

13



DRB CASE ACTION LOG

REVISED 1/16/2003

5-29-03
JM

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.: 03-00203 (P&F)
Project Name: SANDIA GLOW SUBDIVISION
Agent: HARRIS SURVEYING

Project # 1002033
EPC Application No.:
Phone No.: 888-3066-7222

Project Number

1002033

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/26/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Check for All utility Company
 Signatures
 Need DXF file, ANNUAL letter
- UTILITIES:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign):
 See comments dated _____
 EPC comments (name) _____
 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 recorded plat AND a DXF File for Planning.

5-29-03

APPLICATION NO. 03-06203 P+P	PROJECT NO. 180 2033
PROJECT NAME SANDIA GLOW	
EPC APPLICATION NO.	
APPLICANT / AGENT Jim Wilks	PHONE NO. 888-3066
ZONE ATLAS PAGE D-21	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
5/29/03 DXF approved JMW		

(Return form with plat / site plan)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002033 Subdivision Name Sandia Glow
Surveyor Anthony Harris Company Harris Surveying
Contact person Jim Wilks Phone # 888-3066 email

Patricia M. Gert
Approved _____ *Not Approved _____ Date 5/29/03

DXF RECEIVED 5/29/03 DATE * in adequate dxf received on 5/9
 HARD-COPY RECEIVED 5/9/03 DATE surveyor notified via
 DISCLOSURE STATEMENT Jim Wilks

local ground coord rotated to grid

*Not Approved for one or more of the following reasons:

File Format and naming

- 1) ___ Format is not DXF file in ASCII format
- 2) ___ No hard copy of the final plat submitted
- 3) ___ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information necessary to rotate from ground to grid
- 7) ___ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) ___ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) ___ Digital submittal does not match final plat
- 10) ___ Parcel lines are not in one separate layer
- 11) ___ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) ___ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 2033 to agiscov on 5/29/03 Client Notified 5/29/03

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DRB CASE ACTION LOG

REVISED 1/16/2003

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-00203 (P&F)
Project Name: **SANDIA GLOW SUBDIVISION**
Agent: Harris Surveying Inc.

Project # **1002033**
EPC Application No.:
Phone No.:

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): _____
 - See comments dated** _____
 - EPC comments (name)** _____
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 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - Copy of recorded plat AND a DXF File for Planning.**

Project Number

1002033



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

2-27-2003

13. Project # 1002033

03DRB-00201 Minor-Vacation of Private Easements
03DRB-00203 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s).
[REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21)

At the February 26, 2003, Development Review Board meeting, the Vacation of Private Easements was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

The Preliminary Plat was approved with final sign off delegated to Transportation Development for Utility company signatures.

If you wish to appeal this decision, you must do so by March 13, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.



OFFICIAL NOTICE OF DECISION

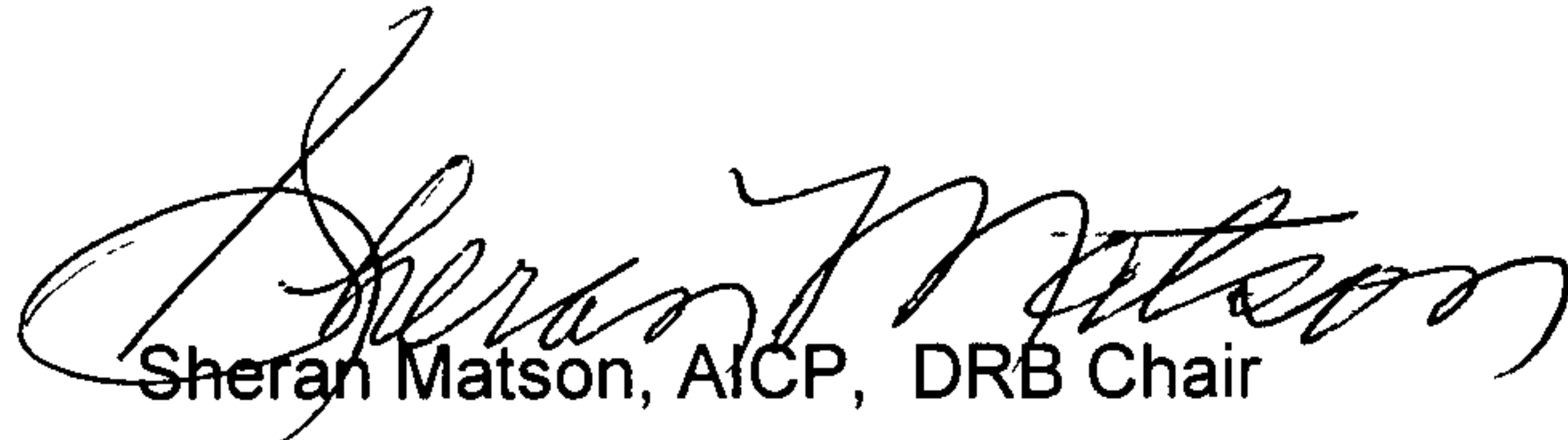
PAGE TWO

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 a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe St NE, 87110
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File



DRB CASE ACTION LOG

REVISED 1/16/2003

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DRB Application No.: 03-00203 (P&F)	Project # 1002033
Project Name: SANDIA GLOW SUBDIVISION	EPC Application No :
Agent: HARRIS SURVEYING	Phone No.: 888-3066 Dan Wilks

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/26/03 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Check for All utility Company
 Signatures

UTILITIES _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____
 See comments dated _____
 EPC comments (name) _____
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Project Number 1002033



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: 1002033

AGENDA ITEM NO: 13

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:

Need site sketch of what is built to approve vacation.

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:

PUE sig

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: February 26, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 26, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, 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 (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: 9:00 A.M. Adjourned: 12:35 P.M.
- 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 # 1002461**
03DRB-00164 Minor-Prelim&Final Plat
Approval
03DRB-00163 Major-Bulk Land Variance

ALDRICH LAND SURVEYING agent(s) for CURB INC request(s) the above action(s) for all or a portion of El Rancho Grande 1, Tract(s) 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-B, (to be known as **EL RANCHO GRANDE 9A & 9B**) and a portion of Tract(s) 1, Salazar-Davis Tracts EL RANCHO GRANDE I, zoned R-LT, located on BLAKE RD SW, between UNSER BLVD SW and FUTURE 98TH ST SW containing approximately 84 acre(s). [REF: 02DRB-00609] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 1) AMAFCA EASEMENT DEFINITION. A NOTE STATING THE INCLUSION OF A BETTER DEFINED BLANKET DRAINAGE EASEMENT. 3) ADD TRACT 8A TO NOTE 12. VERIFY THAT ALL TRACTS CAN SUPPORT THE OFF-SITE STREET INFRASTRUCTURE. THIS INCLUDES AND DRAINAGE CROSSINGS.**

2. **Project # 1001347**
03DRB-00165 Major-Bulk Land Variance
03DRB-00167 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, D, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE 6, 7 & 8**, zoned RLT, located on SNOW VISTA BLVD SW, between BENAVIDES RD SW and DE ANZA DR SW containing approximately 58 acre(s). [REF: 02DRB-01829] (M-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 1) AMAFCA'S SIGNATURE. 2) AMOLE DRAINAGE RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE. 3) ADD EXISTING EASEMENT TO TRACT C-1.**

3. **Project # 1001579**
03DRB-00133 Major-Vacation of Pub
Right-of-Way
03DRB-00132 Minor-Prelim&Final Plat
Approval
- GREATER ALBUQUER. HOUSING PARTNERSHIP,
request(s) the above action(s) for all or a portion of Lot(s)
21, 22, 23, AND 24, Block(s) 13, **EMIL-MANN ADDITION**,
zoned R-2, located on BELL AVE SE, between MESILLA
SE and ESPANOLA SE containing approximately 1
acre(s). [REF: 01EPC-01613, 01EPC-01614, 02DRB-
00612] (L-19) **VACATION APPROVED AS SHOWN ON
EXHIBIT B IN THE PLANNING FILE. PRELIMINARY
PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF
DELEGATED TO PARKS FOR PARK DEDICATION AND
PLANNING FOR THE 15-DAY APPEAL PERIOD.**
4. **Project # 1002243**
03DRB-00121 Major-Preliminary Plat
Approval
03DRB-00122 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for TS
MCNANEY & ASSOCIATES request(s) the above action(s)
for all or a portion of Tract(s) 463, Town of Atrisco Grant,
Unit 7, (to be known as **DESERT SAGE SUBDIVISION,
UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW,
between SAGE RD SW and SAN YGNACIO RD SW
containing approximately 6 acre(s).[REF:02EPC01460]
[DEFERRED FROM 2/26/03] (L-10) **DEFERRED AT THE
AGENT'S REQUEST TO 4/2/03.**
5. **Project # 1001067**
03DRB-00123 Major-SiteDev Plan
BldPermit
- JIM MEDLEY ARCHITECT agent(s) for AMERITUS
HOSPITALITY INC request(s) the above action(s) for all or
a portion of Lot(s) 1& 2, Block(s) 4-A, **SUNPORT PARK**,
zoned IP, located on WOODWARD RD SE, between 1-25
SE and UNIVERSITY SE containing approximately 3
acre(s). (M-15) **SITE PLAN FOR BUILDING PERMIT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED TO
UTILITIES DEVELOPMENT FOR 1) UTILITY PLAN SHOWING
METER SIZE AND LOCATION, FIRE LINES AND SEWER
CONNECTIONS, TO TRANSPORTATION DEVELOPMENT
FOR 1) SHOW DRIVEWAY-DEVELOPMENTS ON THE
OPPOSITE SIDE OF THE ADJACENT STREETS. 2) CLARIFY
THE NEW STREET IMPROVEMENTS VERSUS EXISTING
STREET INFRASTRUCTURE. 3) 8-FOOT SIDEWALK
REQUIRED WHERE THERE IS VEHICULAR OVERHANGING
IN THE PARKING LOT, TO PLANNING FOR RELEASE
LETTER FROM ENVIRONMENTAL HEALTH.**

6. **Project # 1002002**
03DRB-00168 Major-Vacation of Public
Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: PUBLIC WATER AND SANITARY SEWER EASEMENTS WILL BE REQUIRED. THIS SUPERCEDES THE PRIOR VACATION REQUEST.**

7. **Project # 1002462**
03DRB-00166 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [DEFERRED FROM 2/26/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

8. **Project # 1002141**
02DRB-01230 Major-Vacation of Pub
Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF:DRB-99-193,1001686,02-00489] [DEFERRED FROM 11/13/02, 12/4/02 & 2/12/03 & 2/26/03] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 MONKBRIDGE ADDITION, **LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03 & 2/26/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK...

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

10. **Project # 1001516**
03DRB-00218 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for MARIE COLEMAN request(s) the above action(s) for all or a portion of Tract(s) 210, 211 and Tracts 212, 215-A & 215-B, MRGCD MAP 38, **LANDS OF COLEMAN AND SANZARI**, zoned H-1, located on CHURCH ST NW, between ROMERO ST NW and SAN FELIPE ST NW containing approximately 1 acre(s). (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A CROSS DRAINAGE EASEMENT.**

11. **Project # 1001916**
03DRB-00230 Minor-Final Plat Approval

BOHANNAN HUSTON INC. agent(s) for SIVAGE THOMAS HOMES, INC., request(s) the above action(s) for all or a portion of Tract(s) Y1A1A2, Ventana Ranch, (to be known as **PINON POINTE @ VENTANA RANCH, UNIT 4**, zoned R-LT, located on IRVING BLVD NW WEST OF RAINBOW BLVD NW containing approximately 9 acre(s). [REF: 02-00651] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002183**
03DRB-00227 Major-Final Plat Approval
03DRB-00305 Street Name Change

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) S, **EAGLE SPRINGS SUBDIVISION – UNIT 2**, and Tract 2, Lot(s) 18-19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned RD-7 DU/AC, located on SIGNAL AVE NW, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF:02DRB01317,02DRB01570/01572/01573]C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND OPEN SPACE NOTE AND PLANNING FOR SIGNATURE FROM EAGLE SPRINGS HOMEOWNERS ASSOCIATION. THE STREET NAME CHANGE WAS APPROVED TO CHANGE STREET FROM WILLOW SPRINGS CT NE TO WILLOW SPRINGS RD NE.**

13. **Project # 1002033**
03DRB-00201 Minor-Vacation of Private Easements
03DRB-00203 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR UTILITY COMPANY SIGNATURES.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

14. **Project # 1002478**
03DRB-00232 Minor-Sketch Plat or Plan

RAYMOND LEE DENNIS, PE agent(s) for JOHN KUSIANOVICH, request(s) the above action(s) for all or a portion of Tract(s) T-4, **VISTA DEL NORTE**, zoned M-2, located adjacent to EL PUEBLO RD NE between JEFFERSON ST NE AND EDITH ST NE containing approximately 23 acre(s). [REF: S-99-130] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002479**
03DRB-00233 Minor-Sketch Plat or Plan
- FRED ARFMAN agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1 for PRD/8 du's ac, located on WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1002480**
03DRB-00234 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-1, **ARROWOOD RANCH DEVELOPMENT**, (to be known as **ANDERSON HILLS WEST SUBDIVISION**) zoned RLT, R-2, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 98TH ST SW containing approximately 208 acre(s). [REF: 1001979, Z-99-58] (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1002483**
03DRB-00242 Minor-Sketch Plat or Plan
- ROHDE MAY KELLER MCNAMARA ARCHITECTURE, agent(s) for CITY OF ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 3, **LOMA VERDE**, zoned P-R, located on CENTRAL AVE NE, between GROVE ST NE and CHARLESTON ST NE containing approximately 3 acre(s). [REF: Z-79-144](K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board minutes for February 12, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: NONE

ADJOURNED: 12:35 P.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 26, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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- A. Call to Order: 9:00 A.M. Adjourned: 12:35 P.M.
- 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 # 1002461**
03DRB-00164 Minor-Prelim&Final Plat Approval
03DRB-00163 Major-Bulk Land Variance

ALDRICH LAND SURVEYING agent(s) for CURB INC request(s) the above action(s) for all or a portion of El Rancho Grande 1, Tract(s) 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-B, (to be known as **EL RANCHO GRANDE 9A & 9B**) and a portion of Tract(s) 1, Salazar-Davis Tracts EL RANCHO GRANDE I, zoned R-LT, located on BLAKE RD SW, between UNSER BLVD SW and FUTURE 98TH ST SW containing approximately 84 acre(s). [REF: 02DRB-00609] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 1) AMAFCA EASEMENT DEFINITION. A NOTE STATING THE INCLUSION OF A BETTER DEFINED BLANKET DRAINAGE EASEMENT. 3) ADD TRACT 8A TO NOTE 12. VERIFY THAT ALL TRACTS CAN SUPPORT THE OFF-SITE STREET INFRASTRUCTURE. THIS INCLUDES AND DRAINAGE CROSSINGS.**

2. **Project # 1001347**
03DRB-00165 Major-Bulk Land Variance
03DRB-00167 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, D, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE 6, 7 & 8**, zoned RLT, located on SNOW VISTA BLVD SW, between BENAVIDES RD SW and DE ANZA DR SW containing approximately 58 acre(s). [REF: 02DRB-01829] (M-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 1) AMAFCA'S SIGNATURE. 2)AMOLE DRAINAGE RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE. 3) ADD EXISTING EASEMENT TO TRACT C-1.**

3. **Project # 1001579**
03DRB-00133 Major-Vacation of Pub
Right-of-Way
03DRB-00132 Minor-Prelim&Final Plat
Approval
- GREATER ALBUQUER. HOUSING PARTNERSHIP,
request(s) the above action(s) for all or a portion of Lot(s)
21, 22, 23, AND 24, Block(s) 13, **EMIL-MANN ADDITION**,
zoned R-2, located on BELL AVE SE, between MESILLA
SE and ESPANOLA SE containing approximately 1
acre(s). [REF: 01EPC-01613, 01EPC-01614, 02DRB-
00612] (L-19) **VACATION APPROVED AS SHOWN ON
EXHIBIT B IN THE PLANNING FILE. PRELIMINARY
PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF
DELEGATED TO PARKS FOR PARK DEDICATION AND
PLANNING FOR THE 15-DAY APPEAL PERIOD.**
4. **Project # 1002243**
03DRB-00121 Major-Preliminary Plat
Approval
03DRB-00122 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for TS
MCNANEY & ASSOCIATES request(s) the above action(s)
for all or a portion of Tract(s) 463, Town of Atrisco Grant,
Unit 7, (to be known as **DESERT SAGE SUBDIVISION,
UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW,
between SAGE RD SW and SAN YGNACIO RD SW
containing approximately 6 acre(s).[REF:02EPC01460]
[DEFERRED FROM 2/26/03] (L-10) **DEFERRED AT THE
AGENT'S REQUEST TO 4/2/03.**
5. **Project # 1001067**
03DRB-00123 Major-SiteDev Plan
BldPermit
- JIM MEDLEY ARCHITECT agent(s) for AMERITUS
HOSPITALITY INC request(s) the above action(s) for all or
a portion of Lot(s) 1& 2, Block(s) 4-A, **SUNPORT PARK**,
zoned IP, located on WOODWARD RD SE, between 1-25
SE and UNIVERSITY SE containing approximately 3
acre(s). (M-15) **SITE PLAN FOR BUILDING PERMIT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED TO
UTILITIES DEVELOPMENT FOR 1) UTILITY PLAN SHOWING
METER SIZE AND LOCATION, FIRE LINES AND SEWER
CONNECTIONS, TO TRANSPORTATION DEVELOPMENT
FOR 1) SHOW DRIVEWAY-DEVELOPMENTS ON THE
OPPOSITE SIDE OF THE ADJACENT STREETS. 2) CLARIFY
THE NEW STREET IMPROVEMENTS VERSUS EXISTING
STREET INFRASTRUCTURE. 3) 8-FOOT SIDEWALK
REQUIRED WHERE THERE IS VEHICULAR OVERHANGING
IN THE PARKING LOT, TO PLANNING FOR RELEASE
LETTER FROM ENVIRONMENTAL HEALTH.**

6. **Project # 1002002**
03DRB-00168 Major-Vacation of Public
Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: PUBLIC WATER AND SANITARY SEWER EASEMENTS WILL BE REQUIRED. THIS SUPERCEDES THE PRIOR VACATION REQUEST.**

7. **Project # 1002462**
03DRB-00166 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [DEFERRED FROM 2/26/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

8. **Project # 1002141**
02DRB-01230 Major-Vacation of Pub
Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE.[REF:DRB-99-193,1001686,02-00489] [DEFERRED FROM 11/13/02, 12/4/02 & 2/12/03 & 2/26/03] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat Approval
- ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 MONKBRIDGE ADDITION, **LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03 & 2/26/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK...

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

10. **Project # 1001516**
03DRB-00218 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD. agent(s) for MARIE COLEMAN request(s) the above action(s) for all or a portion of Tract(s) 210, 211 and Tracts 212, 215-A & 215-B, MRGCD MAP 38, **LANDS OF COLEMAN AND SANZARI**, zoned H-1, located on CHURCH ST NW, between ROMERO ST NW and SAN FELIPE ST NW containing approximately 1 acre(s). (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A CROSS DRAINAGE EASEMENT.**
11. **Project # 1001916**
03DRB-00230 Minor-Final Plat Approval
- BOHANNAN HUSTON INC. agent(s) for SIVAGE THOMAS HOMES, INC., request(s) the above action(s) for all or a portion of Tract(s) Y1A1A2, Ventana Ranch, (to be known as **PINON POINTE @ VENTANA RANCH, UNIT 4**, zoned R-LT, located on IRVING BLVD NW WEST OF RAINBOW BLVD NW containing approximately 9 acre(s). [REF: 02-00651] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002183**
03DRB-00227 Major-Final Plat Approval
03DRB-00305 Street Name Change

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) S, **EAGLE SPRINGS SUBDIVISION – UNIT 2**, and Tract 2, Lot(s) 18-19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned RD-7 DU/AC, located on SIGNAL AVE NW, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF:02DRB01317,02DRB01570/01572/01573]C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND OPEN SPACE NOTE AND PLANNING FOR SIGNATURE FROM EAGLE SPRINGS HOMEOWNERS ASSOCIATION. THE STREET NAME CHANGE WAS APPROVED TO CHANGE STREET FROM WILLOW SPRINGS CT NE TO WILLOW SPRINGS RD NE.**

13. **Project # 1002033**
03DRB-00201 Minor-Vacation of Private Easements
03DRB-00203 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR UTILITY COMPANY SIGNATURES.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

14. **Project # 1002478**
03DRB-00232 Minor-Sketch Plat or Plan

RAYMOND LEE DENNIS, PE agent(s) for JOHN KUSIANOVICH, request(s) the above action(s) for all or a portion of Tract(s) T-4, **VISTA DEL NORTE**, zoned M-2, located adjacent to EL PUEBLO RD NE between JEFFERSON ST NE AND EDITH ST NE containing approximately 23 acre(s). [REF: S-99-130] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002479**
03DRB-00233 Minor-Sketch Plat or Plan
- FRED ARFMAN agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1 for PRD/8 du's ac, located on WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1002480**
03DRB-00234 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-1, **ARROWOOD RANCH DEVELOPMENT**, (to be known as **ANDERSON HILLS WEST SUBDIVISION**) zoned RLT, R-2, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 98TH ST SW containing approximately 208 acre(s). [REF: 1001979, Z-99-58] (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1002483**
03DRB-00242 Minor-Sketch Plat or Plan
- ROHDE MAY KELLER MCNAMARA ARCHITECTURE, agent(s) for CITY OF ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 3, **LOMA VERDE**, zoned P-R, located on CENTRAL AVE NE, between GROVE ST NE and CHARLESTON ST NE containing approximately 3 acre(s). [REF: Z-79-144](K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board minutes for February 12, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: NONE

ADJOURNED: 12:35 P.M.

CITY OF ALBUQUERQUE
Planning Department
Development Review Board Comments
February 19, 2003

Item # 14

Project # 1002033

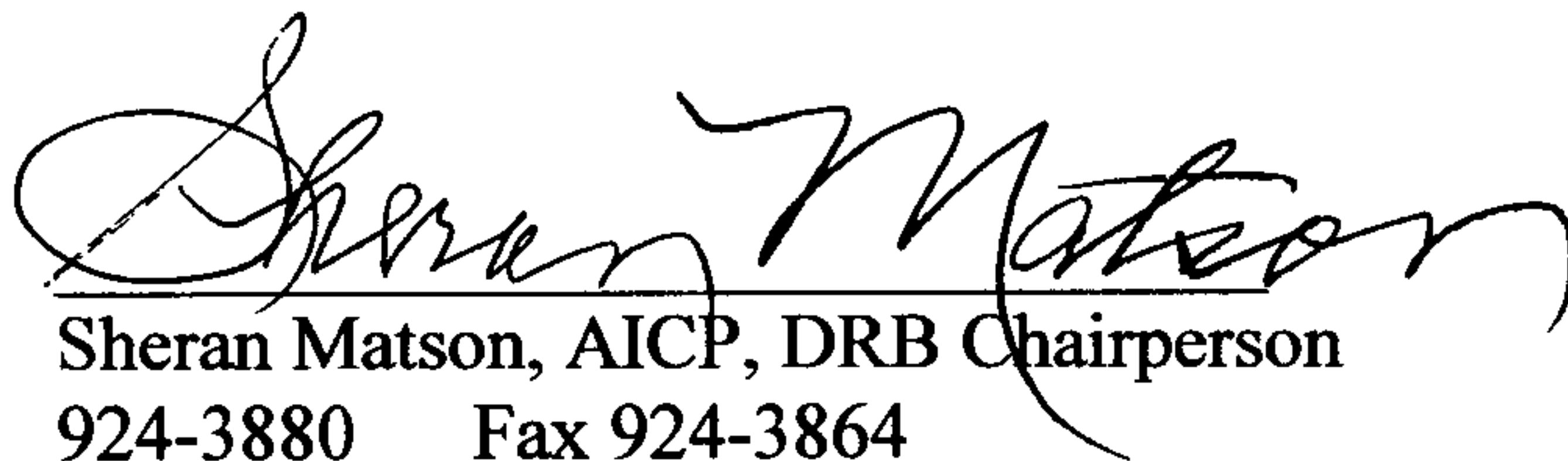
Application # 03DRB-0189, 00201, 00203

RE: Sandia Glow Subdivision, Lots 2A-18A/ XSIA to Defer Side, Vacation of Private Easements, Prelim & Final Plat

No objection to the sidewalk deferral, vacation of easements or final plat approval.

Applicant may record this plat. However, Planning must have a recorded copy to close the file.

Please provide a digital dxf file showing easement, parcel & right of way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. The information may be emailed to jmcsorley@cabq.gov or provided on a disk.


Sheran Matson, AICP, DRB Chairperson
924-3880 Fax 924-3864



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002033

AGENDA ITEM NO: 14

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 <i>sw</i> |
| (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:(x) AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.
 Need to see who the beneficiary was on the original plat.

RESOLUTION:

2-yr ext *3-5-03*
Vacation/Plat

APPROVED X; 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: February 19, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002033

Item No. 14

Zone Atlas D-21

DATE ON AGENDA 2-19-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (x) PRELIMINARY PLAT (x) FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT (x) VACATION OF PRIVATE ESMT.

No.	Comment
<input type="checkbox"/>	What are the easements for?
<input type="checkbox"/>	No adverse comment on the plat.

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



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002033
Application Number: 03DRB-00201

DRB Date: 2/19/03
Item Number: 14

Subdivision:

lots 2A-18A Sandia Glow Sub.

Zoning: RD

Zone Page: D-21

New Lots (or units) : 0


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

Parks and Recreation Comments:

Defer to Utilities regarding vacation request.

No adverse comment on the plat.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

February 19, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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- A. Call to Order: 9:00 a.m. Adjourned: 11:57 a.m.
- 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 # 1000376**
03DRB-00113 Major-Two Year SIA

WITHDRAWN AT AGENT'S REQUEST

BOHANNAN HUSTON, INC. agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) ALL, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located SOUTH OF MCMAHON BLVD NW, between UNSER BLVD NW and VIRGO ST NW. [REF: 02DRB-00034, 00DRB-00908, 00DRB-00380] (A-11)
WITHDRAWN AT AGENT'S REQUEST

2. **Project # 1000444**
03DRB-00102 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for **STONEBRIDGE SUBDIVISION, UNIT 4**, zoned R-1, located SOUTH OF WESTSIDE BLVD NW, between STONEBRIDGE NW and STONEBROOK NW containing approximately 16 acre(s). [REF: 01DRB-00826] (A-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001232**
03DRB-00095 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for VISTA MANAGEMENT HOME COMMUNITY, LP request(s) the above action(s) for all or a portion of Tract(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1/MP special use zone, located on the WEST SIDE OF 94TH ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 25 acre(s). [REF: DRB-94-621, DRB-85-298, Z-79-40, 02DRB-00672] (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

4. **Project # 1000503**
03DRB-00119 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC), located on EAGLE CREST AVE. NE, between EAGLE VISTA DR NE and EAGLE LAUNCH DR NE containing approximately 1 acre(s). [REF: 00410-00607, 02DRB-01267] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1000159**
03DRB-00120 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC) located on EAGLE VIEW AVE NE between VISTAS DR NE and SOARING EAGLE DR NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000485**
03DRB-00116 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for AMERICAN SOUTHWEST HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D (9 DU/AC) located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02-DRB-01172, DRB-98-176] (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 **MONKBRIDGE ADDITION, LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

8. **Project # 1001267**
03DRB-00021 Major-Preliminary Plat
Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1001376**
02DRB-01965 Major-Preliminary Plat
Approval
02DRB-01966 Major-Vacation of Pub Right-
of-Way
02DRB-01967 Minor-Sidewalk Waiver
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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.

10. **Project # 1002332**
03DRB-00179 Minor-SiteDev Plan
BldPermit/EPC
- HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS agent(s) for DON KEITH request(s) the above action(s) for all or a portion of Tract(s) 75, Unit 6, Town of Atrisco Grant (to be known as **KEITH APARTMENTS**, zoned SU-1 for Apts, located on 59TH ST SW, between 57TH ST SW and 61ST ST SW containing approximately 1 acre(s). [REF: 02EPC-01690, 02EPC-01692, 02EPC-01694] **[Makita Hill, EPC Case Planner] (K-11) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR PARK DEDICATION REQUIREMENT AND TRANSPORTATION DEVELOPMENT FOR ADEQUATE VISIBILITY AND HANDICAP ASSESSABLE DRIVE PADS.**
11. **Project # 1002329**
03DRB-00200 Minor-SiteDev Plan
BldPermit/EPC
- R. D. HABIGER & ASSOCIATES agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH**, zoned SU-1 special use zone, for Church & Related Facilities, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and OSUNA RD NE containing approximately 5 acre(s). [REF: Z-93-88, DRB-93-328, 02EPC-01682] **[Makita Hill, EPC Case Planner] (F-21) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

12. **Project # 1001676**
03DRB-00208 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST, LLC agent(s) for SIMPSON HOUSING I NC. request(s) the above action(s) for all or a portion of Tract(s) 3A, **RIVERPOINT SUBDIVISION**, SAN MIGUEL APARTMENTS, PHASE III, zoned SU-1 for PDA, located on COORS BLVD NW, between COORS BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 3 acre(s). [REF:01EPC-01872] **[Juanita Vigil, EPC Case Planner](C-13) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE REQUIREMENT AND PARK DEDICATION REQUIREMENT.**

13. **Project # 1001569**
03DRB-00205 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00206 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for CHANT ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON ST NE, between SINGER BLVD NE and I-25 FRONTAGE ROAD containing approximately 3 acre(s). [REF: Z-97-20, 01128 01565/01566] **[Debbie Stover, EPC Case Planner] (F-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND A NOTE REGARDING CROSS ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

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

14. **Project # 1002033**
03DRB-00189 Minor-Ext of SIA for Temp
Defer SDWK

YVONNE SCARAFIOTTI request(s) the above action(s) for all or a portion of Lot(s) 3 & 10-16, Tract(s) 3, Unit 2, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: DRB-97-76] (D-21) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

Project # 1002033
03DRB-00201 Minor-Vacation of Private
Easements
03DRB-00203 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

15. **Project # 1002369**
03DRB-00202 Minor-Prelim&Final Plat
Approval

RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, LANDS OF CORRIZ, **SYMPHONY SUBDIVISION**, zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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

16. **Project # 1002471**
03DRB-00198 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC (STEVE COE) request(s) the above action(s) for all or a portion of Tract(s) 90B (to be known as **LANDS OF COE/BOMBACH (LOTS 1 & 2)**, MRGCD MAP 39, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [REF: Z-70-104, AX-70-27] (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1002472**
03DRB-00204 Minor-Sketch Plat or Plan
- THE GROUP agent(s) for ADIL RIZI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2 (to be known as **COURTYARDS @ ALAMEDA**) NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, located on BARSTOW ST NE, between ALAMEDA BLVD NE and OAKLAND NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1002473**
03DRB-00207 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for D. R. HORTON BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 9-20, Block(s) 5, Tract 3. Unit 3, (to be known as **DESERT VISTA SUBDIVISION**, NORTH ALBUQUERQUE ACRES, zoned R-D /5DUA, located on SIGNAL AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 11 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board minutes for February 5, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

20.

Other Matters: NONE

ADJOURNED: 11:57 A.M.



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-21-02

2. Project # 1002033
02DRB-01655 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 10, **SANDIA GLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SANDIA GLO CT NE, between CORONADO AVE NE and KARAK RD NE containing approximately 1 acre(s). [REF: 02EPC-01195, 02DRB-00935, V-97-138, S-99-39] (D-21)

At the November 20, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

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.
2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

THIS VACATION WAS REMANDED BACK TO THE DEVELOPMENT REVIEW BOARD FROM THE ENVIRONMENTAL PLANNING COMMISSION.

If you wish to appeal this decision, you must do so by December 5, 2002 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.



**OFFICIAL NOTICE
PAGE TWO**

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).

Roger Green
Acting, DRB Chair

Cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412 D Monroe St NE, 87110
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002033 AGENDA#: 2 DATE: 11.20.02

1. Name: MR WILKS Address: AGENT Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

□

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, November 20, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002033
02DRB-01655 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 10, **SANDIA GLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SANDIA GLO CT NE, between CORONADO AVE NE and KARAK RD NE containing approximately 1 acre(s). [REF: 02EPC-01195, 02DRB-00935, V-97-138, S-99-39] (D-21)

Transportation Development:

- Refer to the agencies having interest in the easement for comments on the vacation action.



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1295 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002033

AGENDA ITEM NO: 2

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.

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: November 20, 2002



**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, November 20, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001594

02DRB-01621 Major-Bulk Land Variance
02DRB-01622 Major-Vacation of Pub Right-of-Way
02DRB-01623 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for INVESTMENTS & CONSTRUCTION request(s) the above action(s) for UNPLATTED TRACTS, **SALAZAR & DAVIS TRACTS**, zoned MULTIPLE, SEE RIO BRAVO SECTOR DEVELOPMENT PLAN, located SOUTH AND EAST OF CARTAGENA AVE SW, between DELGADO DR SW (IF EXTENDED SOUTH) and SNOW VISTA DIVERSION CHANNEL containing approximately 300 acre(s). [REF: 01500-01652, 01792 SK, Z-99-58] (N-9)

~~Project # 1002033~~

02DRB-01655 Major-Vacation of Public Easements

*Approved
Z E P C
removed
back*

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 10, **SANDIA GLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SANDIA GLO CT NE, between CORONADO AVE NE and KARAK RD NE containing approximately 1 acre(s). [REF: 02EPC-01195, 02DRB-00935, V-97-138, S-99-39] (D-21)

Project # 1002315

02DRB-01650 Major-Preliminary Plat Approval
02DRB-01651 Major-Vacation of Pub Right-of-Way
02DRB-01652 Major-Vacation of Public Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] (F-23)

Project # 1002318

02DRB-01649 Major-Bulk Land Variance
02DRB-01656 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **HIGH DESERT, (to be known as THE WILDERNESS @ HIGH DESERT)**, zoned SU-2 / HD R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND containing approximately 73 acre(s). (F-23)

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

Roger Green, Action Chair
Development Review Board



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
November 20, 2002
Project # 1002033

Project # 1002033
02DRB-01655 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 10, **SANDIA GLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SANDIA GLO CT NE, between CORONADO AVE NE and KARAK RD NE containing approximately 1 acre(s). [REF: 02EPC-01195, 02DRB-00935, V-97-138, S-99-39] (D-21)

AMAFCA	No comment.
COG	Consistent with established transportation plans and policies.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	
	Letter sent to North Albuquerque Acres (R) Neighborhood Assn.
APS	No adverse comments.
Police Department	
	A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comment.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.

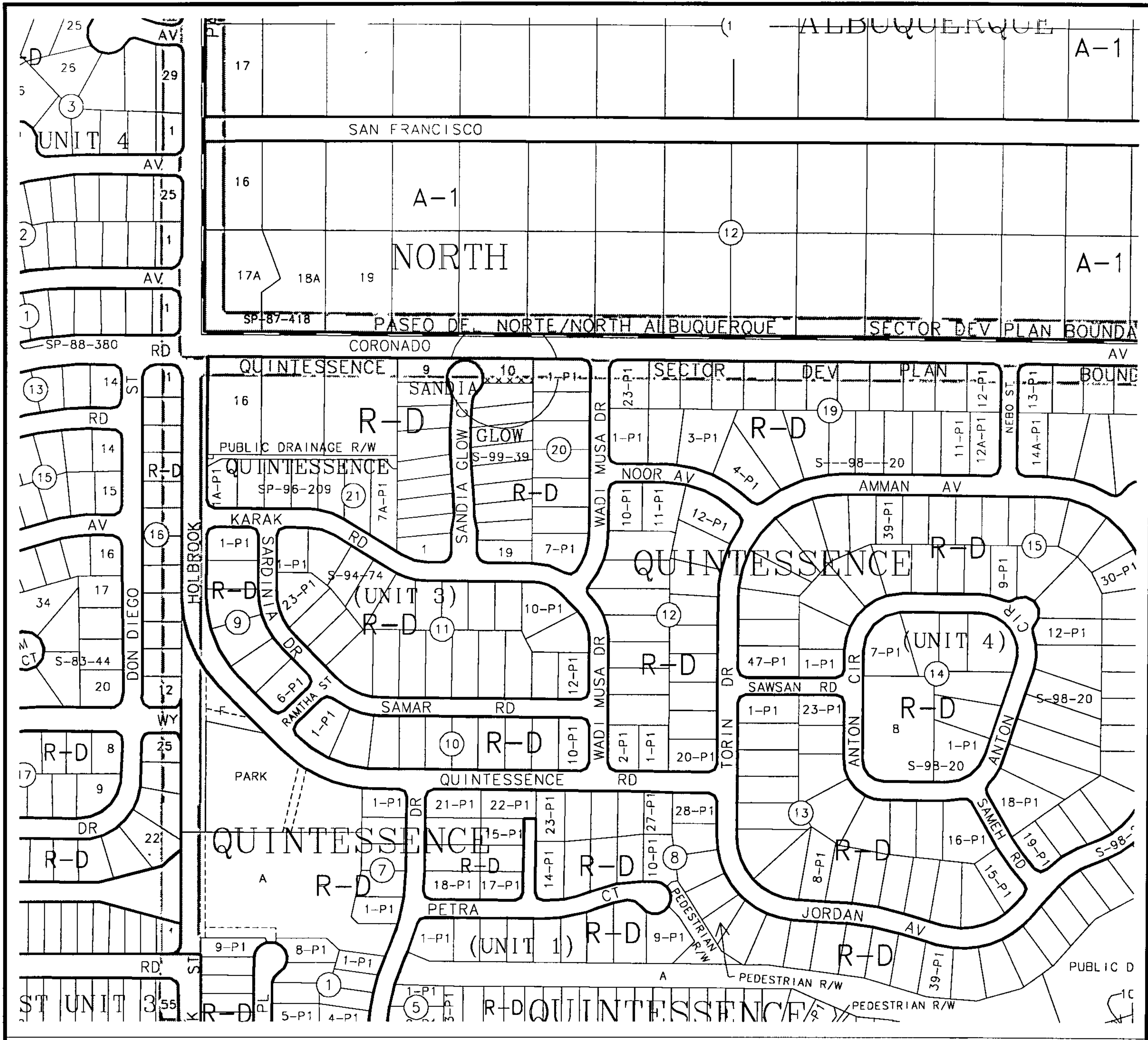
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	No objection to the vacation request.
Transportation Development	No objection to the vacation request.
Parks & Recreation	Defer to Utilities Development.
Utilities Development	No objection to Vacation request.
Planning Department	

No objection to the requested vacation of public easement on
Lot 10, Sandia Glow Subdivision.

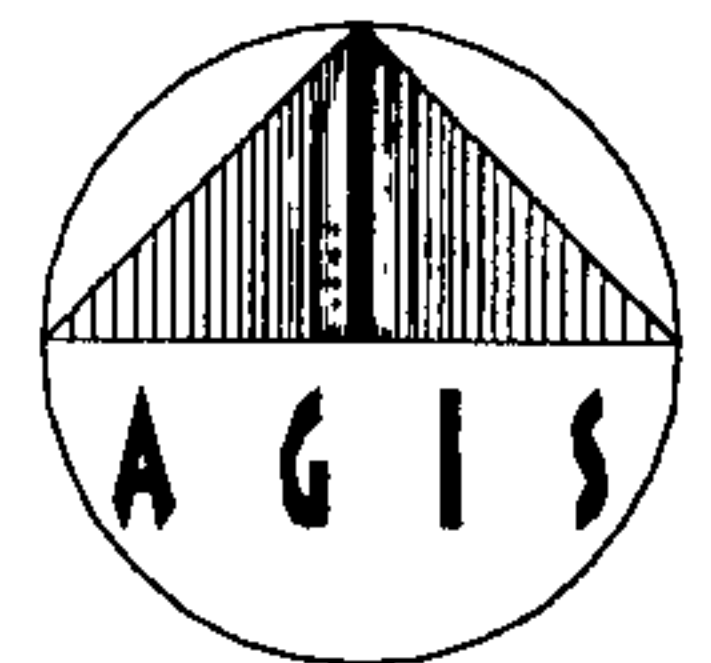
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Bealhen Construction, 8908 Adams NE, 87113

Harris Surveying Inc., 2412-D Monroe St NE, 87110



ZONING MAP



Scale 1" = 351'

PROJECT NO.
1002033

HEARING DATE
11-20-02

MAP NO.
D-21

ADDITIONAL CASE NUMBER(S)
02DRB-01655

Note: Shaded area indicates County Not to Scale

128

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: Nov. 20, 2002

Zone Atlas Page: D-21-E

Notification Radius: 100 Ft.

