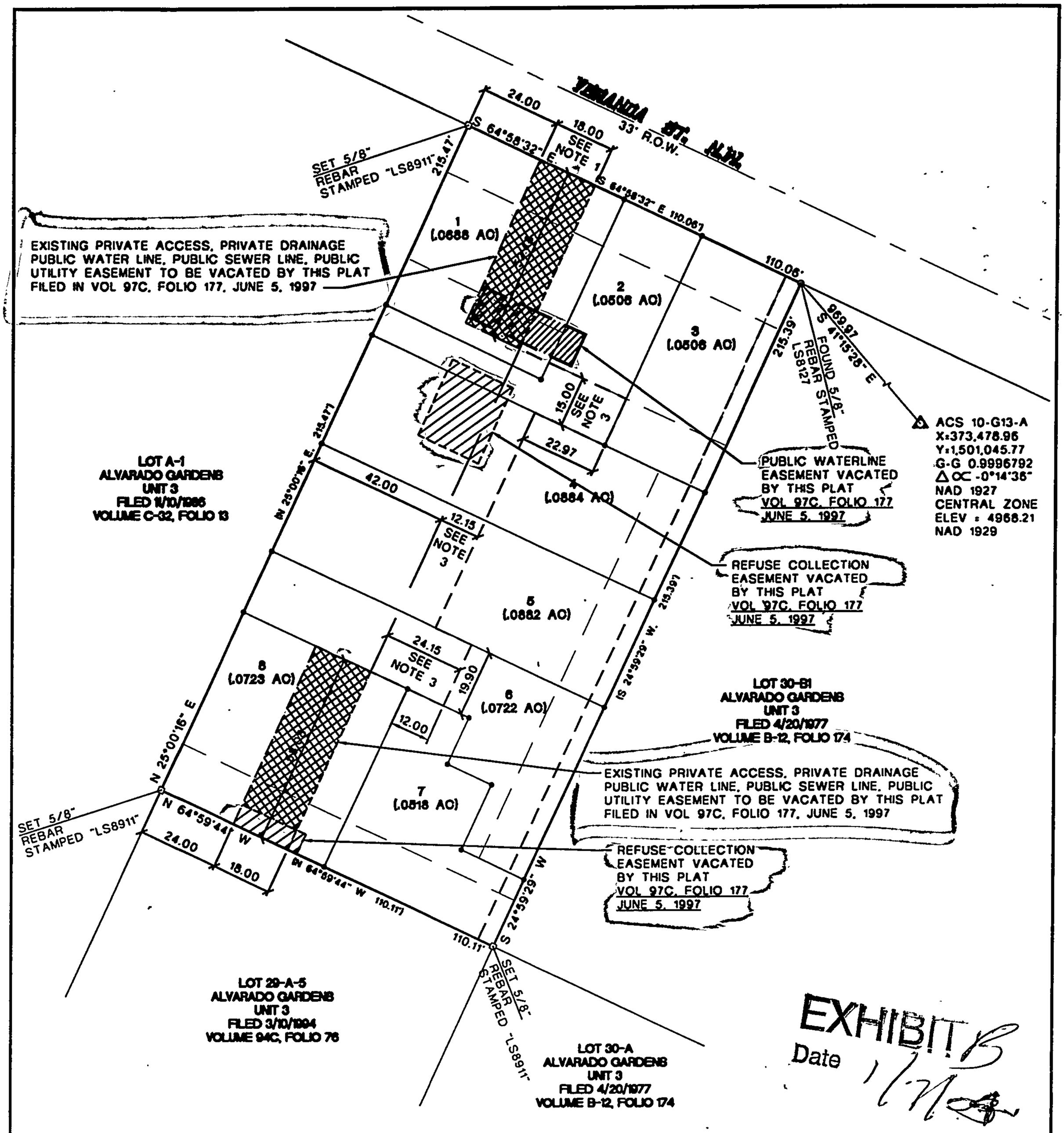

EXHIBIT B
Date

ABQ Engineering, Inc.
· Engineers · Planners
· Construction Services
1631 Eubank NE, Suite C,
Albuquerque, NM 87112
505-255-7802 FAX 505-255-7902

SHEET TITLE: EASEMENT VACATION

PROJECT: VERANDA COMPOUND

SHEET 1 of 1

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001901
Application Number: 03DRB-01700

DRB Date: 10/15/03
Item Number: 21

Subdivision: The Veranda Compound
Lots 1, 2, & 3, Veranda Street Properties

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: R-2

Zone Page: G-12

New Lots (or units) : 8

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1001901 **Item No.** 21 **Zone Atlas** G-12

DATE ON AGENDA

INFRASTRUCTURE REQUIRED ( )YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT

( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION

( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
☐	

If you have any questions or comments please call ~~Richard Dourte~~ HILFRED GALLEGOS at 924-~~3990~~ 3991. Meeting notes:

(1) NEED TO SHOW EXISTING EASEMENT & WHO BENEFICIARIES ARE. WIDTH MAY HAVE TO BE INCREASED

(2) LOTS 3 & 6 ARE LOCKED X-ACCESS EASEMENTS ?

(3) SHOW SKETCH OF X-SECTIONS OF EASEMENT & VERANDA

(4) LOOP ACCESS WIDTH SHOULD BE 32' SEE DPM 23-12

(5) SHOW TURNING MOVEMENTS FOR PARKING

(6) SIGHT DISTANCE ONTO VERANDA ?

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB- 1001901 **Item No.21** **Zone Atlas G-12**

DATE ON AGENDA 10/15/03

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED: (X) ANNEXATION

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1.	**Must request a water/sewer availability statement. Will need to extend public water/sewer line in access easement.**

If you have any questions or comments please call Roger Green at 924-3989.

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001901 **AGENDA ITEM NO: 21**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

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

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: October 15, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 15, 2003 Comments

ITEM # 21

PROJECT # 1001901 **APPLICATION #** 03DRB-01700

RE: The Veranda Compound/sketch plat

The proposed subdivision is a good infill project. The only question : Where will visitors park?

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

Completed 5/16/02 BA

DRB CASE TRACKING LOG

REVISED 5/18/2000

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

Application No.: 02DRB-00696 **(P&F)** **Project #: 1001901**
Project Name: **VERANDA STREET CONDOMINIUMS** Fee:
Agent: Wayjohn Surveying, Inc. Phone No.: 255-2052
Your request for **(SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/15/02 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION:_____
- UTILITIES:_____
- CITY ENGINEER / AMAFCA:_____
- PARKS / CIP:_____
- PLANNING (Last to sign): See comments
  - **Planning must record this plat. Please submit the following items:**
    -The original plat and a mylar copy for the County Clerk.
    -Tax certificate from the County Treasurer.
    -Recording fee (checks payable to the County Clerk). RECORDED DATE:_____
    -Tax printout from the County Assessor.
  - **Include 3 copies of the approved site plan along with the originals.**
  - **County Treasurer□s signature must be obtained prior to the recording of the plat with the County Clerk.**
  - **Property Management□s signature must be obtained prior to Planning Department□s signature.**

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- TRANSPORTATION
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- UTILITIES
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- CITY ENGINEER / AMAFCA
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- PARKS / CIP
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- PLANNING (Last to sign)
  Dates: Routed: 5/16/02 Disapproved:_____ Approved: 5/16/02

PLANS RELEASED TO APPLICANT OR AGENT

Date Released: 5-16-02 Date Returned: Pete Smith
Print Name: Pete Smith Firm:_____
Signed: Pete Smith

Date Released:_____ Date Returned: 5-16-02
Print Name:_____ Firm:_____
Signed:_____

1001901

5/16 make copy of mylar for Agis call agent for P.U. BA.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 15, 2002 9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Adrienne Candelaria, 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 (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.

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 BOARD SECRETARY 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
B. Changes and/or Additions to the Agenda
C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000262**
02DRB-00599 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for COSTCO WHOLESALE CORP request(s) the above action(s) for all or a portion of Tract(s) A1, **COSTCO DEVELOPMENT,** zoned SU-1 special use zone, located on EUBANK BLVD SE, between SOUTHERN SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 01440-00490] (L-21) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 5/15/04.**

2. **Project # 1000515**
02DRB-00567 Major-Two Year SIA

WESTLAND DEVELOPMENT CO., INC agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING,** zoned SU-2/R-LT, R-D, located on W. OF UNSER BLVD NW, between LADERA DR. NW and 98TH ST. NW containing approximately 50 acre(s). [REF: 00420-00632, 00440-00631, 02500-00159] (H-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 5/15/04.**

3. **Project # 1000694**
02DRB-00568 Major-Vacation of Pub Right-of-Way

JCG ARCHITECTS agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, **TOWN OF ATRISCO GRANT,** zoned SU-1, located on 72ND ST. NW, between GLENRIO RD. NW and I-40 containing approximately 7 acre(s). [REF: Z-85-138-8A-2, DRB-96-415, S-97-2] [Deferred from 5/15/02] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/22/02.**

4. **Project # 1001101**
02DRB-00600 Major-Preliminary Plat Approval
02DRB-00602 Major-Vacation of Public Easements
02DRB-00603 Minor-Sidewalk Waiver
02DRB-00604 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A, (to be known as **COUNTRY MEADOWS, UNIT 3 @ VENTANA RANCH)** zoned R-LT residential zone, located SOUTH OF IRVING BLVD NW, between RAINBOW BLVD. NW and UNIVERSE BLVD. NW containing approximately 36 acre(s). [REF: S-98-58, 01DRB-00460, 02DRB-00079-83, 01DRB-00800, 01DRB-00350&51, 01DRB-00442,43&46] (B-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/15/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/02 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE ISSUE OF THE QWEST EASEMENT WITHIN THE RIGHT-OF-WAY IS TO BE RESOLVED PRIOR TO FINAL PLAT APPROVAL, AT LEAST WITH RESPECT TO THE RIGHT-OF-WAY DEDICATION. THE VACATION WS APPROVED AS SHOWN ON EXHIBIT C-1 AND C-2 IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001743**
02DRB-00593 Major-Bulk Land Variance
02DRB-00594 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for PARADISE HEIGHTS, LLC C/O TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **PARADISE HEIGHTS SUBDIVISION,** zoned R-LT, located on KAYENTA BLVD. NW, between WESTSIDE BLVD. NW and RIO SEGURA NW containing approximately 55 acre(s). [REF: 02500 00238, 00410 00860/00440 00861, 00410 00862/00410 00863, 00410 00864] (A-10)**THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