App# <u>02DRB-01655</u>
Proj# <u>1002033</u>
Other#

Cross Reference and Location: _____

Applicant: Bealben Construction ✓

Address: 8908 Adams NE, 87113

Agent: Harris Surveying, Inc. ✓

Address: 2412-D Monroe St. NE, 87110

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 10/31/02

Signature: K. Tsethlikoi

RECORDS WITH BELS

PAGE 1

102106305722530504	LEGAL: * 02 0 01 2NORTH ALBQ ACRES TR3 UNIT 2 PROPERTY ADDR: 00000 CORONADO AVE NE OWNER NAME: G-V INVESTMENTS OWNER ADDR: 00060 ROCK POINT	LAND USE: PL NE ALBUQUERQUE	NM 87122
102106307422530505	LEGAL: * 02 1 01 2NORTH ALBQ ACRES TR 3 UNIT NO 2 PROPERTY ADDR: 00000 CORONADO AVE NE OWNER NAME: G-V INVESTMENTS OWNER ADDR: 00060 ROCK POINT	LAND USE: PL NE ALBUQUERQUE	NM 87122
102106309122530506	LEGAL: * 02 2 01 2NORTH ALBQ ACRES TR 3 UNIT NO 2 PROPERTY ADDR: 00000 CORONADO AVE NE OWNER NAME: G-V INVESTMENTS OWNER ADDR: 00060 ROCK POINT	LAND USE: PL NE ALBUQUERQUE	NM 87122
102106305520830442	LEGAL: LOT 9 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1812 AC PROPERTY ADDR: 00000 7433 SANDIA GLOW CT NE OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT OWNER ADDR: 01573 EAGLE RIDGE	LAND USE: CT NE ALBUQUERQUE	NM 87122
102106307620830443	LEGAL: LOT 10 P LAT OF LOTS 1-19 SANDIA GLOW CONT .1810 AC PROPERTY ADDR: 00000 7436 SANDIA GLOW CT NE OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT OWNER ADDR: 01573 EAGLE RIDGE	LAND USE: CT NE ALBUQUERQUE	NM 87122
102106308820630424	LEGAL: LT 1 -P1 BLK 20 VACATION & REPL FOR QUINTESSENCE UN PROPERTY ADDR: 00000 7423 WADI MUSA DR NE OWNER NAME: LUCERO LARRY M & JAN E OWNER ADDR: 07423 WADI MUSA	LAND USE: DR NE ALBUQUERQUE	NM 87122
102106305520230441	LEGAL: LOT 8 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1705 AC PROPERTY ADDR: 00000 7431 SANDIA GLOW CT NE OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT OWNER ADDR: 01573 EAGLE RIDGE	LAND USE: CT NE ALBUQUERQUE	NM 87122
102106307620230444	LEGAL: LOT 11 P LAT OF LOTS 1-19 SANDIA GLOW CONT .1691 AC PROPERTY ADDR: 00000 7432 SANDIA GLOW CT NE OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT OWNER ADDR: 01573 EAGLE RIDGE	LAND USE: CT NE ALBUQUERQUE	NM 87122
102106308819830423	LEGAL: LT 2 -P1 BLK 20 VACATION & REPL FOR QUINTESSENCE UN PROPERTY ADDR: 00000 7419 WADI MUSA DR NE OWNER NAME: PARADISE WEST INC OWNER ADDR: 05016 LA FIESTA	LAND USE: DR NE ALBUQUERQUE	NM 87109
102106307619630445	LEGAL: LOT 12 P LAT OF LOTS 1-19 SANDIA GLOW CONT .1615 AC PROPERTY ADDR: 00000 7428 SANDIA GLOW CT NE OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT OWNER ADDR: 01573 EAGLE RIDGE	LAND USE: CT NE ALBUQUERQUE	NM 87122
102106305519530440	LEGAL: LOT 7 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1715 AC PROPERTY ADDR: 00000 7427 SANDIA GLOW CT NE OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT OWNER ADDR: 01573 EAGLE RIDGE	LAND USE: CT NE ALBUQUERQUE	NM 87122

RECORDS WITH LABELS

PAGE 2

102106308818930422	LEGAL: LT 3 -P1 BLK 20 VACATION & REPL FOR QUINTESSENCE UN PROPERTY ADDR: 00000 7415 WADI MUSA DR NE OWNER NAME: ALEXANDER ERNEST III OWNER ADDR: 07415 WADI MUSA	LAND USE: DR NE ALBUQUERQUE	NM 87109
102106307619230446	LEGAL: LOT 13 P LAT OF LOTS 1-19 SANDIA GLOW CONT .1628 AC PROPERTY ADDR: 00000 7424 SANDIA GLOW CT NE OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT OWNER ADDR: 01573 EAGLE RIDGE	LAND USE: CT NE ALBUQUERQUE	NM 87122



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: October 21, 2007

TO CONTACT NAME: Jonny Harris
COMPANY/AGENCY: Harris Surveying Inc
ADDRESS/ZIP: 2412 D Monroe St. NE 87110
PHONE/FAX #: 889-8056 / 889-8645

Thank you for your inquiry of 10-21-07 requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 10, Sandia Blow Subdivision

zone map page(s) D-21

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

<u>North Albuquerque Acres Comm.</u>	
Neighborhood Association	Neighborhood Association
Contact: <u>Jerry Janicke</u>	Contact: _____
<u>12505 Del Rey NE 87182</u>	_____
<u>856-1136 (w)</u>	_____
<u>Doug Cloud</u>	_____
<u>9729 San Francisco NE / 87182</u>	_____
<u>296-9504 (w) 856-9100 (w)</u>	_____

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

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,
Dalana R. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

7002 0460 0003 9963 5284

OFFICIAL USE

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



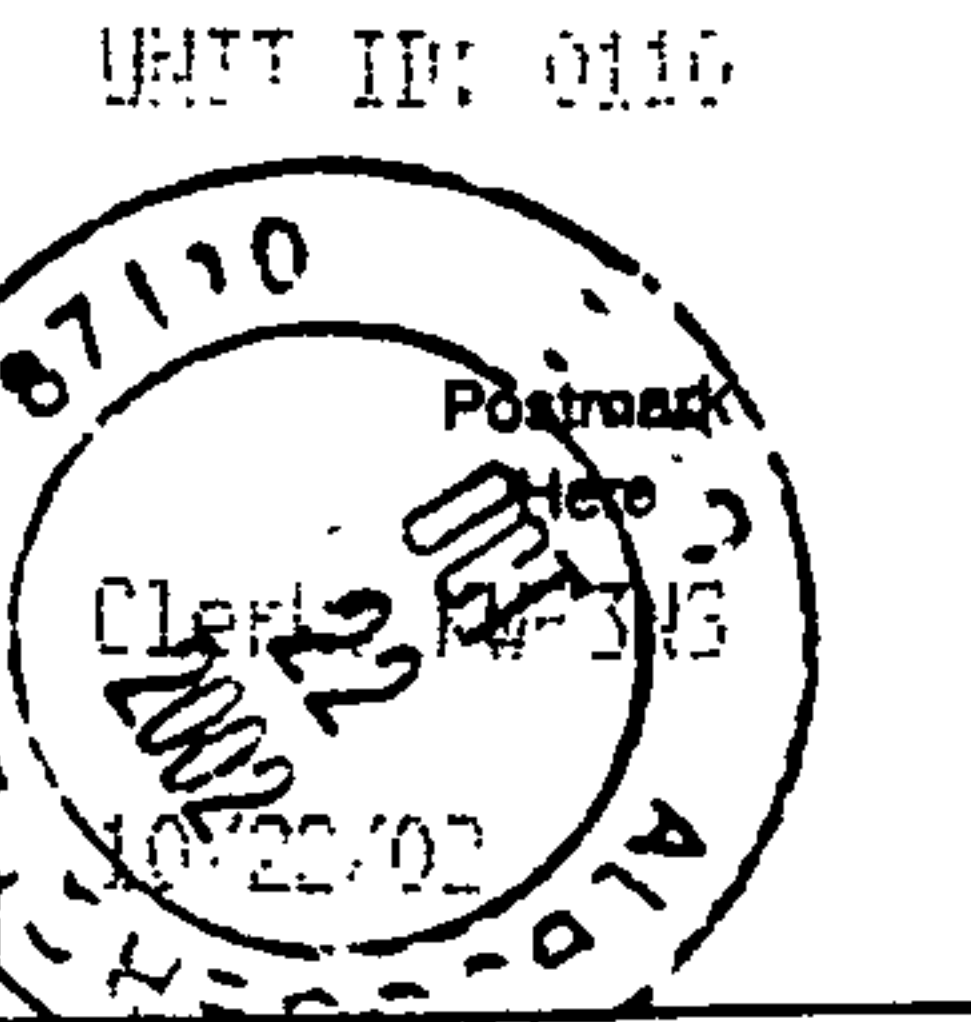
Sent To Jerry Janicke
Street, Apt. No.; or PO Box No. 12505 Del Rey N.E.
City, State, ZIP+ 4 Albuquerque, NM 87122

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

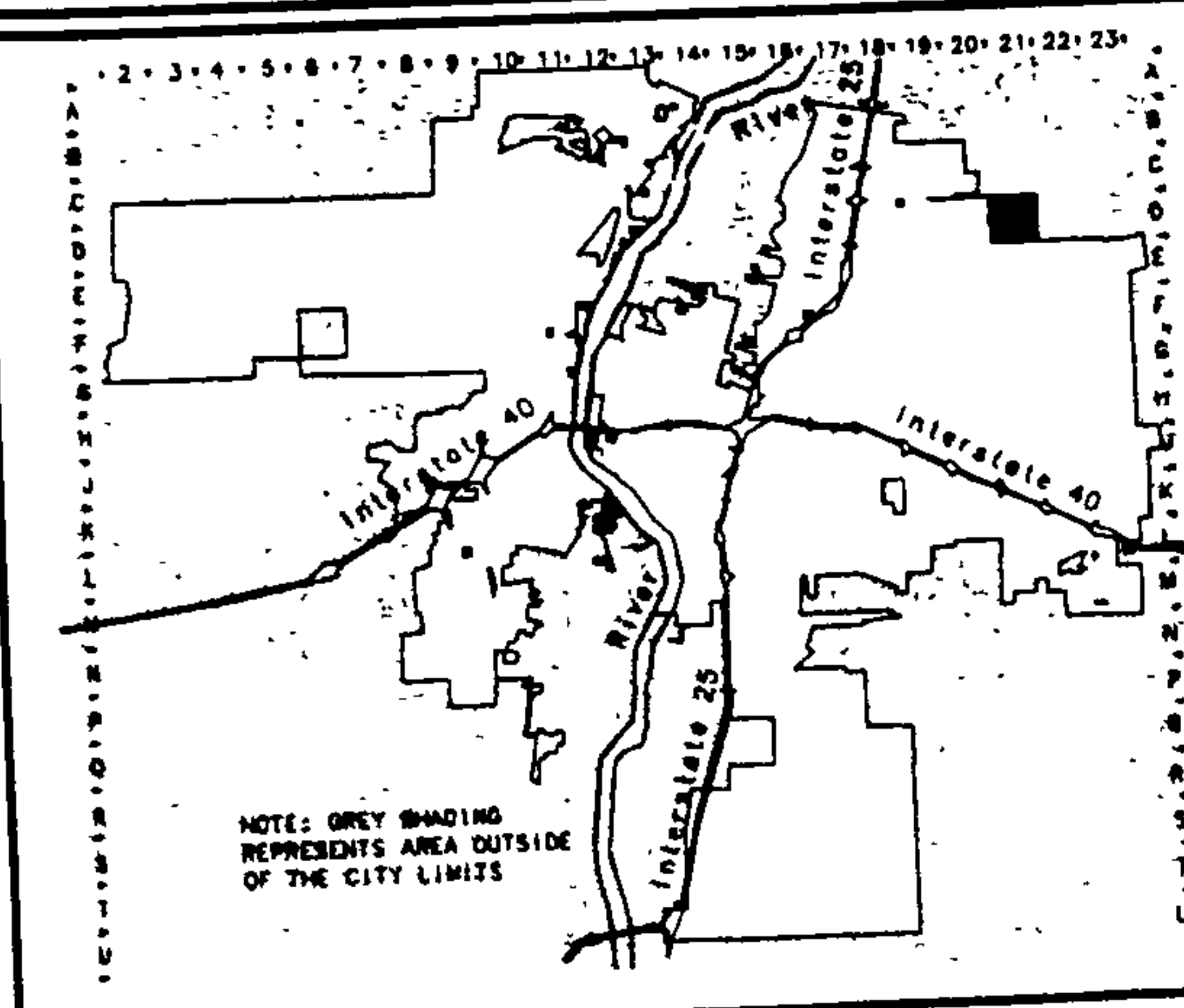
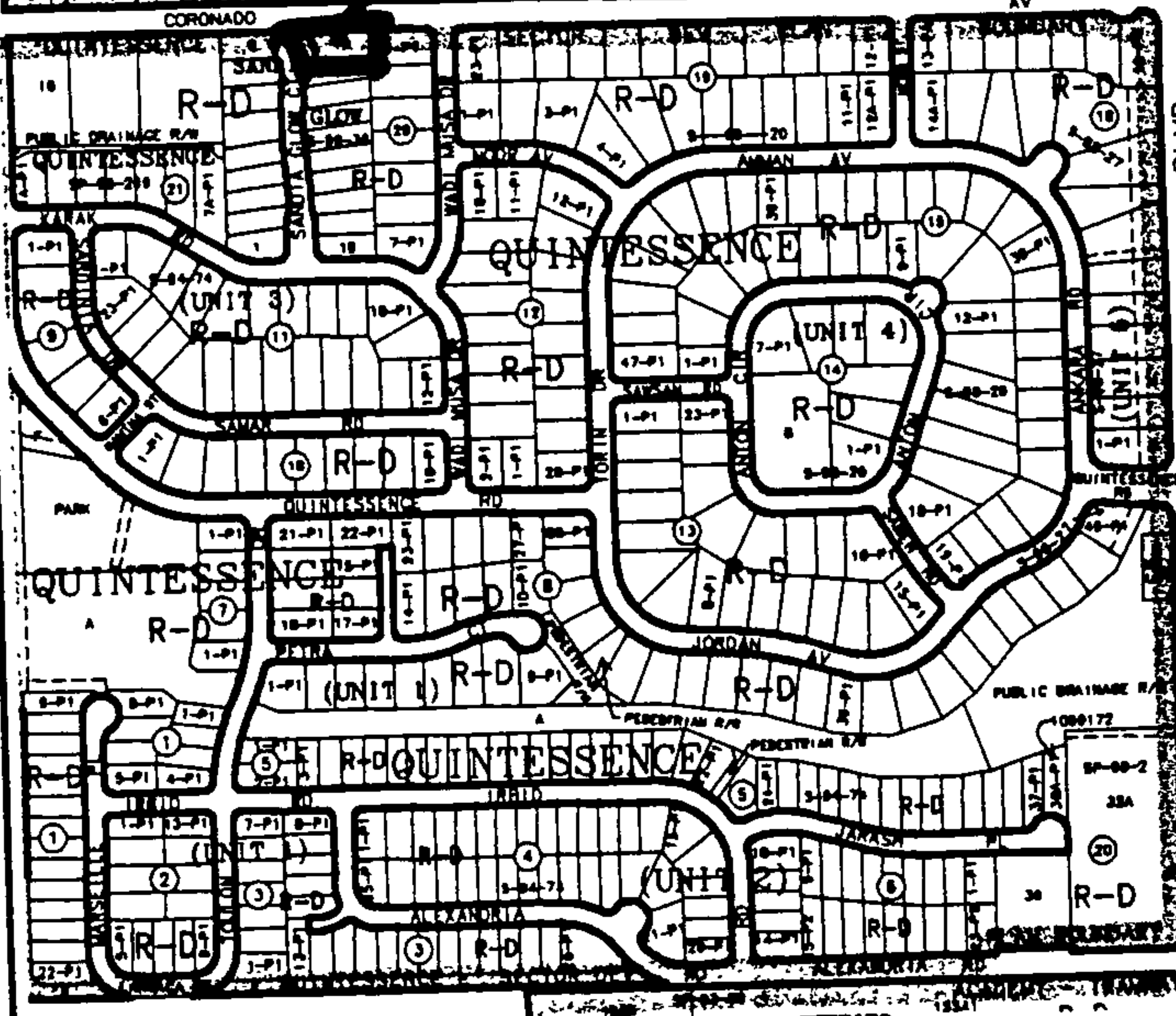
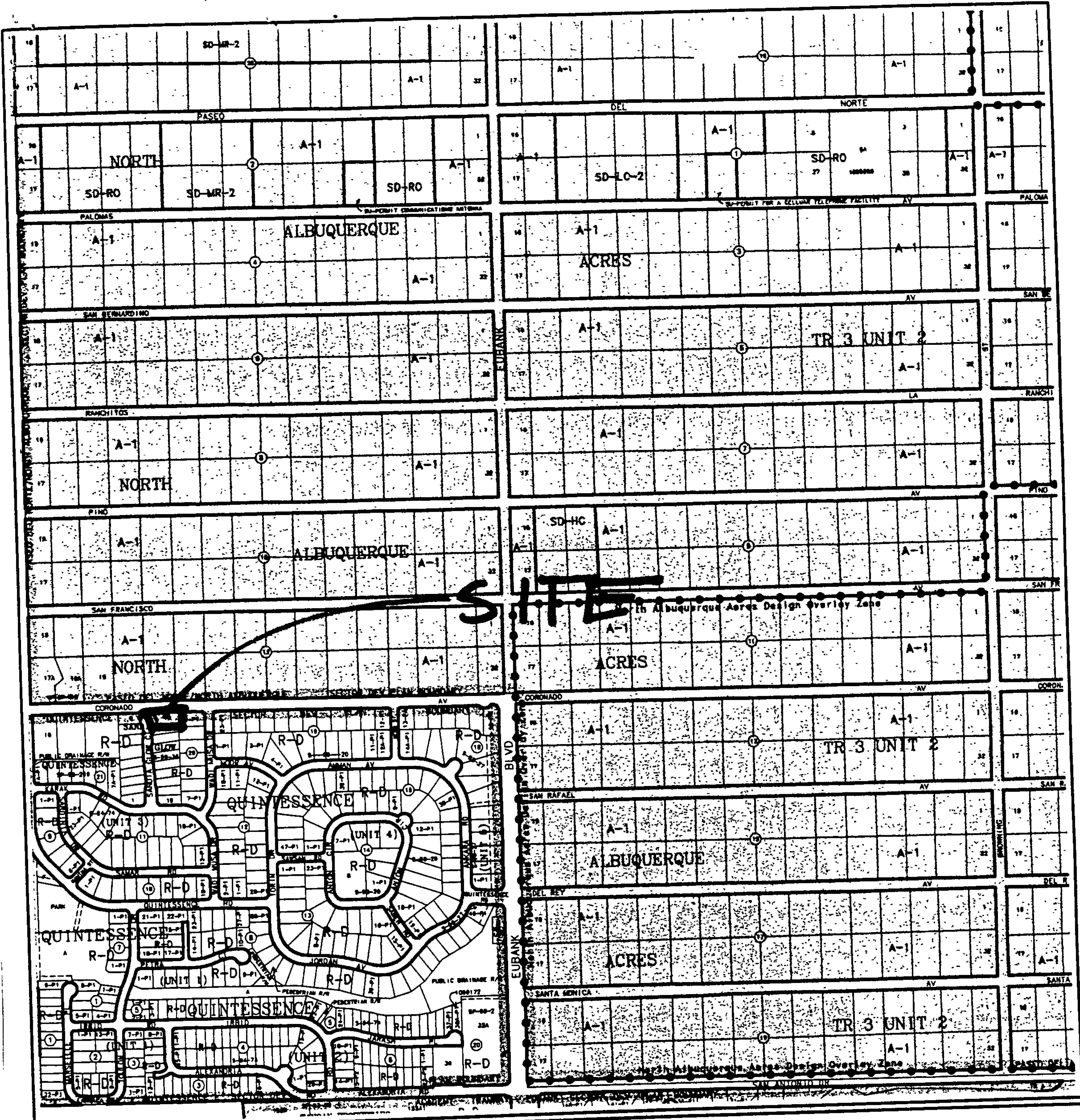
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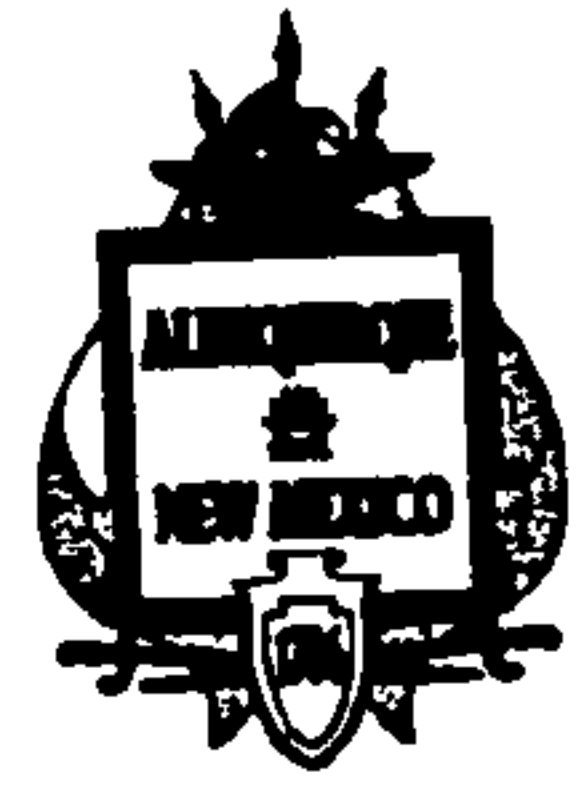
OFFICIAL USE

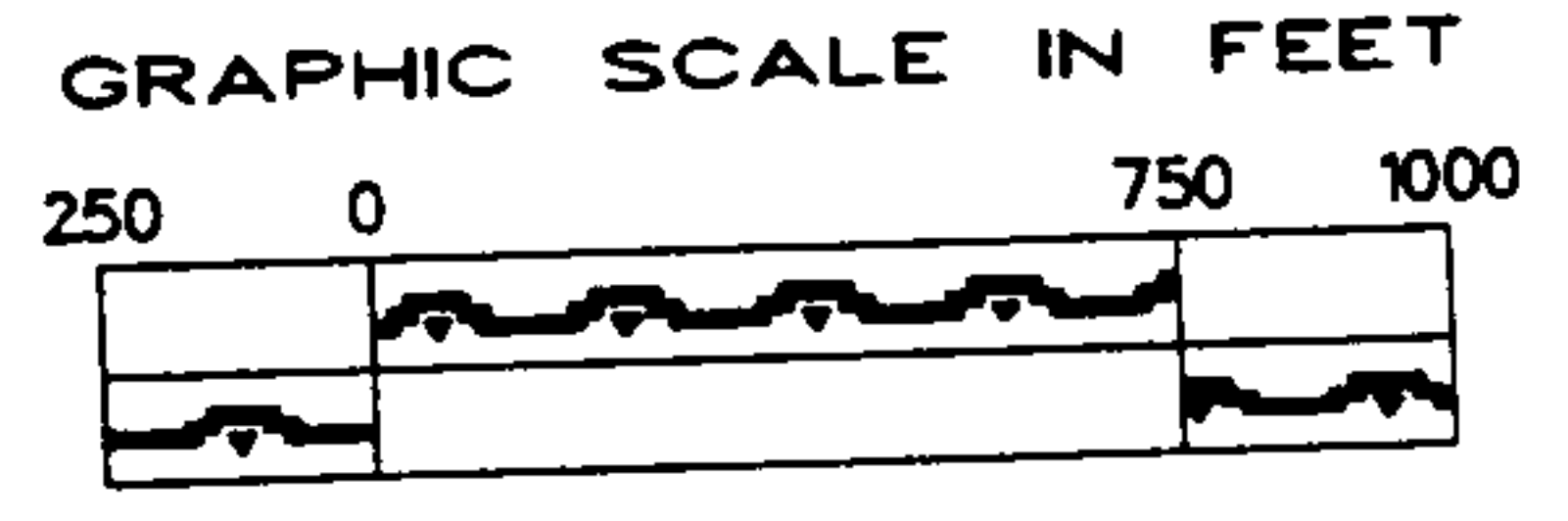
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



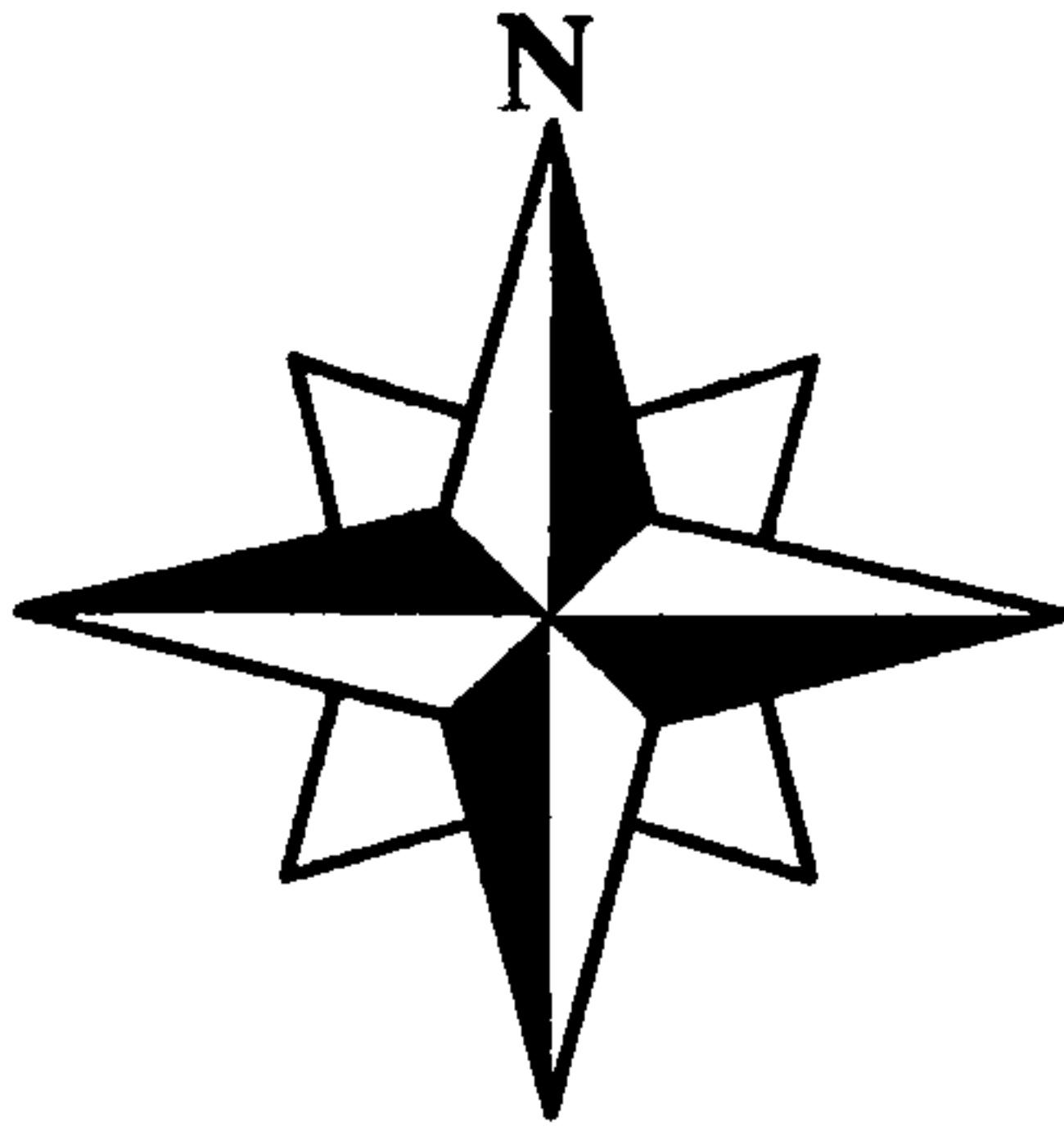
Sent To Doug Cloud
Street, Apt. No.; or PO Box No. 9721 San Francisco N.E.
City, State, ZIP+ 4 Albuquerque NM 87122




CITY OF
Albuquerque
 Bureau Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2002



Zone Atlas Page
D-21-Z
 Map Amended through April 03, 2002



*Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110*

*Phone (505) 889-8056 * Fax (505) 889-8645*

October 21, 2002

To: DRB Board Members

RE: Vacation of Public Utility Easement within lot 10, Sandia Glow Subdivision

Dear: Members

Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement, within lot 10 of the Sandia Glow Subdivision. This easement has no utilities located within it and we have Quitclaim deeds releasing the easement.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 20, 2002

OFFICIAL NOTIFICATION OF DECISION

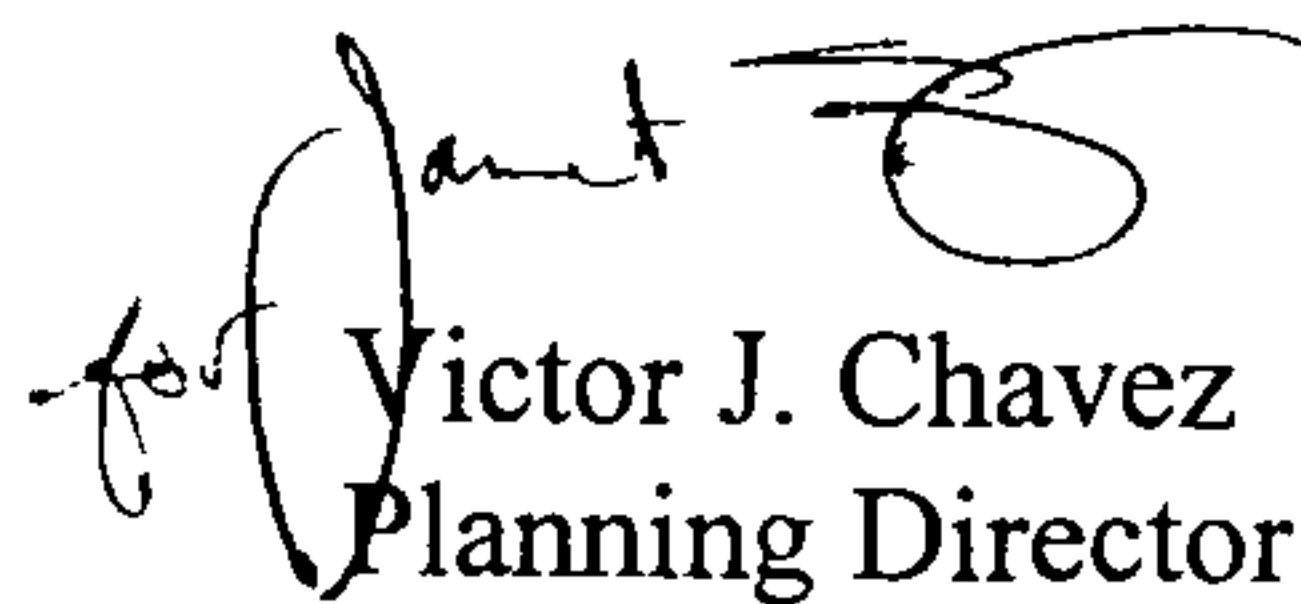
FILE: **Project 1002033**
02EPC-01195 DRB Appeal
(02DRB-00935 Vacation – Public Easements)

Bealhen Construction
8908 Adams, NE
Albuquerque, NM 87113

LEGAL DESCRIPTION: Appeals the Development Review Board's approval of a Vacation for all or a portion of Lot(s) 9 & 10, **Sandia Glow Subdivision**, zoned RD, located on SANDIA GLOW COURT NE between CORONADO AVENUE NE and KARAK ROAD NE, containing approximately 1 acre(s). (D-21)
Janet Stephens, Staff Planner

On September 19, 2002 the Environmental Planning Commission voted to Remand Project 1002033 / 02EPC-01195, an appeal of the Development Review Board decision to approve a vacation of public easements, to the Development Review Board.

Sincerely,


Victor J. Chavez
Planning Director

VJC/JS/nat

cc: Harris Surveying Inc., 2412 D. Monroe Street NE, Albuquerque, NM 87110
Jerry Janicke, 12505 Del Rey NE, Albuquerque, NM 87122
Doug Cloud, 9721 San Francisco NE, Albuquerque, NM 87122

DRB MINUTES FROM THE JULY 17, 2002, DEVELOPMENT REVIEW BOARD MEETING.

5. Project # 1002033

02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Jim Wilks, Harris Surveying Inc., 2412 D Monroe St NE, 87110

PERSONS SPEAKING IN OPPOSITION:

None

CHAIR STEPHENS: Item 5 is Project # 1002033, 02DRB-00935, this is a request for Vacation of a Public Easement. Raise your right hand please. "Do you swear and affirm to tell the truth?"

MR. WILKS: I do.

CHAIR STEPHENS: Thank you. We'll start with the staff report. Neighborhood Coordination, a letter was sent to North Albuquerque Acres Neighborhood Association. PNM Electric approves the Vacation of the 5-foot easement in Lot 9 only. Easement within Lot 10 is to remain. City Engineer?

MR. BINGHAM: I have no objection to the vacation request.

CHAIR STEPHENS: Transportation?

MR. DOURTE: We refer to the Utilities for comments, actually it's the agencies having interest in that easement for comments on the Vacation action. You don't plan on platting all the way down to Karak Road do you?

MR. WILKS: No.

MR. DOURTE: You're just going to plat lots 9 and 10?

MR. WILKS: Yes.

MR. DOURTE: The second comment has been addressed.

MR. WILKS: We have vacation approval from Qwest and Comcast, but PNM denied Lot 10.

MR. DOURTE: We had a second comment on here that clear sight easement at the intersection of Karak and Sandia Glow Road, but that's not really an applicable comment in this case. Don't worry about the second comment.

CHAIR STEPHENS: Parks?

MS. SANDOVAL: No objection to the vacation.

CHAIR STEPHENS: Utilities?

MS. MUSINSKI: No objection.

CHAIR STEPHENS: And Planning had no objection and deferred to those entities having an interest in the easement. Just for information, a plat incorporating the vacated easements must be approved by the Development Review Board and recorded within one year or the vacation will expire and you'll have to start over and pay all the fees over again.

MR. WILKS: We do intend to make a regular plat that has signature lines and so forth on it. He also intends to rename that street. We do intend to come back but we needed to get this done first.

CHAIR STEPHENS: On Item number 5 we will approve the Vacation, Application # 02DRB-00935, before we do that, are you going to retain the easement on Lot 10 as per PNM?

MR. WILKS: Yes, we're going to have to just leave it as is.

CHAIR STEPHENS: I'm going to need a new Exhibit. (Exhibit was presented) We'll continue. On Item 5 we will approve the Vacation, Application #02DRB-00935 as shown on Exhibit B in the Planning file as follows:

The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

BE IT RESOLVED THAT PROJECT 1002033 was approved based on and subject to the above listed findings and conditions.



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

5. Project # 1002033

02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

At the July 17, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



OFFICIAL NOTICE PAGE TWO

If you wish to appeal this decision, you must do so by August 1, 2002 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.)

Janet Stephens
DRB Chair

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002033 AGENDA#: 5 DATE: 7.17

1. Name: Agent Mr. Wilks 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: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
July 17, 2002
Project #1002033

Project # 1002033
02DRB-00935 Major – Vacation of Public
Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

AMAFCA	No adverse comments
COG	Reviewed, no comment.
Transit	No comments received.
Zoning Enforcement	.Reviewed, no comment.
Neighborhood Coor.	

Letter sent to North Albuquerque Acres (R) Neighborhood Association.

APS	No adverse comments
-----	---------------------

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No adverse crime prevention issues at this time.

Fire Department	No adverse comments
-----------------	---------------------

PNM Gas	Approves.
---------	-----------

PNM Electric

PNM approves vacation of the 5 foot easement in Lot 9 only, c/o Scott Bealhen. the easement within Lot 10 to remain.

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	No objection to the vacation request.

Transportation Development

Refer to Utility Development for comments on Vacation request. Is the Clear Site Triangle Easement within the COA standards/criteria at the intersection of Karak Road and Sandia Glow Court?

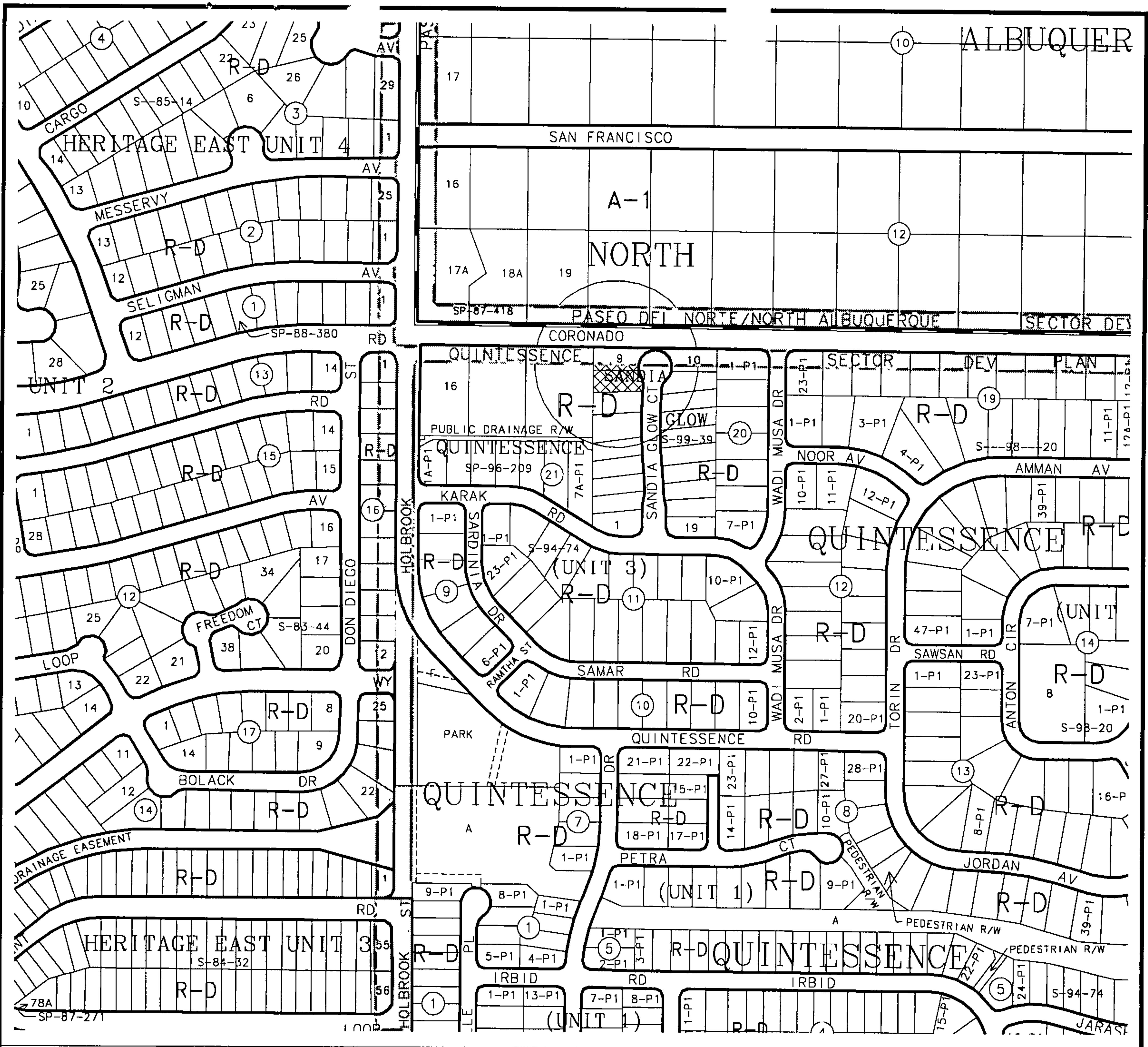
Parks & Recreation	No adverse comments
Utilities Development	No objection to Vacation request.

Planning Department

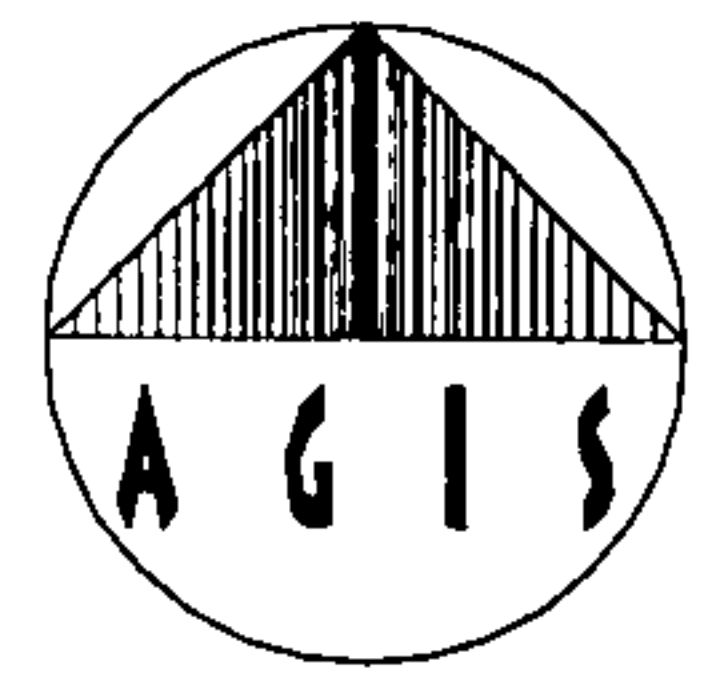
1. No objection to the proposed vacation of public easements. Defer to those entities/agencies having an interest in the easement/s.
2. A plat incorporating the vacated easement/s into the Lots 9 and 10 must be approved by the DRB and filed at the County Clerk's Office within one year or the vacation will expire.

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

cc:Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110



ZONING MAP



Scale 1" = 381'

PROJECT NO.
1002033

HEARING DATE
7-17-02

MAP NO.
D-21

ADDITIONAL CASE NUMBER(S)
O2DRB-00935

Note: Shaded area indicates County Not to Scale



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 17, 2002

Project #1002023
Application # 02DRB-00935
Sandia Glow Subdivision

1. No objection to the proposed vacation of public easements. Defer to those entities/agencies having an interest in the easement/s.
2. A plat incorporating the vacated easement/s into the Lots 9 and 10 must be approved by the DRB and filed at the County Clerk's Office within one year or the vacation will expire.

A handwritten signature in cursive script, appearing to read "Janet", followed by a stylized flourish.

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



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002033

AGENDA ITEM NO: 5

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.

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: July 17, 2002

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: 7-17-02

Zone Atlas Page: D-21-E

Notification Radius: 100 Ft.