6. **Project # 1001891**
02DRB-00597 Major-Preliminary Plat Approval
02DRB-00598 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC. request(s) the above action(s) for all or a portion of Tract(s) B-1, **SEVILLE SUBDIVISION,** zoned R-LT, located on KAYENTA BLVD. NW, between WESTSIDE BLVD. NW and RIO SEGURA NW containing approximately 55 acre(s). [REF: 02500 00238, 00410 00860/00440 00861, 00410 00862/00410 00863, 00410 00864] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/15/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/12/02 THE PRELIM PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1001896**
02DRB-00607 Major-Bulk Land Variance
02DRB-00608 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) E & 8, **ALBUQUERQUE SOUTH UNIT 3,** zoned C-2(SC), R-2, C-2/O-1, Su-3 R-3, located on SNOW VISTA BLVD. SW, between DE ANZA DR. SW and BLAKE ROAD SW containing approximately 104 acre(s). [REF: S-1082-MP-1, DRB-94-168/S-94-61] (M-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

8. **Project # 1001897**
02DRB-00609 Minor-Prelim&Final Plat Approval
02DRB-00610 Major-Bulk Land Variance

ALDRICH LAND SURVEYING INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **EL RANCHO GRANDE 1 - UNITS 9A & 9B)**, D & S ADDITION, zoned R-2 - SU2/SF, located on BLAKE RD SW, between UNSER BLVD SW and SNOW VISTA BLVD (98TH ST) SW containing approximately 53 acre(s). [REF: Z-73-179, AX-73-33] (N-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

9. **Project # 1001523**
02DRB-00518 Major-Preliminary Plat Approval
02DRB-00519 Major-Vacation of Pub Right-of-Way
02DRB-00526 Major-Vacation of Public Easements
02DRB-00520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for UNSER - 98TH STREET PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 special use zone / for Light Industrial, located on UNSER BLVD NW, between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-10, Z-81-49, 01128-01405] (H-10)

02DRB-00621 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING, INC. agent(s) for UNSER-98TH STREET PARTNERSHIP, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for Light Industrial, located on UNSER BLVD. NW, between 98TH STREET NW and LADERA DRIVE NW containing approximately 120 acre(s). [REF: 01128 01405, 02400 00519/02500 00520, Z-81-49] [Deferred from 5/15/02] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/29/02.**

10. **Project # 1001496**
02DRB-00374 Minor-Temp Defer SDWK
02DRB-00373 Major-Preliminary Plat Approval
02DRB-00368 Major-Bulk Land Variance
02DRB-00371-Prel & Final Plat

MARK GOODWIN & ASSOC., PA agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 348 A & B, **LADERA VISTA SUBDIVISION**, TOWN OF ATRISCO GRANT, UNIT 8, zoned R-D residential and related uses zone, developing area, located on S. SIDE OF LADERA DR NW, between OURAY RD. NW and MIAMI RD. NW containing approximately 20 acre(s). [REF: PR # 1001375, PR # 1001438, DRB-94-419, 01400-01756, 1460-01377,2400-00368][Deferred from 5/8/02](H-10) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING. THE PRELIMINARY PLAT AND TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 5/22/02.**

11. **Project # 1001347**
01DRB-00961 Major-Vacation of Pub Right-of-Way
01DRB-00962 Major-Vacation of Public Easements
01DRB-00960 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B and D, **EL RANCHO GRANDE, UNITS 6, 7 & 8**, ALBUQUERQUE SOUTH UNIT 3, zoned RLT, located on SNOW VISTA BLVD. SW, between ATRISCO VILLAGE CIRCLE SW and VALLEY VIEW DRIVE SW containing approximately 43 acre(s). [Deferred from 5/8/02] (M-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF TE INFRASTRUCTURE LIST DATED 5/15/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/4/01 THE PRELIMINARY PLAT WAS APPROVED .**

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.

12. **Project # 1000190**
02DRB-00691 Minor-SiteDev Plan BldPermit/EPC

VAN H GILBERT ARCH agent(s) for SHEILA GARCIA (ED GARCIA) request(s) the above action(s) for all or a portion of Lot(s) 7 and a portion of Lot 8, **EAST END ADDITION,** zoned R-1 residential zone, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 0110-01777, 01128-01778, 01110-01764, 01128-1766, 02DDRB-00063] **[Juanita Vigil, EPC Case Planner]** (J-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

13. Project # 1001150
02DRB-00693 Minor-SiteDev Plan Subd/EPC

TIERRA WEST LLC agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) J-1 and a portion of Tr M / Vista Del Norte (to be known as **RANCHO MIRAGE @ VISTA DEL NORTE**, VISTA DEL NORTE, zoned R-2 residential zone, located on OSUNA RD NE, between VISTA DEL NORTE DR NE and NORTH DIVERSION CHANNEL NE containing approximately 22 acre(s). [REF:01450-00411, 2128-00136, 02110-00138]**[Lola Bird, EPC Case Planner]** (Deferred from 5/15/02] (E-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/5/02.**

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

14. Project # 1001461
02DRB-00687 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1C, VENTANA RANCH, **PINON POINTE II,** zoned R-LT residential zone, located on SO. OF IRVING BLVD NW, between W. OF RAINBOW BLVD. NW and WEST CITY LIMITS LINE containing approximately 13 acre(s). [REF: 02DRB-00517, 02DRB-00120, 01440-01546, 02400-00110, 01500-01821] (B-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

15.	**Project # 1001396** 02DRB-00682 Minor-Final Plat Approval	MARK GOODWIN & ASSOC agent(s) for VISTA DEL NORTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) T3A-T2A1D (to be known as **DIAMONTE DEL NORTE**, VISTA DEL NORTE, zoned R-1 residential zone, located on VISTA MONTE DR NE, between VISTA DEL NORTE DR NE and BOSQUE RD NE containing approximately 21 acre(s). (D-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**
	02DRB-00683 Minor-Final Plat Approval	MARK GOODWIN & ASSOC. agent(s) for VISTA DEL NORTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) T3A, VISTA DEL NORTE (to be known as **LA JOYA DEL NORTE,** zoned SU-1 special use zone, for R-1 uses, located on W. SIDE OF VISTA MONTE DR NE, between VISTA DEL NORTE DR. NE and BOSQUE RD. NE containing approximately 36 acre(s). [REF: 01DRB-01645 PP, 01DRB-01647 & 48] (D-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**
	02DRB-00684 Minor-Final Plat Approval	MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE, request(s) the above action(s) for, **MESETA DEL NORTE,** zoned R-1 Uses, located on VISTA DEL NORTE NE, between OSUNA NE and LAS LOMITAS DR. NE containing approximately 61 acre(s). (D-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

16. **Project # 1000893**
02DRB-00694 Minor-Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and Tracts B-1 & B-2, **RIDGEVIEW VILLAGE,** zoned RT, located on MCMAHON BLVD. NW, between UNSER BLVD. NW and BANDELIER DR NW containing approximately 29 acre(s). [REF: 0110 01639/00128 01640] (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT, TRANSPORTATION DEVELOPMENT AND PLANNING.**

5/15/02

17. **Project # 1001901**
02DRB-00696 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for ROBERT PEARSON request(s) the above action(s) for all or a portion of **VERANDA STREET CONDOMINIUMS,** zoned R-2, located on VERANDA ST. NW, between RIO GRANDE BLVD. NW and GLENWOOD ST. NW containing approximately 1 acre(s). [REF: DRB-93-041, V-97-72, DRB-97-230, ZA-96-445, ZA-96-277] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

18. **Project # 1000894**
02DRB-00686 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BERNIE & JUANITA SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 4 and Lot 7, Block 1, **LANDS OF PETE G. GARCIA,** zoned C-1/SU-PR, located on SAN VENITO PL. NW, between RIO GRANDE BLVD. NW and INDIAN SCHOOL RD. NW containing approximately 1 acre(s). [REF: 00410 01686] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

16. **Project # 1000893**
02DRB-00694 Minor-Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and Tracts B-1 & B-2, **RIDGEVIEW VILLAGE,** zoned RT, located on MCMAHON BLVD. NW, between UNSER BLVD. NW and BANDELIER DR NW containing approximately 29 acre(s). [REF: 0110 01639/00128 01640] (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT, TRANSPORTATION DEVELOPMENT AND PLANNING.**

5/15/02

17. **Project # 1001901**
02DRB-00696 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for ROBERT PEARSON request(s) the above action(s) for all or a portion of **VERANDA STREET CONDOMINIUMS,** zoned R-2, located on VERANDA ST. NW, between RIO GRANDE BLVD. NW and GLENWOOD ST. NW containing approximately 1 acre(s). [REF: DRB-93-041, V-97-72, DRB-97-230, ZA-96-445, ZA-96-277] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

18. **Project # 1000894**
02DRB-00686 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BERNIE & JUANITA SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 4 and Lot 7, Block 1, **LANDS OF PETE G. GARCIA,** zoned C-1/SU-PR, located on SAN VENITO PL. NW, between RIO GRANDE BLVD. NW and INDIAN SCHOOL RD. NW containing approximately 1 acre(s). [REF: 00410 01686] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

19. **Project # 1001626**
02DRB-00498 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for JOHN BLOOMFIELD request(s) the above action(s) for all or a portion of Tract(s) 111, **TOWN OF ATRISCO GRANT,** zoned SU-1 PRD, 20 DU/AC, located on E. OF COORS BLVD SW, between DELIA RD. SW and GWIN ST. SW containing approximately 5 acre(s). [REF: Z-79-20, 01128-01751, 02223--00154, 02500-00121] [Deferred from 5/8/02] (K-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

20. **Project # 1000029**
02DRB-00695 Minor-Sketch Plat or Plan

ISAAC BENTON & ASSOCIATES agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Tract(s) D-1 and Tracts B-1-A-1 & Lot C, **DUKE CITY LUMBER COMPANY ADDITION,** zoned SU-2 (S-DR & S-MH), located on 19TH ST. NW, between BELLAMAH NW and I-40 containing approximately 26 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1001903**
02DRB-00680 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOC agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Lot(s) 9-14, Block(s) 2, Tract(s) 2 to be known as Dessert Lane, **NORTH ALBUQUERQUE ACRES - UNIT 3,** zoned R-D 7 du/acre, located on EAGLE ROCK NE, between WYOMING NE and LOUISIANA NE containing approximately 6 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22.	**Project # 1001931** 02DRB-00689 Minor-Sketch Plat or Plan	MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) T-1, **VISTA DEL NORTE SUBDIVISION,** zoned SU-1 R-1, R-LT, R-2, located on LOS LOMITAS DR. NW, between VISTA DEL NORTE SUBD. and BERNARDO TRAILS SUBD. containing approximately 12 acre(s). [REF: 1001150] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23.	**Project # 1001932** 02DRB-00690 Minor-Sketch Plat or Plan	MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 (Including SE portion of B-1) Tracts 391-393, **EL RANCHO ATRISCO PHASE II,** zoned S-1, located on UNSER BLVD. NW, between OLD OURAY ROAD NW and OURAY ROAD NW containing approximately 24 acre(s). [REF: Z-84-28, Z-85-138-78] (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24.	**Project # 1001926** 02DRB-00673 Minor-Sketch Plat or Plan	BEN PLATANIA agent(s) for BEN PLATANIA request(s) the above action(s) for all or a portion of Lot(s) 225, **TOWN OF ATRISCO GRANT,** zoned R-2, located on GLENRIO NW, between I-40 and 72ND ST. NW containing approximately 5 acre(s). [REF: Z-79-108] (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1001934**
02DRB-00697 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4 the northerly portion of Lot 4 (to be known as **ALVARADO GARDENS - UNIT 1**) ALVARADO GARDENS, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001935**
02DRB-00698 Minor-Sketch Plat or Plan

RANDY SCHMILLE agent(s) for RANDY SCHMILLE request(s) the above action(s) for all or a portion of Lot(s) 13-16, Tract(s) 2, **NORTH ALBUQUERQUE ACRES,** zoned RD 7 DU/AC, located on WYOMING BLVD. NE, between ALAMEDA NE and SIGNAL NE containing approximately 5 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board minutes for May 1, 2002. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:55 P.M.

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001901 **AGENDA ITEM NO: 17**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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: May 15, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001901
Application Number: 02DRB-00696

DRB Date: 5/15/02
Item Number: 17

Subdivision: Lots 1-3 VERANDA STREET PROPERTIES
VERANDA STREET CONDOMINIUM

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [x] Preliminary Plat
- [x] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning:

Zone Page: G-12

New Lots (or units) : 0

Parks and Recreation Comments:

The park dedication requirements for this property were met previously via a cash in-lieu payment under DRB-97-230. No additional requirement.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: _____

Adrienne Candelaria, DRB/EPC Senior Planner (PRD) Phone: 768-5328

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 15, 2002

17. Project #1001901
Application # 02DRB-00696
Veranda Street Condominiums

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1. Property Management's signature is required on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".
2. Include the Project # and Application # on the final plat.
3. Planning signs last. All other signatures (City agencies and public utilities) must be obtained prior to requesting final sign-off by Planning.
4. Minor subdivision plats may be recorded by the applicant/agent. A copy of the recorded plat must be provided to Planning in order to close the case file.
5. Please provide a digital dxf file of right-of-way, parcel and easement lines shown on the final plat, in New Mexico State Plane Feet, NAD 1983.

Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 505-924-3880 FAX: 505-924-3864

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1001901 **Item No. 17** **Zone Atlas G-12**

DATE ON AGENDA 5-01-02

INFRASTRUCTURE REQUIRED ( )YES (x)NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	The cross access/parking easement needs to be increased.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001901	**DRB Date:** 5/1/02
Application Number: 02DRB-00618	**Item Number:** 17

Subdivision: Lots 1-3 VERANDA STREET PROPERTIES
VERANDA STREET CONDOMINIUM

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: R-2

Zone Page: G-12

New Lots (or units) : 0

Parks and Recreation Comments:

The park dedication requirements for this property were met previously via a cash in-lieu payment under DRB-97-230. No additional requirement.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: _____

Adrienne Candelaria, DRB/EPC Senior Planner (PRD) Phone: 768-5328

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001901 **AGENDA ITEM NO: 17**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

~~An approved drainage plan is required for Preliminary Plat approval.~~ N/A

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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: May 1, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 1, 2002

17. Project #1001901
Application # 02DRB-00618
Veranda Street Properties

---

1. The City Surveyor and property owner must sign the plat prior to submittal to the DRB for review/approval.
2. Minor platting actions may be submitted for internal routing or included on the DRB agenda. If included on the agenda, the deadline is every Tuesday at noon. Cases are heard the following week. The agent/applicant must be present at the meeting. If routed, applications may be submitted weekdays, 8:00 a.m.-4:00 p.m. Applicants are contacted if further information is necessary and when the plat is ready for recording.
3. A digital dxf file of right-of-way, parcel and easement lines shown on the plat, in New Mexico State Plane Feet, NAD 1983, will be needed in order to update the AGIS information.

Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 924-3880 FAX: 924-3864

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S
___ Major Subdivision action	
✓ Minor Subdivision action (SKETCH PLAT)	
___ Vacation	V
___ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
___ ...for Subdivision Purposes	
___ ...for Building Permit	
___ IP Master Development Plan	
___ Cert. of Appropriateness (LUCC)	L

ZONING	Supplemental form Z
___ Annexation & Zone Establishment	
___ Sector Plan	
___ Zone Change	
___ Text Amendment	
APPEAL / PROTEST of...	**A**
___ 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: CHRISTOPHER CALOTT PHONE: 842-8647
ADDRESS: 1405 POMA, N.W. FAX: 244-4045
CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: ChrisCalott@AOL.com
Proprietary interest in site: LAND PURCHASER - UNDER CONTRACT

AGENT (if any): PHONE:
ADDRESS: FAX:
CITY: STATE ZIP E-MAIL:

DESCRIPTION OF REQUEST: SKETCH PLAT FOR 8 LOT MINOR SUBDIVISION

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 1, 2 & 3 Block: — Unit: —
Subdiv. / Addn. VERANDA STREET PROPERTIES The Veranda Compound
Current Zoning: R-2 Proposed zoning: SAME
Zone Atlas page(s): G-12 No. of existing lots: 3 No. of proposed lots: 8
Total area of site (acres): .54 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101206049346010810 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: VERANDA, N.W.
Between: GLENWOOD and RIO GRANDE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 02DRB-00696 P&F 02DRB-00618 SK. ZA-96-445, ZA-95-277, DRB-97-230, V-97-72

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

SIGNATURE DATE OCT. 2, 2003
(Print) CHRISTOPHER CALOTT ✓ Applicant ___ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - - 01700	SK.	5(3)	$ Ø
			$
			$
			$
			$
			Total $ Ø

Hearing date October 15th '03

Herbert 10/06/03
Planner signature / date

Project # 1001901

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.

VACANT ✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.

✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

✓ Letter briefly describing, explaining, and justifying the request

✓ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for 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 request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

CHRISTOPHER CALOTT
Applicant name (print)