App#	<u>MDDB-00935</u>
Proj#	<u>100033</u>
Other#	

Cross Reference and Location: _____

Applicant: Bealhen Construction ✓

Address: 8908 Adams NE, 87113

Agent: Harris Surveying, Inc. ✓

Address: 2412-D Monroe NE, 87110

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 6-25-02

Signature: K. Tschalke

App# _____
 Proj# _____

PROPERTY OWNERSHIP / LEGAL LIST

Date: _____

Page / Of /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-21	1021063	055-208	304-42	✓ ml
		055-202	41	✓ ml
		055-195	40	✓ ml
		055-190	39	✓ ml
		055-183	38	✓ ml
		076-188	47	✓ ml
		076-192	46	✓ ml
		076-196	45	✓ ml
		074-202	44	✓ ml
		076-208	43	✓ ml
		088-198	23	✓
		088-204	24	✓
		041-196	30	✓
		020-196	31	✓
		032-177	07	✓
		039-176	08	✓
		045-174	09	✓

1021063 027-225 305 02 ✓
 041-225 03 ✓
 057-225 04 ✓
 074-225 05 ✓
 091-225 06 ✓

1021063 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102106305520830442 LEGAL: LOT 9 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1812 AC LAND USE:
PROPERTY ADDR: 00000 7433 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106305520230441 LEGAL: LOT 8 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1705 AC LAND USE:
PROPERTY ADDR: 00000 7431 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

6305519530440 LEGAL: LOT 7 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1715 AC LAND USE:
PROPERTY ADDR: 00000 7427 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106305519030439 LEGAL: LOT 6 PL AT OF LOTS 1-19 SANDIA GLOW CONT .2091 AC LAND USE:
PROPERTY ADDR: 00000 7423 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106305518330438 LEGAL: LOT 5 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1429 AC LAND USE:
PROPERTY ADDR: 00000 7419 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106307618830447 LEGAL: LOT 14 P LAT OF LOTS 1-19 SANDIA GLOW CONT .1616 AC LAND USE:
PROPERTY ADDR: 00000 7420 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106307619230446 LEGAL: LOT 13 P LAT OF LOTS 1-19 SANDIA GLOW CONT .1628 AC LAND USE:
PROPERTY ADDR: 00000 7424 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106307619630445 LEGAL: LOT 12 P LAT OF LOTS 1-19 SANDIA GLOW CONT .1615 AC LAND USE:
PROPERTY ADDR: 00000 7428 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106307620230444 LEGAL: LOT 11 P LAT OF LOTS 1-19 SANDIA GLOW CONT .1691 AC LAND USE:

PROPERTY ADDR: 00000 7432 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106307620830443 LEGAL: LOT 10 P LAT OF LOTS 1-19 SANDIA GLOW CONT .1810 AC LAND USE:
PROPERTY ADDR: 00000 7436 SANDIA GLOW CT NE
OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT
OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106308819830423 LEGAL: LT 2 -P1 BLK 20 VACATION & REPL FOR QUINTESSENCE UN LAND USE:
PROPERTY ADDR: 00000 7419 WADI MUSA DR NE
OWNER NAME: PARADISE WEST INC
OWNER ADDR: 05016 LA FIESTA DR NE ALBUQUERQUE NM 87109

102106308820630424 LEGAL: LT 1 -P1 BLK 20 VACATION & REPL FOR QUINTESSENCE UN LAND USE:
PROPERTY ADDR: 00000 7423 WADI MUSA DR NE
OWNER NAME: LUCERO LARRY M & JAN E
OWNER ADDR: 07423 WADI MUSA DR NE ALBUQUERQUE NM 87122

102106304119630430 LEGAL: * 01 4 01 4NORTH ALBQ ACRES TR3 UNIT #2 LAND USE:
PROPERTY ADDR: 00000 CORONADO AVE NE
OWNER NAME: SKYBLUE INVESTMENTS L L C
OWNER ADDR: 07049 LUELLA ANNE DR NE ALBUQUERQUE NM 87109

102106302619630431 LEGAL: * 01 5 01 4NORTH ALBQ ACRES TR3 UNIT #2 LAND USE:
PROPERTY ADDR: 00000 CORONADO AVE NE
OWNER NAME: ABSSI ALI A ETUX
OWNER ADDR: 00031 E SHADY LN HOUSTON TX 77063

102106303217730407 LEGAL: LT 5 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:
PROPERTY ADDR: 00000 9805 KARAK RD NE
OWNER NAME: HORNING LUTHER K & ELIZABETH A
OWNER ADDR: 09805 KARAK RD NE ALBUQUERQUE NM 87122

102106303917630408 LEGAL: LT 6 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:
PROPERTY ADDR: 00000 9809 KARAK RD NE
OWNER NAME: BULLINGTON DAVID M & JAYNE
OWNER ADDR: 09809 KARAK RD NE ALBUQUERQUE NM 87109

102106304517430409 LEGAL: LT 7 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:
PROPERTY ADDR: 00000 9811 KARAK RD NE
OWNER NAME: MOSS SCOTT & CATHY
OWNER ADDR: 09811 KARAK RD NE ALBUQUERQUE NM 87122

102106302722530502 LEGAL: LOT 18-A BLK 12 TRACT 3 UNIT 2 NORTH ALBUQUERQUE A LAND USE:
PROPERTY ADDR: 00000 9621 CORONADO AVE NE
OWNER NAME: WHISENANT JOHN H & JOYCE L
OWNER ADDR: 09621 CORONADO AV NE ALBUQUERQUE NM 87122

102106304122530503 LEGAL: * 01 9 01 2NORTH ALBUQ ACRES TR3 UNIT 2 LAND USE:
PROPERTY ADDR: 00000 CORONADO AVE NE
OWNER NAME: G-V INVESTMENTS
OWNER ADDR: 00060 ROCK POINT PL NE ALBUQUERQUE NM 87122

102106305722530504 LEGAL: * 02 0 01 2NORTH ALBQ ACRES TR3 UNIT 2 LAND USE:
PROPERTY ADDR: 00000 CORONADO AVE NE
OWNER NAME: G-V INVESTMENTS

OWNER ADDR: 00060 ROCK POINT PL NE ALBUQUERQUE NM 87122

102106307422530505 LEGAL: * 02 1 01 2NORTH ALBQ ACRES TR 3 UNIT NO 2 LAND USE:

PROPERTY ADDR: 00000 CORONADO AVE NE

OWNER NAME: G-V INVESTMENTS

OWNER ADDR: 00060 ROCK POINT PL NE ALBUQUERQUE NM 87122

102106309122530506 LEGAL: * 02 2 01 2NORTH ALBQ ACRES TR 3 UNIT NO 2 LAND USE:

PROPERTY ADDR: 00000 CORONADO AVE NE

OWNER NAME: G-V INVESTMENTS

OWNER ADDR: 00060 ROCK POINT PL NE ALBUQUERQUE NM 87122



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: June 18, 2008

TO CONTACT NAME: Tony Harris
COMPANY/AGENCY: Harris Surveying Inc.
ADDRESS/ZIP: 2412 D Monroe St NE 87110
PHONE/FAX #: 889-8056 / 889-8645

Thank you for your inquiry of 6-18-08 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 9, Sandia Glen Subdivision.

zone map page(s) D-21

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

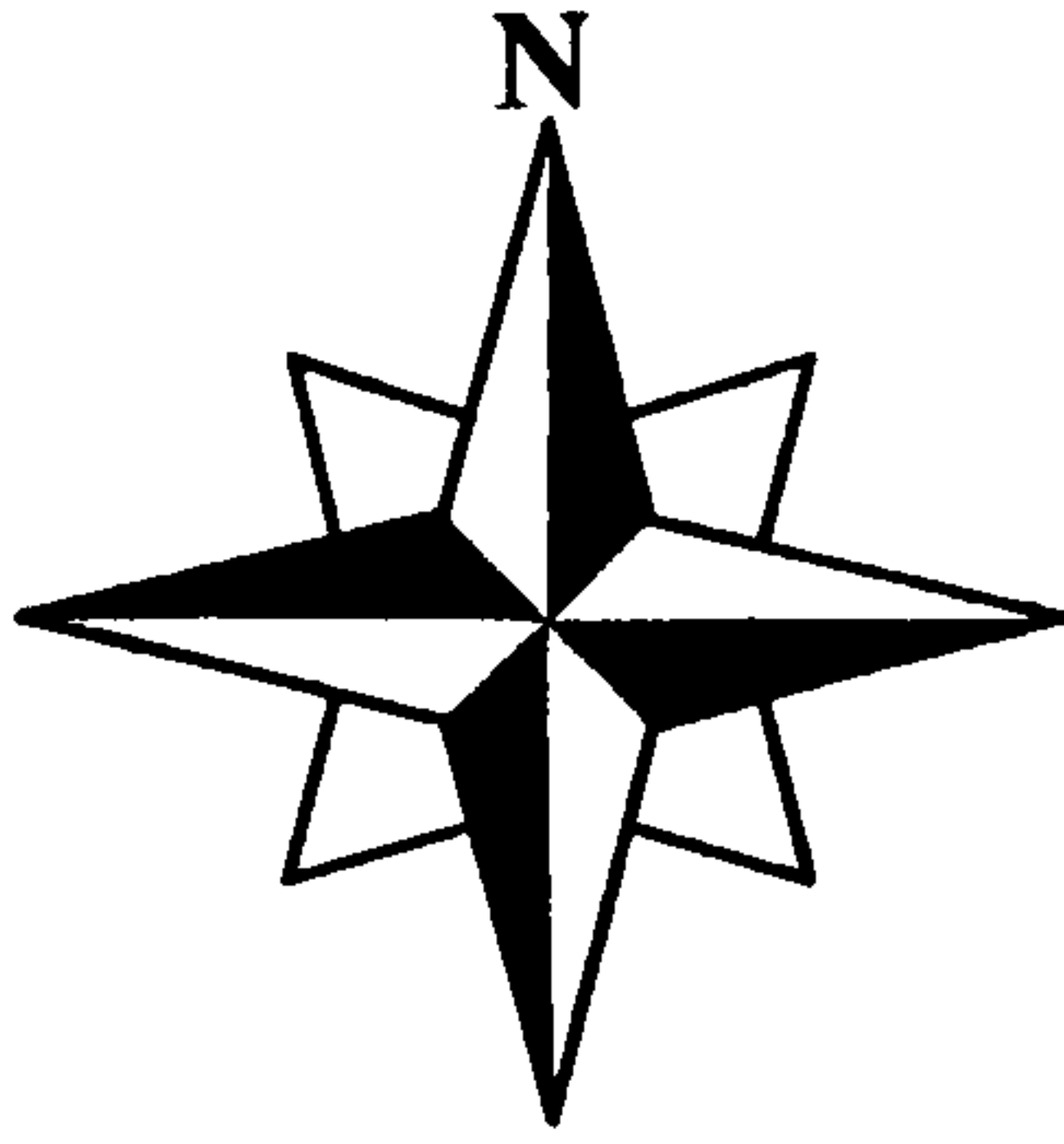
Table with 2 columns: Neighborhood Association, Contact. Row 1: North Albuquerque Acres Comm., Gerry Janicki, 12505 Del Rey NE, 856-1136 (h), 87122. Row 2: Doug Cloud, 9721 San Francisco NE, 296-9504 (h), 856-9102 (h), 87122.

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, Dalaina B. Carmona, OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
*Phone (505) 889-8056 * Fax (505) 889-8645*

June 19, 2002

To: DRB Board Members

RE: Vacation of Public Utility Easement within lots 9 & 10, Sandia Glow Subdivision

Dear: Members

Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement, within lots 9 and 10 of the Sandia Glow Subdivision. This easement has no utilities located within it and we have verbal OK's from the Utility Companies.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep

Proj# 1002033

Bealhen Construction
8908 Adams NE
Albuq., NM 87113

DOUG CLOUD
North Albq. Acres Community Assoc.
9721 SAN FRANCISCO NE
ALBUQ., NM 87122

102106308820630424

LUCERO LARRY M & JAN E
7423 WADI MUSA DR NE
ALBUQUERQUE NM 87122

102106303217730407

HORNING LUTHER K & ELIZABETH
9805 KARAK RD NE
ALBUQUERQUE NM 87122

102106302722530502

WHISENANT JOHN H & JOYCE L
9621 CORONADO AV NE
ALBUQUERQUE NM 87122

Proj# 1002033

Harris Surveying, Inc.
2412-D Monroe NE
Albuq., NM 87110

102106305520830442

SCARAFIOTTI YVONNE E & ROBERT
1573 EAGLE RIDGE CT NE
ALBUQUERQUE NM 87122

102106304119630430

SKYBLUE INVESTMENTS L L C
7049 LUELLA ANNE DR NE
ALBUQUERQUE NM 87109

102106303917630408

BULLINGTON DAVID M & JAYNE
9809 KARAK RD NE
ALBUQUERQUE NM 87109

102106304122530503

G-V INVESTMENTS
60 ROCK POINT PL NE
ALBUQUERQUE NM 87122

JERRY JANICKE
North Albq. Acres Community Assoc.
12505 DEL REY NE
ALBUQ., NM 87122

102106308819830423

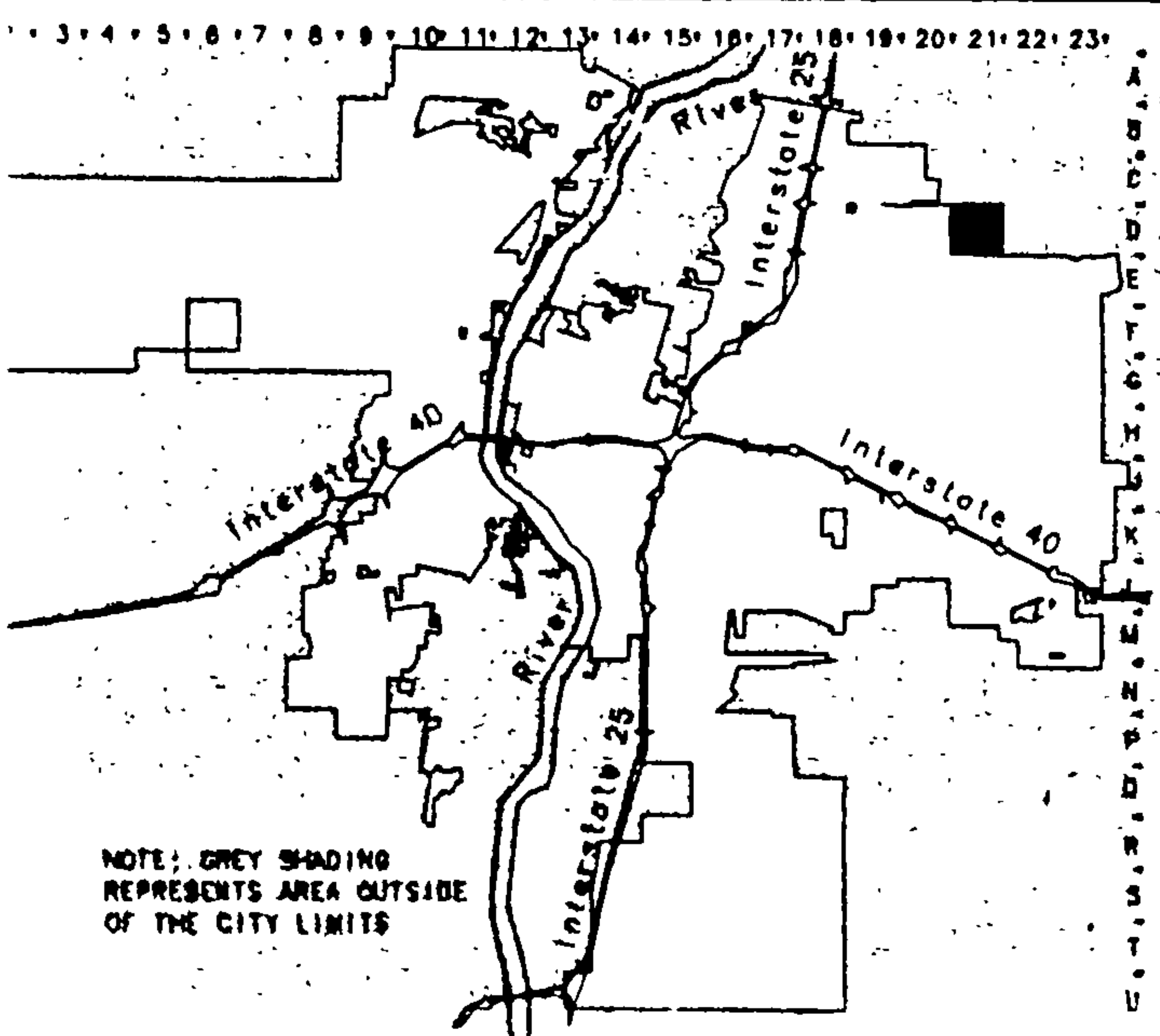
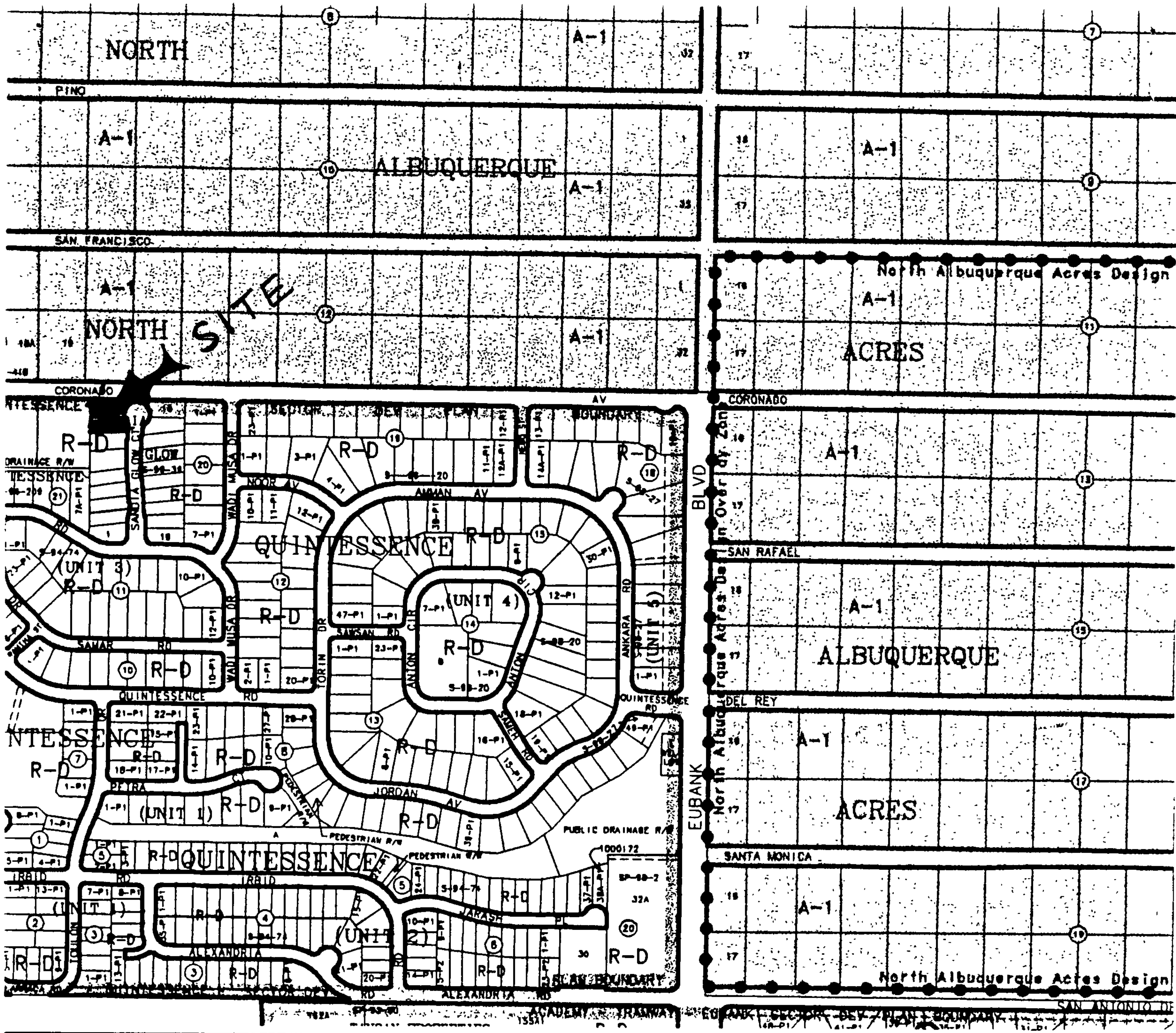
PARADISE WEST INC
5016 LA FIESTA DR NE
ALBUQUERQUE NM 87109

102106302619630431

ABSSI ALI A ETUX
31 E SHADY LN
HOUSTON TX 77063

102106304517430409

MOSS SCOTT & CATHY
9811 KARAK RD NE
ALBUQUERQUE NM 87122



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

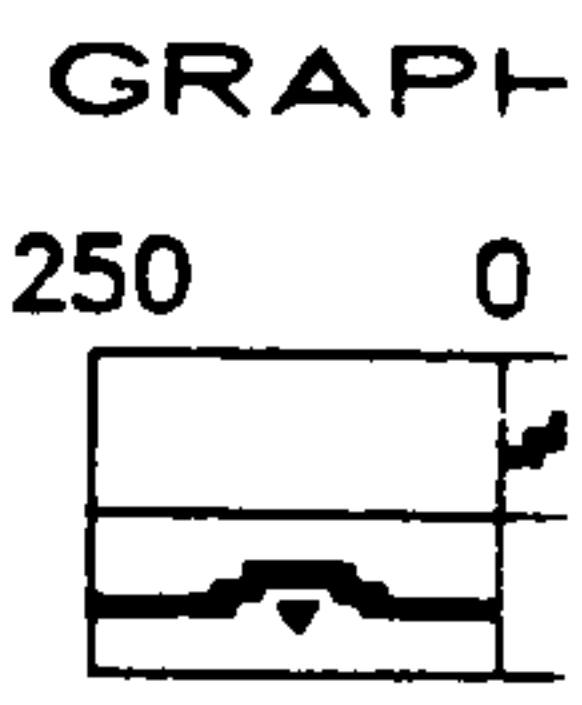
D-21



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zon

D
Map



May 28, 2002

Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110


To Whom It May Concern:

The purpose of this letter is to advise you that Bealhen Construction, Inc. authorizes Harris Surveying, Inc. to represent us in the execution of the removal of the public utilities easement at Lots 9 and 10, Sandia Glow Subdivision.

We further authorize you to represent Bealhen Construction, Inc. in the name change of the Sandia Glow Subdivision to Vista Bonita.

Please let us know if you require anything further.

Sincerely,


Scott Bealhen
President

SB/sg



**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, July 17, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000267

02DRB-00954 Major-Two Year SIA

UPWEST CORP. agent(s) for UPWEST CORP. request(s) the above action(s) for all or a portion of Block(s) 12-A, Tract(s) B, **PANORAMA HEIGHTS**, zoned R-3 residential zone, located on the NORTH SIDE OF EASTRIDGE DR NE, between CHELWOOD PARK BLVD. NE and INDIAN SCHOOL RD. NE containing approximately 3 acre(s). [REF: Z-68-39, V-86-38, 00410-00399] (J-22)

Project # 1000475

02DRB-00921 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of **TIMARRON WEST, UNIT 5**, zoned SU-1/PRD, located SOUTH OF DE VARGAS SW and WEST OF ATRISCO VILLAGE SW containing approximately 40 acre(s). [REF:1000475,01400 01825] (M-8)

Project # 1001182

02DRB-00956 Major-Amended Bulk Land Variance

BOKAY CONSTRUCTION agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2**, zoned SU-1 IP, located on BLUEWATER RD NW, between 94TH ST. NW and AVALON RD NW containing 7.6 acre(s). (K-9)

Project # 1001569

02DRB-00925 Major-Vacation of Public Easements
02DRB-00927 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING, LLC agent(s) for CHANT FAMILY III LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP industrial park zone, located on the SOUTH SIDE OF SINGER BLVD NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 20 acre(s). [REF: Z-97-201, Z-98-37, 02DRB-00231, 01128-01565 &66] (F-17)

SEE PAGE 2....



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

PAGE 2

Project # ~~1002033~~
**02DRB-00935_Major_Vacation of Public
Easements**

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

Project # 1002047
**02DRB-00955 Major-Vacation of Public
Easements**

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) PARCEL 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2, located on EUBANK BLVD. NE, between JUAN TABO BLVD. NE and MALAGUENA LN NE. [REF: Z-71-10-2, ZA-83-145] (E-21)

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


Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 1, 2002.

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action
 Minor Subdivision action P+F
 Vacation VPRE 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

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: Beethan Construction PHONE: 822-0860
 ADDRESS: 8908 Adams, NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87115 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Harris Surveying Inc PHONE: 889-8056
 ADDRESS: 2412 D Monroe St NE FAX: 889-8645
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Vacating private use easements recording previously vacated public utility easements. & Preliminary + Final Plat Approval.

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 2A thru 18A Block: _____ Unit: _____
 Subdiv / Addn Sandia Glow
 Current Zoning R-D Proposed zoning: No Change
 Zone Atlas page(s): D-21 No. of existing lots: 17 No. of proposed lots: 17
 Total area of site (acres): 2.7658 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 1 021 063 055 208 304 42 MRGCD Map No _____
 LOCATION OF PROPERTY BY STREETS On or Near Sandia Glow Court NE
 Between Coronado Ave NE and Karak Rd NE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.) SS-99-39, V-97-138, SD-89-2 / 02 DRB - 01655 & 02 DRB - 00935

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review Feb 11, 03

SIGNATURE Jim Wilks DATE Feb 11, 03
 (Print) Jim Wilks for Harris Surveying Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	03 DRB - <u>00203</u>	<u>P+F</u>	<u>53</u>	\$ <u>1335</u>
<input checked="" type="checkbox"/> All fees have been collected	03 DRB - <u>00201</u>	<u>VPRE</u>	<u>V</u>	\$ <u>45.-</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>FEB 19 2003</u>			\$ <u>1380.-</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

JAW 2/11/03
 Planner signature / date

Project # 1002033

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

SKETCH PLAT REVIEW AND COMMENT

- 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) 14.5 x (70 K 17) 1190 + 145 = 1335
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.

Jim Wilks (for Harris Surveying Inc)
Jim Wilks
Applicant name (print)
Applicant signature / date
2/11/03



Form revised September 2001

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

Application case numbers
03DRB - 00203
03DRB - 00201

Planner signature / date
Project # 100 2033

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. (24 copies)
 - ___ 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.**

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 *on Plat.*
 - ✓ Fee (see schedule) *45 x 1*
 - ✓ 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.

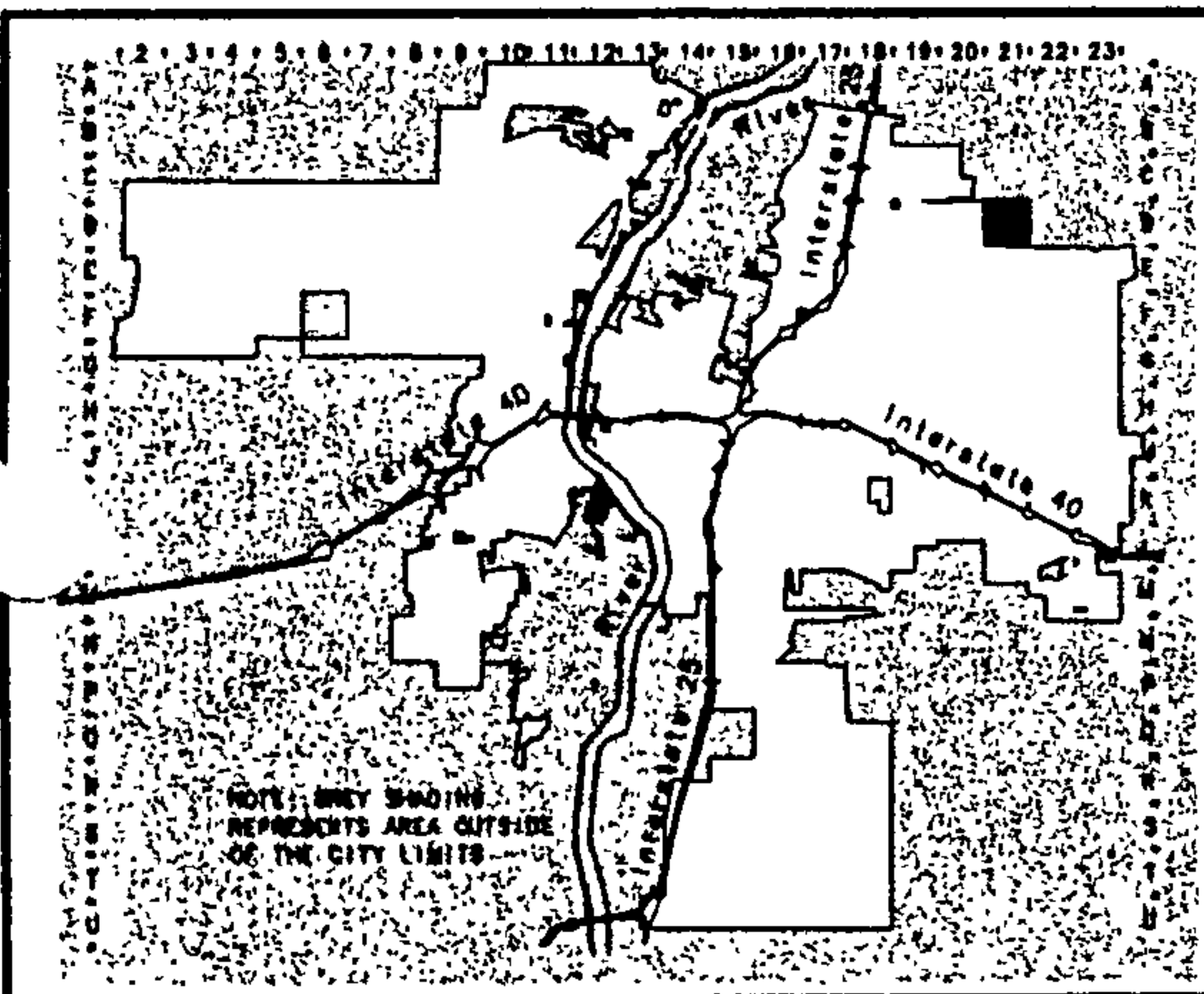
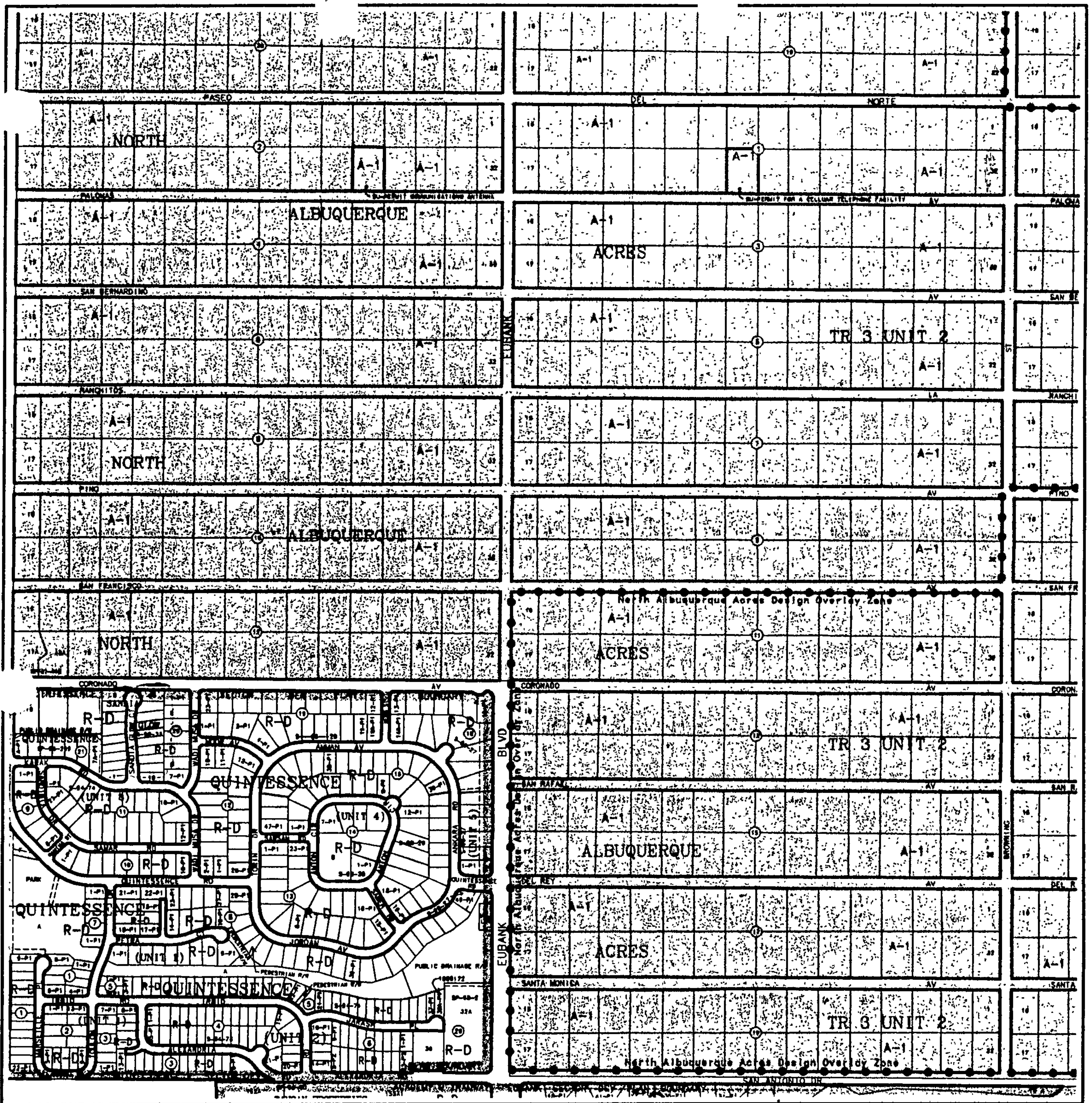
Jim Wilks (C Harris Surveying)
Applicant name (print)
Jim Wilks
Applicant signature / date
2/11/03



Form revised September 2001

- ✓ Checklists complete
 - ✓ Fees collected
 - ✓ Case #s assigned
 - ✓ Related #s listed
- Application case numbers
03 DRB - 00203
03 DRB - 00201

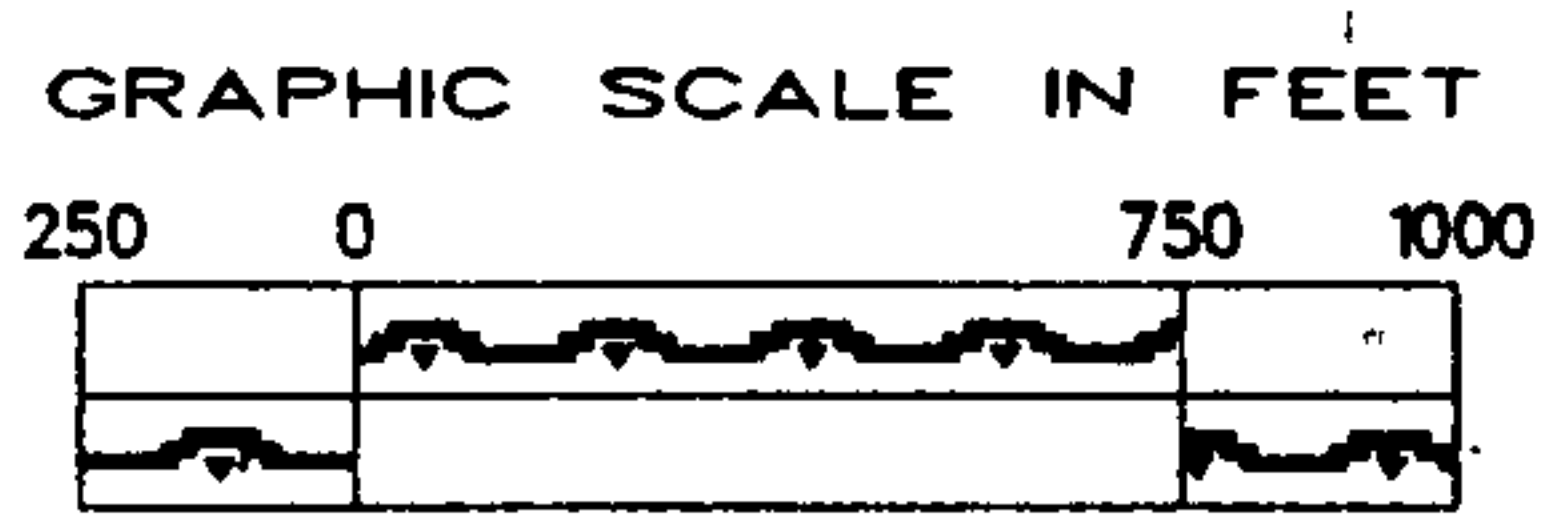
JM 2/11/03
Planner signature / date
Project # 1002033



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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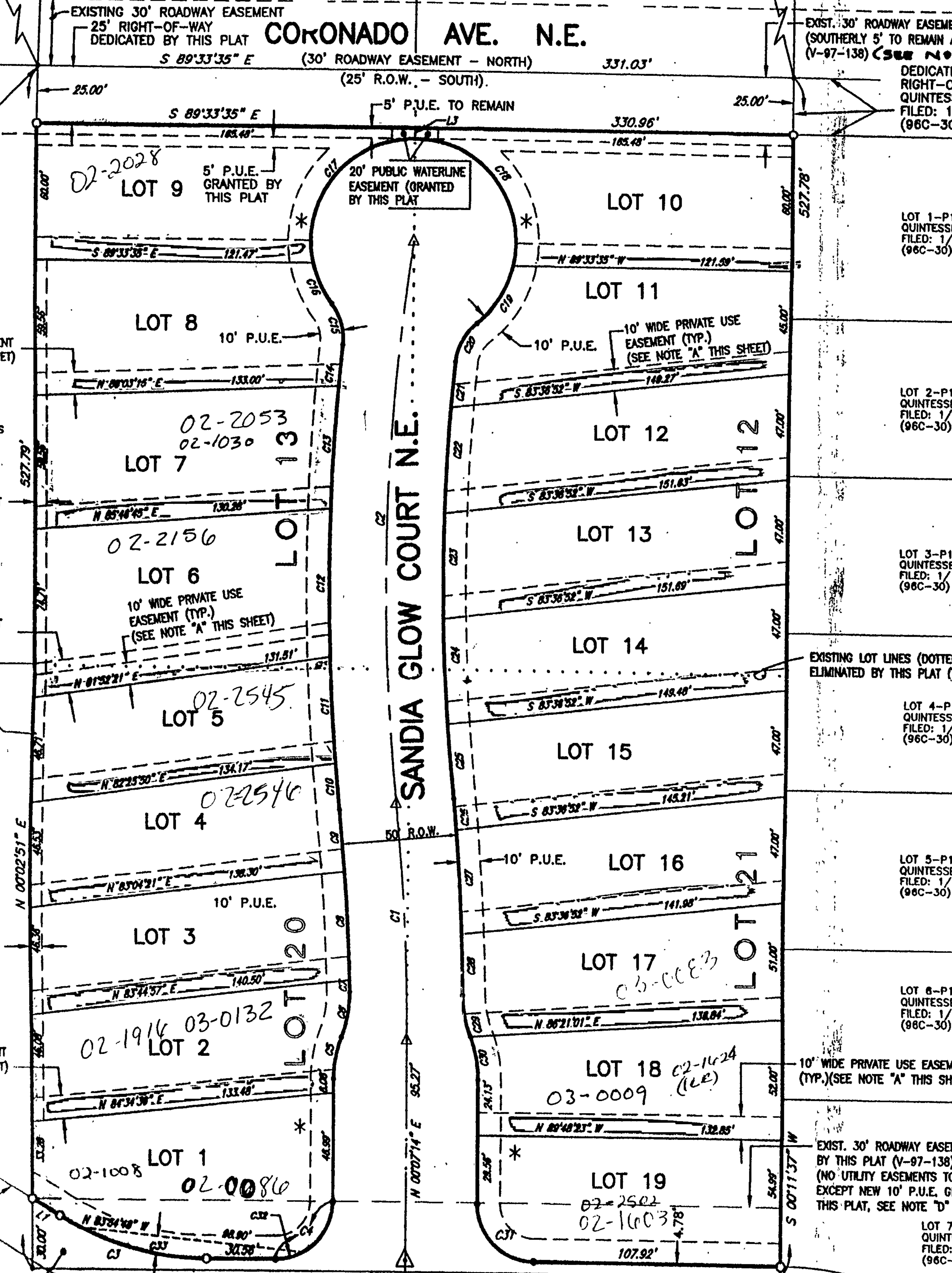


Zone Atlas Page

D-21-Z

Map Amended through July 28, 2000

CORONADO AVE. N.E.



02-2028
LOT 9

LOT 8

02-2053
02-1030
LOT 7

02-2156
LOT 6

02-2545
LOT 5

02-2546
LOT 4

LOT 3

02-1914 03-0132
LOT 2

02-1008
02-0086
LOT 1

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

02-1624
03-0009
LOT 18

02-2502
02-1603
LOT 19

LOT 21

SANDIA GLOW COURT N.E.

KARAK RD. N.E.

EXIST. 30' ROADWAY EASEMENT (SOUTHERLY 5' TO REMAIN AT (V-97-138) (SEE NOTE D)

DEDICATE RIGHT-OF-QUINTESS FILED: 1/1 (96C-30)

LOT 1-P1, QUINTESS FILED: 1/1 (96C-30)

LOT 2-P1, QUINTESS FILED: 1/1 (96C-30)

LOT 3-P1, QUINTESS FILED: 1/1 (96C-30)

LOT 4-P1, QUINTESS FILED: 1/1 (96C-30)

LOT 5-P1, QUINTESS FILED: 1/1 (96C-30)

LOT 6-P1, QUINTESS FILED: 1/1 (96C-30)

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

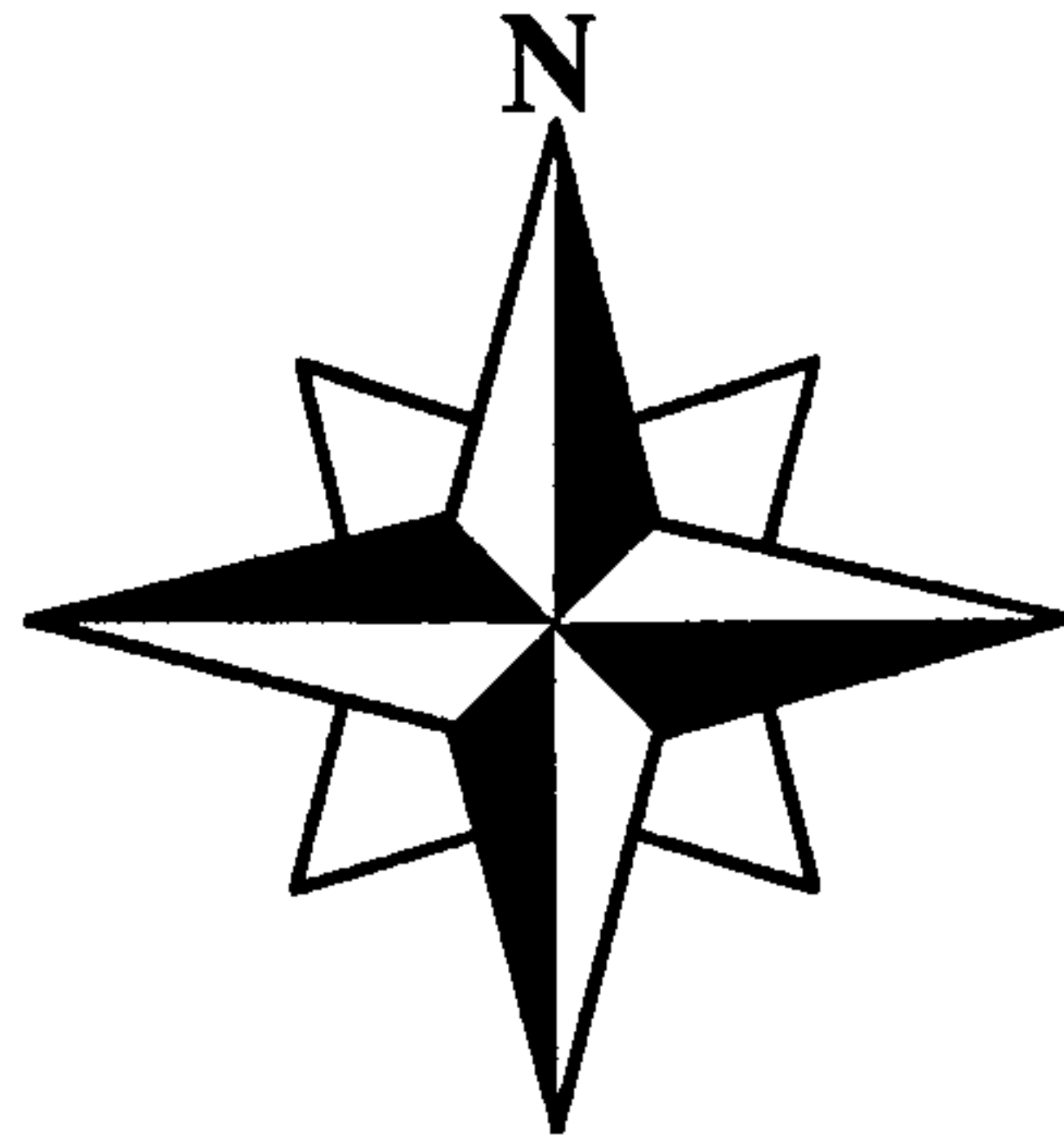
EXIST. 30' ROADWAY EASEMENT BY THIS PLAT (V-97-138) (NO UTILITY EASEMENTS TO EXCEPT NEW 10' P.U.E. GRANTED BY THIS PLAT, SEE NOTE "D" THIS SHEET)

LOT 7-QUINTESS FILED: (96C-30)

CLEAR SIGHT TRIANGLE EASEMENT GRANTED TO C.O.A. BY THIS PLAT (SEE NOTE "B" THIS SHEET)

DEDICATED PUBLIC RIGHT-OF-WAY BY QUINTESSENCE UNIT 3 FILED: 4/25/96 (96C-173)

ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT



*Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110*

*Phone (505) 889-8056 * Fax (505) 889-8645*

February 11, 2003

City of Albuquerque
Development Review Board

Subject: Request Explanation

Reference: Lots 2A thru 18A, Sandia Glow

This purpose of this plat application is to show the vacated Public Utility Easement on lot 9A and Lot 10A and to vacate the 10ft private use easements on lots 2A through 18A and grant any easement as shown.

Request approval of a Preliminary/First Plat Approval to complete and record on the plat all vacations requested.

*Regards,
Jim Wilho
For Harris Surveying Inc.*



BEALHEN
CONSTRUCTION INC.

May 28, 2002

Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

To Whom It May Concern:

The purpose of this letter is to advise you that Bealhen Construction, Inc. authorizes Harris Surveying, Inc. to represent us in the execution of the removal of the public utilities easement at Lots 9 and 10, Sandia Glow Subdivision.

We further authorize you to represent Bealhen Construction, Inc. in the name change of the Sandia Glow Subdivision to Vista Bonita.

Please let us know if you require anything further.

Sincerely,

Scott Bealhen
President

SB/sg

176-103(11

PLAT OF
LOTS 1-19
SANDIA GLOW

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 1999



Judy D. Woodward Bern. Co. PLAT R 12.00

1999057108
5217275
Page: 1 of 2
04/29/1999 02:18P
Bk-99C Pg-183

APPROVED AND ACCEPTED BY:

S-99-39

SUBDIVISION PLAT NO.

CITY COUNTY

Janet S.
CHAIR, DEVELOPMENT REVIEW BOARD

4/21/99
DATE

Frank J. Higgins
CITY ENGINEER

4-8-99
DATE

Frank J. Higgins
A. M. A. F. C. A.

4-8-99
DATE

Phillip D. ...
TRAFFIC ENGINEER

3-30-99
DATE

Roger L. ...
UTILITIES DEVELOPMENT DIVISION
CITY OF ALBUQUERQUE PUBLIC WORKS

3-30-99
DATE

is Grant, within Section 21
al Meridian, Albuquerque,
and 21, Block 14, Tract 3,
shown and designated on
BERNALILLO COUNTY, NEW
New Mexico, on June 8,
as follows)

ribed being a point on the
hence the ACS Control
ce,

the parcel of land herein

the parcel of land herein
of 60 foot wide roadway
ak Road NE right-of-way)

the parcel of land herein

point of beginning of the
(4.0026 acres), more or

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

___ Major Subdivision Plat
 ___ Minor Subdivision 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
 ___ 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: Bealhen Construction PHONE: 822-0860
 ADDRESS: 8708 Adams N.E. FAX: _____
 CITY: Alb. STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Harris Surveying Inc. PHONE: 889-8056
 ADDRESS: 2412 D. Monroe St. N.E. FAX: 889-8645
 CITY: Alb. STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: vacating 5 foot Public Utility Esmt. located on Lot 10, Sandia Glow Sub.