10/7/2003
Applicant signature / date

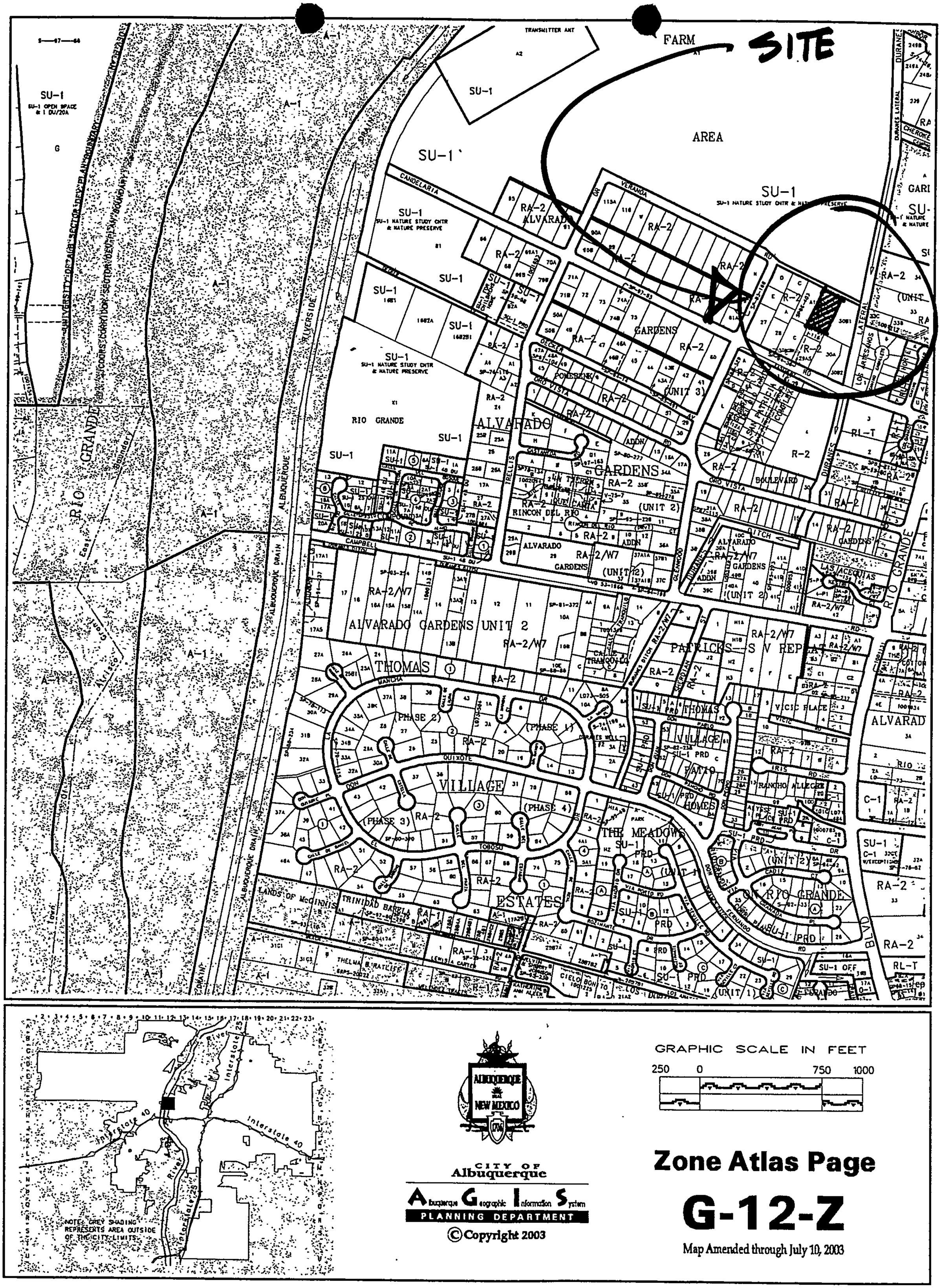
Form revised 3/03 and 8/03

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

Application case numbers
03DRB - ____ - 01700
____ - ____ - ____
____ - ____ - ____

10/06/03
Planner signature / date

Project # 1001901


SITE
FARM
AREA
SU-1
A-1
RA-2
RIO GRANDE
ALVARADO GARDENS UNIT 2
THOMAS VILLAGE ESTATES
THE MEADOWS
PATRICKS--S V REPLAT
ALVARADO GARDENS
RIO GRANDE
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2003
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
G-12-Z
Map Amended through July 10, 2003

C H R I S T O P H E R L. C A L O T T, A. I. A.
Architect Urban Designer

The Veranda Compound

The Veranda Compound is an 8-lot residential compound subdivision situated in Albuquerque's North Valley. It is being developed on a .54 acre piece of land which is presently subdivided into three lots. The three lots will be subdivided into 8 lots. The site is accessed through a 24-foot wide private access easement which runs north-south connecting Veranda Road with Candelaria Avenue, N.W.

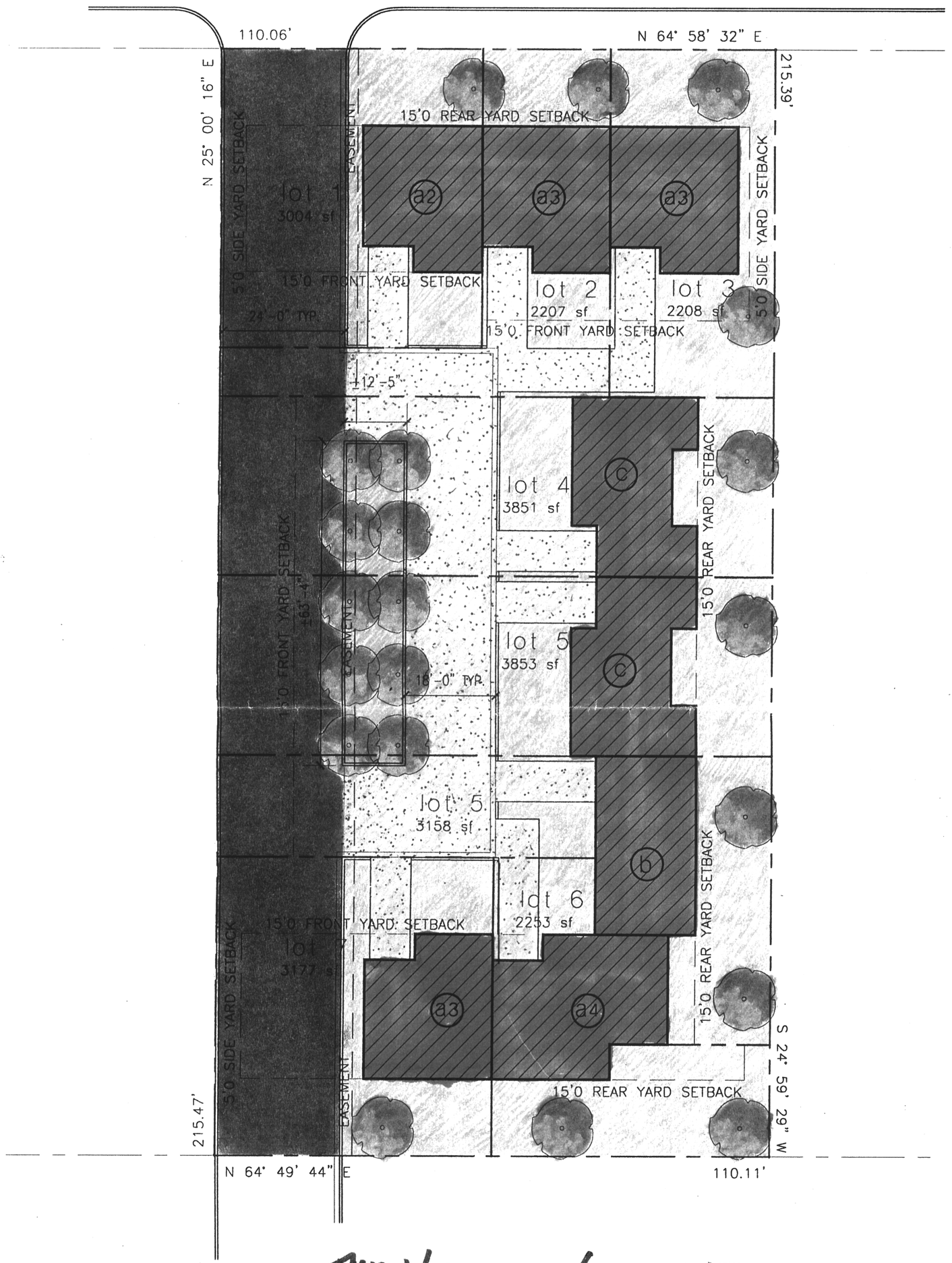
The compound subdivision consists of 8 attached townhouse units. Driveways for each compound unit are accessed off of an 18-foot wide gravel base course loop drive which connects to the asphalt paved private access easement. A 12-foot wide planted "Alameda" separates the gravel loop drive from the asphalt access easement as a means to provide privacy and re-connect with the traditional rural character of this North Valley location. Additionally, the Alameda will provide residents with an attractive open space amenity which fosters a sense of community. Buildings in this subdivision will consist of two-story units with one-car garages and space for a second car located in tandem on each property. All buildings will conform to R-2 lot size, setback and building requirements.

Please do not hesitate to contact me for any further information or questions on the lay-out and intent of this minor subdivision.

Very Best,

Christopher Calott, AIA

1405 Roma Avenue, N. W.
Albuquerque, New Mexico, 87104
505.842.8647 *ChrisCalott@AOL.com*

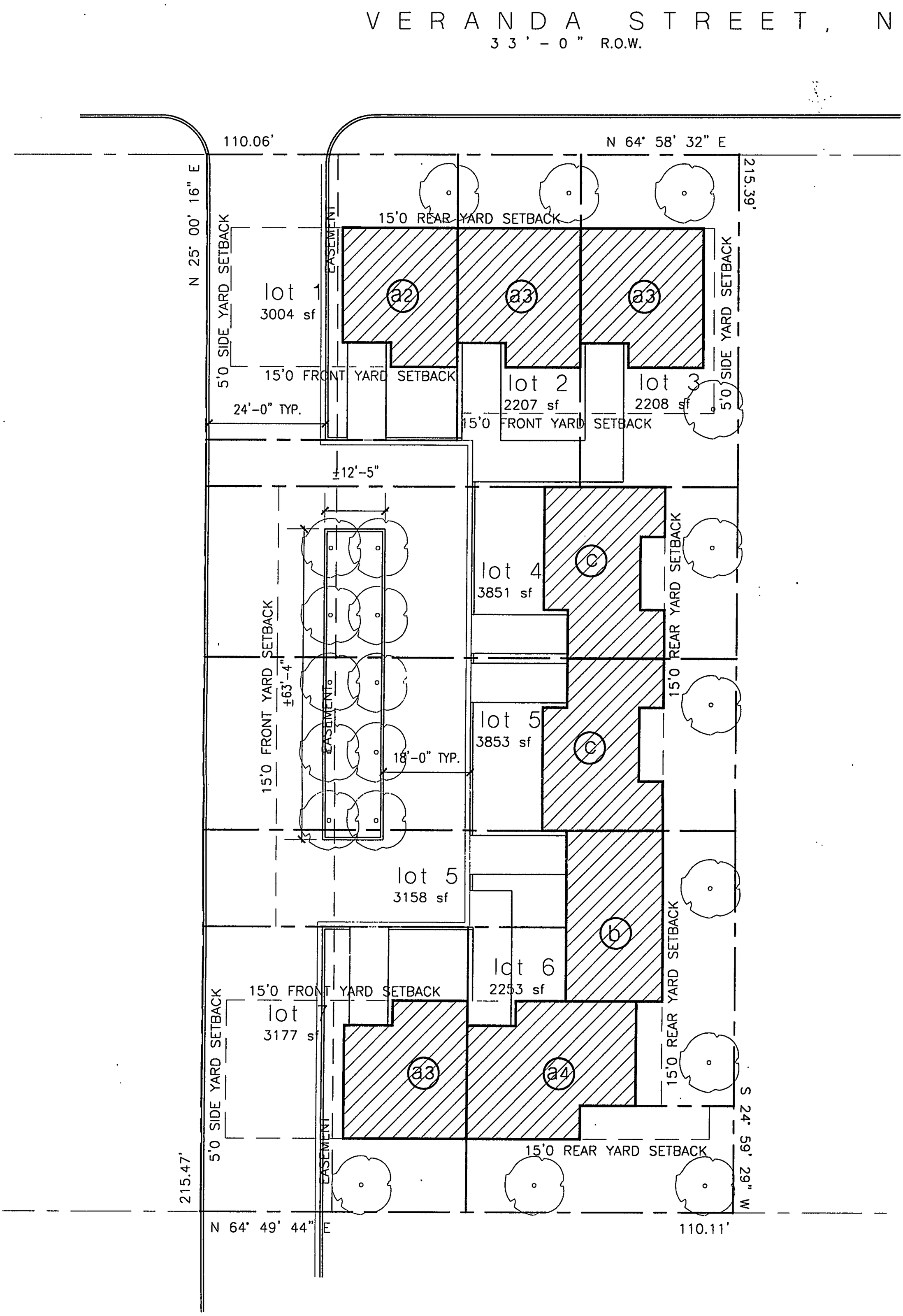


THE VERANDA COMPOUND

2
a.1

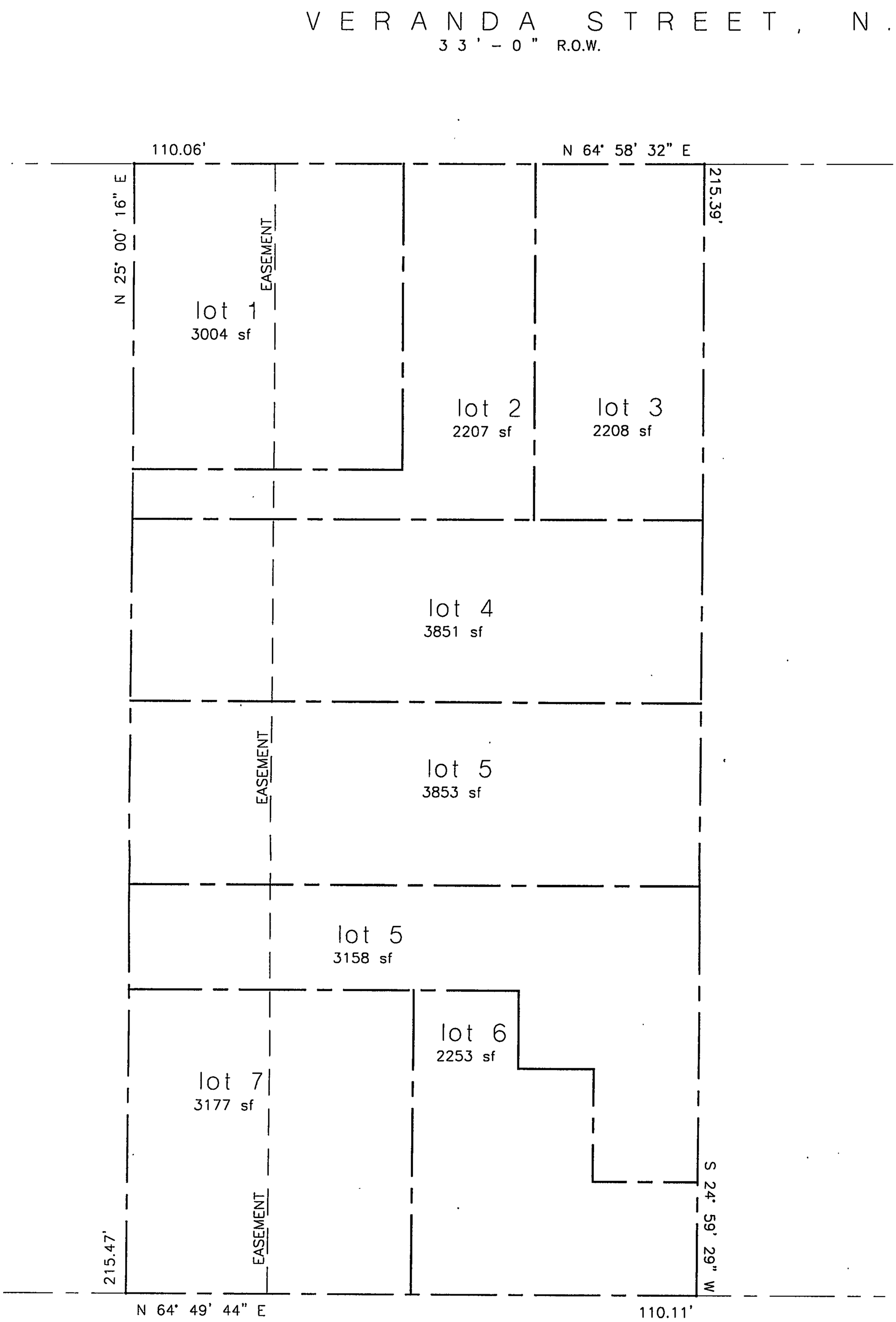
SITE PLAN

SCALE: 1" = 20'0"



2. a.1 SITE PLAN

SCALE: 1" = 20'0"



1
a.1

LOT PLAN

SCALE: 1" = 20'0"

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
X Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING Z

___ Annexation & Zone Establishment
___ Sector Plan
___ Zone Change
___ Text Amendment
___ Special Exception E

APPEAL / PROTEST of... A

___ 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: ROBERT PEARSON PHONE: 505-982-4411
ADDRESS: 255 STAAB STREET FAX:
CITY: SANTA FE STATE NM ZIP 87501 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): WAYJOHN SURVEYING INC (TOM JOHNSTON) PHONE: 255-2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJON SURV@AOL.COM

DESCRIPTION OF REQUEST: TO DIVIDE ONE PARCEL INTO 3 PARCELS AND GRANT PRIVATE EASEMENT.

___ 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. NONE GIVEN Block: Unit:
Subdiv. / Addn. VERANDA STREET CONDOMINIUMS
Current Zoning: R-2 Proposed zoning: SAME
Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 3
Total area of site (acres): 0.5444 Density if applicable: dwellings per gross acre: N/A dwellings per net acre:
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101206048037812016 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: VERANDA ST NW
Between: RIO GRANDE BLVD NW and GLENWOOD ST 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.): DRB-93-041, ~~DRB~~ V-97-72/ DRB-97-230 ZA 96-445, ZA 96-277

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

SIGNATURE DATE 5/7/02
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

Form revised December 2000

FOR OFFICIAL USE ONLY

☑ INTERNAL ROUTING
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
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☑ Site is within 1000ft of a landfill
☑ F.H.D.P. density bonus
☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
02DRB - - 00696	P&F	S(3)	$ 325.00
			$
			$
			$
			$
			Total $ 325.00

Hearing date May 15, 2002

5/7/02 Project # 1001901
Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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N/A Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
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N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
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☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
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.

THOMAS D. JOHNSTON
Applicant name (print)

5/7/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB - ____ - 00696
____ - ____ - ____
____ - ____ - ____

5/7/02
Planner signature / date

Project # 1001901

Wayjohn Surveying, Inc. • 330 Louisiana Blvd., N.E. • Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

April 22, 2002

City of Albuquerque
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Veranda Street Condominiums

To Whom It May Concern:

My client, Bob Pearson, desires to divide the above described parcel into ~~four~~ Three lots. Mr. Pearson owned this parcel in 1994. He had divided the parcel into five lots. After that, an investment group purchased four of the lots. This land was purchased under a real estate contract from Mr. Pearson. They recombined the lots into one parcel and created a condominium in 1997. There were four units of Phase I of the Veranda Street Condominiums constructed. All four of the condominium units were sold to individual owners. Subsequently, the investment group defaulted on the real estate contract, and Mr. Pearson reacquired all of the property, excepting the finished condominiums, in 2000. A copy of the Special Master's deed is attached.