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

Lot or Tract No. 10 Block: _____ Unit: _____
 Subdiv. / Addn. Sandia Glow Sub.
 Current Zoning: R-D Proposed zoning: _____
 Zone Atlas page(s): D-21 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.1810 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. 102106305520830442 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Sandia Glow Court NE
 Between: Coronado Ave. NE and Karsk Rd NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): S-99-39
V-97-138 SD 89-2 Project No. 1002033 VPE 02-00935 EPC 01195
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Anthony L. Harris DATE 10-18-02
 (Print) Anthony L. Harris _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2000

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB</u>	<u>VPE</u>		\$ <u>45</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>NOTIFICATION</u>		\$ <u>75</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>NOVEMBER 20th 02</u>			\$ <u>120⁰⁰</u>

Planner 10/25/02
 Planner signature / date

Project # 1002033

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. (24 copies)
 - 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.**

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.

Anthony L. Harris Applicant name (print)
Anthony L. Harris Applicant signature / date
10-18-02



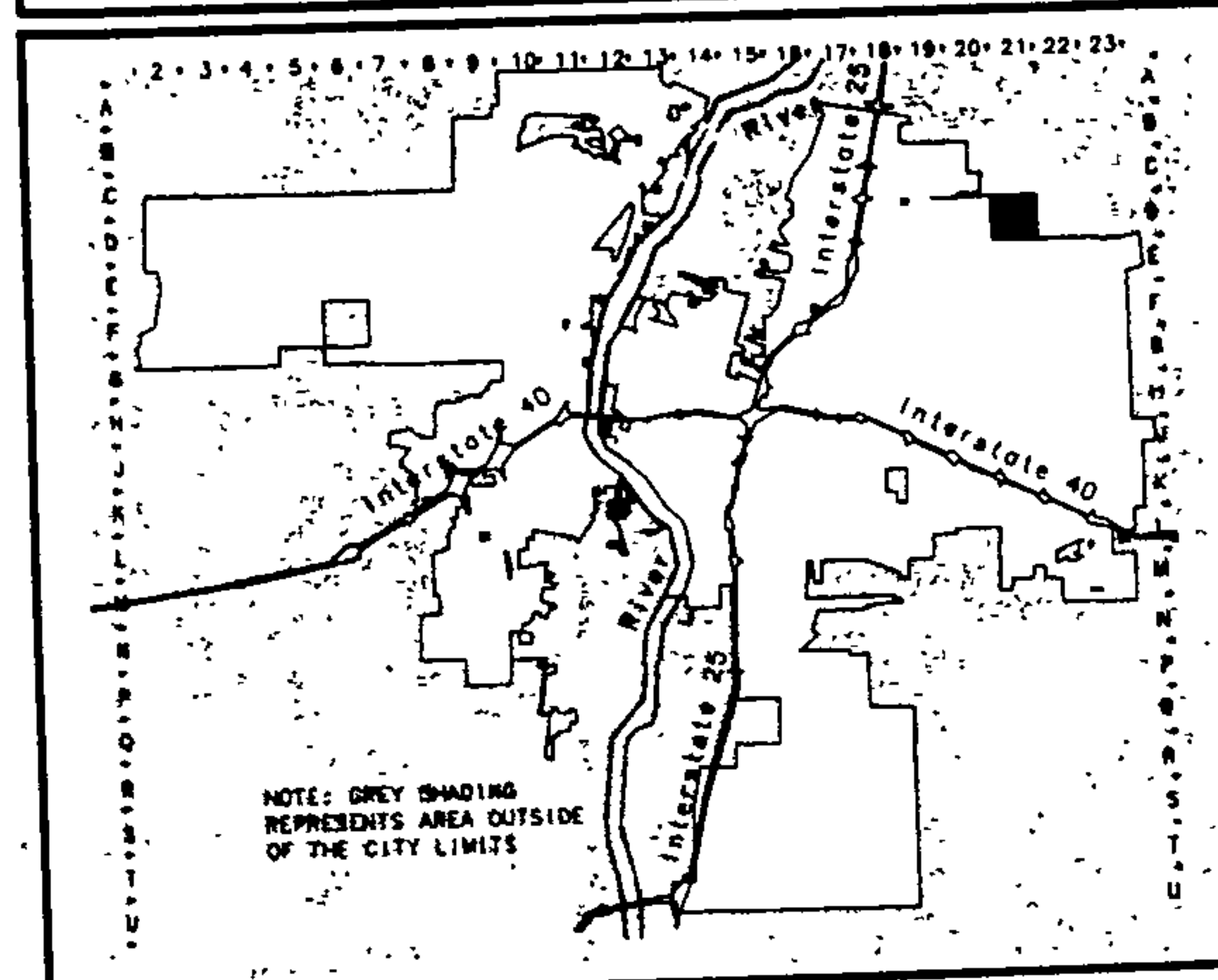
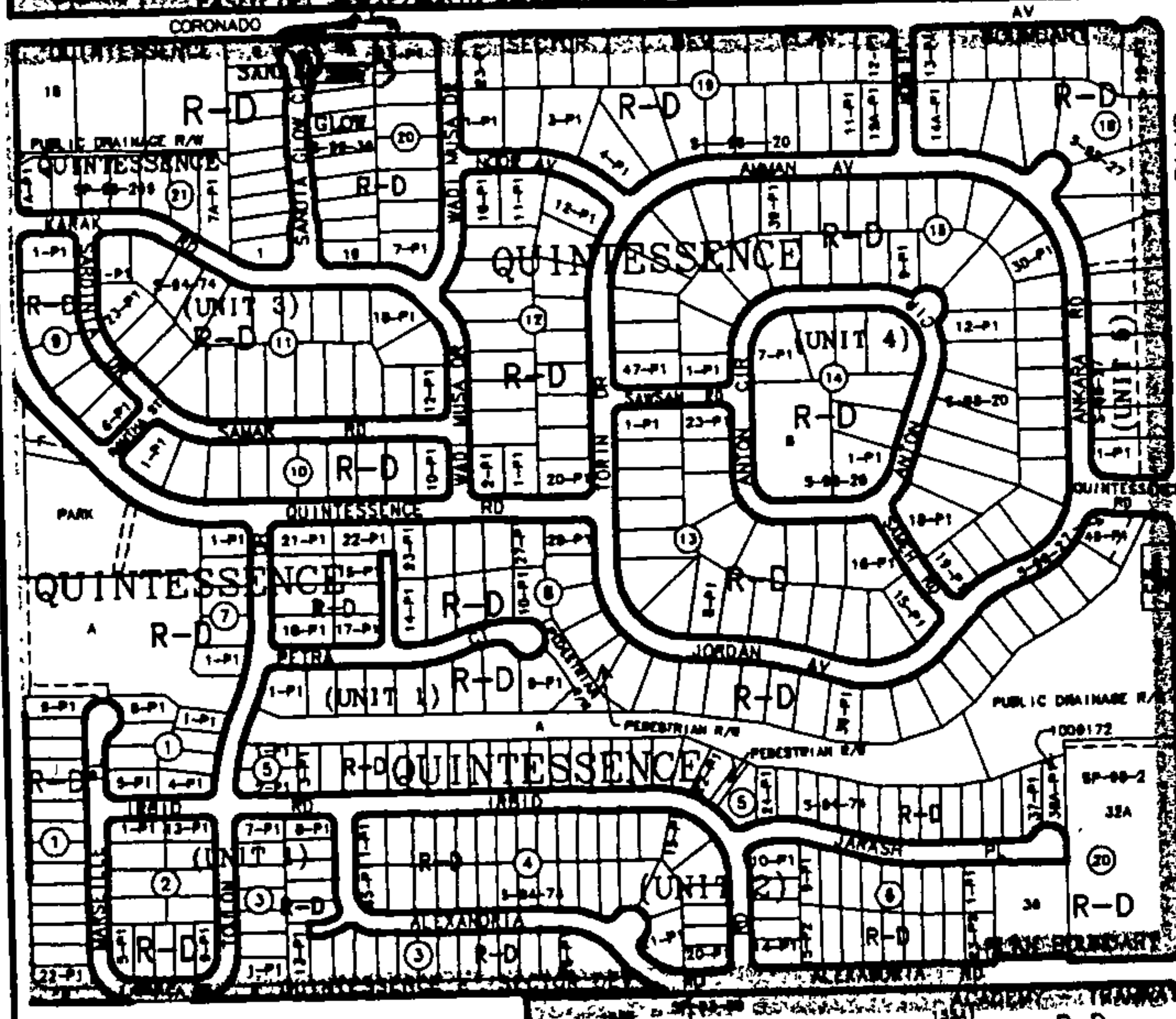
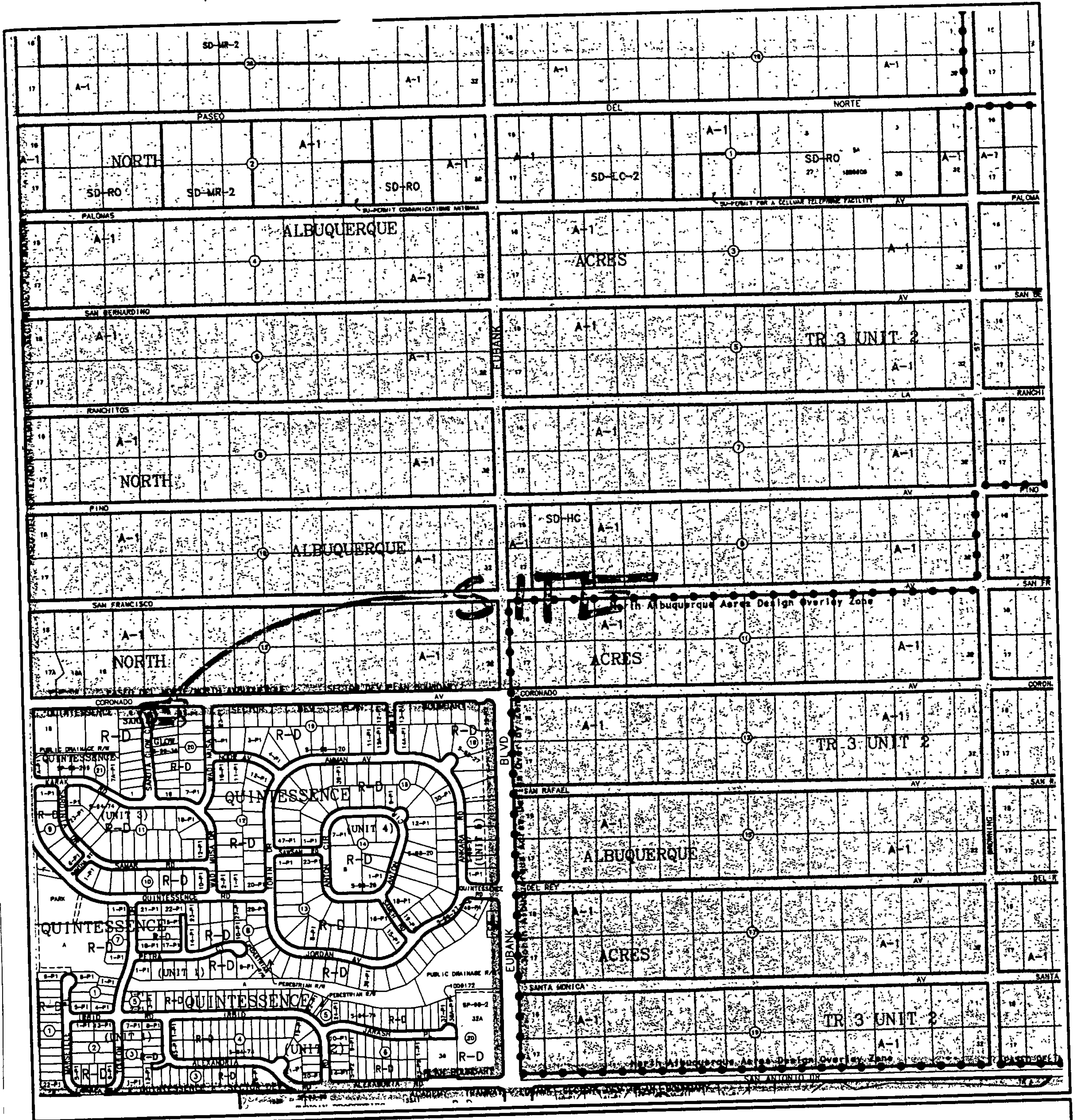
Form revised September 2001


Baker 10/25/02 Planner signature / date

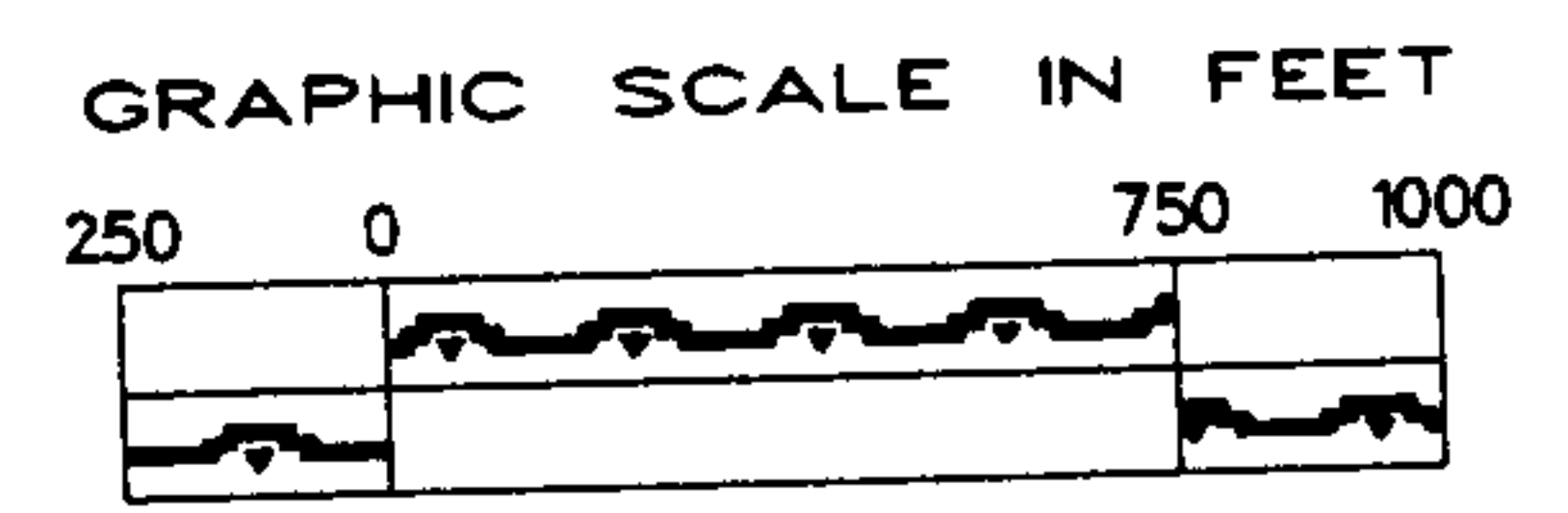
Project # 1002033

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

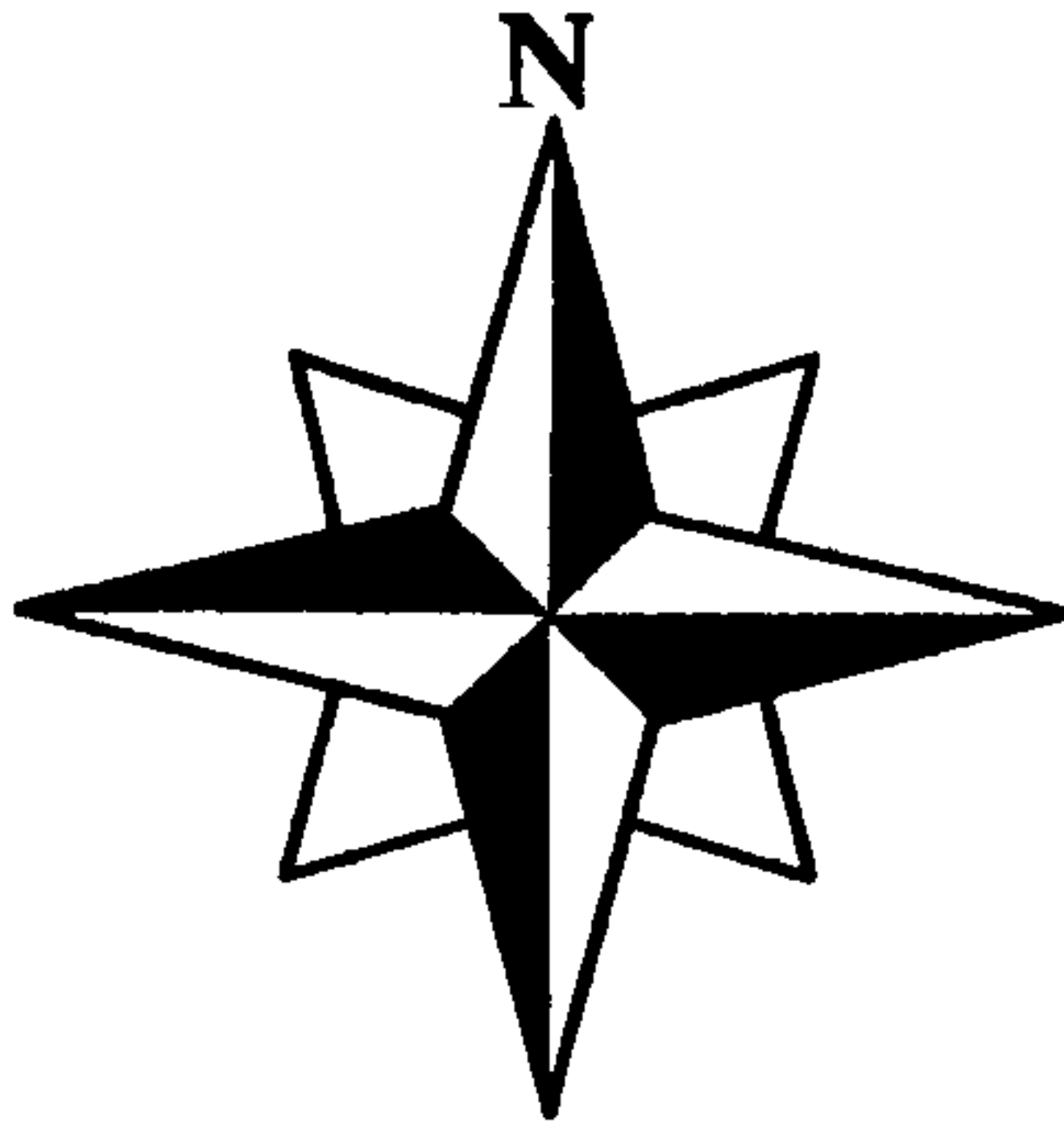
Application case numbers
02DRB - 01655




CITY OF
Albuquerque
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2002



Zone Atlas Page
D-21-Z
 Map Amended through April 03, 2002



*Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110*

*Phone (505) 889-8056 * Fax (505) 889-8645*

October 21, 2002

To: DRB Board Members

RE: Vacation of Public Utility Easement within lot 10, Sandia Glow Subdivision

Dear: Members

Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement, within lot 10 of the Sandia Glow Subdivision. This easement has no utilities located within it and we have Quitclaim deeds releasing the easement.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

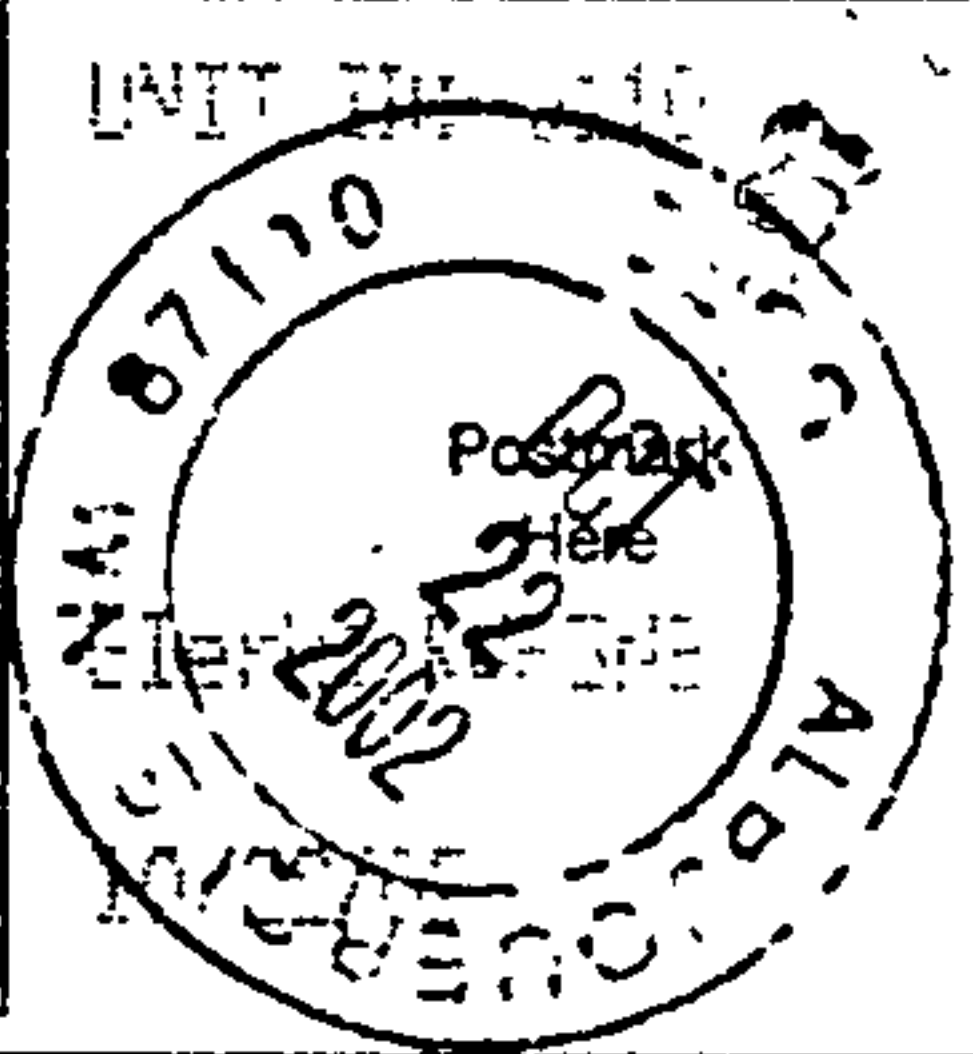
ALH/ep

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

7002 0460 0003 9963 5284

OFFICIAL USE

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



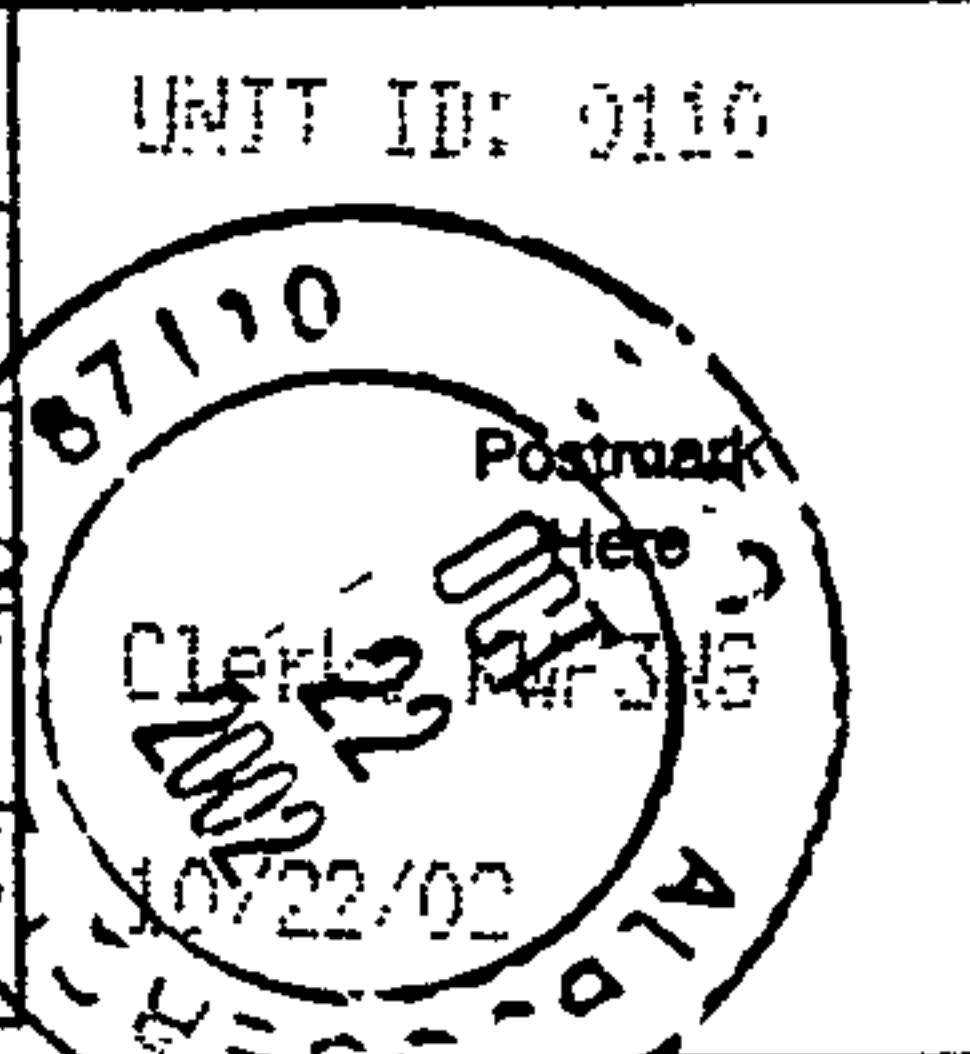
Sent To
 Jerry Janicke
 Street, Apt. No.;
 or PO Box No. 12505 Del Rey N.E.
 City, State, ZIP+ 4 Albuquerque, NM 87122

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

7002 0460 0003 9963 5291

OFFICIAL USE

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To
 Doug Cloud
 Street, Apt. No.;
 or PO Box No. 9721 San Francisco N.E.
 City, State, ZIP+ 4 Albuquerque NM 87122



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: October 21, 2007

TO CONTACT NAME: Jonny Harris
COMPANY/AGENCY: Harris Surveying Inc
ADDRESS/ZIP: 2412 S Monroe St. NE 87110
PHONE/FAX #: 889-8056 / 889-8645

Thank you for your inquiry of 10-21-07 requesting the names of **Recognized**
(Date)
Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 10, Sandia Blow Subdivision

zone map page(s) D-21

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

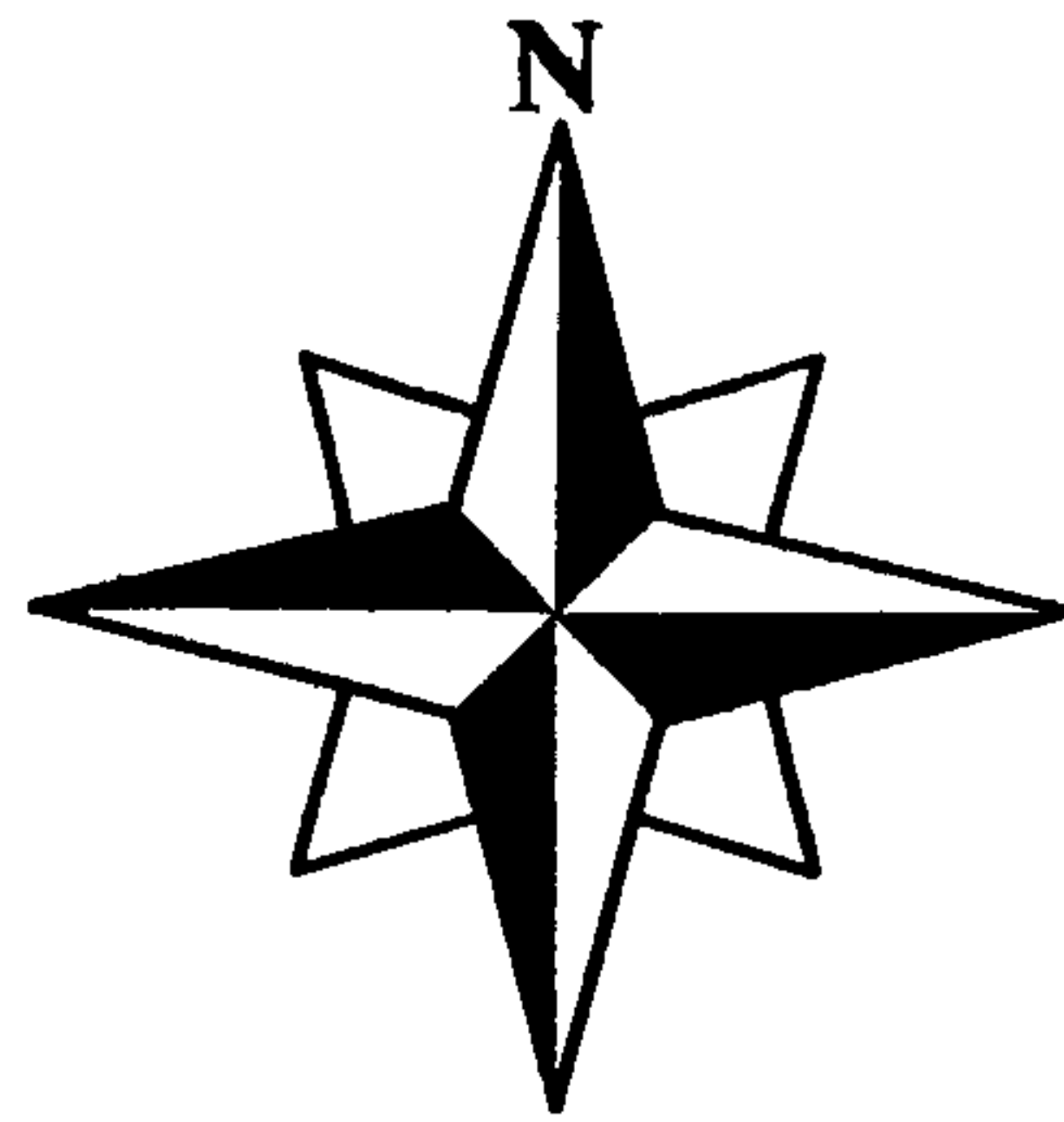
<u>North Albuquerque Acres Comm.</u>	
Neighborhood Association	Neighborhood Association
Contact: <u>Jerry Janicke</u>	Contact: _____
<u>12505 Del Rey NE 87122</u>	_____
<u>856-1136 (w)</u>	_____
<u>Doug Cloud</u>	_____
<u>9729 San Francisco NE / 87122</u>	_____
<u>296-9504 (w) 856-9100 (w)</u>	_____

See reverse side for additional Neighborhood Association Information: YES () NO

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,
Dalana R. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



*Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110*

*Phone (505) 889-8056 * Fax (505) 889-8645*

October 21, 2002

Doug Cloud
9721 San Francisco N.E.
Albuquerque, NM 87122

RE: Vacation of Public Utility Easement

Dear: Mr. Cloud

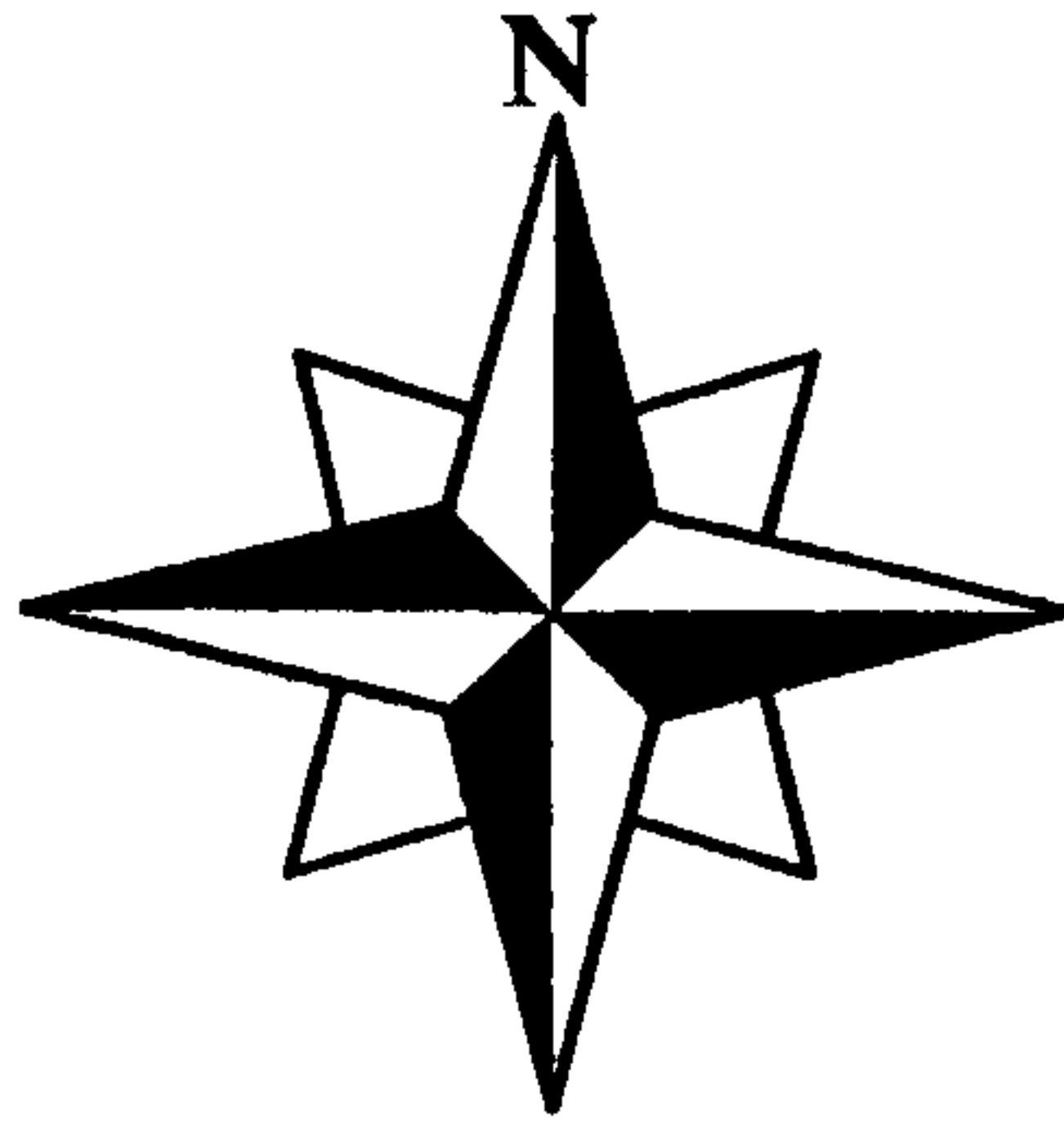
Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement, within lot 10 of the Sandia Glow Subdivision for Bealhen Construction. We have received approval for this from the Utility Companies and are now approaching the City of Albuquerque for this. This easement has no facilities in it and will have no effect on any neighborhoods.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep



*Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110*

*Phone (505) 889-8056 * Fax (505) 889-8645*

October 21, 2002

Jerry Janicke
12505 Del Rey N.E.
Albuquerque, NM 87122

RE: Vacation of Public Utility Easement

Dear: Mr. Janicke

Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement, within lot 10 of the Sandia Glow Subdivision for Bealhen Construction. We have received approval for this from the Utility Companies and are now approaching the City of Albuquerque for this. This easement has no facilities in it and will have no effect on any neighborhoods.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep

PLAT OF
LOTS 1-19
SANDIA GLOW

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 1999



1999057108
2217275
Page: 1 of 2
04/29/1999 02:18P
Bk-99C Pg-183

APPROVED AND ACCEPTED BY:

egos Grant, within Section 21
cipal Meridian, Albuquerque,
70 and 21, Block 14, Tract 3,
one shown and designated on
NE, BERNALILLO COUNTY, NEW
ity, New Mexico, on June 8,
hed as follows:

scribed being a point on the
, whence the ACS Control
ence,

of the parcel of land herein

of the parcel of land herein
of 60 foot wide roadway
arak Road NE right-of-way;

of the parcel of land herein

nd point of beginning of the
t (4.0026 acres), more or

SEE CONSENT AND IN
IGNED OWNER(S) AND/OR
H/ OR PROPRIETOR(S) DO
ITS-OF-WAY SHOWN
MPLE WITH WARRANTY
ILITY AND DRAINAGE
OR PROPRIETOR(S) DO
DO HEREBY CERTIFY
DEED.

3-12-99
DATE

S-99-39
SUBDIVISION PLAT NO.

CITY COUNTY

Janet S...
CHAIR, DEVELOPMENT REVIEW BOARD

4/2/99
DATE

Frank J. Higgins
CITY ENGINEER

4-8-99
DATE

Frank J. Higgins
A. M. A. F. C. A.

4-8-99
DATE

Paul D. ...
TRAFFIC ENGINEER

3-30-99
DATE

Roger D. ...
UTILITIES DEVELOPMENT DIVISION
CITY OF ALBUQUERQUE PUBLIC WORKS

3-30-99
DATE

Edward P. ...
PARKS DESIGN AND DEVELOPMENT, CIP

4-7-99
DATE

Robert J. ...
PROPERTY MANAGEMENT

4-8-99
DATE

Neil C. ...
CITY SURVEYOR

03/6/99
DATE

Pauli Philli
PNM ELECTRIC SERVICES

4-5-99
DATE

Pauli Philli
PNM GAS SERVICES

4-5-99
DATE

Catherine Schroeder
U. S. WEST COMMUNICATIONS

04-01-99
DATE

Violet Watson
JONES INTERCABLE, INC.

4-6-99
DATE

SUBSCRIBE ME



OFFICIAL SEAL
NEAL GARRATT
NOTARY PUBLIC-STATE OF NEW MEXICO

FIOTTI

My Commission Expires 3-19-2002

Neal Garratt
NOTARY PUBLIC

NO PAID ON UPCN

W. ...

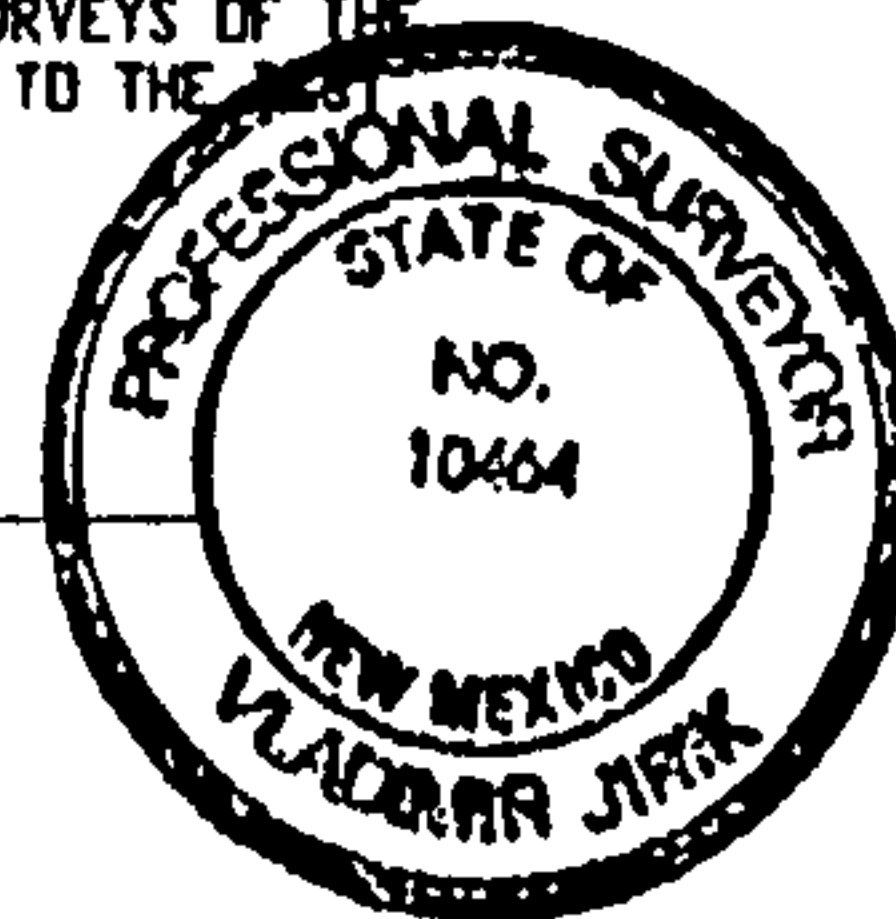
... 4/2/99

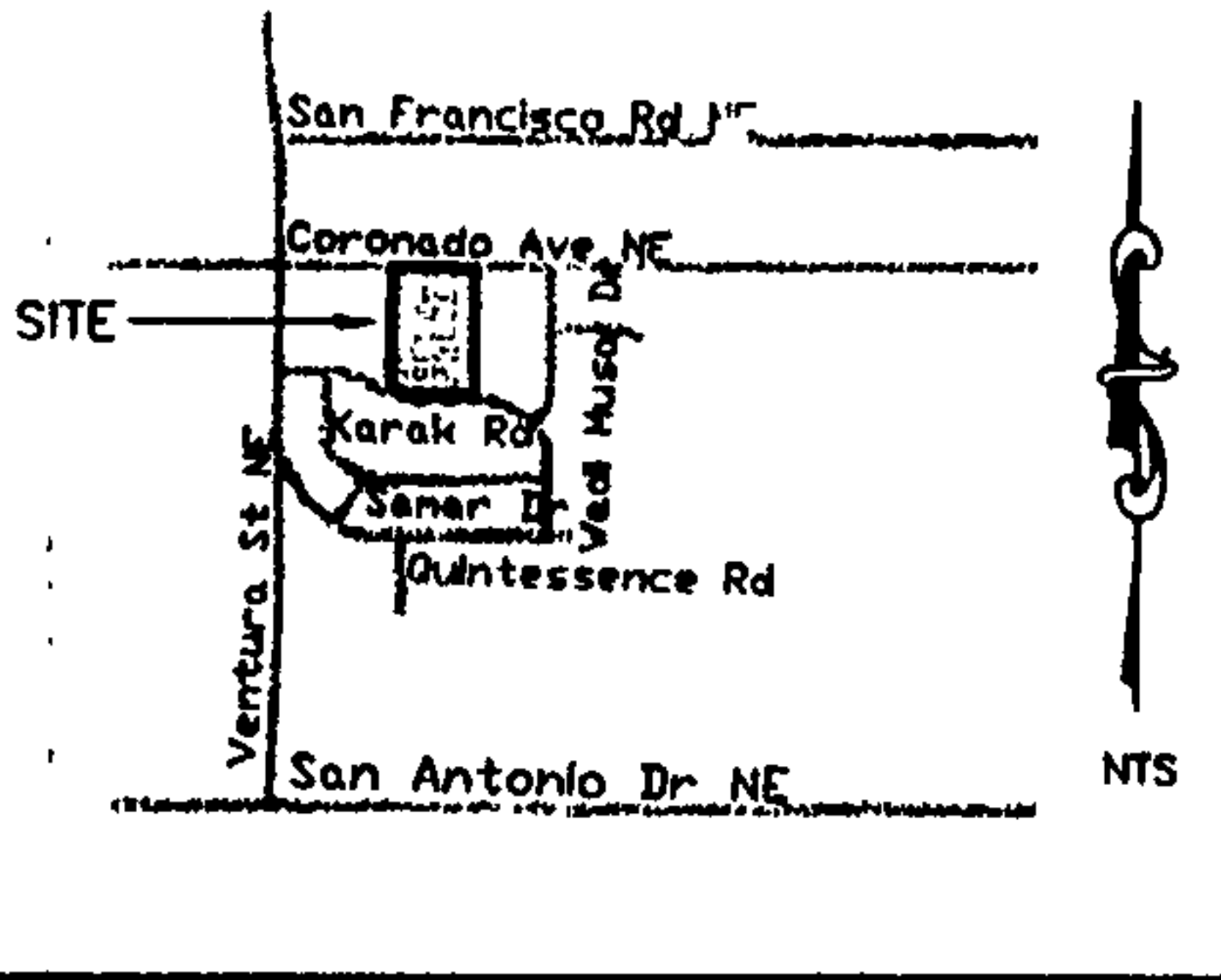
SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vladimir Jirik
VLADIMIR JIRIK, NPS NO. 10464

3/5/99
DATE






LOCATION MAP
ZONE ATLAS MAP NO. D-21-Z

SUBDIVISION DATA

1. CASE NO.: DRB-97-76
2. VACATION NO.: V-97-138
3. ZONE ATLAS INDEX NO.: D-21-Z
4. GROSS SUBDIVISION ACREAGE: 4.0026 ACRES
5. TOTAL NUMBER OF EXISTING LOTS: 4 LOTS
6. TOTAL NUMBER OF LOTS CREATED: 19 LOTS
7. DATE OF FIELD SURVEY: AUGUST, 1997
8. TALDS LOG NO.: SP-9801-0910-590265
9. MILES OF FULL WIDTH STREETS CREATED: 0.085
10. TOTAL R/W DEDICATION: 0.8916 ACRE
11. TOTAL VACATION: 0.4555 ACRE
12. ZONING: R-D

NOTES:

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. UNLESS OTHERWISE INDICATED, ALL PROPERTY CORNERS ARE MARKED WITH A P.K. NAIL V/SHINER, 'X' IN CONCRETE OR AN IRON STAKE SURMOUNTED WITH A CAP STAMPED 'P.S. 10464'.
4. THE DATA SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY.
5. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS  WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED 'CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, PS #10464'.
6. * DESIGNATES LOT FRONT.
7. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THE SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
8. THERE IS A 10' P.U.E. GRANTED BY THIS PLAT ALONG ALL LOT LINES FRONTING PUBLIC RIGHTS OF WAYS AND SHOWN AS '10' P.U.E.'
9. THE OPEN SPACE REQUIREMENT OF 2,400 SQUARE FEET PER DWELLING UNIT WILL BE MET ON EACH LOT.
10. INCREASED STREET WIDTH OF SANDIA GLOW COURT, N.E. AT THE ENTRANCE INTO THE SUBDIVISION IS TO ACCOMMODATE POSSIBLE FUTURE GATED ENTRANCE.
11. THE PURPOSE OF THIS PLAT IS TO DEDICATE ADDITIONAL RIGHTS-OF-WAY, VACATE EXISTING LOT LINES AND EASEMENTS, AND TO SUBDIVIDE PROPERTY INTO RESIDENTIAL LOTS.
12. NO ACCESS TO ANY LOTS IS ALLOWED FROM CORONADO AVENUE, N. E.