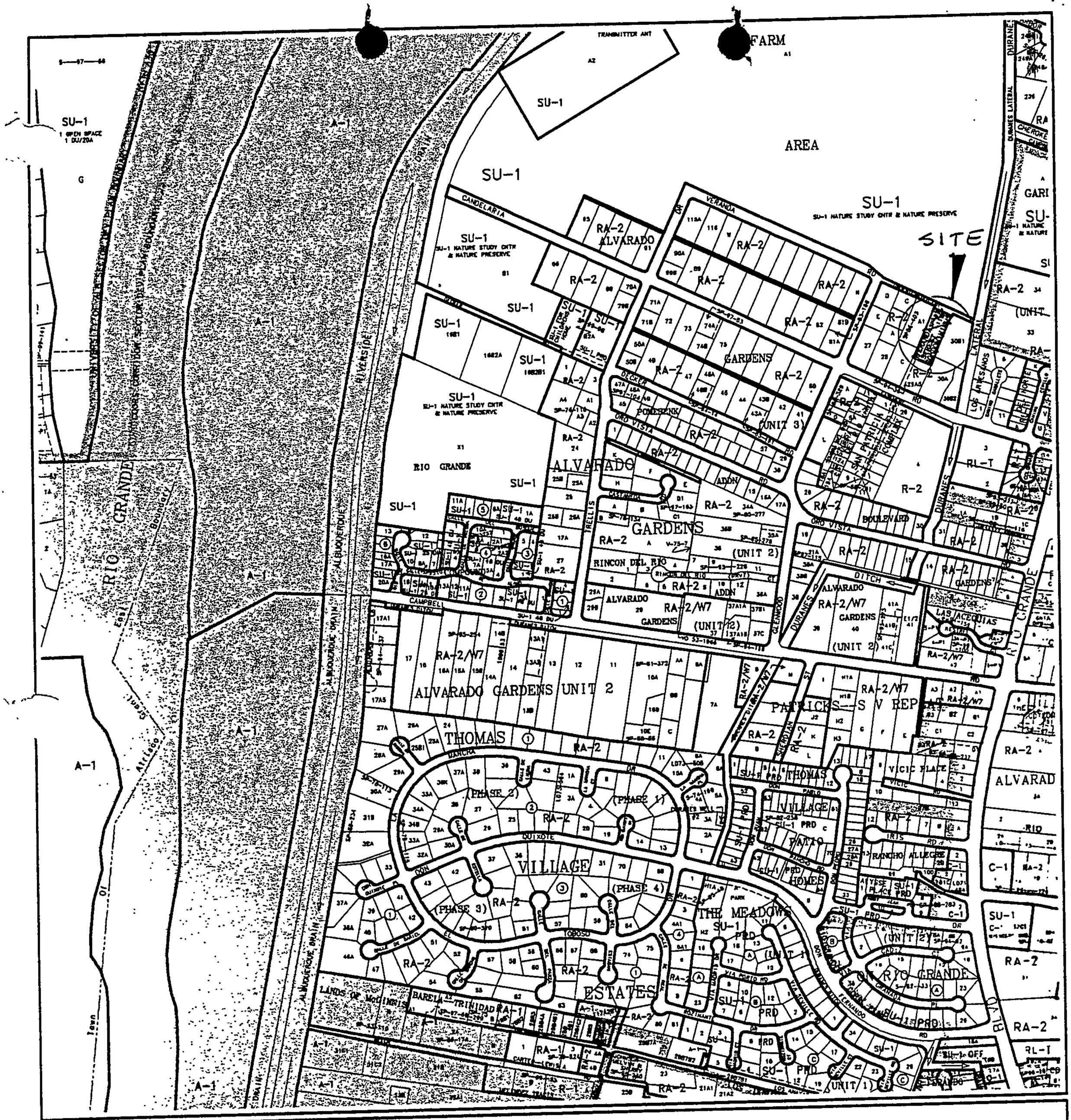
Mr. Pearson desires to replat the property so that it closely approximates the lots created in the 1994 plat. We have had to remove the exception for the Veranda Street Condominiums since the Condominium Owners association has refused to sign the plat. According to the Special Master's deed, the balance of the lots is Mr. Pearson's in fee simple. We have provided a note regarding the removal of Phase one of the condominiums, so that no title problems will be incurred at a later date.

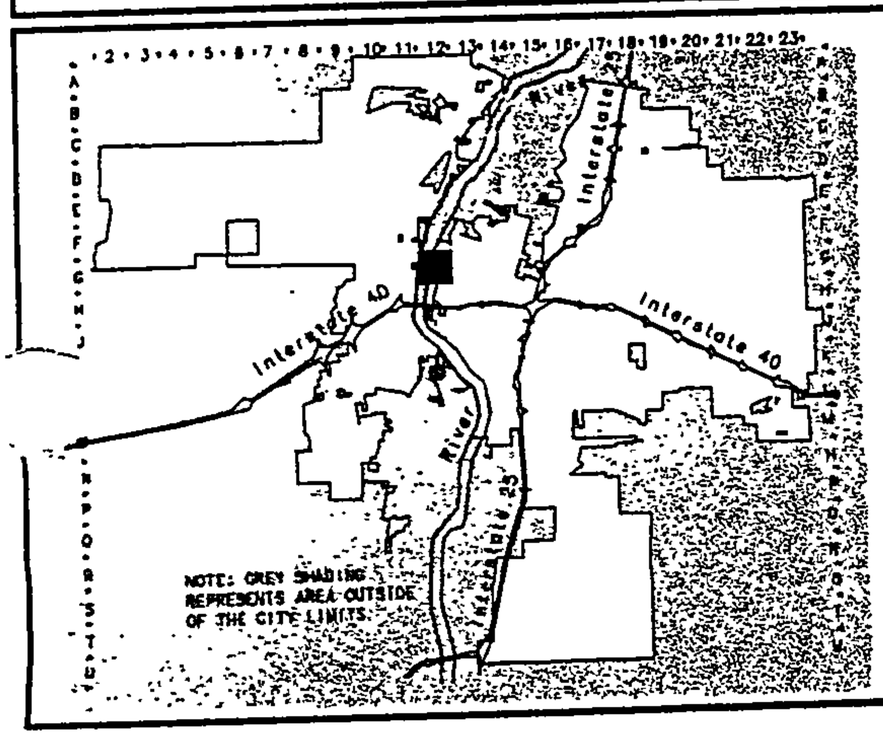
We have provided a 40 foot private access, parking and drainage easement and a public utility easement. This easement approximates the previous easement granted by the 1994 plat, and it encompasses the existing infrastructure constructed for the condominiums. In addition, the maximum additional right of way for Veranda Street to create a 46' right of way, pending dedication from opposite property owners, was dedicated by the 1994 plat.

If you have any questions regarding this matter, please give me a call.

Sincerely,

Thomas D. Johnston, PS





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2000

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through July 28, 2000

AGIS

LOG NO. 2002020192

PLAT OF

LOTS 1 Through 3

VERANDA STREET PROPERTIES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN SECTION 1, T.10N., R.2E., N.M.P.M.

FEBRUARY 2002

2002063134
5870248
Page: 1 of 2
05/16/2002 03:10P
Bk-2002C Pg-176
Mary Herrera Bern. Co. PLAT R 12.00

gh 29-A-4,
'anda Street
3, Section 1,
County, New
:ted as
Bernalillo
1[illegible]4, as
nalillo County,
377, and

:S Monument

acres, more or less.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1001901 / 02DRB-00696

Planning Director, City of Albuquerque	5/14/02 Date
N/A Property Management, City of Albuquerque	Date
Traffic Engineer, City of Albuquerque	5-15-02 Date
Water Utilities Department, City of Albuquerque	5/15/02 Date
	5/6/02

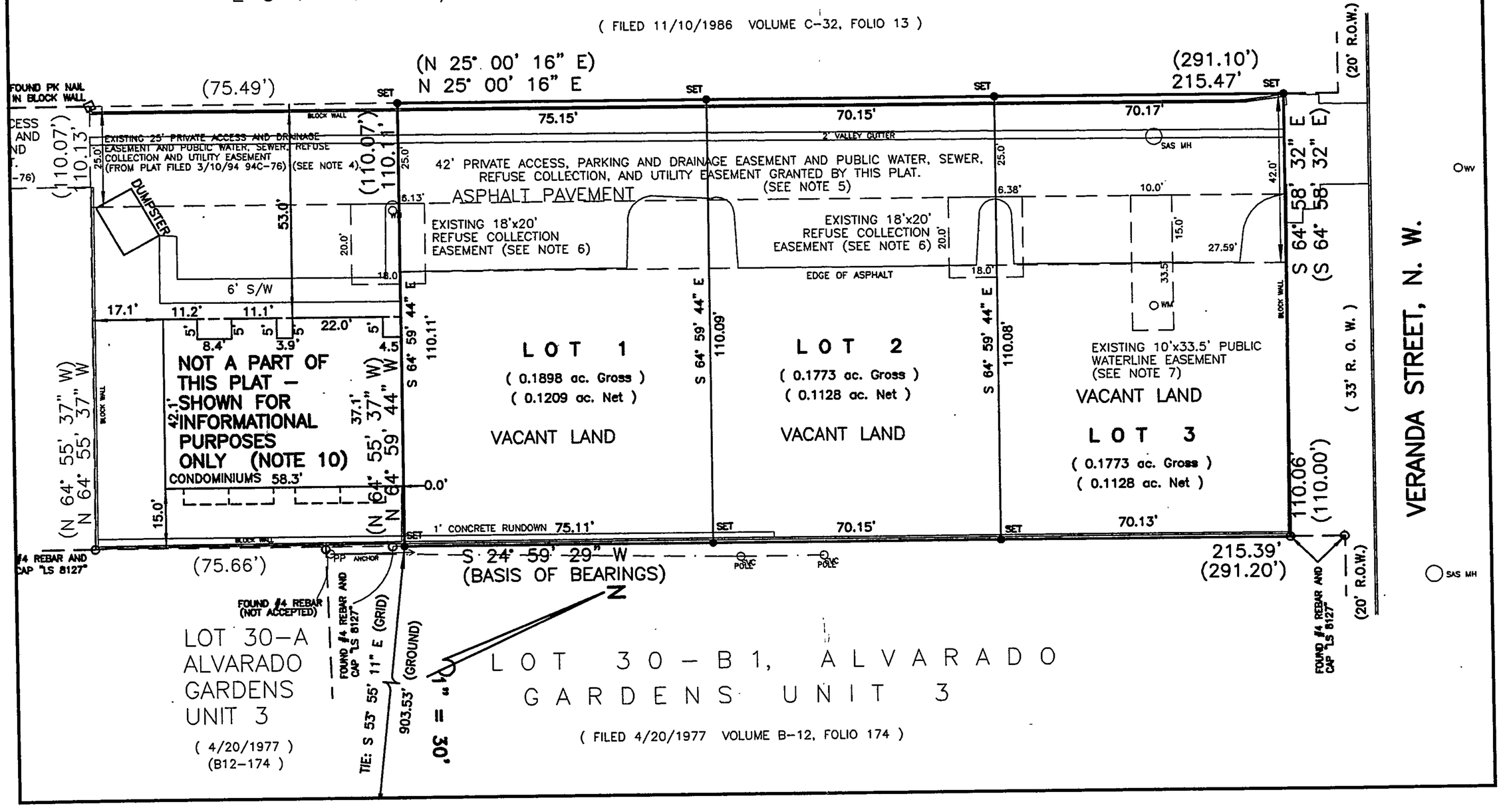
EXISTING CONDITIONS

Wayjohn Surveying Incorporated 330 Louisiana Blvd., NE Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

VERANDA STREET CONDOMINIUMS

LOT A-1, ALVARADO GARDENS UNIT 3

(FILED 11/10/1986 VOLUME C-32, FOLIO 13)



ONE STOP SHOP • • • FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works – Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Robert Pearson

AGENT Wayjohn Surveying

ADDRESS (w/ZipCode) 330 Louisiana Blvd NE

PROJECT NO. 1001901

APPLICATION NO. 02DRB 00696

$ 325.00 441006 / 4981000 (City Cases)

$ ~~441018 / 4981000 (County)~~

$ _____ 441011 / 7000110 (LUCC)

$ _____ 441018 / 4981000 (Notification)

$ 325.00 **Total amount due**

9955

WAYJOHN SURVEYING, INC.
11108 HUME AVE NE. 505-255-2052
ALBUQUERQUE, NM 87112

DATE 5/7/02 95-32-1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 325.00

three hundred and twenty five & 100/100 DOLLARS

Bank of America.