LEGAL DESCRIPTION

Being that certain parcel of land situated within (as projected), Township 11 North, Range 4 East, N. Bernalillo County, New Mexico, being identified as Unit 2, North Albuquerque Acres, as said Lots 12, the plot of 'TRACT 3, UNIT 2, NORTH ALBUQUERQUE ACRES, MEXICO', filed in the Office of the County Clerk, 1931, in Volume D, Folio 133, and being more parti-

Beginning at the northwest corner of the parcel of centerline of 60 foot wide roadway easement (Coron Station '5-D21' bears N. 27° 09' 53" W., 896.67 Fe

S. 89° 33' 35" E., 331.03 feet distance to the nor described; thence,


S. 00° 11' 37" W., 527.78 feet distance to the sou described being a point on the centerline of the r easement (San Rafael Avenue NE) and a point within thence,

N. 89° 33' 35" W., 329.68 feet distance to the sou described; thence,

N. 00° 02' 51" E., 527.79 feet distance to the nor parcel of land herein described and containing 174 less.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN HEREON I ACCORDANCE WITH THE DESIRES OF PROPRIETOR(S) THEREOF AND SAID HEREBY DEDICATE ALL STREETS AN HEREBY TO THE CITY OF ALBUQUER COVENANTS AND DO HEREBY GRANT EASEMENTS SHOWN HEREON. SAID HEREBY CONSENT TO ALL OF THE F THAT THIS SUBDIVISION IS THEIR

BY: 
YVONNE E. SCARAFIOTTI, TRUSTEE OF ROBERT L. AND YVONNE E. SCARAFIOTTI DECEDENT TRUST

ACKNOWLEDGMENT

STATE OF New Mexico)
) ss.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACK
ON 12th DAY OF 11
19 99 BY YVONNE E.

MY COMMISSION EXPIRES: 3-19-2

THIS IS TO CERTIFY THAT TAXES
4.46 Acres #10 2002

PROPERTY OWNER OF RECORD: [Signature]

BERNALILLO COUNTY TREASURER'S

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary, to provide Cable TV service.
4. U.S. West for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

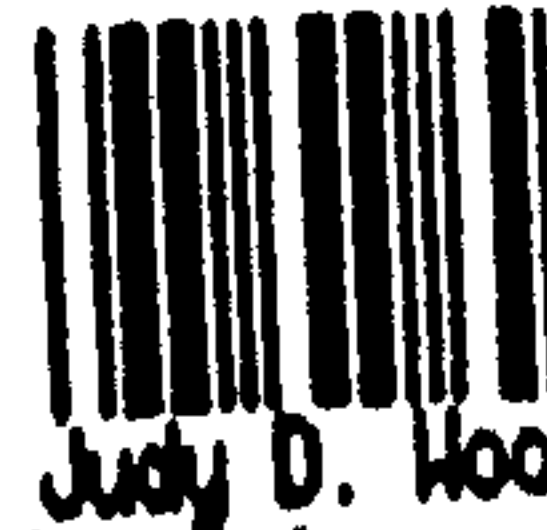
Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to, within or near easements shown on this plat.

PNM ELECTRIC/GAS SERVICES DISCLAIMER

In approving this plat, PNM ELECTRIC/GAS SERVICES do not waive or release any easement or easement rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

L
SAN

ALBUQUERQUE, BEB



ACS CONTROL STATION
"1-C21A"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)(NAD 1927)
Y=1,518,787.29
X= 415,503.35
G-G=0.99963867
 $\Delta\alpha = -00^{\circ}09'46''$
ELEV. = 5634.65

LOT 21, BLOCK 12
TRACT 3, UNIT 2
NORTH ALBUQUERQUE ACRES
FILED: 8/6/31
(D-133)

EXIST. 30' ROADWAY EASEMENT VACATED BY THIS PLAT
(SOUTHERLY 5' TO REMAIN AS UTILITY EASEMENT ONLY)
(V-97-138) (SEE NOTE "D")

DEDICATED PUBLIC
RIGHT-OF-WAY BY
QUINTESSENCE UNIT 1
FILED: 1/19/96
(96C-30)

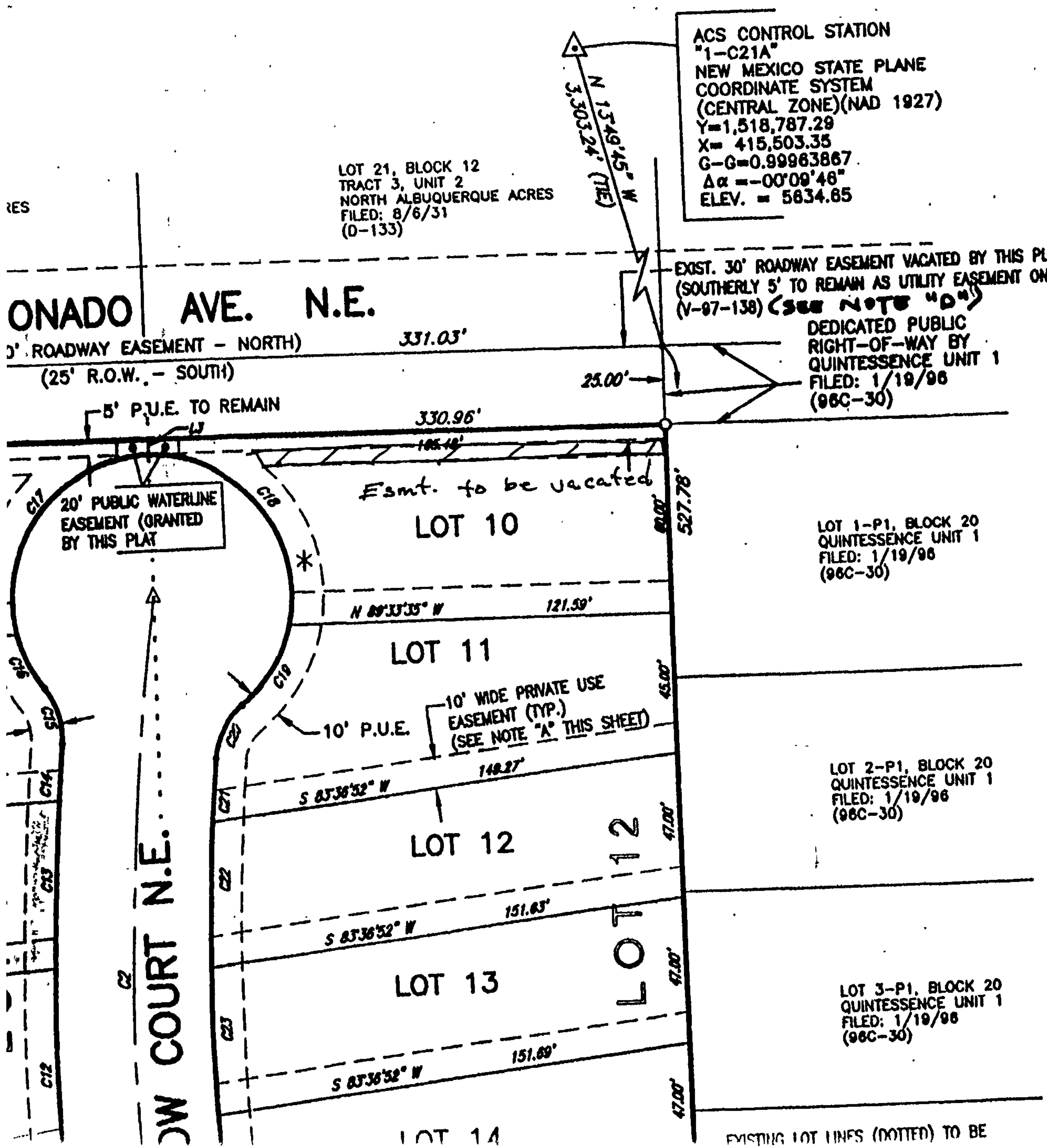
LOT 1-P1, BLOCK 20
QUINTESSENCE UNIT 1
FILED: 1/19/96
(96C-30)

LOT 2-P1, BLOCK 20
QUINTESSENCE UNIT 1
FILED: 1/19/96
(96C-30)

LOT 3-P1, BLOCK 20
QUINTESSENCE UNIT 1
FILED: 1/19/96
(96C-30)

EXISTING LOT LINES (DOTTED) TO BE

NOTES



RES

ONADO AVE. N.E.

30' ROADWAY EASEMENT - NORTH)
(25' R.O.W. - SOUTH)

5' P.U.E. TO REMAIN

20' PUBLIC WATERLINE
EASEMENT (GRANTED
BY THIS PLAT

Esmt. to be vacated

LOT 10

LOT 11

10' P.U.E. 10' WIDE PRIVATE USE
EASEMENT (TYP.)
(SEE NOTE "A" THIS SHEET)

LOT 12

LOT 13

LOT 12
LOT 13

LOT 14

JW COURT N.E.

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
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 BEALHEN CONST.

AGENT HARRIS SURVEYING INC.

ADDRESS 2412 D MONROE ST. NE.

PROJECT NO. 1002033

APPLICATION NO. 02DRB-01655

\$ 45⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 120⁰⁰ **Total amount due**

Security enhanced document See back for details. 4866

HARRIS SURVEYING, INC.
2412-D MONROE ST. N.E.
ALBUQUERQUE, NM 87110
PH. 505-889-8056

DATE 10-25-02 95-8365/3070 03

PAY TO THE ORDER OF City of Albuquerque \$ 120⁰⁰/₁₀₀

One hundred twenty and 00/100 DOLLARS

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

City of Albuquerque
Treasury Division
Anthony L. [Signature]

FOR _____

10/25/2002 1:30AM LOC: ANE
950580000000 8888

RECEIPT# 00023547 WSH# 007 TRANS# 0018
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$120.00
J24 Misc \$45.00

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Nov. 05, 2002 To NOV, 20th 2002.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Anthony Z... (Applicant or Agent), 10-25-02 (Date)

I issued 2 signs for this application, 10/25/02 (Date), B. Berber 10/25/02 (Staff Member)



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

AGENDA NUMBER: 2
ENVIRONMENTAL PLANNING COMMISSION
September 19, 2002

02EPC-01195
Project # 1002033
02DRB-00935 (VPE) HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION, appeals the Development Review Board's approval of the Vacation Action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF:S-99-39, V-97-138, SD-89-2] (D-21)

DEVELOPMENT REVIEW BOARD'S COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION SEPTEMBER 19, 2002:

Request Summary:

This is an appeal of the July 17, 2002 Development Review Board (DRB) action approving only part of a requested vacation action. The agent had requested the vacation of a five-foot public utility easement within Lots 9 and 10 of the Plat of Lots 1-19, Sandia Glow Subdivision. However, due to adverse comments from the Public Service Company of New Mexico (PNM), Electric Services Division, at the time of the DRB public hearing, only the easement on Lot 9 was voided.

The property is located on or near Sandia Glow Court between Coronado Avenue NE and Karak Road NE.

The appellant is Bealhen Construction, owner of the property, represented by Jim Wilks of Harris Surveying.

Background/Analysis:

Because there were no utility lines in the easement and verbal approvals had been received from the various utility companies, the applicant submitted the request for vacation of the easement on Lots 9 and 10.

There were no objections to the request from staff or Comcast Cable, QWEST or PNM Gas Services Division.

Following the DRB public hearing, the applicant/agent discussed the situation further with PNM and secured a waiver and release of easement on Lots 9 and 10 from PNM dated July 22, 2002.

Appeal:

The purpose of the appeal is to request a remand of the case to the DRB with instructions to admit new evidence in the form of the PNM Waiver and Release of Easement for Lot 10. If remanded, the DRB will be able to act on the vacation of the easement encumbering Lot 10. If the case is not remanded, the applicant will be required to wait a year before filing the request again per legal staff.


Summary:

The requested action is reasonable given the circumstances of the case.

Findings:

1. The DRB acted in a prudent manner by deleting the request for the vacation of the easement on Lot 10 given the public hearing comments from PNM, Electric Services Division.
2. Subsequent to the DRB hearing action, PNM changed their original comments and have signed a waiver and release of easement including Lots 9 and 10.
3. A remand of the case to the DRB will allow the vacation action to be processed in an equitable and expedient manner.

RECOMMENDATION: REMAND OF Project #1002033, Appeal Application #02-01195, DRB Application #02-00935 based on the preceding Summary/Findings.


Janet Stephens, Chair
Development Review Board

PUBLIC SERVICE COMPANY OF NEW MEXICO
GAS AND ELECTRIC SERVICES DIVISION

August 19, 2002

TO: City of Albuquerque
Development Review Board: Attn: Janet Stephens, Chair
Planning/Development Services Division
600 Second St. NW
Albuquerque, NM 87102

Ref: Appeal 20-EPC-01195/Project #1002033
Case heard under application #02-00935

Subject: Release of Easement within Lots 9 and 10 of the Plat of Lots 1-19, Sandia Glow subdivision.

After the determination of the Development Review Board on the case heard on the referenced application the property owner had further discussion with Public Service Company personnel and it was determined that Public Service Company could release the requested easement across both Lot 9 and Lot 10 as more specifically described in the PNM Waiver and Release of Easement PNM reference #02000317 dated July 22, 2002.

Thank you for your attention to this matter:



Rubin Phillips



August 9, 2002

Jim Wilks
Harris Surveying Inc.
2412 D Monroe St NE
Albuquerque, NM 87113

**RE: APPEAL 02-EPC-01195/PROJECT #1002033
CASE HEARD UNDER APPLICATION #02-00935**


Dear Mr. Wilks: :

The above referenced appeal, which was filed July 31, 2002, has been scheduled to be heard before the Environmental Planning Commission (EPC) on **Thursday, September 19, 2002**. The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd Street, NW, 87102**.

I have attached a copy of the appeal form and the reason for appeal. Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,


Janet Stephens, Chair
Development Review Board
cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412D Monroe St NE, 87110
Don Newton, Office of Neighborhood Coordination,
File

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input checked="" type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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: Baylor Construction PHONE: 822-0860
 ADDRESS: 8908 Adams NE FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87115 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Harris Surveying Inc PHONE: 889-8056
 ADDRESS: 7412 D Monroe St NE FAX: 889-8645
 CITY: Albuquerque STATE: NM ZIP: 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Vacating a 5 foot Public Utility Easement along lots 9 + 10
 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 9 + 10 Block: _____ Unit: _____
 Subdiv / Addn: Sandia Glow Subdivision
 Current Zoning: R-10 Proposed zoning: No Change
 Zone Atlas page(s): D-21 No of existing lots: 2 No of proposed lots: 2
 Total area of site (acres): 0.3667 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: 102106305520830442 MRGCD Map No: _____
 LOCATION OF PROPERTY BY STREETS On or Near: Sandia Glow Court
 Between: Coronado Ave and Karak Rd

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App, DRB, AX, Z, V, S, etc): 5-99-39
V-97-138, SD-89-2

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: July 31, 02
 SIGNATURE: Jim Wilks DATE: July 31, 02
 (Print): Jim Wilks, Harris Surveying Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02 AP</u>	<u>AP</u>		\$ <u>190.00</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed		<u>Adv</u>		\$ <u>50.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date: <u>9-19-02</u>			\$ <u>240.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

Planner signature / date: [Signature] 7/31/02 Project #: 1002033
02-00935 (VPE)

Form revised September 2001

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER

DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION

ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL

DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002033

Application number of case being appealed; 03 DRB-00935

- Reason for the appeal *
- Appellant's basis of standing as an appellant *
- Letter of authorization from the appellant if this application for appeal is submitted by an agent
- Copy of the Official Notification of Decision regarding the matter being appealed
- Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code* §14-16-4-4. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

Harris Surveying Inc Jim Wilks
Applicant name (print)

Jim Wilks
Applicant signature / date



Form revised September 2001

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

Application case numbers

02AP - 01195

_____ - _____

_____ - _____

Paul Lander 7/31/02
Planner signature / date

Project # 1002033

Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
Ph (505) 889-8056 * Fax (505) 889-8645

July 31, 2002

TO: City of Albuquerque; Environmental Planning Commission

Subject: Appeal regarding determination of the Development Review Board

Reference: Project # 1002033 Application # 02DRB-00935

The subject project was approved for Lot 9 but Lot 10 was not approved because PNM had not approved the vacation of the easement requested across Lot 10.

Subsequent to the July 17 DRB meeting the property owner had further discussions with PNM and it was determined that they actually had no specific reason to reject this request.

A copy of PNM waiver and release of easement dated July 22, 2002 is
ATTACHMENT # 1

Due to the revised requirement of PNM, we request the DRB decision be revised to include the vacation of the easement across lot 10 in addition to lot 9.

PUBLIC SERVICE COMPANY OF NEW MEXICO
FOR ITS GAS AND ELECTRIC SERVICES DIVISIONS
WAIVER AND RELEASE OF EASEMENT

000470 Attachment # 1

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, for its Electric and Gas Services Divisions, does hereby release, waive, quitclaim and discharge its right title and interest to the present owner or owners, as their interests may appear in the property described below.

As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of Public Service Company of New Mexico shall not be affected by this release.

The easement (or portion thereof) being released is described as lying and being in Bernalillo County, New Mexico, and described more fully as

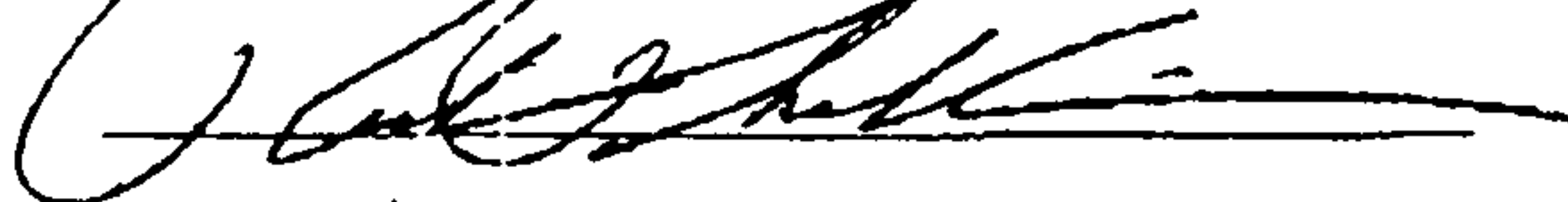
An easement within Lots 9 and 10 of the Plat of Lots 1-19, SANDIA GLOW, a subdivision filed for record in the office of the County Clerk in Bernalillo County, New Mexico on April 29, 1999 in Plat Book 99C, Page 103 and said easement being released is more particularly described as follows:

An easement five (5) feet wide being the south five (5) feet of the north ten (10) feet of the west 125.0 feet of Lot 9 and the south five (5) feet of the east 125.0 feet of Lot 10.

Easements being released are shown on Exhibit "A" attached and made a part of this document.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 22 day of July, 2002

PUBLIC SERVICE COMPANY OF NEW MEXICO



ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on

July 22, 2002

By _____

RUBEN PHILLIPS

of Public Service Company of New Mexico, a corporation, on behalf of said corporation.

FOR RECORDER'S USE ONLY



OFFICIAL SEAL
CHARLES F. BROWN
Notary Public - State of New Mexico
My Commission Expires: 11/2/2003

Charles F. Brown
Notary Public

PNM
REFERENCE
NUMBER

02000317

Attachment # 1

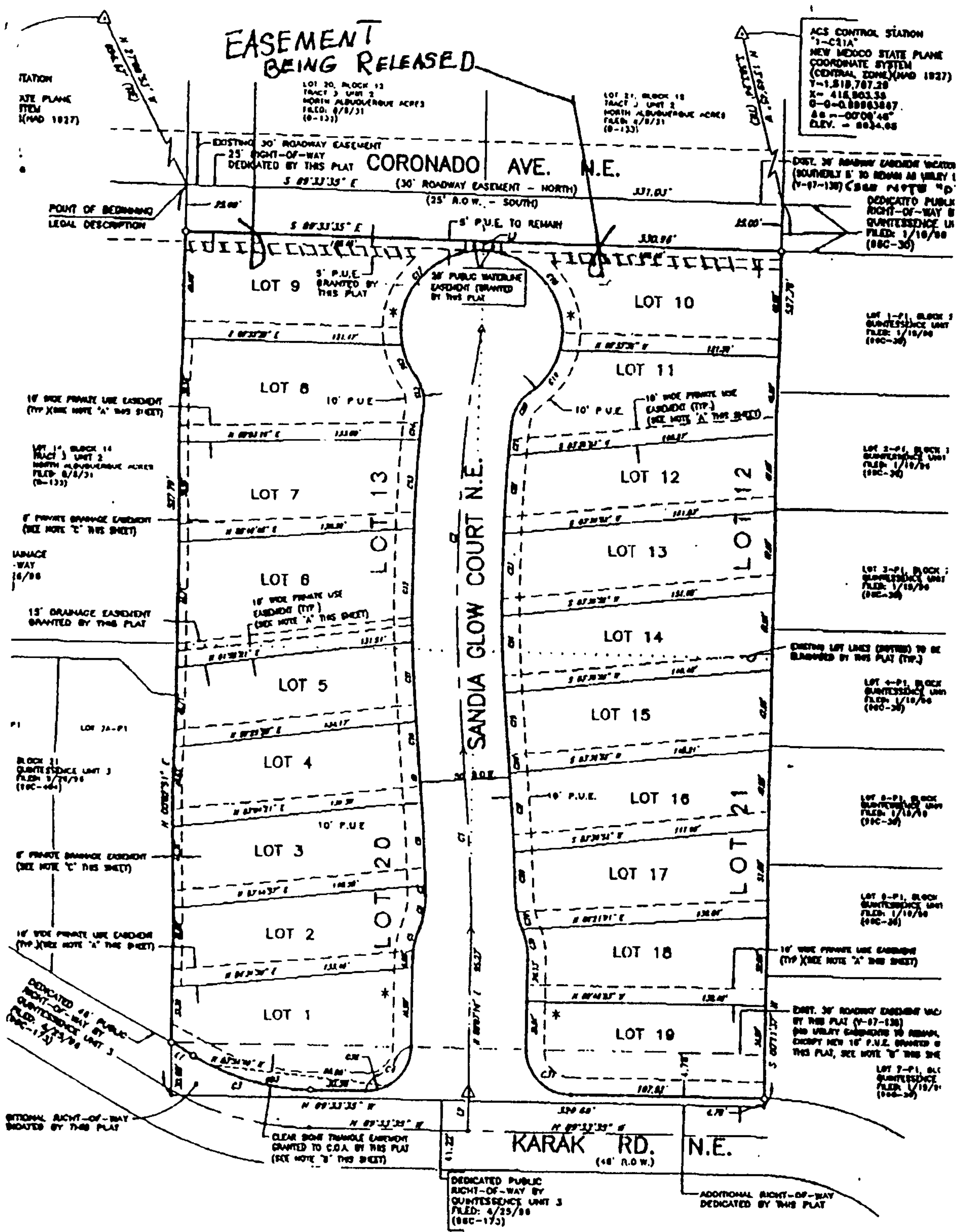


Exhibit "A"



BEALHEN
CONSTRUCTION INC

May 28 2002

Harris Surveying, Inc
2412-D Monroe Street NE
Albuquerque, NM 87110

To Whom It May Concern:

The purpose of this letter is to advise you that Bealhen Construction Inc authorizes Harris Surveying, Inc to represent us in the execution of the removal of the public utilities easement at Lots 9 and 10, Sandia Glow Subdivision

We further authorize you to represent Bealhen Construction Inc in the name change of the Sandia Glow Subdivision to Vista Bonita

Please let us know if you require anything further

Sincerely,


Scott Bealhen
President

SB/sg



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

5. Project # 1002033
02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

At the July 17, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



OFFICIAL NOTICE
PAGE TWO

If you wish to appeal this decision, you must do so by August 1, 2002 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.)

Janet Stephens
DRB Chair

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
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

City of Albuquerque
Treasury Division

07/31/2002 3:22PM LOC: ANEX
RECEIPT# 00025284 USH 006 TRANS# 0026
Account 441006 Fund 0110 TRSKDP
Activity 4971000 \$240.00
Trans Amt \$50.00
J24 Misc \$240.00
CR \$0.00
TOTAL

PAID RECEIPT

APPLICANT NAME

Bealhen Const.

AGENT

Harris Surveying

ADDRESS

2412 D. Monroe St. NE

PROJECT NO.

1002033

APPLICATION NO.

D2AP 01195

\$ 190⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 50⁰⁰ 441018 / 4971000 (Notification)

\$ 240⁰⁰ **Total amount due**

City of Albuquerque
Treasury Division

07/31/2002 3:22PM LOC: ANEX
RECEIPT# 00025284 USH 006 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSKDP
Trans Amt \$271/020
J24 Misc \$150.00

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER

DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

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ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL

DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

___ Project number of case being appealed; 1002033

___ Application number of case being appealed; 03 DRB-00935

- Reason for the appeal *
- Appellant's basis of standing as an appellant *
- Letter of authorization from the appellant if this application for appeal is submitted by an agent
- Copy of the Official Notification of Decision regarding the matter being appealed
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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.

Harris Surveying Inc Jim Wilks
Applicant name (print)

Jim Wilks
Applicant signature / date



Form revised September 2001

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

Application case numbers

02DP - 01195

_____-_____-_____

_____-_____-_____

Paul Cardona 7/31/02
Planner signature / date

Project # 1002033

Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
Ph (505) 889-8056 * Fax (505) 889-8645

July 31, 2002

TO: City of Albuquerque; Environmental Planning Commission

Subject: Appeal regarding determination of the Development Review Board

Reference: Project # 1002033 Application # 02DRB-00935

The subject project was approved for Lot 9 but Lot 10 was not approved because PNM had not approved the vacation of the easement requested across Lot 10.

Subsequent to the July 17 DRB meeting the property owner had further discussions with PNM and it was determined that they actually had no specific reason to reject this request.

A copy of PNM waiver and release of easement dated July 22, 2002 is
ATTACHMENT # 1

Due to the revised requirement of PNM, we request the DRB decision be revised to include the vacation of the easement across lot 10 in addition to lot 9.

PUBLIC SERVICE COMPANY OF NEW MEXICO
FOR ITS GAS AND ELECTRIC SERVICES DIVISIONS
WAIVER AND RELEASE OF EASEMENT

200240

Attachment # 1

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, for its Electric and Gas Services Divisions, does hereby release, waive, quitclaim and discharge its right title and interest to the present owner or owners, as their interests may appear in the property described below.

As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of Public Service Company of New Mexico shall not be affected by this release.

The easement (or portion thereof) being released is described as lying and being in Bernalillo County, New Mexico, and described more fully as:

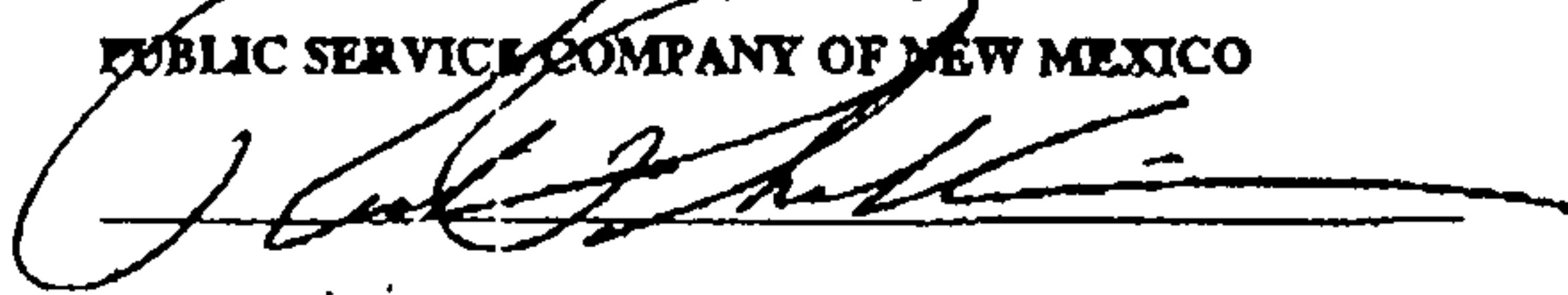
An easement within Lots 9 and 10 of the Plat of Lots 1-19, SANDIA GLOW, a subdivision filed for record in the office of the County Clerk in Bernalillo County, New Mexico on April 29, 1999 in Plat Book 99C, Page 103 and said easement being released is more particularly described as follows:

An easement five (5) feet wide being the south five (5) feet of the north ten (10) feet of the west 125.0 feet of Lot 9 and the south five (5) feet of the east 125.0 feet of Lot 10.

Easements being released are shown on Exhibit "A" attached and made a part of this document.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 22 day of July, 2002

PUBLIC SERVICE COMPANY OF NEW MEXICO



ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF Bernalillo

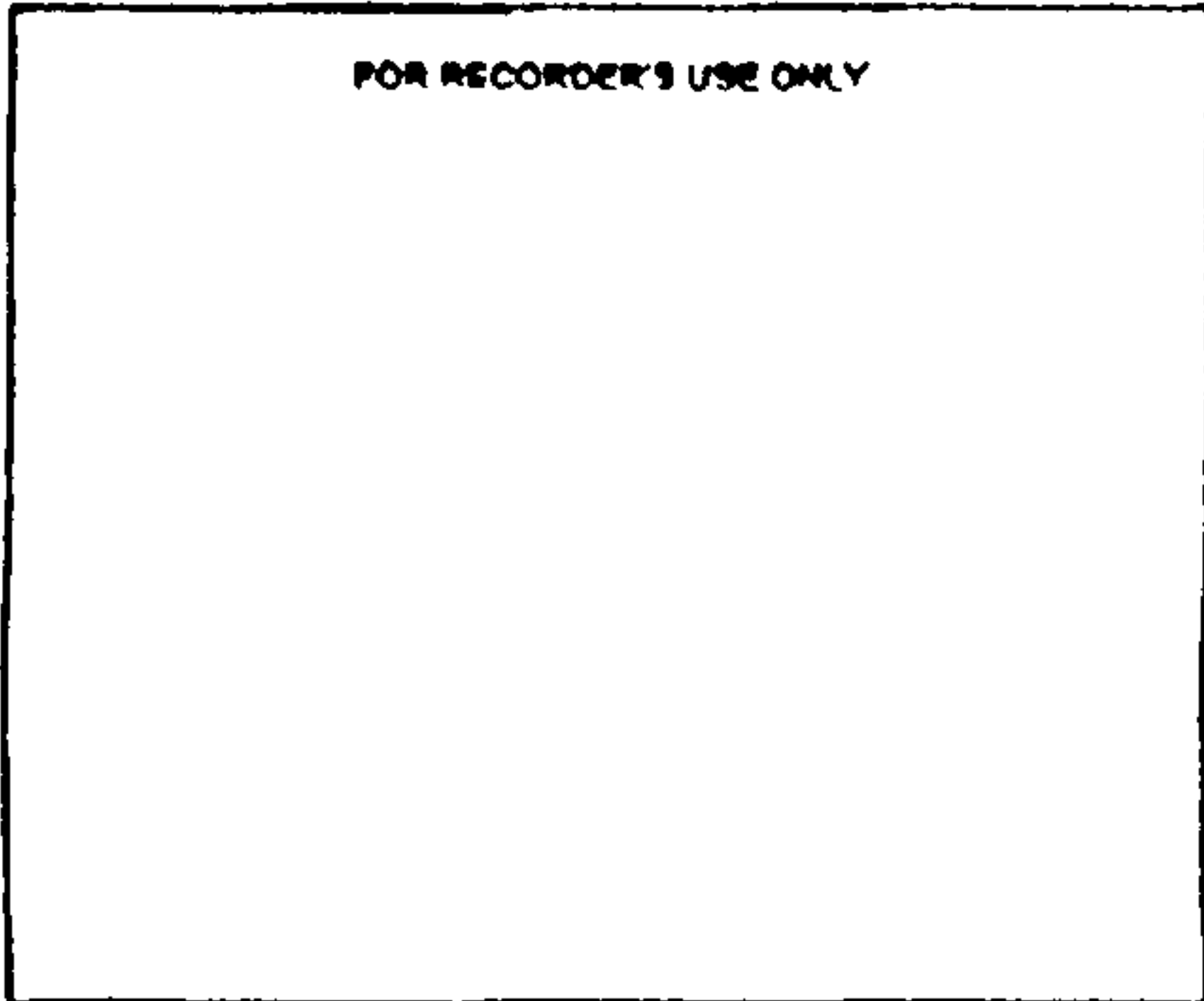
This instrument was acknowledged before me on

July 22, 2002

By _____

RUBEN PHILLIPS

of Public Service Company of New Mexico, a corporation, on behalf of said corporation.



OFFICIAL SEAL
CHARLES F. BROWN
NOTARY PUBLIC - NEW MEXICO
My Comm. Expires 11/2/2003

Charles F. Brown
Notary Public

PNM
REFERENCE
NUMBER

02000317

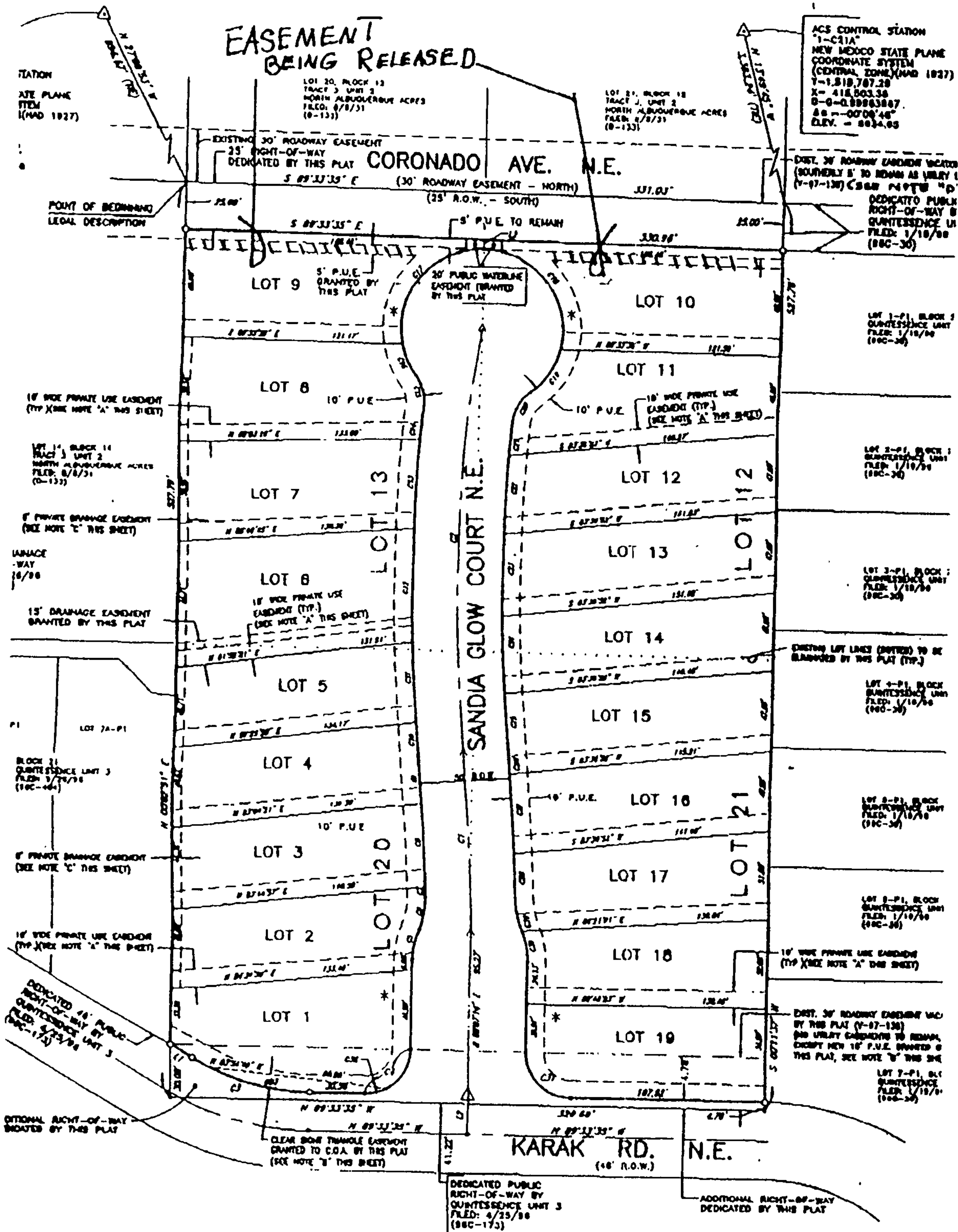


Exhibit "A"



BEALHEN
CONSTRUCTION INC

May 28, 2002

Harris Surveying, Inc
2412-D Monroe Street NE
Albuquerque, NM 87110

To Whom It May Concern:

The purpose of this letter is to advise you that Bealhen Construction Inc authorizes Harris Surveying, Inc. to represent us in the execution of the removal of the public utilities easement at Lots 9 and 10, Sandia Glow Subdivision

We further authorize you to represent Bealhen Construction Inc in the name change of the Sandia Glow Subdivision to Vista Bonita

Please let us know if you require anything further

Sincerely,


Scott Bealhen
President

SB/sg



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

5. **Project # 1002033**
02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

At the July 17, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



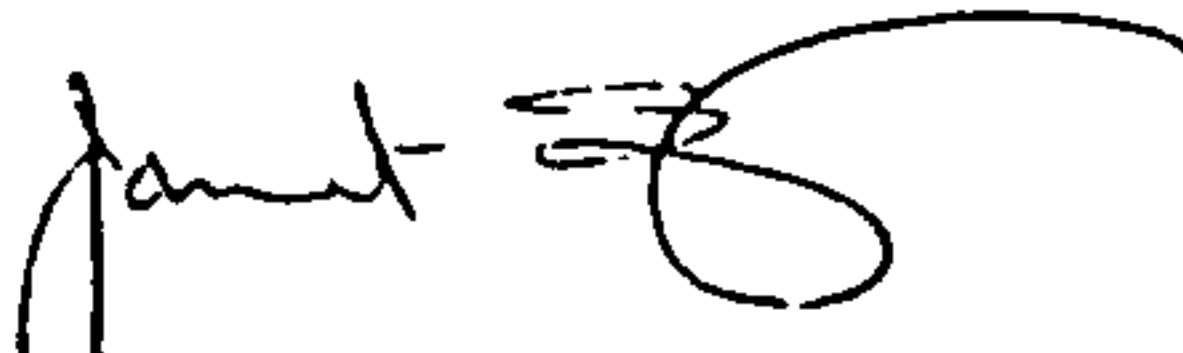
OFFICIAL NOTICE
PAGE TWO

If you wish to appeal this decision, you must do so by August 1, 2002 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.)


Janet Stephens
DRB Chair

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
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

City of Albuquerque
Treasury Division

07/31/2002 3:22PM LOC: ANEX
RECEIPT# 00025285 WSH 006 TRANS# 0026
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt \$240.00
J24 Misc \$50.00
C\ \$240.00
CHANUL \$0.00

PAID RECEIPT

APPLICANT NAME

Bealhen Const.

AGENT

Harris Surveying

ADDRESS

2412 D. Monroe St. NE

PROJECT NO.

1002033

APPLICATION NO.

D2AP 01195

\$ 190⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 50⁰⁰ 441018 / 4971000 (Notification)

\$ 240⁰⁰ Total amount due

City Of Albuquerque
Treasury Division

07/31/2002 3:22PM LOC: ANEX
RECEIPT# 00025284 WSH 006 TRANS# 0026
Account 441006 Fund 0110
Activity 4993000 TRSKDM
Trans Amt \$271/020
J24 Misc \$190.00

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN Supplemental form **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: Bealhen Construction PHONE: 822-0860
 ADDRESS: 8908 Adams N.E. FAX: _____
 CITY: Alb. STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Harris Surveying Inc. PHONE: 889-8056
 ADDRESS: 2412D Monroe St. N.E. FAX: 889-8645
 CITY: Alb. STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: vacating a 5 foot Public Utility Easement along Lots 9 and 10

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 9+10 Block: _____ Unit: _____
 Subdiv. / Addn. Sandia Glow Sub.
 Current Zoning: R-D Proposed zoning: _____
 Zone Atlas page(s): D-21-Z No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.3662 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. 10210630552083042 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Sandia Glow Court
 Between: Coronado Ave. and Karak Rd.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
S-99-39 V-97-138 SD 89-2

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

SIGNATURE Anthony Harris DATE 6-18-02
 (Print) Anthony Harris Applicant Agent

FOR OFFICIAL USE ONLY

Form revised December 2000

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02012B</u> - <u>00935</u>	<u>VPE</u>	<input checked="" type="checkbox"/>	\$ <u>40.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	<u>Adv-fee</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ <u>115.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

Hearing date July 17, 2002

Paul Carabala 6/19/02
 Planner signature / date

Project # 1002033

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. (24 copies)
 - 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

Using same Plat

- ✓ 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.**

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.