ACH R/T 107000327

FOR DRB APP SP 20202 #1001901

DUPLICATE
City of Albuquerque
Treasury Division

⑈009955⑈ ⑆107000327⑆ 0001233863 77⑈

05/07/2002 11:20AM LOC: ANE
X
RECEIPT# 00014714 WS# 007 TRANS# 0039
Account 441006 Fund 0110
Activity 4981000 TRSCCS
Trans Amt $325.00
J24 Misc 9/25/01 $325.00
CK $325.00
CHANGE $0.00

counterreceipt.doc

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S
____ Major Subdivision action	
X Minor Subdivision action	
____ Vacation SKETCH	V
____ Variance (Non-Zoning)	

SITE DEVELOPMENT PLAN	P
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	L

ZONING	Supplemental form Z
____ Annexation & Zone Establishment	
____ Sector Plan	
____ Zone Change	
____ Text Amendment	
____ Special Exception	E

APPEAL / PROTEST of...	A
____ 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: ROBERT PEARSON PHONE: 505-982-4411
ADDRESS: 255 STAAB STREET FAX:
CITY: SANTA FE STATE NM ZIP 87501 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): WAYJOHN SURVEYING INC (TOM JOHNSTON) PHONE: 255-2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJON SURV@AOL.COM

DESCRIPTION OF REQUEST: TO DIVIDE ONE PARCEL INTO 3 PARCELS AND GRANT PRIVATE EASEMENT.

____ 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. (NONE GIVEN) Block: Unit:
Subdiv. / Addn. VERANDA STREET CONDOMINIUMS
Current Zoning: R-2 Proposed zoning: SAME
Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 3
Total area of site (acres): 0.5444 Density if applicable: dwellings per gross acre: N/A dwellings per net acre:
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 1 012 060 480378 12016 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: (7) VERANDA ST NW (5) 2516 Candelaria Rd. NW
Between: RIO GRANDE BLVD NW and GLENWOOD ST 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.): DRB-93-041, ~~DRB~~-V-97-72/DRB-97-230 ZA-96-445, ZA-96-277

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

SIGNATURE [signature] DATE 4/22/02
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised December 2000

- ☐ ~~INTERNAL ROUTING~~
- ☐ ~~All checklists are~~ complete
- ☐ ~~All fees have been~~ collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☑ Site is within 1000ft of a landfill
- ☐ ~~F.H.D.P. density~~ bonus
- ☐ ~~F.H.D.P. fee rebate~~

Application case numbers	Action	S.F.	Fees
02DRB - - 00618	Sketch PRAC	5(3)	$ ⊖
			$
			$
			$
			$
Hearing date May 1st '02			Total $ ⊖

[signature] 4/23/02 Project # 1001901
Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☑ **SKETCH PLAT REVIEW AND COMMENT**

on one

- ✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ 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.**

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- __ Preliminary Plat reduced to 8.5" x 11"
- __ 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
- __ Copy of previous D.R.B. approved infrastructure list
- __ Copy of the Official D.R.B. Notice of approval
- __ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- __ Property owner's and City Surveyor's signatures on the Mylar drawing
- __ SIA financial guaranty verification
- __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- __ 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.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- __ Property owner's and City Surveyor's signatures on the Mylar drawing
- __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- __ Fee (see schedule)
- __ 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.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- __ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- __ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for 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 request
- __ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- __ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
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.

THOMAS D. JOHNSTON
Applicant name (print)

4/22/02
Applicant signature / date

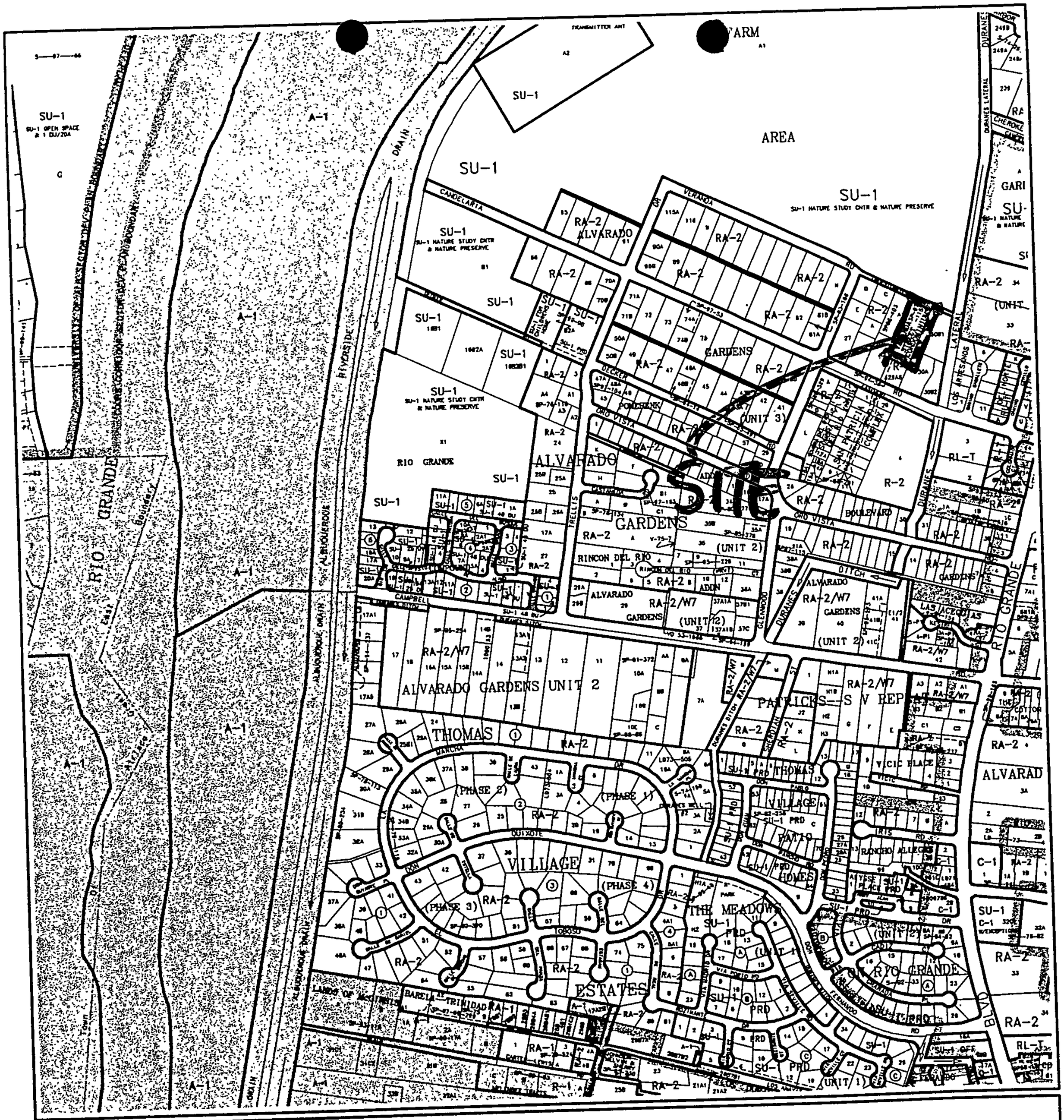
Form revised September 2001

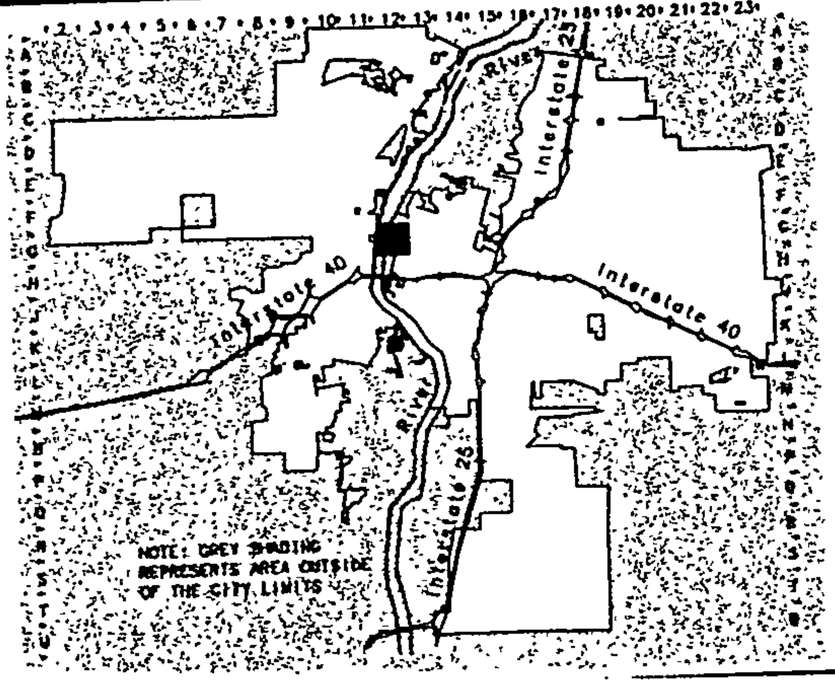
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02 DRB - ____ - 00618
____ - ____ - ____
____ - ____ - ____

4/23/02
Planner signature / date

Project # 1001901





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2001

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through July 19, 2001

Wayjohn Surveying, Inc. • 330 Louisiana Blvd., N.E. • Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

April 22, 2002

City of Albuquerque
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Veranda Street Condominiums

To Whom It May Concern:

My client, Bob Pearson, desires to divide the above described parcel into four lots. Mr. Pearson owned this parcel in 1994. He had divided the parcel into five lots. After that, an investment group purchased four of the lots. This land was purchased under a real estate contract from Mr. Pearson. They recombined the lots into one parcel and created a condominium in 1997. There were four units of Phase I of the Veranda Street Condominiums constructed. All four of the condominium units were sold to individual owners. Subsequently, the investment group defaulted on the real estate contract, and Mr. Pearson reacquired all of the property, excepting the finished condominiums, in 2000. A copy of the Special Master's deed is attached.