Harris Surveying Applicant name (print)
Jim Welts Applicant signature / date
June 19, 02

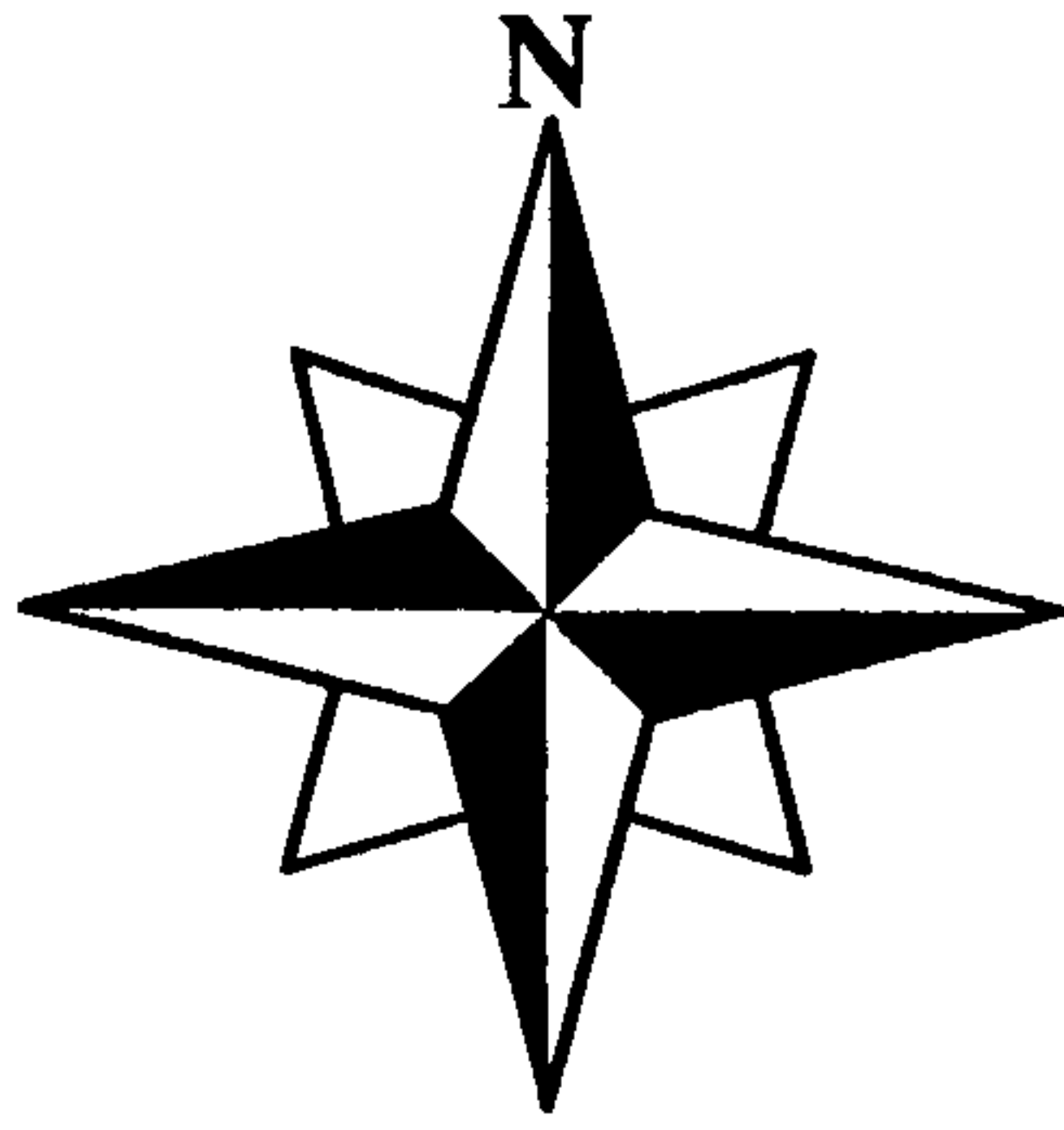


Form revised September 2001

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

Application case numbers
02 DRB - 00935

Paul Candela 6/19/02
 Planner signature / date
Project # 1002033



*Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
Phone (505) 889-8056 * Fax (505) 889-8645*

June 19, 2002

To: DRB Board Members

RE: Vacation of Public Utility Easement within lots 9 & 10, Sandia Glow Subdivision

Dear: Members

Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement, within lots 9 and 10 of the Sandia Glow Subdivision. This easement has no utilities located within it and we have verbal OK's from the Utility Companies.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep



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: June 18, 2002

TO CONTACT NAME: Jony Harris
 COMPANY/AGENCY: Harris Surveying Inc.
 ADDRESS/ZIP: 2412 D Monroe St NE 87110
 PHONE/FAX #: 889-8056 / 889-8645

Thank you for your inquiry of 6-18-02 (Date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 9, Sandra Glow Subdivision

zone map page(s) D-21

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

<p><u>North Albuquerque Acres Comm.</u> Neighborhood Association Contacts: <u>Griffy Janicke</u> <u>12505 Del Rey NE</u> <u>856-1136 (h) 87122</u> <u>Doug Cloud</u> <u>9721 San Francisco NE</u> <u>296-9504(h) 856-9102(f) 87122</u></p>	<p>Neighborhood Association Contact: _____ _____ _____</p>
---	---

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

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,

Dalaina S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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-Q-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 OCNC use only)

Date of Inquiry: 6-18-02 Time Entered: 9:15am OCNC Rep. Initials: DC

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

7000 1670 0010 2750 8042

ALBUQUERQUE, NM 87122

Postage	\$ 0.34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



Sent To
Jerry Janicke
 Street, Apt No, or PO Box No
12505 Del Rey N.E.
 City, State, ZIP+4
Albuquerque, NM 87122

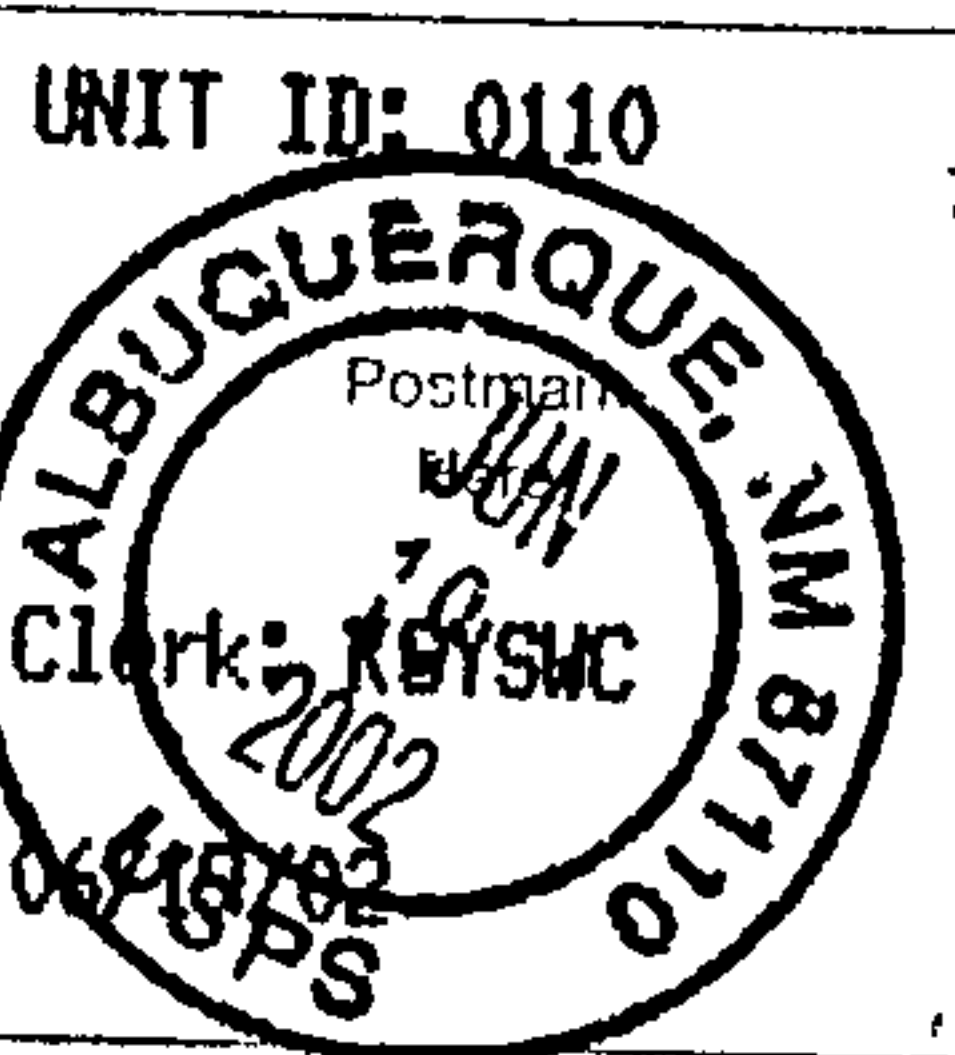
PS Form 3800, May 2000 See Reverse for Instructions

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

7000 1670 0010 2750 8035

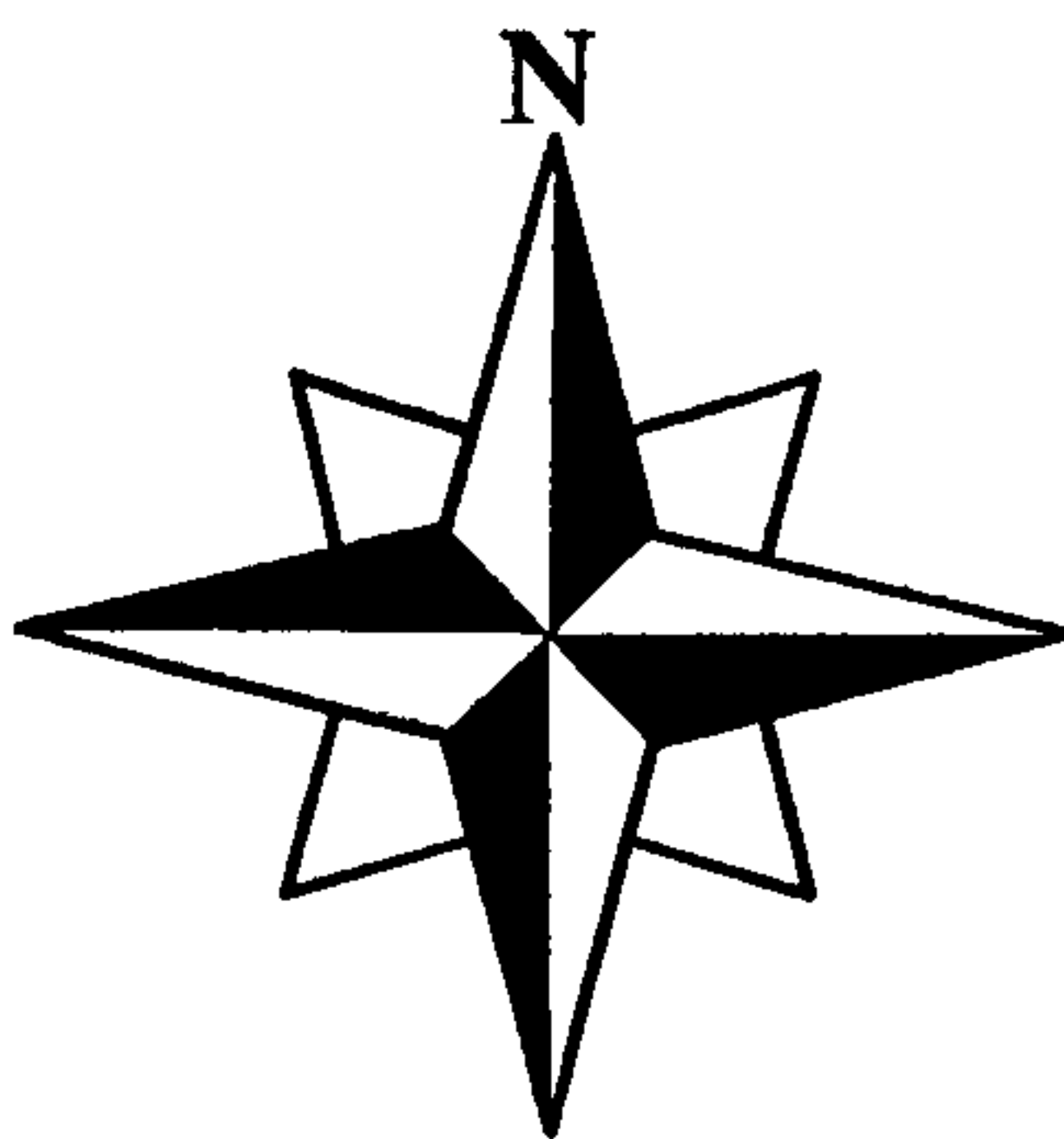
ALBUQUERQUE, NM 87122

Postage	\$ 0.34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



Sent To
Doug Cloud
 Street, Apt No, or PO Box No
9721 San Francisco N.E.
 City, State, ZIP+4
Albuquerque, NM 87122

PS Form 3800, May 2000 See Reverse for Instructions



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
*Phone (505) 889-8056 * Fax (505) 889-8645*

June 19, 2002

Doug Cloud
9721 San Francisco N.E.
Albuquerque, NM 87122

RE: Vacation of Public Utility Easement

Dear: Mr. Cloud

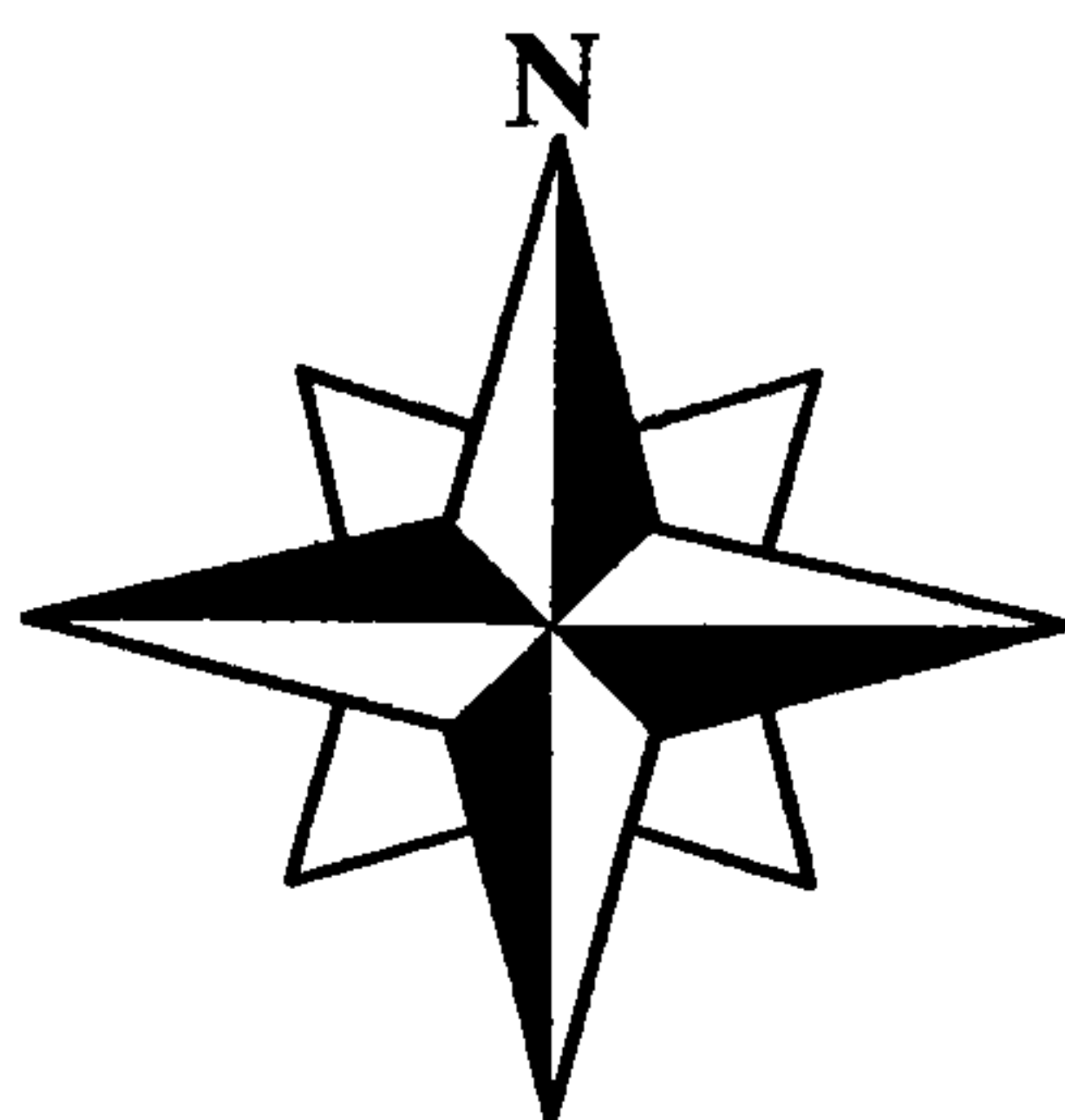
Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement within lots 9 and 10, Sandia Glow Subdivision for Bealhen Construction. We have received approval for this from the Utility Companies and are now approaching the City of Albuquerque for this. This easement has no facilities in it and will have no effect on any neighborhoods.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
*Phone (505) 889-8056 * Fax (505) 889-8645*

June 19, 2002

Jerry Janicke
12505 Del Rey N.E.
Albuquerque, NM 87122

RE: Vacation of Public Utility Easement

Dear: Mr. Janicke

Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement within lots 9 and 10, Sandia Glow Subdivision for Bealhen Construction. We have received approval for this from the Utility Companies and are now approaching the City of Albuquerque for this. This easement has no facilities in it and will have no effect on any neighborhoods.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep



BEALHEN
CONSTRUCTION INC.

May 28, 2002

Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

To Whom It May Concern:

The purpose of this letter is to advise you that Bealhen Construction, Inc. authorizes Harris Surveying, Inc. to represent us in the execution of the removal of the public utilities easement at Lots 9 and 10, Sandia Glow Subdivision.

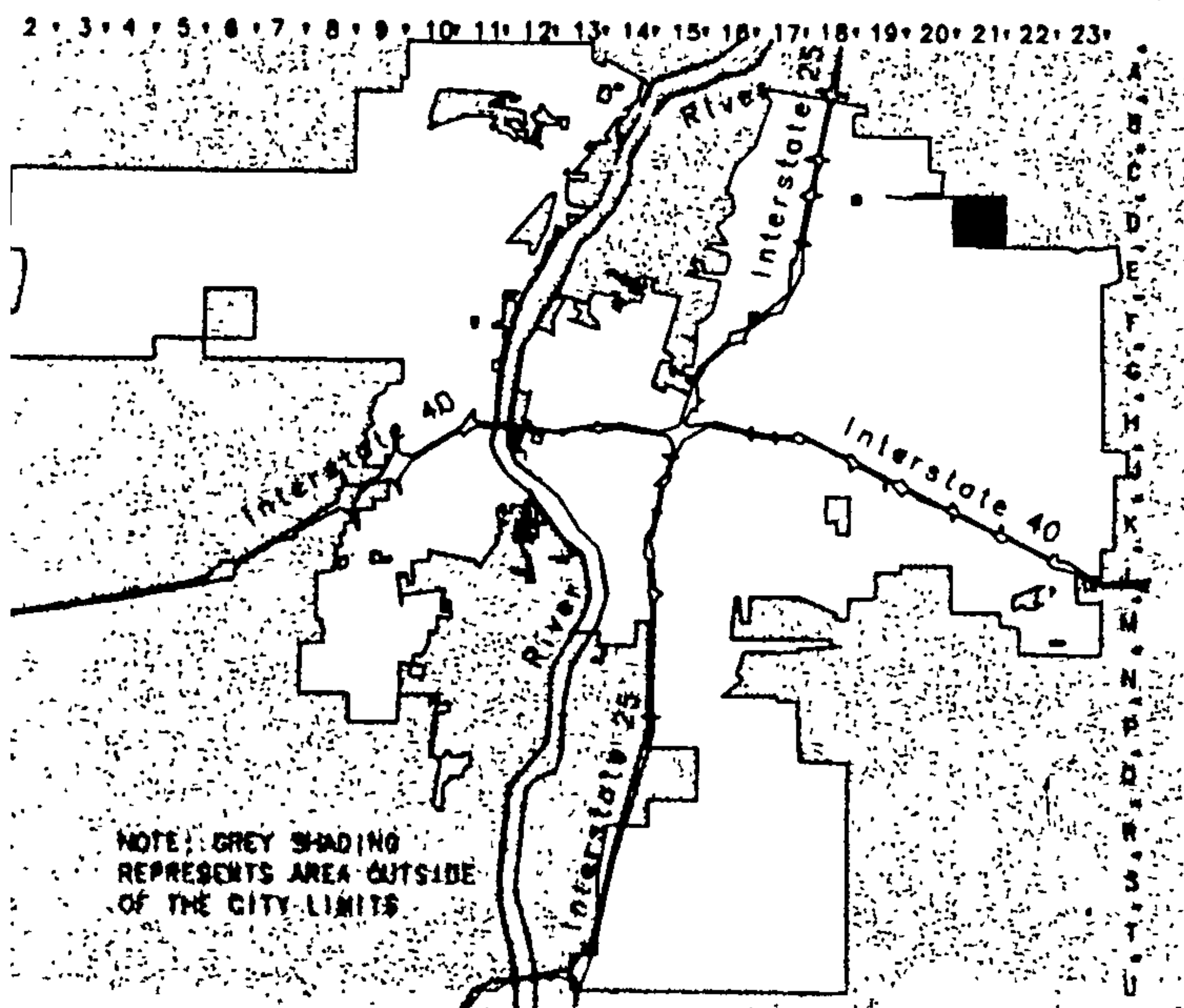
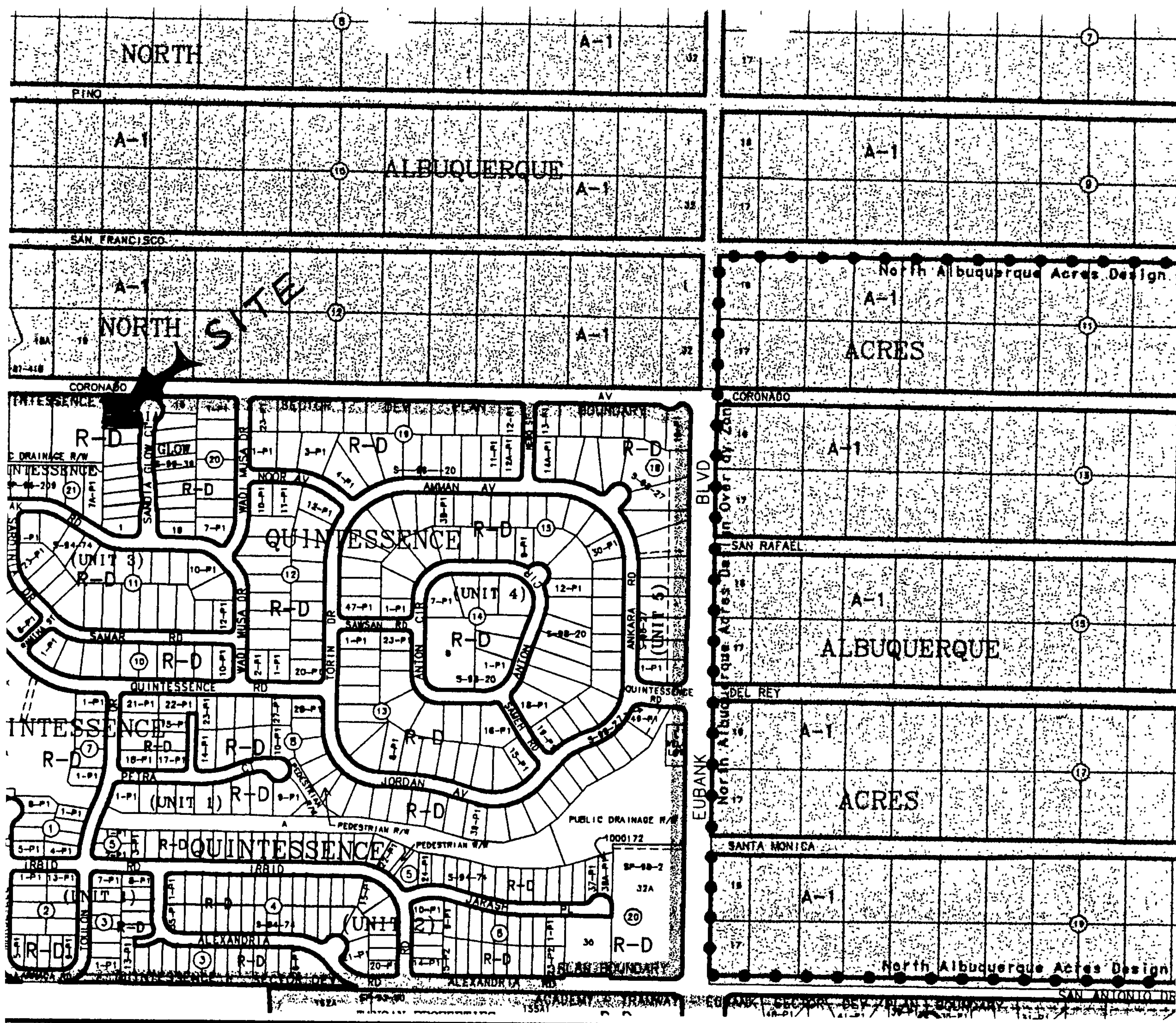
We further authorize you to represent Bealhen Construction, Inc. in the name change of the Sandia Glow Subdivision to Vista Bonita.

Please let us know if you require anything further.

Sincerely,


Scott Bealhen
President

SB/sg



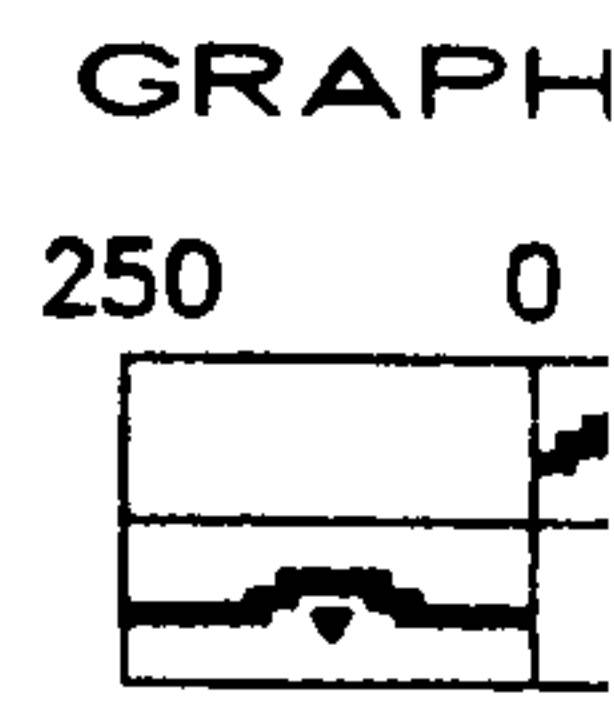
D-21



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2000



Zon



Map

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 Bealhen Construction
AGENT Harris Surveying, Inc.
ADDRESS (w/zipCode) 2412 D Monroe St. NE
PROJECT NO. 1002033
APPLICATION NO. 02ORB 00935

\$ 40⁰⁰ 441006 / 4981000 (City Cases)

~~\$ _____ 441049 / 4981000 (County)~~

\$ _____ 441011 / 7000110 (LUCC)

\$ 75⁰⁰ 441018 / 4981000 (Notification)

\$ 115⁰⁰ **Total amount due**

City Of Albuquerque
Treasury Division

06/19/2002 10:56AM LOC: ANE
X
RECEIPT# 00023211 WS# 006 TRANS# 0017
Account 441006 Fund 0110
Activity 4981000 TRSKDM
Trans Amt \$115.00
J24 Misc \$40.00

Thank You

9/25/01

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from July 2 To July 17, 2002

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Harris Surveying Jim Welch, June 19, 02
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6/19/02, Paul Cardenas
(Date) (Staff Member)

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision action

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**

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: Bealher Construction PHONE: 822-0860

ADDRESS: 8908 Adams NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner

AGENT (if any): Harris Surveying Inc PHONE: 889-8056

ADDRESS: 2412 D Monroe St NE FAX: 889-8645

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Vacating a 5 foot Public Utility Easement along lots 9 + 10

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 9 + 10 Block: _____ Unit _____

Subdiv. / Addn Sandia Glow Subdivision

Current Zoning R-10 Proposed zoning No Change

Zone Atlas page(s): D-21 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres) 0.3662 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 102106305520830442 MRGCD Map No _____

LOCATION OF PROPERTY BY STREETS On or Near Sandia Glow Court

Between Coronado Ave and Karak Rd

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.) 5-99-39

V-97-138, SD-89-2

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

SIGNATURE Jim Wilks DATE July 31, 02

(Print) Jim Wilks Sr. Harris Surveying Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>02 AP</u>	<u>AP</u>		\$ <u>190.00</u>
<input type="checkbox"/> All checklists are complete				\$ _____
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed		<u>Adv Fee</u>		\$ <u>50.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				Total
<input type="checkbox"/> F.H.D.P. density bonus				\$ <u>240.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

Hearing date 9-19-02

Paul Cardak 7/31/02
Planner signature / date

Project # 1002033
02-00935 (VPE)



OFFICIAL NOTICE

11
11
11
11

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

5. Project # 1002033
02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

At the July 17, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



OFFICIAL NOTICE PAGE TWO

If you wish to appeal this decision, you must do so by August 1, 2002 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.)


Janet Stephens
DRB Chair

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

200290

**PUBLIC SERVICE COMPANY OF NEW MEXICO
FOR ITS GAS AND ELECTRIC SERVICES DIVISIONS
WAIVER AND RELEASE OF EASEMENT**

Project #
1002033

Application Case
02DRB 00935

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, for its Electric and Gas Services Divisions, does hereby release, waive, quitclaim and discharge its right title and interest to the present owner or owners, as their interests may appear in the property described below.

As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of Public Service Company of New Mexico shall not be affected by this release.

The easement (or portion thereof) being released is described as lying and being in Bernalillo County, New Mexico, and described more fully as:

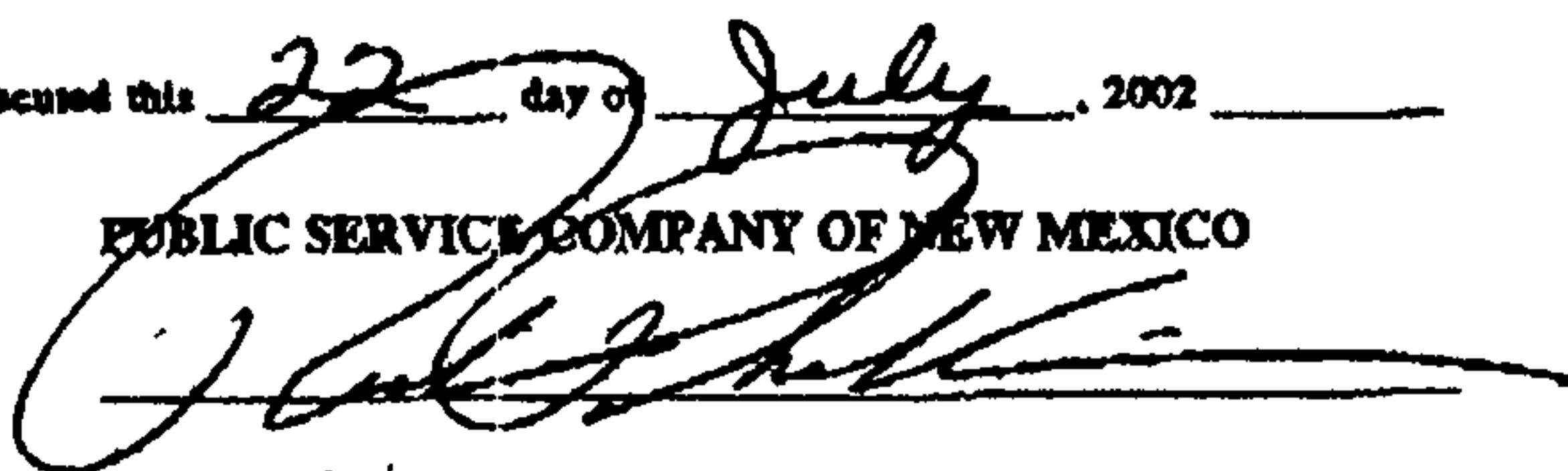
An easement within Lots 9 and 10 of the Plat of Lots 1-19, SANDIA GLOW, a subdivision filed for record in the office of the County Clerk in Bernalillo County, New Mexico on April 29, 1999 in Plat Book 99C, Page 103 and said easement being released is more particularly described as follows:

An easement five (5) feet wide being the south five (5) feet of the north ten (10) feet of the west 125.0 feet of Lot 9 and the south five (5) feet of the east 125.0 feet of Lot 10.

Easements being released are shown on Exhibit "A" attached and made a part of this document.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 22 day of July, 2002

PUBLIC SERVICE COMPANY OF NEW MEXICO



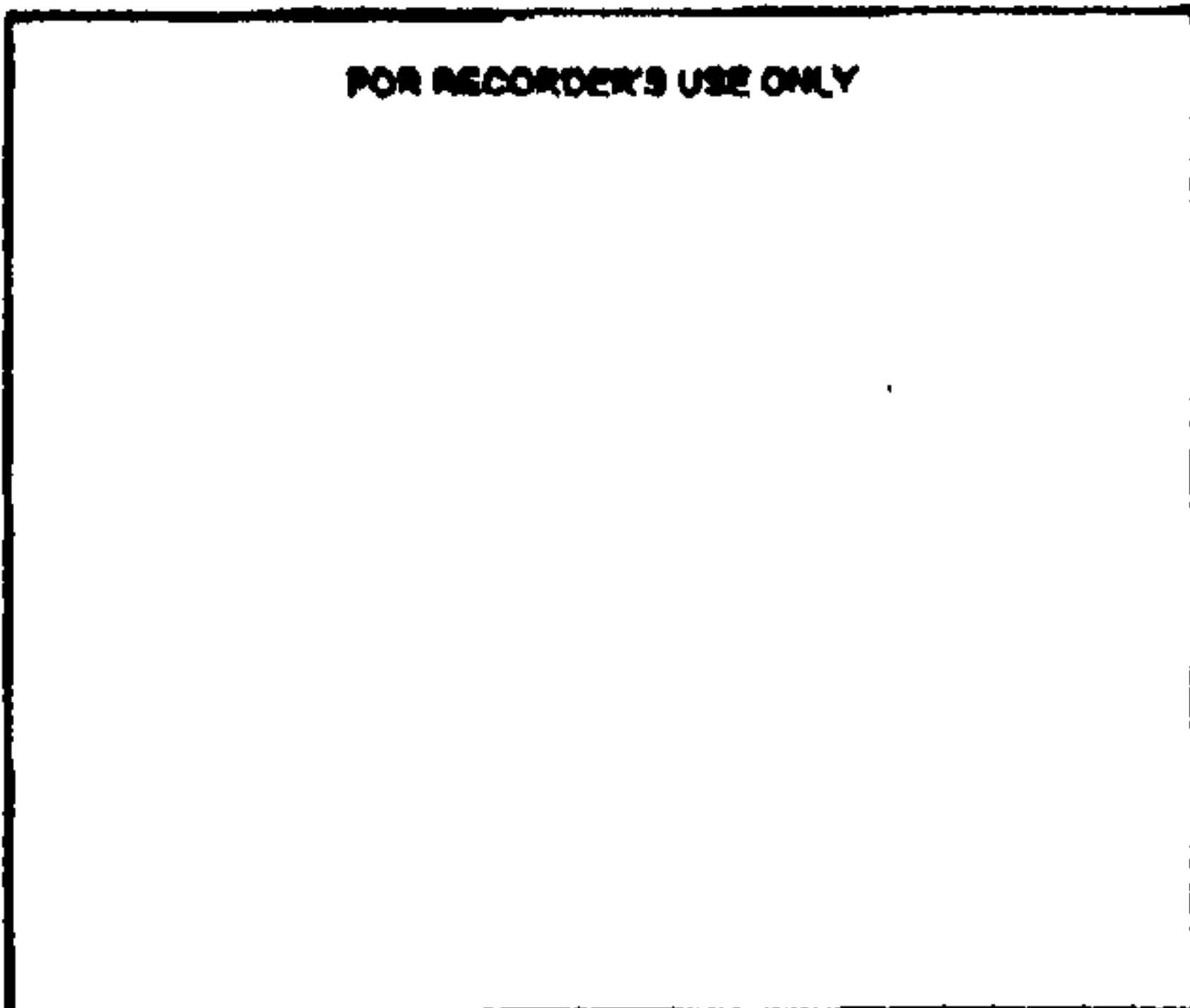
ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF Bernalillo

This instrument was acknowledged before me on July 22, 2002

By RUBEN PHILLIPS

of Public Service Company of New Mexico, a corporation, on behalf of said corporation.



OFFICIAL SEAL
CHARLEY F. BROWN
NOTARY PUBLIC - NEW MEXICO
My Comm. Expires 11/2/2003

Charles F. Brown
Notary Public

PNM
REFERENCE
NUMBER

02000317

PUBLIC SERVICE COMPANY OF NEW MEXICO
GAS AND ELECTRIC SERVICES DIVISION

August 19, 2002

TO: City of Albuquerque
Development Review Board: Attn: Janet Stephens, Chair
Planning/Development Services Division
600 Second St. NW
Albuquerque, NM 87102

Ref: Appeal 20-EPC-01195/Project #1002033
Case heard under application #02-00935

Subject: Release of Easement within Lots 9 and 10 of the Plat of Lots 1-19, Sandia Glow subdivision.

After the determination of the Development Review Board on the case heard on the referenced application the property owner had further discussion with Public Service Company personnel and it was determined that Public Service Company could release the requested easement across both Lot 9 and Lot 10 as more specifically described in the PNM Waiver and Release of Easement PNM reference #02000317 dated July 22, 2002.

Thank you for your attention to this matter.



Rubin Phillips



August 9, 2002

Jim Wilks
Harris Surveying Inc.
2412 D Monroe St NE
Albuquerque, NM 87113

**RE: APPEAL 02-EPC-01195/PROJECT #1002033
CASE HEARD UNDER APPLICATION #02-00935**

Dear Mr. Wilks: :

The above referenced appeal, which was filed July 31, 2002, has been scheduled to be heard before the Environmental Planning Commission (EPC) on **Thursday, September 19, 2002**. The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd Street, NW, 87102**.

I have attached a copy of the appeal form and the reason for appeal. Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Janet Stephens, Chair
Development Review Board

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412D Monroe St NE, 87110
Don Newton, Office of Neighborhood Coordination,
File



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

AGENDA NUMBER: 2
ENVIRONMENTAL PLANNING COMMISSION
September 19, 2002

02EPC-01195
Project # 1002033
02DRB-00935 (VPE)

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION, appeals the Development Review Board's approval of the Vacation Action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF:S-99-39, V-97-138, SD-89-2] (D-21)

DEVELOPMENT REVIEW BOARD'S COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION SEPTEMBER 19, 2002:

Request Summary:

This is an appeal of the July 17, 2002 Development Review Board (DRB) action approving only part of a requested vacation action. The agent had requested the vacation of a five-foot public utility easement within Lots 9 and 10 of the Plat of Lots 1-19, Sandia Glow Subdivision. However, due to adverse comments from the Public Service Company of New Mexico (PNM), Electric Services Division, at the time of the DRB public hearing, only the easement on Lot 9 was voided.

The property is located on or near Sandia Glow Court between Coronado Avenue NE and Karak Road NE.

The appellant is Bealhen Construction, owner of the property, represented by Jim Wilks of Harris Surveying.

Background/Analysis:

Because there were no utility lines in the easement and verbal approvals had been received from the various utility companies, the applicant submitted the request for vacation of the easement on Lots 9 and 10.

There were no objections to the request from staff or Comcast Cable, QWEST or PNM Gas Services Division.

Following the DRB public hearing, the applicant/agent discussed the situation further with PNM and secured a waiver and release of easement on Lots 9 and 10 from PNM dated July 22, 2002.

Appeal:

The purpose of the appeal is to request a remand of the case to the DRB with instructions to admit new evidence in the form of the PNM Waiver and Release of Easement for Lot 10. If remanded, the DRB will be able to act on the vacation of the easement encumbering Lot 10. If the case is not remanded, the applicant will be required to wait a year before filing the request again per legal staff.

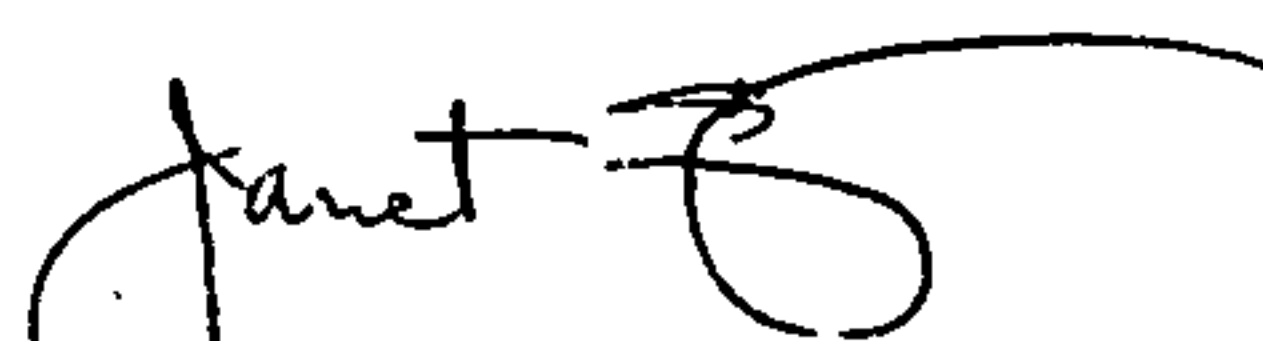
Summary:

The requested action is reasonable given the circumstances of the case.

Findings:

1. The DRB acted in a prudent manner by deleting the request for the vacation of the easement on Lot 10 given the public hearing comments from PNM, Electric Services Division.
2. Subsequent to the DRB hearing action, PNM changed their original comments and have signed a waiver and release of easement including Lots 9 and 10.
3. A remand of the case to the DRB will allow the vacation action to be processed in an equitable and expedient manner.

RECOMMENDATION: REMAND OF Project #1002033, Appeal Application #02-01195, DRB Application #02-00935 based on the preceding Summary/Findings.



Janet Stephens, Chair
Development Review Board

TABLE OF CONTENTS

1. Appeal	1 - 9
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3. Confirmation letter from PNM (dated August 19, 2002)	10
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7. Official Notice	27 - 28
8. Exhibit "B"	29
9. DRB Minutes	30 - 32

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input checked="" type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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: Bealho Construction PHONE: 822-0860
 ADDRESS: 8908 Adams NE FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87115 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Harris Surveying Inc PHONE: 889-8056
 ADDRESS: 7412 D Monroe St NE FAX: 889-8645
 CITY: Albuquerque STATE: NM ZIP: 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Vacating a 5 foot Public Utility Easement along lots 9 + 10

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 9 + 10 Block: _____ Unit: _____
 Subdiv / Addn: Sandia Glow Subdivision
 Current Zoning: R-17 Proposed zoning: No Change
 Zone Atlas page(s): D-21 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.3667 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: 103106305520830442 MRGCD Map No: _____
 LOCATION OF PROPERTY BY STREETS On or Near: Sandia Glow Court
 Between: Coronado Ave and Karak Rd

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc): 5-99-39
V-97-138, SD-89-2

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: _____
 SIGNATURE: Jim Wilks DATE: July 31, 02
 (Print): Jim Wilks Sr. Harris Surveying Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02 AP</u>	<u>AP</u>		\$ <u>190.00</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed		<u>Adm Fee</u>		\$ <u>50.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date: <u>9-19-02</u>			\$ <u>240.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

Planner signature / date: Paul Cardak 7/31/02 Project #: 1002033
02-00935 (VPE)

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER

DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION

ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL

DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002033

Application number of case being appealed; 03 DRB-00935

- Reason for the appeal *
- Appellant's basis of standing as an appellant *
- Letter of authorization from the appellant if this application for appeal is submitted by an agent
- Copy of the Official Notification of Decision regarding the matter being appealed
- Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in Zoning Code §14-16-4-4. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

Harris Surveying Inc. Jim Wilks
Applicant name (print)

Jim Wilks
Applicant signature / date



Form revised September 2001

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

Application case numbers

02AP - 01195

Paul Carden 7/31/02
Planner signature / date

Project # 1002033

Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
Ph (505) 889-8056 * Fax (505) 889-8645

July 31, 2002

TO: City of Albuquerque; Environmental Planning Commission

Subject: Appeal regarding determination of the Development Review Board

Reference: Project # 1002033 Application # 02DRB-00935

The subject project was approved for Lot 9 but Lot 10 was not approved because PNM had not approved the vacation of the easement requested across Lot 10.