Mr. Pearson desires to replat the property so that it closely approximates the lots created in the 1994 plat. We have had to remove the exception for the Veranda Street Condominiums since the Condominium Owners association has refused to sign the plat. According to the Special Master's deed, the balance of the lots is Mr. Pearson's in fee simple. We have provided a note regarding the removal of Phase one of the condominiums, so that no title problems will be incurred at a later date.

We have provided a 40 foot private access, parking and drainage easement and a public utility easement. This easement approximates the previous easement granted by the 1994 plat, and it encompasses the existing infrastructure constructed for the condominiums. In addition, the maximum additional right of way for Veranda Street to create a 46' right of way, pending dedication from opposite property owners, was dedicated by the 1994 plat.

If you have any questions regarding this matter, please give me a call.

Sincerely,

Thomas D. Johnston, PS

CORRECTED SPECIAL MASTER'S DEED

KNOW ALL MEN BY THESE PRESENTS that:

By the *Stipulated Judgment, Decree of Foreclosure, Order of Sale and Appointment of Special Master* entered on July 6, 1999, in Bernalillo County District Court Number CV 99-00551 on the docket of the Second Judicial District Court of the State of New Mexico, styled "*Robert D. Pearson and Barbara C. Pearson, Plaintiffs,, vs. Hayden C.W. Rader, et al., Defendants*", foreclosing the Plaintiffs' mortgage lien on the land and real estate described therein, and ordering all the interest in said real property and real estate to be sold in accordance with the law and by order of said Court, the undersigned was appointed Special Master and ordered to sell the property hereby conveyed; and

The undersigned Special Master gave notice of Special Master's Sale and caused such notice to be published for four consecutive weeks commencing August 6, 1999, and ending August 27, 1999, in the Albuquerque Journal, a newspaper qualified to publish legal notices in Bernalillo County, New Mexico; and,

On September 3, 1999, at 10:00 o'clock a.m. on the steps of the Bernalillo County Courthouse, Albuquerque, New Mexico, after notice duly given in accordance with law, the undersigned did offer for sale the property hereby conveyed; and,

Plaintiffs, Robert D. Pearson and Barbara C. Pearson made the highest and best bid for the property hereby conveyed, and the Court has confirmed the sale of the property to Plaintiffs, Robert D. Pearson and Barbara C. Pearson for its bid and directed the undersigned to execute and deliver this deed conveying all of the right, title and interest of the Defendants named herein and any and all persons bound by the

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01/21/2000 02:33P
Judy D. Woodward Bern. Co. SPMD R 11.00 Bk-A1 Pg-6838

proceedings in the above referenced case, free and clear of all claims of any parties bound by these proceedings, except the right of redemption as provided by law;

NOW, THEREFORE, Reginald J. Garcia, Special Master, hereby grants, sells assigns and conveys to Plaintiffs, Robert D. Pearson and Barbara C. Pearson, whose address is 255 Stabb Street, Santa Fe, New Mexico 87501, the following-described real property situated in Bernalillo County, New Mexico:

> Lots numbered Twenty-nine-A-one (29-A-1), Twenty-nine-A-two (29-A-2), and Twenty-nine-A-three (29-A-3) of the Plat of the East one-half (E ½) of Lot Twenty-nine (29) of Alvarado Gardens Unit No. 3, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 10, 1994, in Plat Book 94C, Page 76.

and also described as:

> All of the Veranda Street Condominium property, being a Replat of Lots 29-A-1 through 29-A-4, Alvarado Gardens Unit Number 3, as the same is shown on the Plat thereof entitled "Veranda Street Condominiums, Replat of Lots 29-A-1 through 29-A-4, Alvarado Gardens Unit Number 3, Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico on June 5, 1997, in Volume 97C, Folio 177; LESS AND EXCEPT that parcel depicted as "Phase One" of Veranda Street Condominiums, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 1998 in Volume 98S, Folio 45, as Document No. 1998045144.

The foregoing being the land upon which the lien was foreclosed by the *Stipulated Judgment, Decree of Foreclosure, Order of Sale and Appointment of Special Master*, and which was sold to Robert D. Pearson and Barbara C. Pearson at the foreclosure sale, together with all the rights, title and interest of the Special Master and of any of the Defendants in the above entitled action and any and all persons claiming under and through them, either in law or in equity, in and to the above-described

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Judy D. Woodward Bern. Co. SPMD R 11.00 Bk-A1 Pg-6838

premises, but subject, however, to the approval of the sale by the Court, the right of redemption of such person(s) may be authorized by law to redeem the same within one(1) month from September 8, 1999, and subject to all covenants, restrictions and easements of record, any unpaid taxes, and governmental and condominium assessments.

WITNESS my hand and seal this 20 day of January, 2000.

REGINALD J. GARCIA
Special Master

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 20th day of January, 2000, by Reginald J. Garcia, Special Master.

Notary Public

My Commission expires:
7/16/2002

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5327354
Page: 3 of 3
01/21/2000 02:33P

MARK J. CARRILLO
BERNALILLO COUNTY ASSESSOR
P.O. BOX 27108
ALBUQUERQUE, NEW MEXICO 87125
(505) 222-3700
SITUS:

THIS NOTICE WILL RESULT IN A TAX BILL!

Your taxes for 2001 will be based on the values listed below. These values reflect analysis of the 2000 market. Please examine this notice carefully!

Every attempt is made to have current and correct information on our records. **IF ANY CHANGES** have occurred, please fill out the information on the reverse side of this form and return it to the Bernalillo County Assessor at the above address.

ALWAYS USE UPC# AS REFERENCE

UPC# 1 012 060 480378 12016
PEARSON ROBERT D & BARBARA C
255 STABB ST
SANTA FE NM 87501

IF THERE ARE ANY CHANGES, detach here and return top portion.

MARK J. CARRILLO
BERNALILLO COUNTY ASSESSOR
P.O. BOX 27108
ALBUQUERQUE, NEW MEXICO 87125
(505) 222-3700

2001 NOTICE OF VALUE

Your taxes for 2001 will be based on the following values. These values reflect analysis of the 2000 market. Please examine this notice carefully!

CLASS NRES TD A1 MRG A AFC A

ALWAYS USE UPC# AS REFERENCE

UPC# 1 012 060 480378 12016
PEARSON ROBERT D & BARBARA C
255 STABB ST
SANTA FE NM 87501

PROPERTY VALUE INFORMATION	
FULL LAND VALUE	1
Agric. Land	
FULL BUILDING VALUE	
FULL TOTAL VALUE	1
TAXABLE (1/3 Full Value)	
EXEMPTIONS	
Head of Family	
Veteran	
Other	
NET TAXABLE VALUE $	0

PROPERTY DESCRIPTION
Legal
VERANDA STREET CONDOMINIUMS PLAT OF LTS 29 A-1 THRU 29 A-3 ALVARADO GARDENS UNIT #3 (AKA
Property Address
DOC# 00006877

COMMENTS: BY LAW IF YOU ARE 65 YEARS OF AGE AND YOUR INCOME IS $18,000 YOU MAY BE ELIGIBLE FOR A VALUE FREEZE. CONTACT TERRI AT 222-3700.

THIS NOTICE WILL RESULT IN A TAX BILL!

The values shown reflect the property status as of January 1, 2001. Unless another of these forms is mailed to you, this will be your notice of value for property tax purposes.

YOUR TAXES FOR 2001 WILL BE BASED ON THIS TAXABLE VALUE. PLEASE EXAMINE THIS NOTICE CAREFULLY!

If you disagree with this valuation, you may file a protest with the Assessor's Office no later than this protest filing deadline to protect your legal rights.

PROTEST DEADLINE: JUN 29, 2001

Instructions for protesting, filing of exemptions or completing changes to this form are on the reverse side. For assistance, call the number listed above, between the hours of 8:00 and 5:00 Monday through Friday.

ESTE AVISO RESULTARA EN UNA FACTURA DE IMPUESTO!

Los valores presentados reflejan la condición de la propiedad al 1 del ano 2001. A no ser de que otra de estas formas sea enviada por correo a Usted, este es el unico aviso del valor de su propiedad para propósitos de impuesto.

SUS IMPUESTOS PARA EL 2001 ESTARAN BASADOS EN EL VALOR NETO DE SU PROPIEDAD. POR FAVOR DE EXAMINAR ESTE AVISO CUIDADOSAMENTE.

Si Usted no está de acuerdo con esta evaluación, Usted podrá registrar una protesta con la Oficina del Asesor no más tarde de la fecha de registro de esta protesta, para proteger sus derechos legales.

FECHA FINAL DE LA PROTESTA: JUN 29, 2001

Instrucciones para la protesta, aplicacion para exepciones o cambios en esta forma están al lado reversa de esta forma. Para asistencia llame al número puesto arriba, entre las horas de 8:00 y 5:00 de Lunes a Viernes.