Subsequent to the July 17 DRB meeting the property owner had further discussions with PNM and it was determined that they actually had no specific reason to reject this request.

A copy of PNM waiver and release of easement dated July 22, 2002 is
ATTACHMENT # 1

Due to the revised requirement of PNM, we request the DRB decision be revised to include the vacation of the easement across lot 10 in addition to lot 9.

PUBLIC SERVICE COMPANY OF NEW MEXICO
FOR ITS GAS AND ELECTRIC SERVICES DIVISIONS
WAIVER AND RELEASE OF EASEMENT

200240

Attachment # 1

PUBLIC SERVICE COMPANY OF NEW MEXICO (PSNM), a New Mexico corporation, for its Electric and Gas Services Divisions, does hereby release, waive, quitclaim and discharge its right title and interest to the present owner or owners as their interests may appear in the property described below.

As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of Public Service Company of New Mexico shall not be affected by this release.

The easement (or portion thereof) being released is described as lying and being in Bernalillo County, New Mexico, and described more fully as:

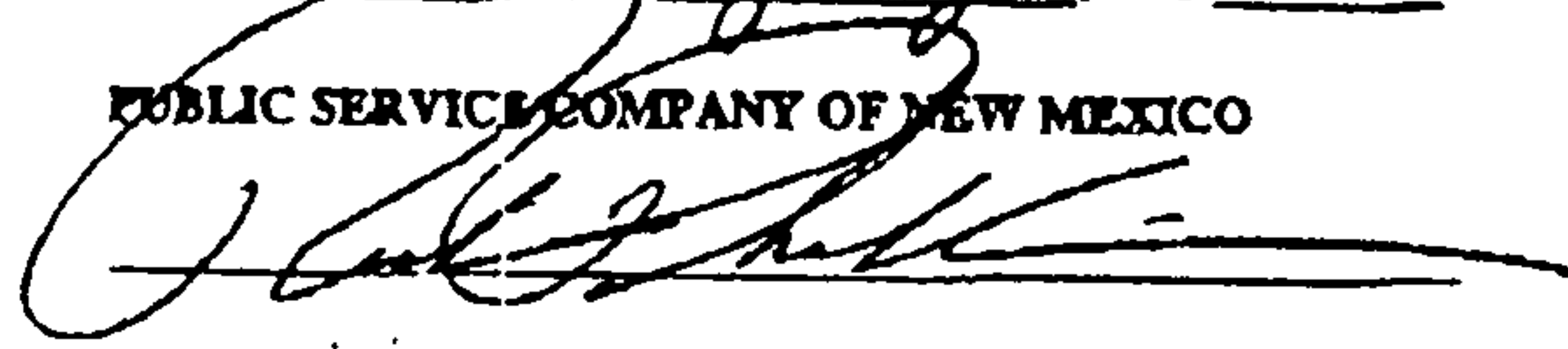
An easement within Lots 9 and 10 of the Plat of Lots 1-19, SANDIA GLOW, a subdivision filed for record in the office of the County Clerk in Bernalillo County, New Mexico on April 29, 1999 in Plat Book 99C, Page 103 and said easement being released is more particularly described as follows:

An easement five (5) feet wide being the south five (5) feet of the north ten (10) feet of the west 125.0 feet of Lot 9 and the south five (5) feet of the east 125.0 feet of Lot 10.

Easements being released are shown on Exhibit "A" attached and made a part of this document.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 22 day of July, 2002

PUBLIC SERVICE COMPANY OF NEW MEXICO



ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

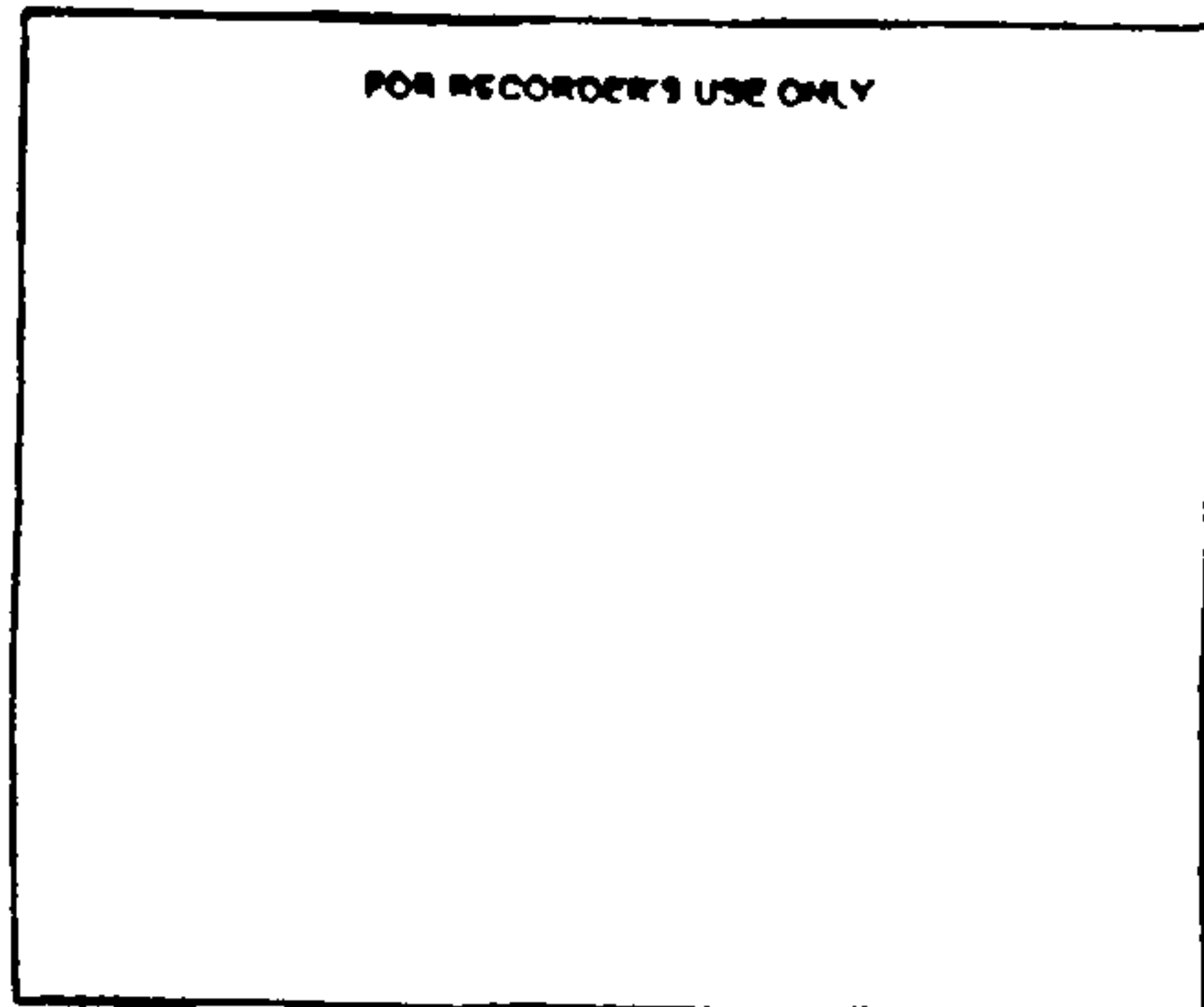
This instrument was acknowledged before me on

July 22, 2002

By

RUBIN PHILLIPS

of Public Service Company of New Mexico, a corporation, on behalf of said corporation.



OFFICIAL SEAL
CHARLES F. BROWN
NOTARY PUBLIC - NEW MEXICO
My Commission Expires: 11/2/2003

Charles F. Brown
Notary Public

PSNM
REFERENCE
NUMBER

02000317

Attachment # 1

EASEMENT BEING RELEASED

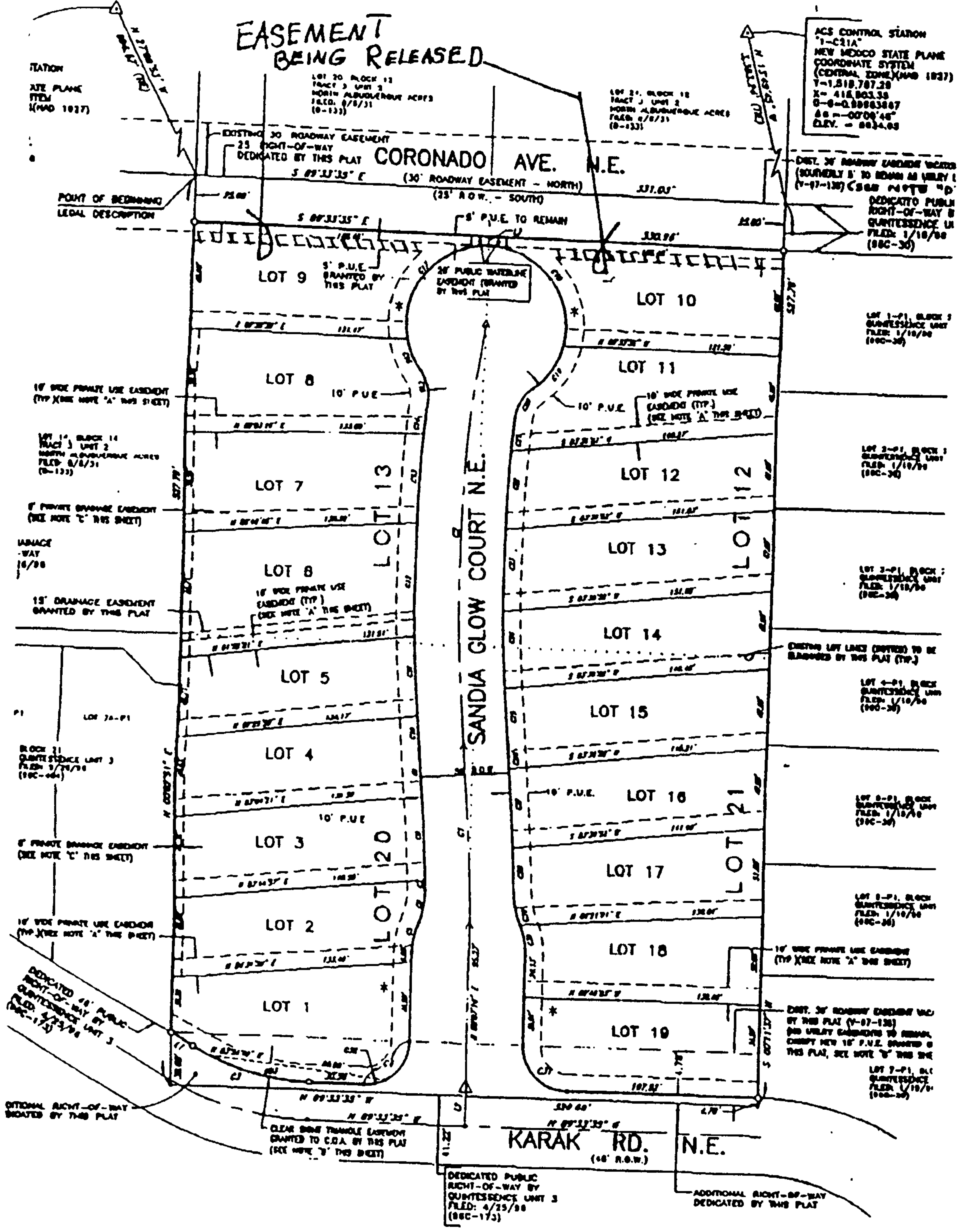


Exhibit "A"



BEALHEN
CONSTRUCTION INC

May 28 2002

Harris Surveying, Inc
2412-D Monroe Street NE
Albuquerque, NM 87110

To Whom It May Concern:

The purpose of this letter is to advise you that Bealhen Construction Inc. authorizes Harris Surveying, Inc. to represent us in the execution of the removal of the public utilities easement at Lots 9 and 10, Sandia Glow Subdivision

We further authorize you to represent Bealhen Construction Inc. in the name change of the Sandia Glow Subdivision to Vista Bonita

Please let us know if you require anything further

Sincerely,

Scott Bealhen
President

SB/sg



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

5. Project # 1002033
02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

At the July 17, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



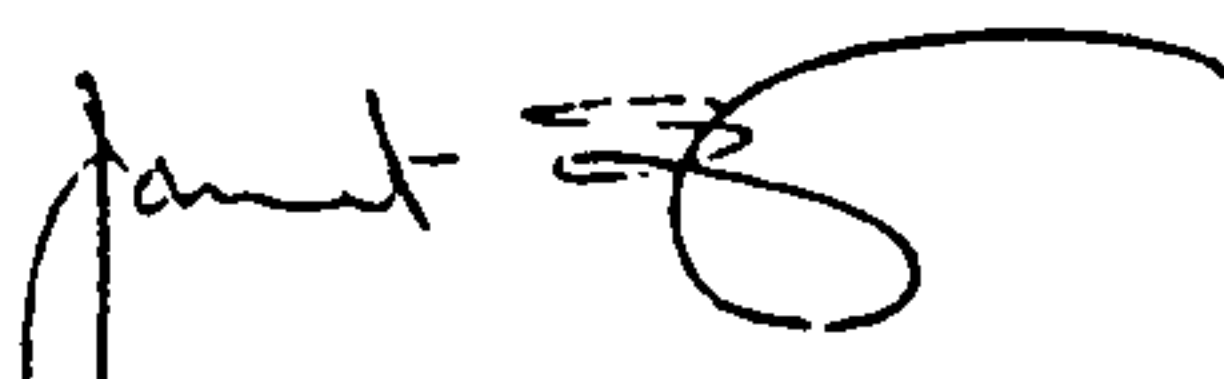
OFFICIAL NOTICE
PAGE TWO

If you wish to appeal this decision, you must do so by August 1, 2002 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.)


Janet Stephens
DRB Chair

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
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 Bealhen Const.
AGENT Harris Surveying
ADDRESS 2412 D. Monroe St. NE
PROJECT NO. 1002033
APPLICATION NO. D2AP 01195

\$ 190⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 50⁰⁰ 441018 / 4971000 (Notification)

\$ 240⁰⁰ **Total amount due**

PUBLIC SERVICE COMPANY OF NEW MEXICO
GAS AND ELECTRIC SERVICES DIVISION

August 19, 2002

TO: City of Albuquerque
Development Review Board: Attn. Janet Stephens, Chair
Planning/Development Services Division
600 Second St. NW
Albuquerque, NM 87102

Ref: Appeal 20-EPC-01195/Project #1002033
Case heard under application #02-00935

Subject: Release of Easement within Lots 9 and 10 of the Plat of Lots 1-19, Sandia Glow subdivision

After the determination of the Development Review Board on the case heard on the referenced application the property owner had further discussion with Public Service Company personnel and it was determined that Public Service Company could release the requested easement across both Lot 9 and Lot 10 as more specifically described in the PNM Waiver and Release of Easement PNM reference #02000317 dated July 22, 2002.

Thank you for your attention to this matter



Rubin Phillips



Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
		<input type="checkbox"/> Special Exception	E
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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: Bealhen Construction PHONE: 822-0860
 ADDRESS: 8908 Adams N.E. FAX: _____
 CITY: Alb. STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Harris Surveying Inc. PHONE: 889-9056
 ADDRESS: 24120 Monroe St. N.E. FAX: 889-8645
 CITY: Alb. STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: vacating a 5 foot Public Utility Easement along Lots 9 and 10

_____ 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 9+10 Block: _____ Unit: _____
 Subdiv. / Addn. Sandia Glow Sub.
 Current Zoning: R-D Proposed zoning: _____
 Zone Atlas page(s): D-21-7 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.3662 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. 10210630552083042 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Sandia Glow Court
 Between: Coronado Ave. and Karak Rd.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
S-99-39 V-97-138 SD 89-2

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE Anthony Harris DATE 6-18-02
 (Print) Anthony Harris Applicant Agent

FOR OFFICIAL USE ONLY

Form revised December 2000

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>0202B</u> - <u>00935</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 40.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed	_____	<u>Adv- Fee</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
				Total

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 (24 copies)
 - 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

Using Survey Plat

- 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.**

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

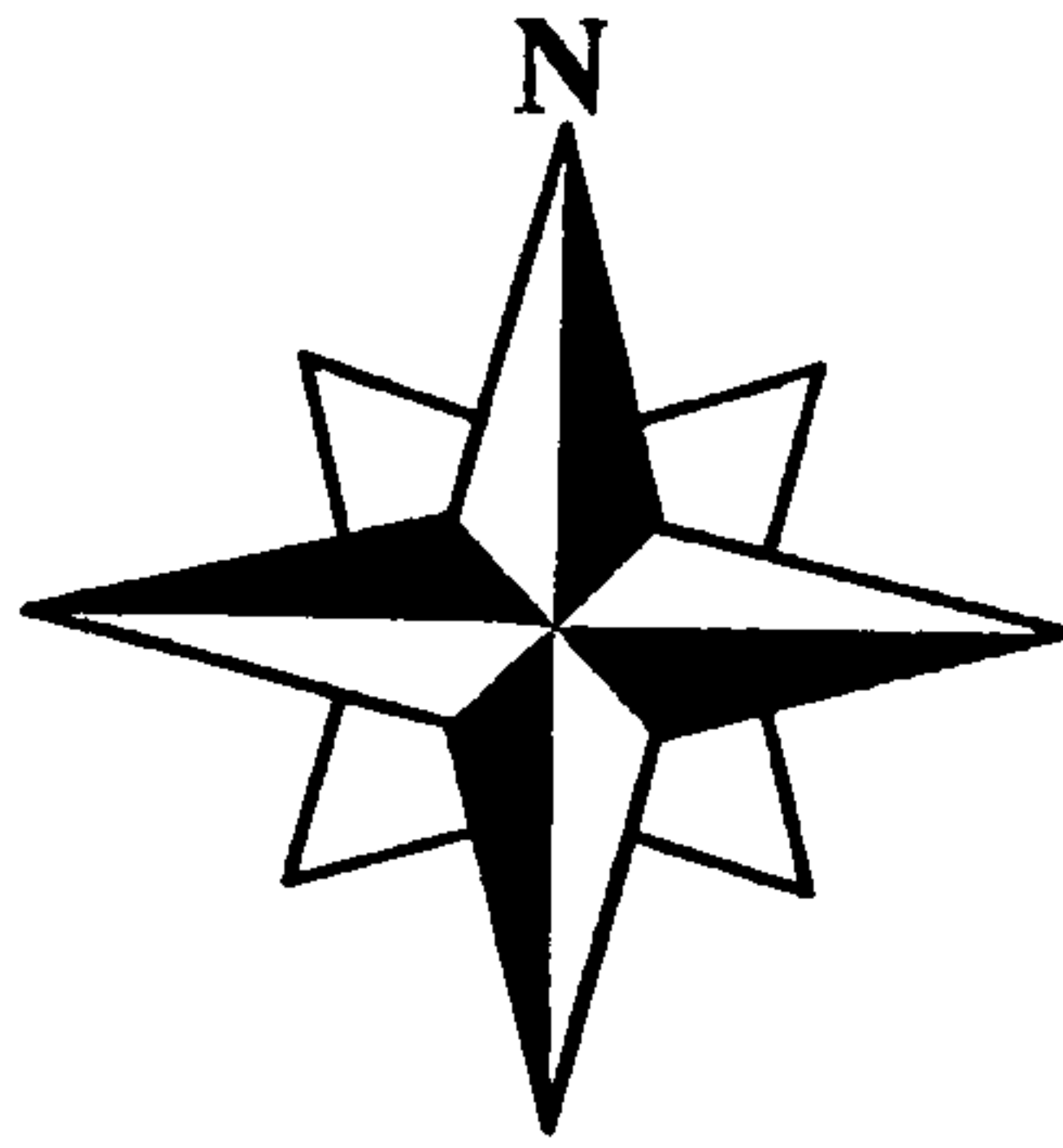
- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into 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.

Harris Surveying Applicant name (print)
Lin Uccello Applicant signature / date
 June 19, 02





Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
*Phone (505) 889-8056 * Fax (505) 889-8645*

June 19, 2002

To: DRB Board Members

RE: Vacation of Public Utility Easement within lots 9 & 10, Sandia Glow Subdivision

Dear: Members

Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement, within lots 9 and 10 of the Sandia Glow Subdivision. This easement has no utilities located within it and we have verbal OK's from the Utility Companies.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep

FILED: 8/6/31
(0-133)

FILED: 8/6/31
NORTH ALBUQUERQUE ACRES
(0-133)

EXISTING 30' ROADWAY EASEMENT
25' RIGHT-OF-WAY
DEDICATED BY THIS PLAT

CORONADO AVE. N.E.

S 89°33'35" E (30' ROADWAY EASEMENT - NORTH)
(25' R.O.W. - SOUTH)

IF BEGINNING DESCRIPTION

DATE USE EASEMENT (SEE NOTE "A" THIS SHEET)

SECTION 14 T 2 N ALBUQUERQUE ACRES

DATE EASEMENT (THIS SHEET)

DATE EASEMENT (THIS PLAT)

7A-P1

IT 3

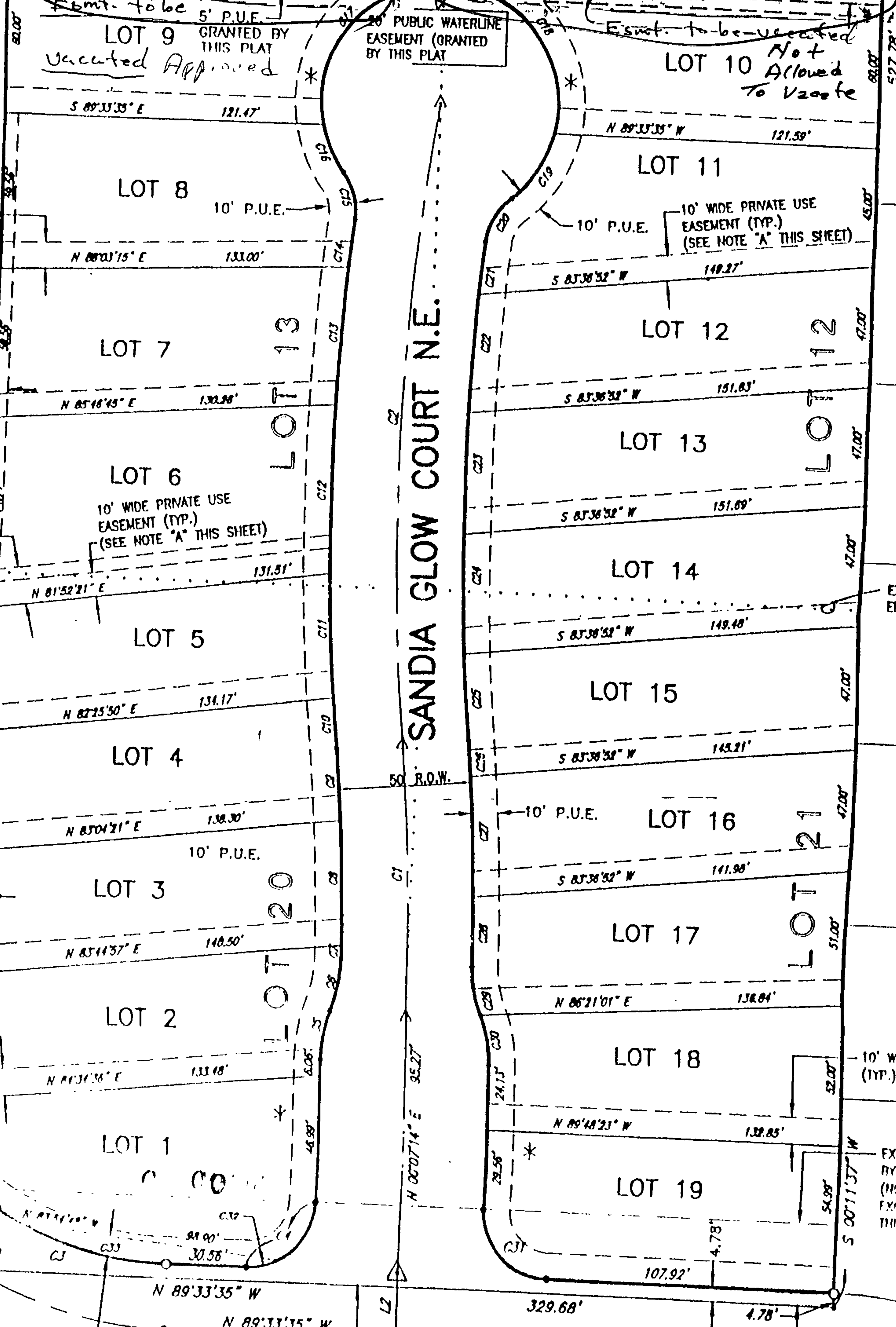
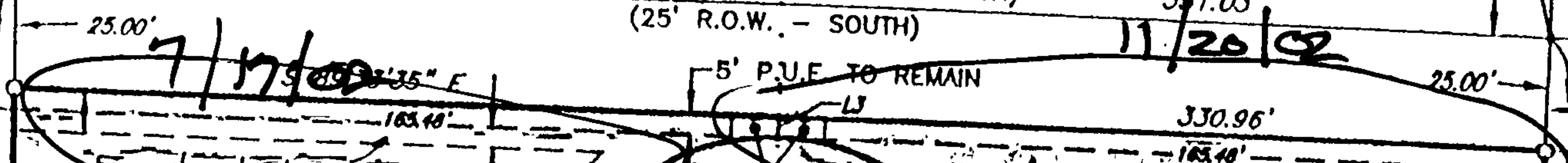
DATE EASEMENT (THIS SHEET)

DATE EASEMENT (THIS SHEET)

DATE EASEMENT (THIS SHEET)

DATE EASEMENT (THIS SHEET)

DATE EASEMENT (THIS SHEET)



SANDIA GLOW COURT N.E.

KARAK RD. N.E.

CLEAR SIGHT TRIANGLE EASEMENT GRANTED TO C.O.A. BY THIS PLAT (SEE NOTE "B" THIS SHEET)

DEDICATED PUBLIC RIGHT-OF-WAY BY QUINTESSENCE UNIT 3 FILED: 4/25/96 (96C-173)

ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT

EXHIBIT "B"

EXHIBIT "B"

Date 7/17/02

Date 11/20/02



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: June 18, 2002

TO CONTACT NAME: Jonny Harris
 COMPANY/AGENCY: Harris Surveying Inc.
 ADDRESS/ZIP: 2412 D Monroe St NE 87110
 PHONE/FAX #: 889-8056 / 889-8645

Thank you for your inquiry of 6-18-02 requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 9, Sandia Glen Subdivision.

zone map page(s) D-21

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

North Albuquerque Area Comm.

~~Neighborhood Association~~
 Contact: Christy Janicki
12505 Del Rey NE
856-1136 (H) 87122
Doug Cloud
9721 San Francisco NE
296-9504 (H) 856-9102 (W) 87122

Neighborhood Association
 Contact: _____

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

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,

Dalaina S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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 OCNC use only)

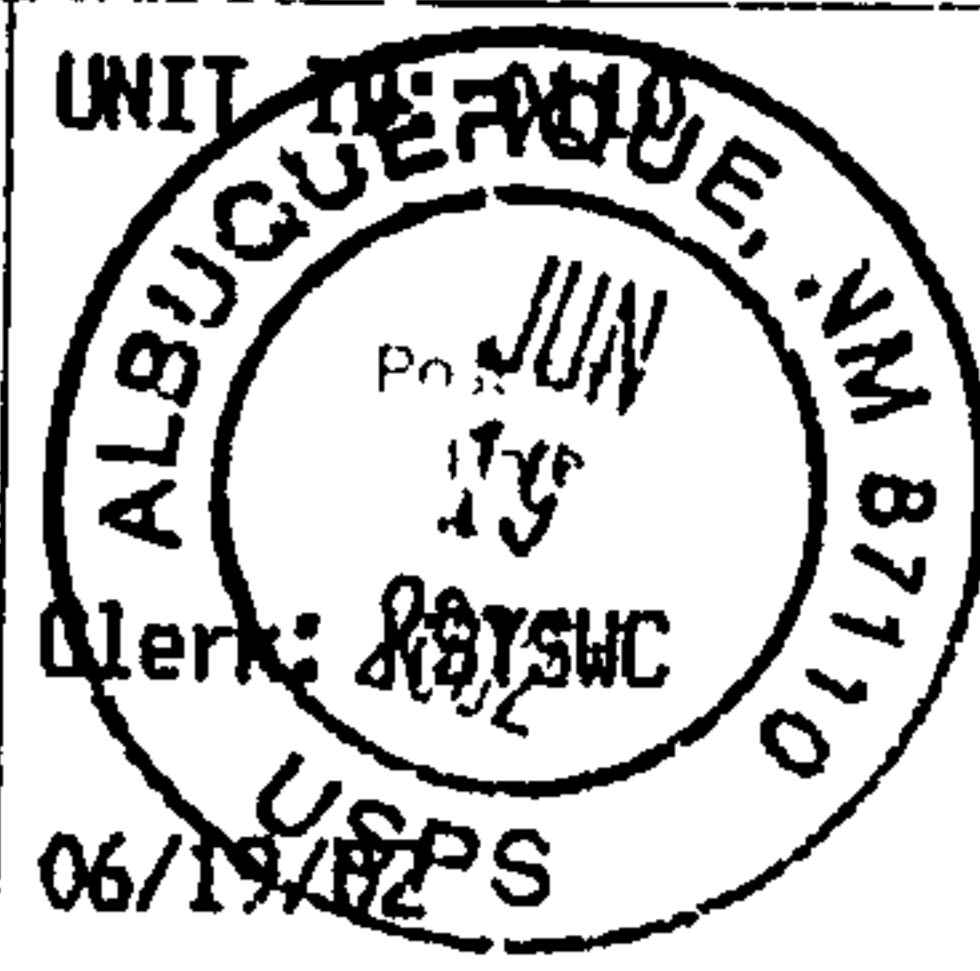
Date of Inquiry: 6-18-02 Time Entered: 9:15am OCNC Rep. Initials: DC

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

7000 1670 0010 0297 0000
 0522 2750 8042

ALBUQUERQUE, NM 87122

Postage	\$ 0.34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



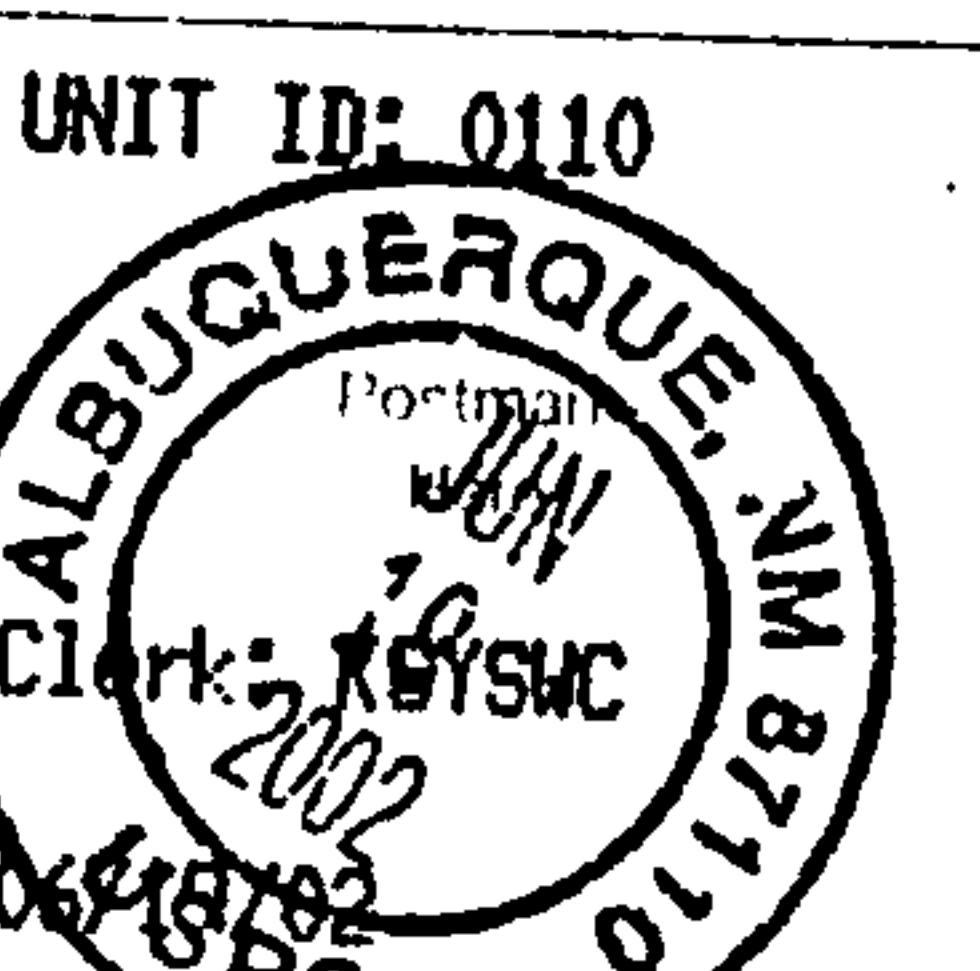
Sent to
 Jerry Janicke
 Street Apt No. or PO Box No
 12505 Del Rey N.E.
 City, State, ZIP+4
 Albuquerque, NM 87122
 PS Form 3800, May 2000 See Reverse for Instructions

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

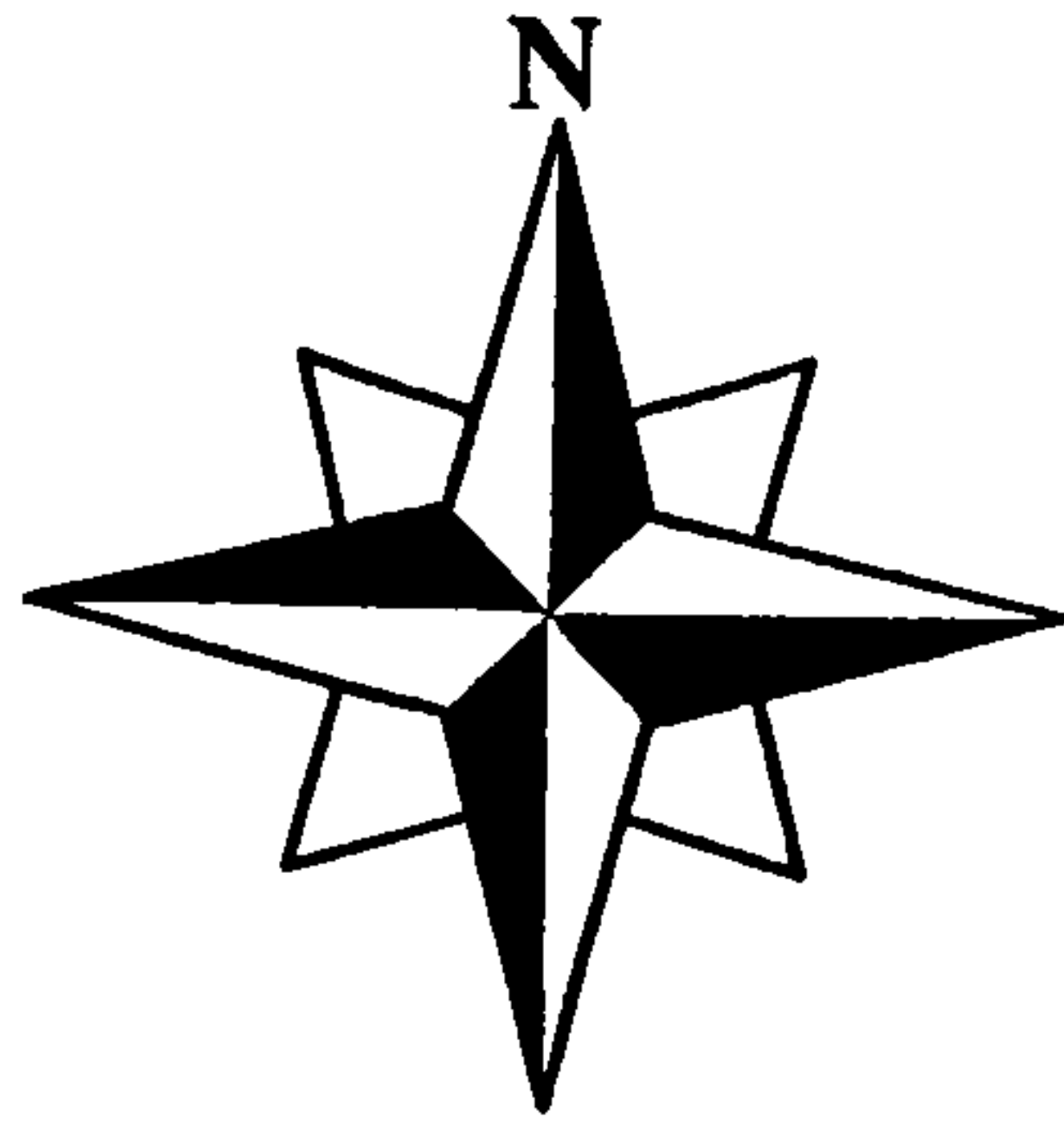
7000 1670 0010 0297 0000
 0522 2750 8035

ALBUQUERQUE, NM 87122

Postage	\$ 0.34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



Sent to
 Doug Cloud
 Street Apt No. or PO Box No
 9721 San Francisco N.E.
 City, State, ZIP+4
 Albuquerque, NM 87122
 PS Form 3800, May 2000 See Reverse for Instructions



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
*Phone (505) 889-8056 * Fax (505) 889-8645*

June 19, 2002

Doug Cloud
9721 San Francisco N.E.
Albuquerque, NM 87122

RE: Vacation of Public Utility Easement

Dear: Mr. Cloud

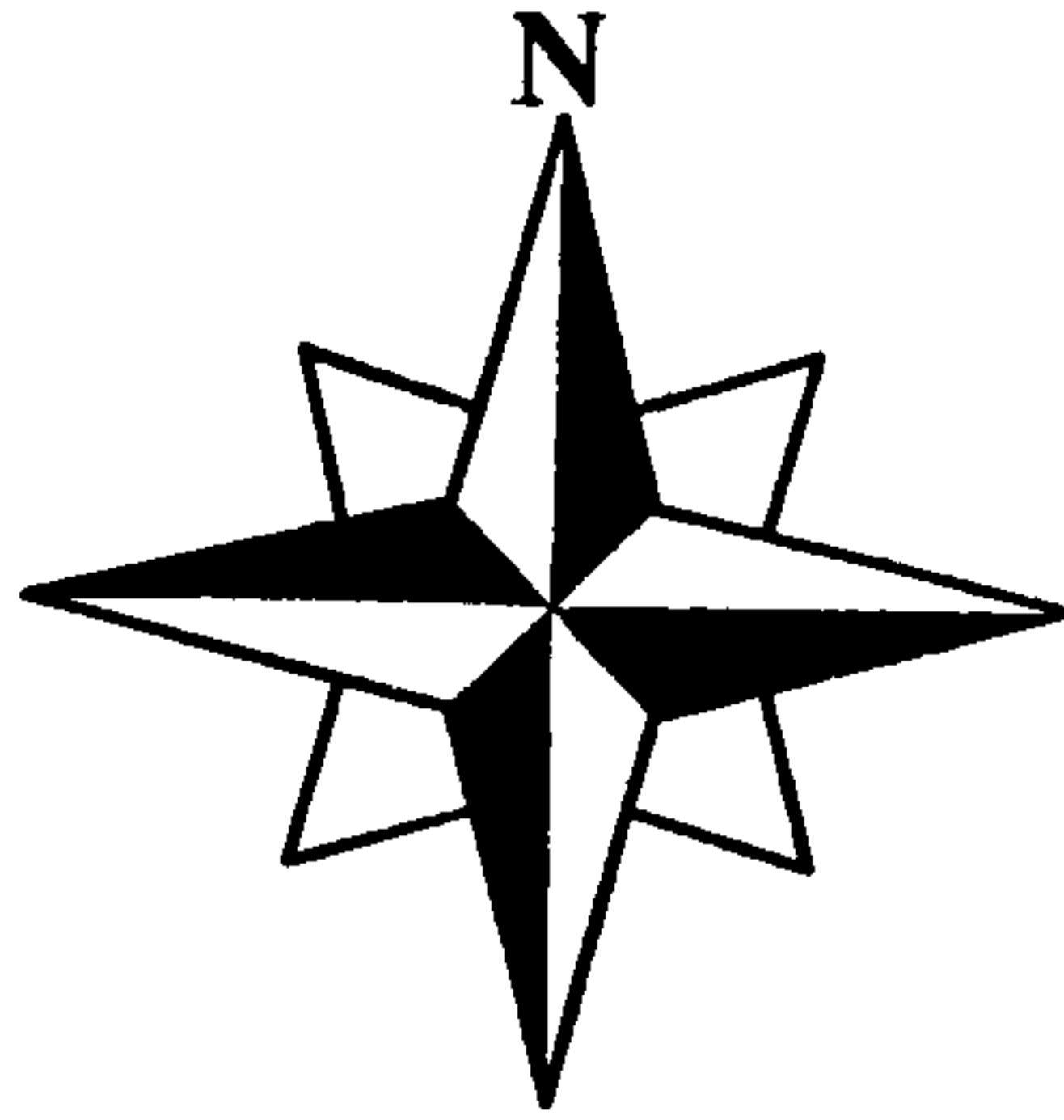
Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement within lots 9 and 10, Sandia Glow Subdivision for Bealhen Construction. We have received approval for this from the Utility Companies and are now approaching the City of Albuquerque for this. This easement has no facilities in it and will have no effect on any neighborhoods.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
*Phone (505) 889-8056 * Fax (505) 889-8645*

June 19, 2002

Jerry Janicke
12505 Del Rey N.E.
Albuquerque, NM 87122

RE: Vacation of Public Utility Easement

Dear: Mr. Janicke

Harris Surveying Inc. is proposing to vacate a 5 foot Public Utility Easement within lots 9 and 10, Sandia Glow Subdivision for Bealhen Construction. We have received approval for this from the Utility Companies and are now approaching the City of Albuquerque for this. This easement has no facilities in it and will have no effect on any neighborhoods.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep



BEALHEN
CONSTRUCTION INC.

May 28, 2002

Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110


To Whom It May Concern:

The purpose of this letter is to advise you that Bealhen Construction, Inc. authorizes Harris Surveying, Inc. to represent us in the execution of the removal of the public utilities easement at Lots 9 and 10, Sandia Glow Subdivision.

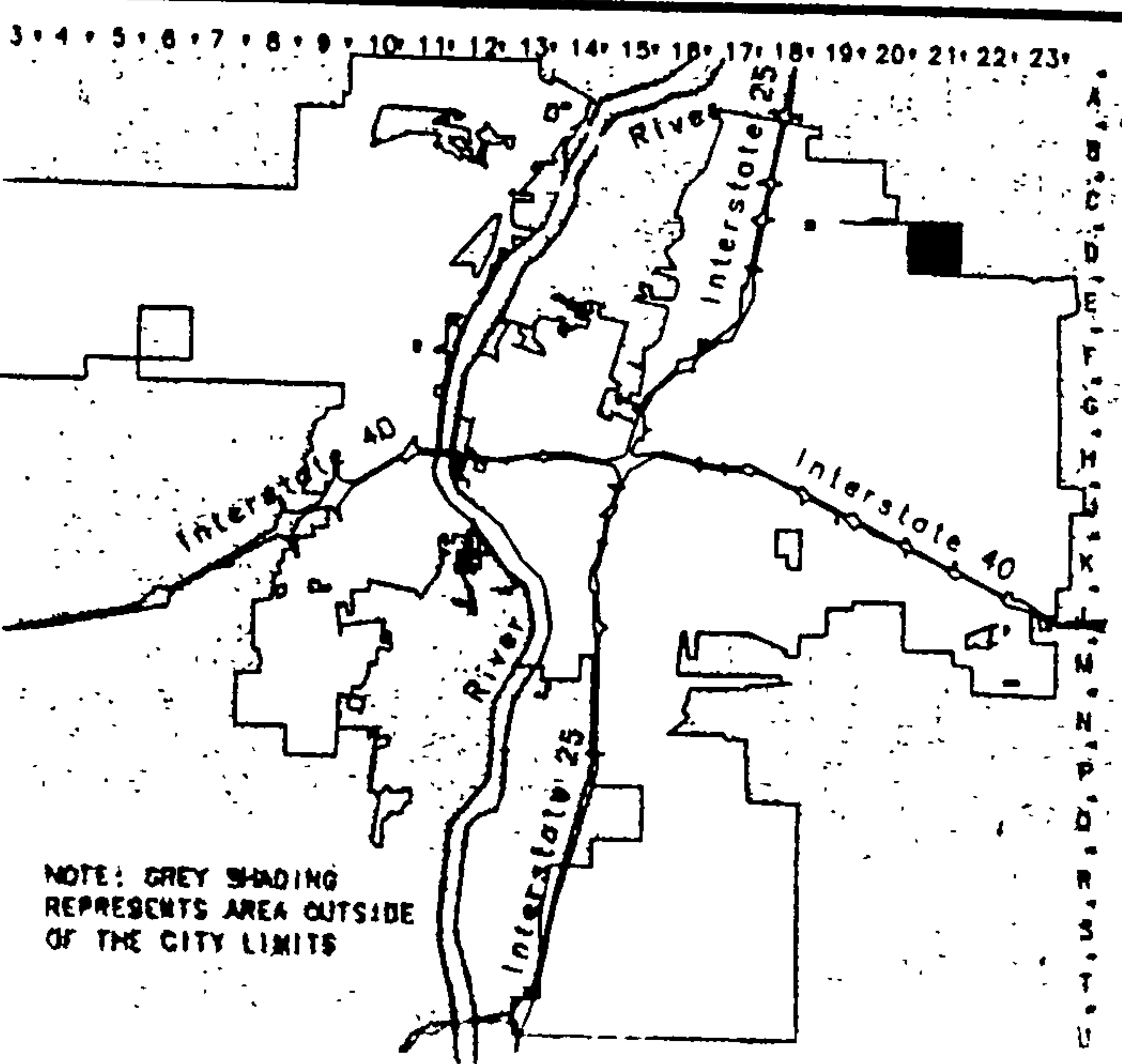
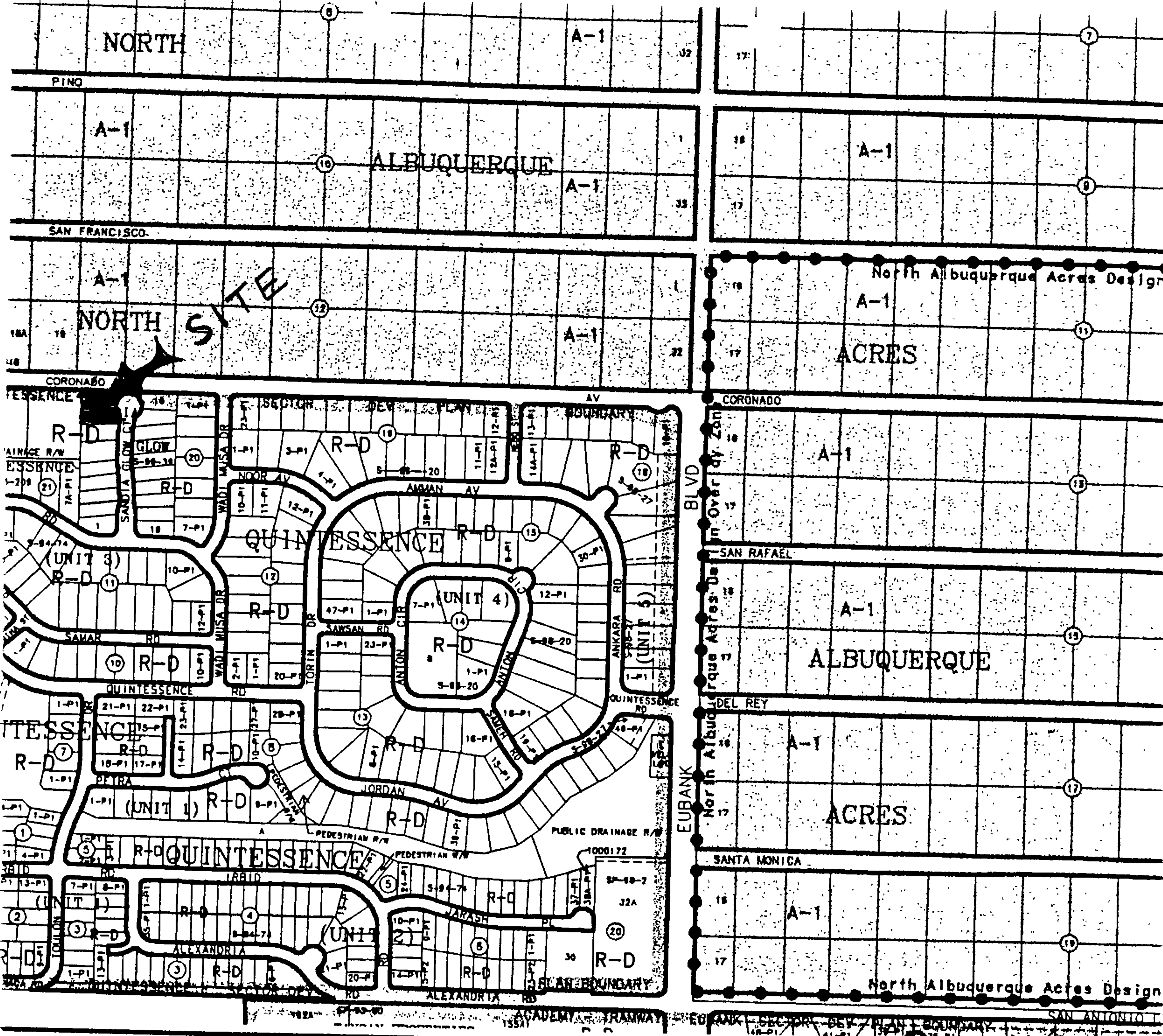
We further authorize you to represent Bealhen Construction, Inc. in the name change of the Sandia Glow Subdivision to Vista Bonita.

Please let us know if you require anything further.

Sincerely,


Scott Bealhen
President

SB/sg



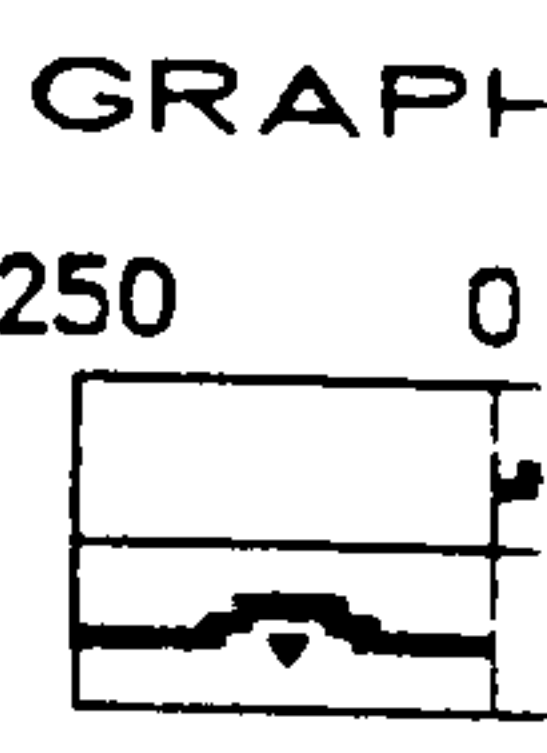
D-21



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2000



Zon

C

Map

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 Bealhen Construction
AGENT Harris Surveying, Inc.
ADDRESS (w/zipCode) 2412 D Monroe St. NE
PROJECT NO. 1002033
APPLICATION NO. 02ORB 00935

\$ 40⁰⁰ 441006 / 4981000 (City Cases)

~~\$ 441010 / 4981000 (County)~~

\$ _____ 441011 / 7000110 (LUCC)

\$ 75⁰⁰ 441018 / 4981000 (Notification)

\$ 115⁰⁰ Total amount due

City Of Albuquerque
Treasury Division

06/19/2002 10:56AM LDC: ANE
X
RECEIPT# 00023211 JSH 006 TRANS# 0017
Account 441006 Fund 0110
Activity 4981000 TRSKDM
Trans Amt \$115.00
J2: misc \$40.00

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from July 2 To July 17, 2002

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Harris Surveying Kim Wilson, June 19, 02
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6/19/02, Paul Candela
(Date) (Staff Member)



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
 July 17, 2002
 Project #1002033

Project # 1002033
 02DRB-00935 Major – Vacation of Public
 Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

AMAFCA	No adverse comments
COG	Reviewed, no comment.
Transit	No comments received.
Zoning Enforcement	.Reviewed, no comment.
Neighborhood Coor.	

Letter sent to North Albuquerque Acres (R) Neighborhood Association.

APS	No adverse comments
-----	---------------------

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No adverse crime prevention issues at this time.

Fire Department	No adverse comments
-----------------	---------------------

PNM Gas	Approves.
---------	-----------

PNM Electric

PNM approves vacation of the 5 foot easement in Lot 9 only, c/o Scott Bealhen. the easement within Lot 10 to remain.

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	No objection to the vacation request.

Transportation Development

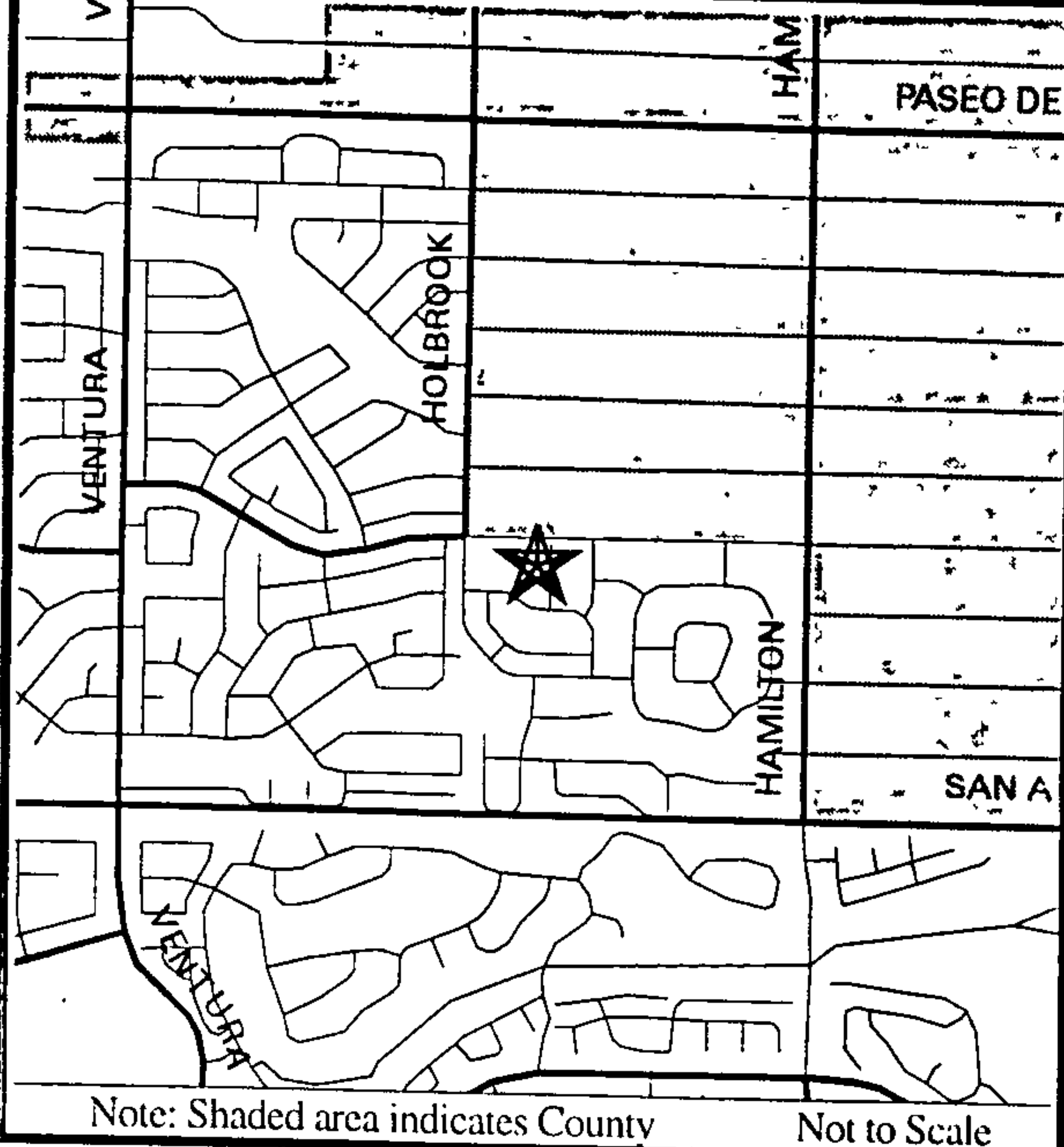
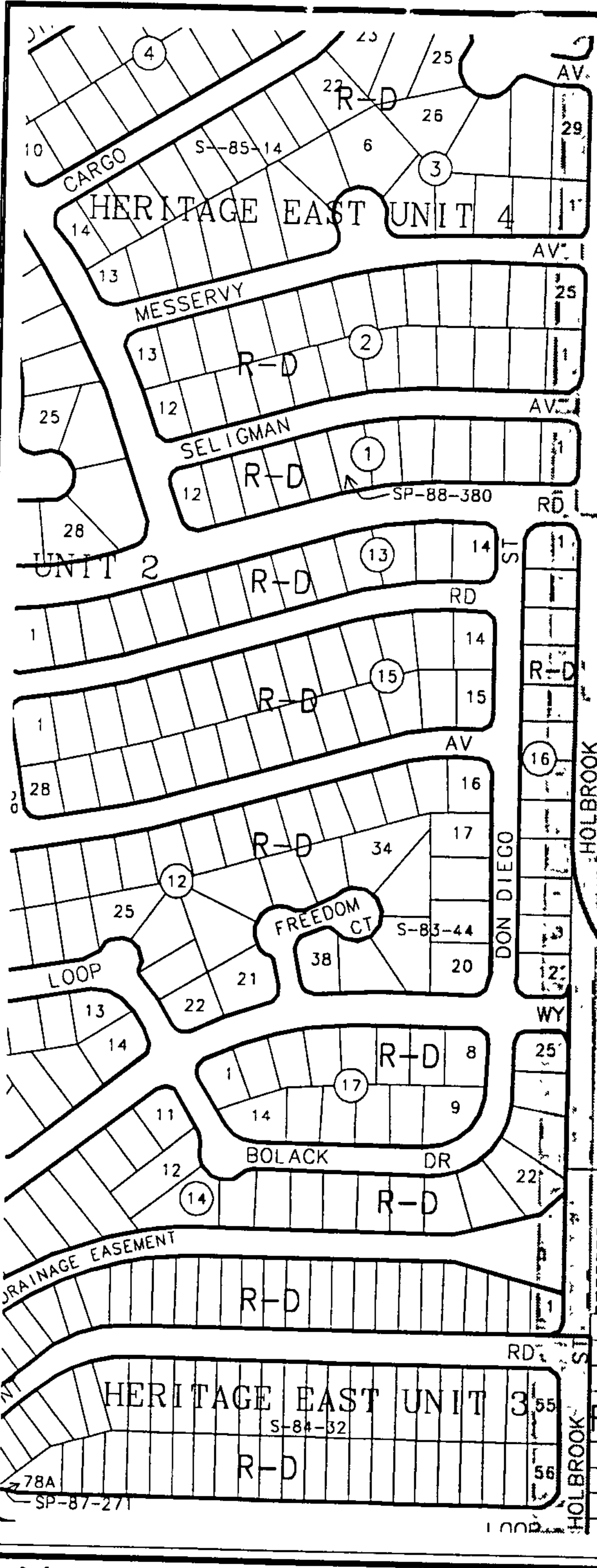
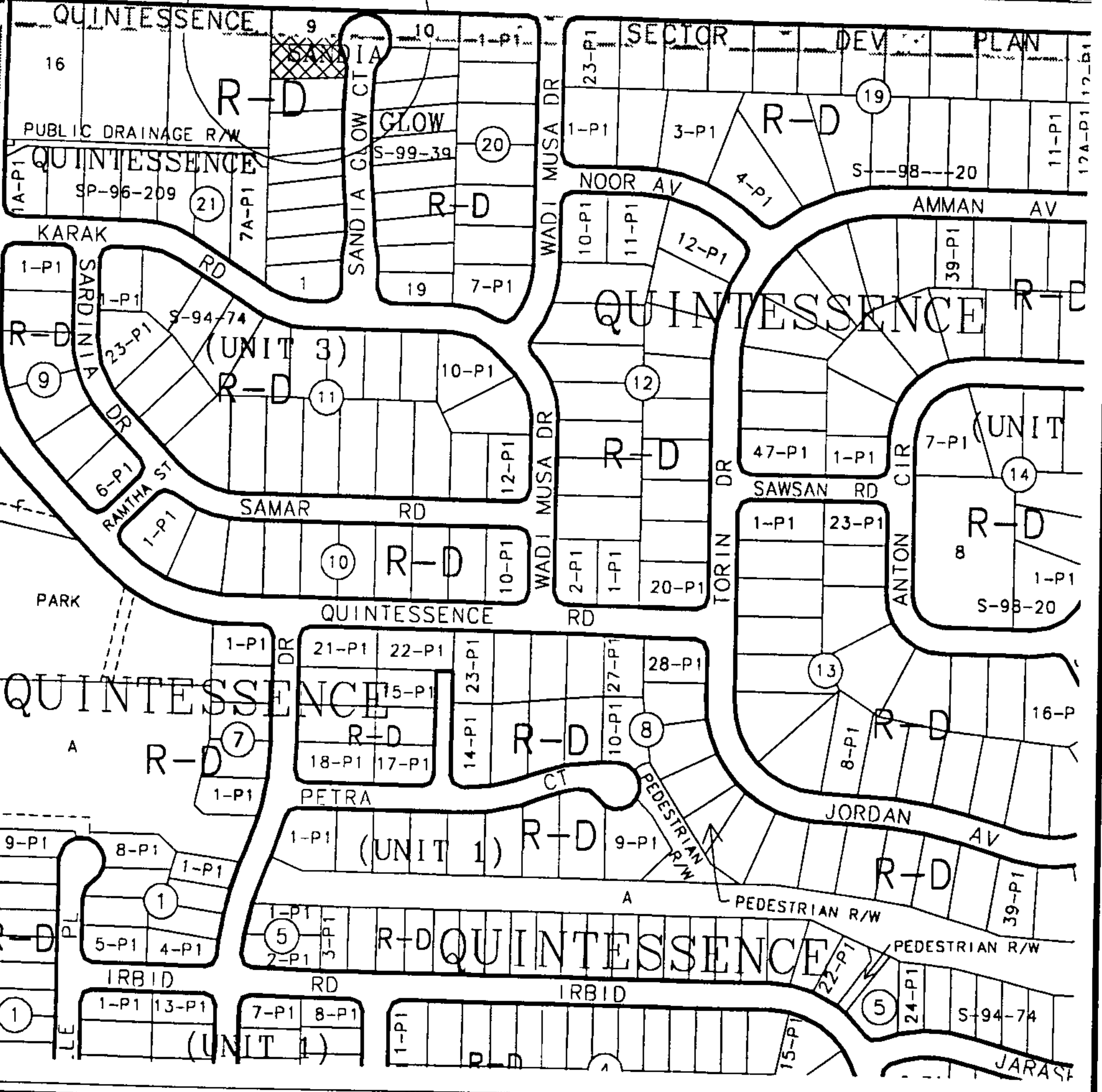
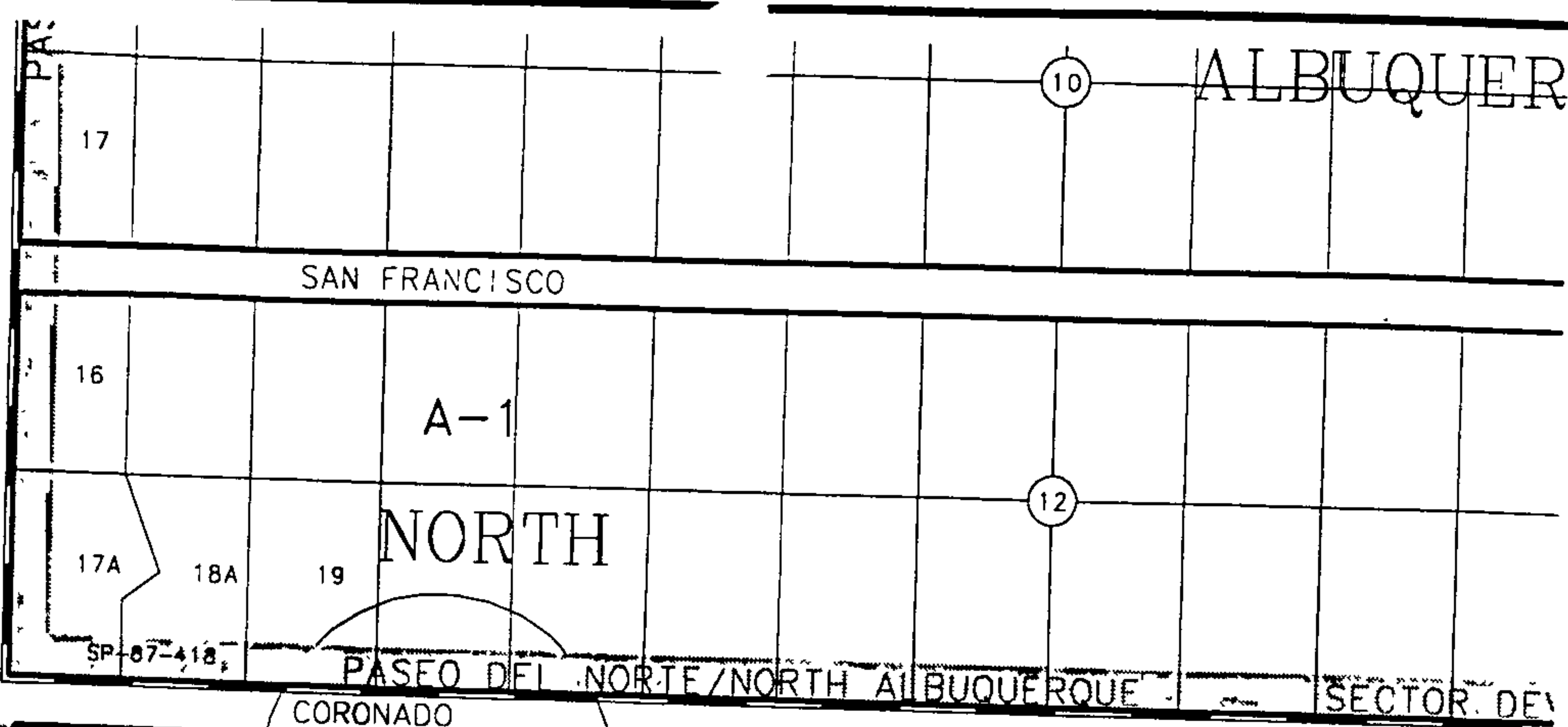
Refer to Utility Development for comments on Vacation request. Is the Clear Site Triangle Easement within the COA standards/criteria at the intersection of Karak Road and Sandia Glow Court?

Parks & Recreation	No adverse comments
Utilities Development	No objection to Vacation request.

Planning Department

1. No objection to the proposed vacation of public easements. Defer to those entities/agencies having an interest in the easement/s.
2. A plat incorporating the vacated easement/s into the Lots 9 and 10 must be approved by the DRB and filed at the County Clerk's Office within one year or the vacation will expire.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110



ZONING MAP



Scale 1"=381'

PROJECT NO.
1002033

HEARING DATE
7-17-02

MAP NO.
D-21

ADDITIONAL CASE NUMBER(S)
O2DRB-00935

25

Note: Shaded area indicates County Not to Scale

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002033 AGENDA#: 5 DATE: 7.17

1. Name: Agent Mr. Wilks 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: _____



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

5. Project # 1002033
02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

At the July 17, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



OFFICIAL NOTICE PAGE TWO

If you wish to appeal this decision, you must do so by August 1, 2002 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.)

Janet Stephens
DRB Chair

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

EXISTING 30' ROADWAY EASEMENT
25' RIGHT-OF-WAY
DEDICATED BY THIS PLAT

CORONADO AVE. N.E.

(30' ROADWAY EASEMENT - NORTH)
(25' R.O.W. - SOUTH)

331.03'

EXIST. (SOUTH)
(V-97-

IF BEGINNING DESCRIPTION

Front. to be vacated
LOT 9
5' P.U.E. GRANTED BY THIS PLAT

20' PUBLIC WATERLINE EASEMENT (GRANTED BY THIS PLAT)

Esmt. to be vacated
LOT 10
Not Allowed To Vacate

LOT 8

LOT 11

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

10' P.U.E.

10' P.U.E.

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

LOT 7

LOT 12

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

LOT 6

LOT 13

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

LOT 5

LOT 14

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

LOT 4

LOT 15

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

LOT 3

LOT 16

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

LOT 2

LOT 17

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

LOT 1

LOT 18

10' WIDE PRIVATE USE EASEMENT (TYP.) (SEE NOTE "A" THIS SHEET)

LOT 19

CLEAR SIGHT TRIANGLE EASEMENT GRANTED TO C.O.A. BY THIS PLAT (SEE NOTE "B" THIS SHEET)

KARAK RD. N.E.
(48' R.O.W.)

ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT

DEDICATED PUBLIC RIGHT-OF-WAY BY QUINTESSENCE UNIT 3
FILED: 4/25/96
(96C-173)

EXHIBIT "B"

Date 7/17/02

DRB MINUTES FROM THE JULY 17, 2002, DEVELOPMENT REVIEW BOARD MEETING.

5. Project # 1002033

02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Jim Wilks, Harris Surveying Inc., 2412 D Monroe St NE, 87110

PERSONS SPEAKING IN OPPOSITION:

None

CHAIR STEPHENS: Item 5 is Project # 1002033, 02DRB-00935, this is a request for Vacation of a Public Easement. Raise your right hand please. "Do you swear and affirm to tell the truth?"

MR. WILKS: I do.

CHAIR STEPHENS: Thank you. We'll start with the staff report. Neighborhood Coordination, a letter was sent to North Albuquerque Acres Neighborhood Association. PNM Electric approves the Vacation of the 5-foot easement in Lot 9 only. Easement within Lot 10 is to remain. City Engineer?

MR. BINGHAM: I have no objection to the vacation request.

CHAIR STEPHENS: Transportation?

MR. DOURTE: We refer to the Utilities for comments, actually it's the agencies having interest in that easement for comments on the Vacation action. You don't plan on platting all the way down to Karak Road do you?

MR. WILKS: No.

MR. DOURTE: You're just going to plat lots 9 and 10?

MR. WILKS: Yes.

MR. DOURTE: The second comment has been addressed.

MR. WILKS: We have vacation approval from Qwest and Comcast, but PNM denied Lot 10.

MR. DOURTE: We had a second comment on here that clear sight easement at the intersection of Karak and Sandia Glow Road, but that's not really an applicable comment in this case. Don't worry about the second comment.

CHAIR STEPHENS: Parks?

MS. SANDOVAL: No objection to the vacation.

CHAIR STEPHENS: Utilities?

MS. MUSINSKI: No objection.

CHAIR STEPHENS: And Planning had no objection and deferred to those entities having an interest in the easement. Just for information, a plat incorporating the vacated easements must be approved by the Development Review Board and recorded within one year or the vacation will expire and you'll have to start over and pay all the fees over again.

MR. WILKS: We do intend to make a regular plat that has signature lines and so forth on it. He also intends to rename that street. We do intend to come back but we needed to get this done first.

CHAIR STEPHENS: On Item number 5 we will approve the Vacation, Application # 02DRB-00935, before we do that, are you going to retain the easement on Lot 10 as per PNM?

MR. WILKS: Yes, we're going to have to just leave it as is.

CHAIR STEPHENS: I'm going to need a new Exhibit. (Exhibit was presented) We'll continue. On Item 5 we will approve the Vacation, Application #02DRB-00935 as shown on Exhibit B in the Planning file as follows:

The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

BE IT RESOLVED THAT PROJECT 1002033 was approved based on and subject to the above listed findings and conditions.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
July 17, 2002
Project #1002033

Project # 1002033
02DRB-00935 Major – Vacation of Public
Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION
request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA
GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE,
between CORONADO AVE. NE and KARAK RD. NE containing
approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

AMAFCA	No adverse comments
COG	Reviewed, no comment.
Transit	No comments received.
Zoning Enforcement	.Reviewed, no comment.
Neighborhood Coor.	

Letter sent to North Albuquerque Acres (R) Neighborhood Association.

APS	No adverse comments
-----	---------------------

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No adverse crime prevention issues at this time.

Fire Department	No adverse comments
-----------------	---------------------

PNM Gas	Approves.
---------	-----------

PNM Electric

PNM approves vacation of the 5 foot easement in Lot 9 only, c/o Scott Bealhen. the easement within Lot 10 to remain.

PNM will be
approving the
vacation on lot-10
letter forthcoming

Can we just amend
our decision to include?

Jim Wilks
888-3046

FILED: 8/6/31
(0-133)

FILED: 8/6/31
(0-133)

EXISTING 30' ROADWAY EASEMENT
25' RIGHT-OF-WAY
DEDICATED BY THIS PLAT

CORONADO AVE. N.E.

(30' ROADWAY EASEMENT - NORTH)
(25' R.O.W. - SOUTH)

331.03'

F. BEGINNING
DESCRIPTION

5' P.U.E.
GRANTED BY
THIS PLAT
Approved 7/17/02

20' PUBLIC WATERLINE
EASEMENT (GRANTED
BY THIS PLAT)

Vacation NOT Approved

10' WIDE PRIVATE USE
EASEMENT (TYP.)
(SEE NOTE "A" THIS SHEET)

10' WIDE PRIVATE USE
EASEMENT (TYP.)
(SEE NOTE "A" THIS SHEET)

10' WIDE PRIVATE USE
EASEMENT (TYP.)
(SEE NOTE "A" THIS SHEET)

10' WIDE PRIVATE USE
EASEMENT (TYP.)
(SEE NOTE "A" THIS SHEET)

10' WIDE PRIVATE USE
EASEMENT (TYP.)
(SEE NOTE "A" THIS SHEET)

10' WIDE PRIVATE USE
EASEMENT (TYP.)
(SEE NOTE "A" THIS SHEET)

10' WIDE PRIVATE USE
EASEMENT (TYP.)
(SEE NOTE "A" THIS SHEET)

10' WIDE PRIVATE USE
EASEMENT (TYP.)
(SEE NOTE "A" THIS SHEET)

SANDIA GLOW COURT N.E.

CLEAR SIGHT TRIANGLE EASEMENT
GRANTED TO C.O.A. BY THIS PLAT
(SEE NOTE "B" THIS SHEET)

KARAK RD. N.E.

(48' R.O.W.)

DEDICATED PUBLIC
RIGHT-OF-WAY BY
QUINTESSENCE UNIT 3
FILED: 4/25/96
(96C-173)

ADDITIONAL RIGHT-OF-
WAY DEDICATED BY THIS PLAT

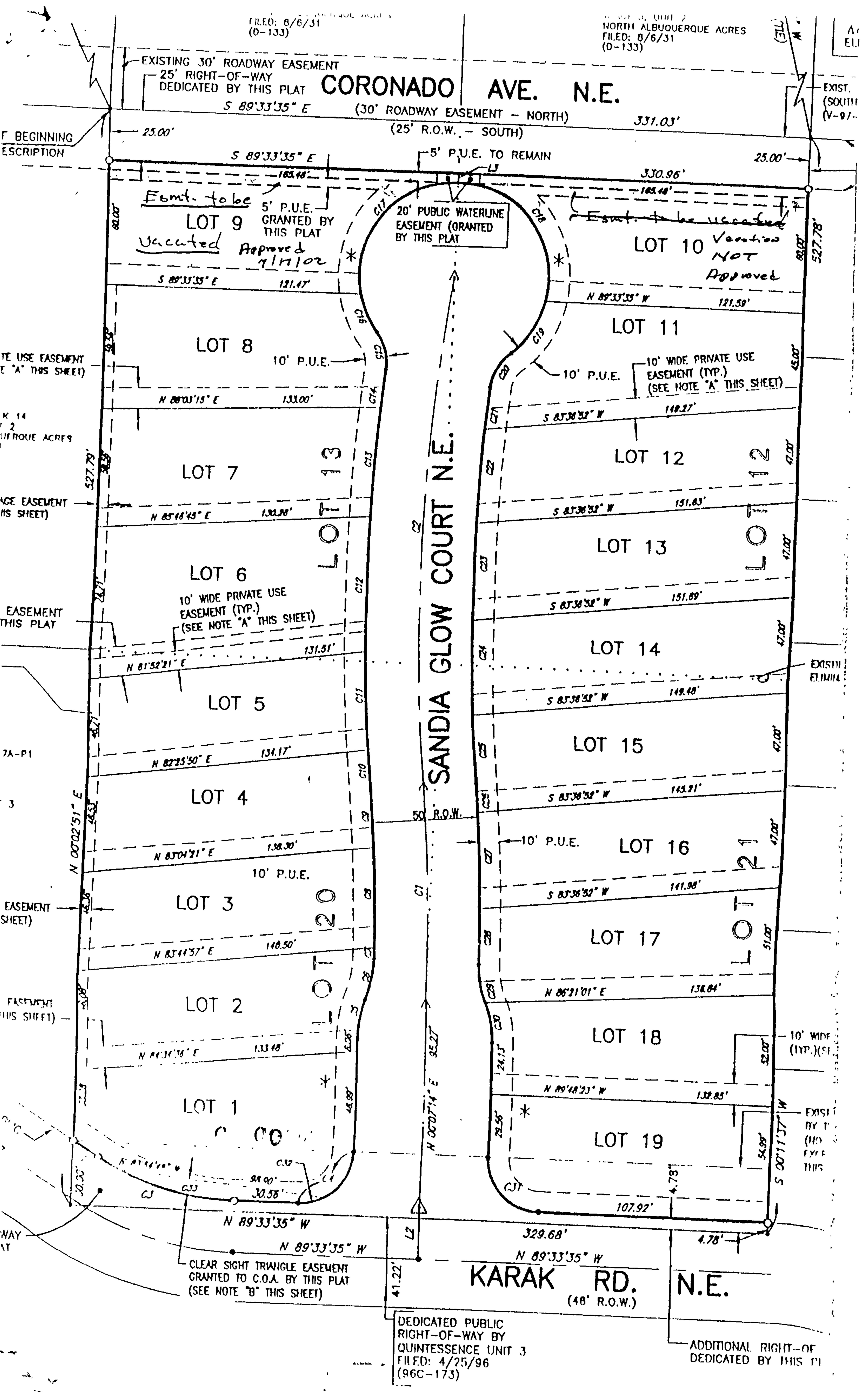


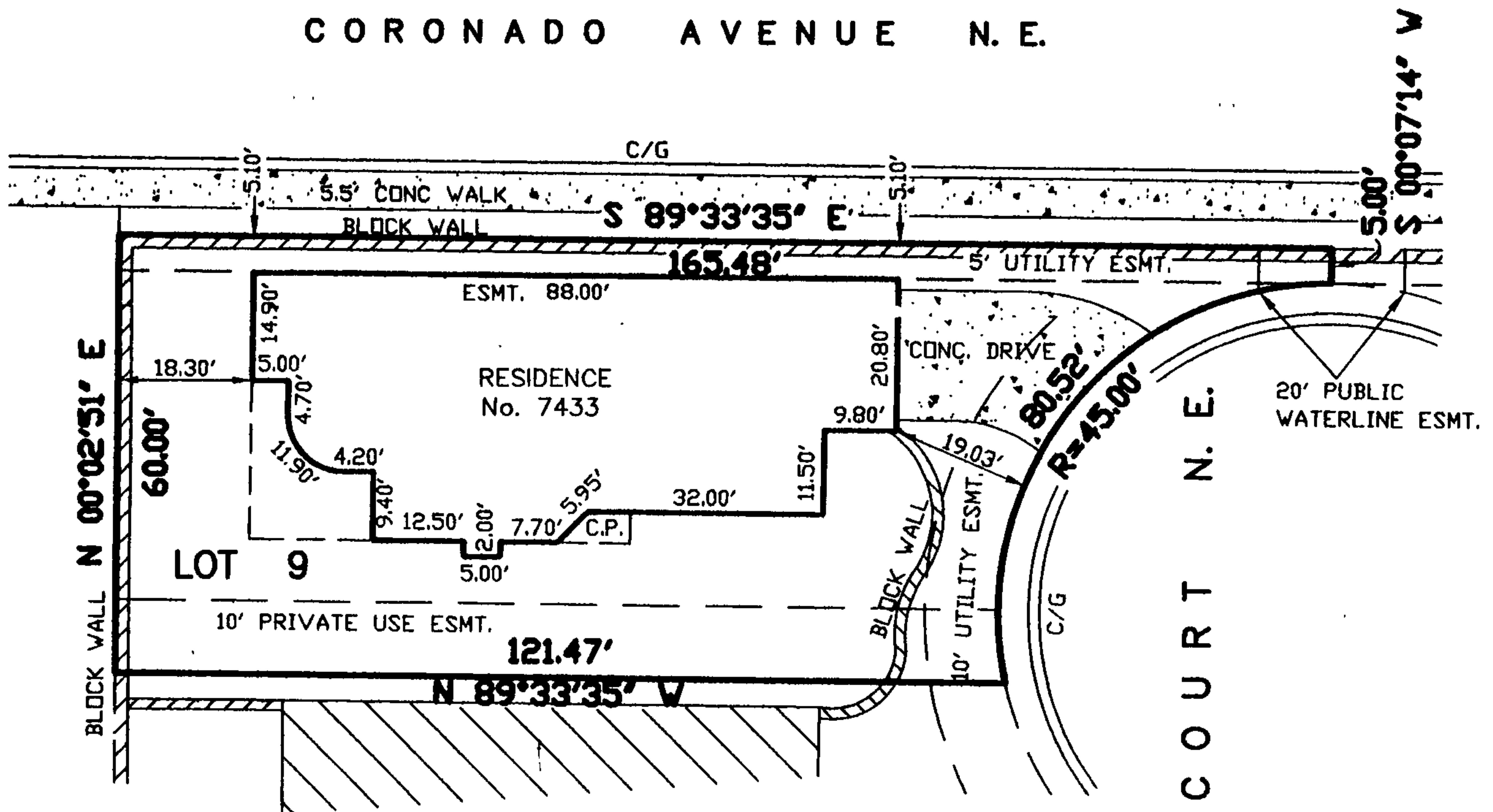
EXHIBIT 'A'

TO IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

LOT NUMBERED NINE (9) OF PLAT OF SANDIA GLOW, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 29, 1999, IN PLAT BOOK 99C, FOLIO 103.

This is not a survey for use by a property owner for ANY purpose.



Scale: 1" = 30'
 Order No.: 02-2028
 Field Book: S Page:
 Ordered By: FATLC

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8058 • FAX (505) 889-8845

The property shown hereon is _____ within the
 100 year flood plain. Zone"_____", FIRM Panel
 # _____ Dated: _____

EXHIBIT 'A'

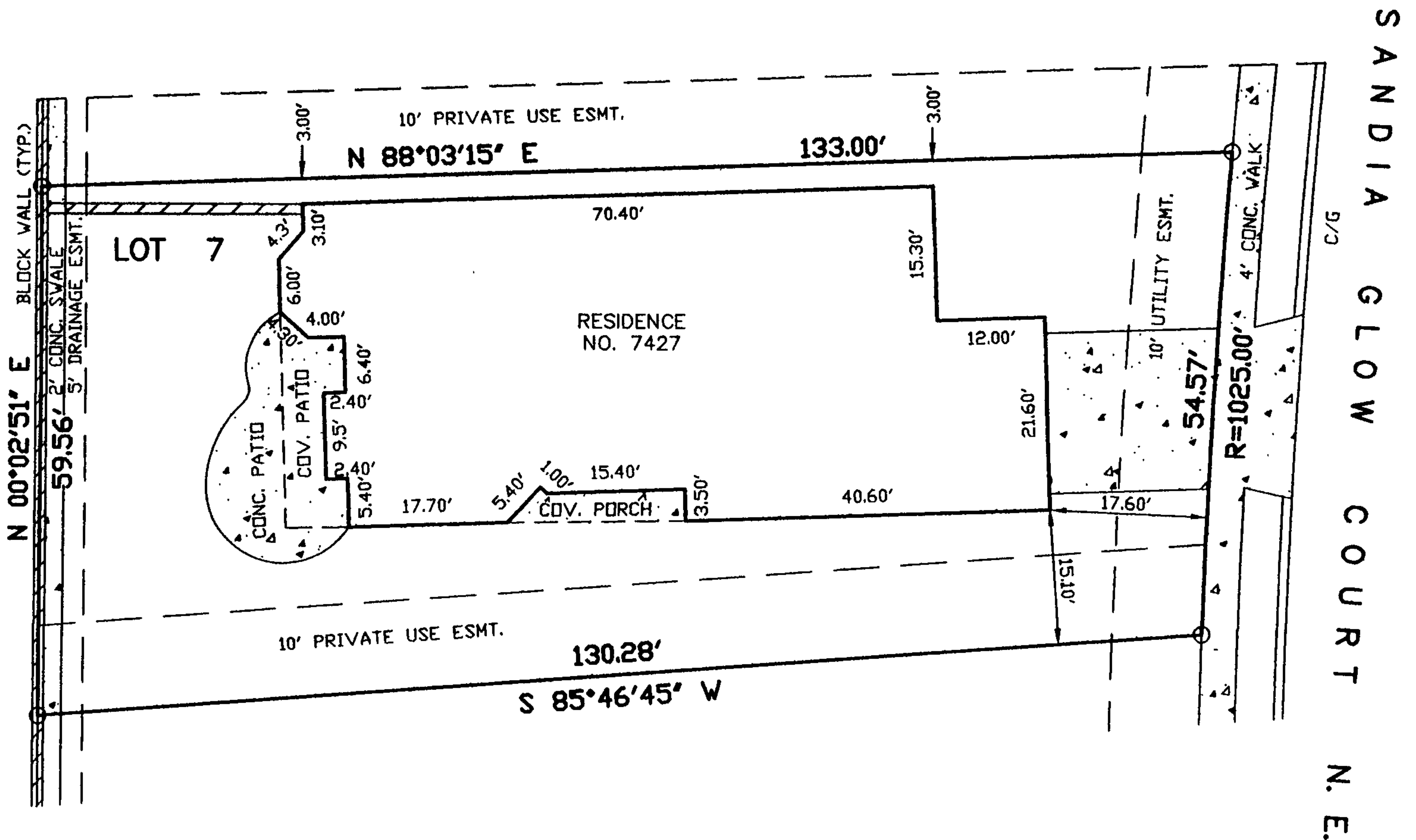
TO

IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

LOT SEVEN (7), FLAT OF SANDIA GLOW, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 29, 1999, IN PLAT BOOK 99C, FOLIO 103.

This is not a survey for use by a property owner for ANY purpose.



Scale: 1" = 20'
 Order No.: 02-2053
 Field Book: S Page: 10 of 5
 Ordered By: FATLC

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 • FAX (505) 889-8645

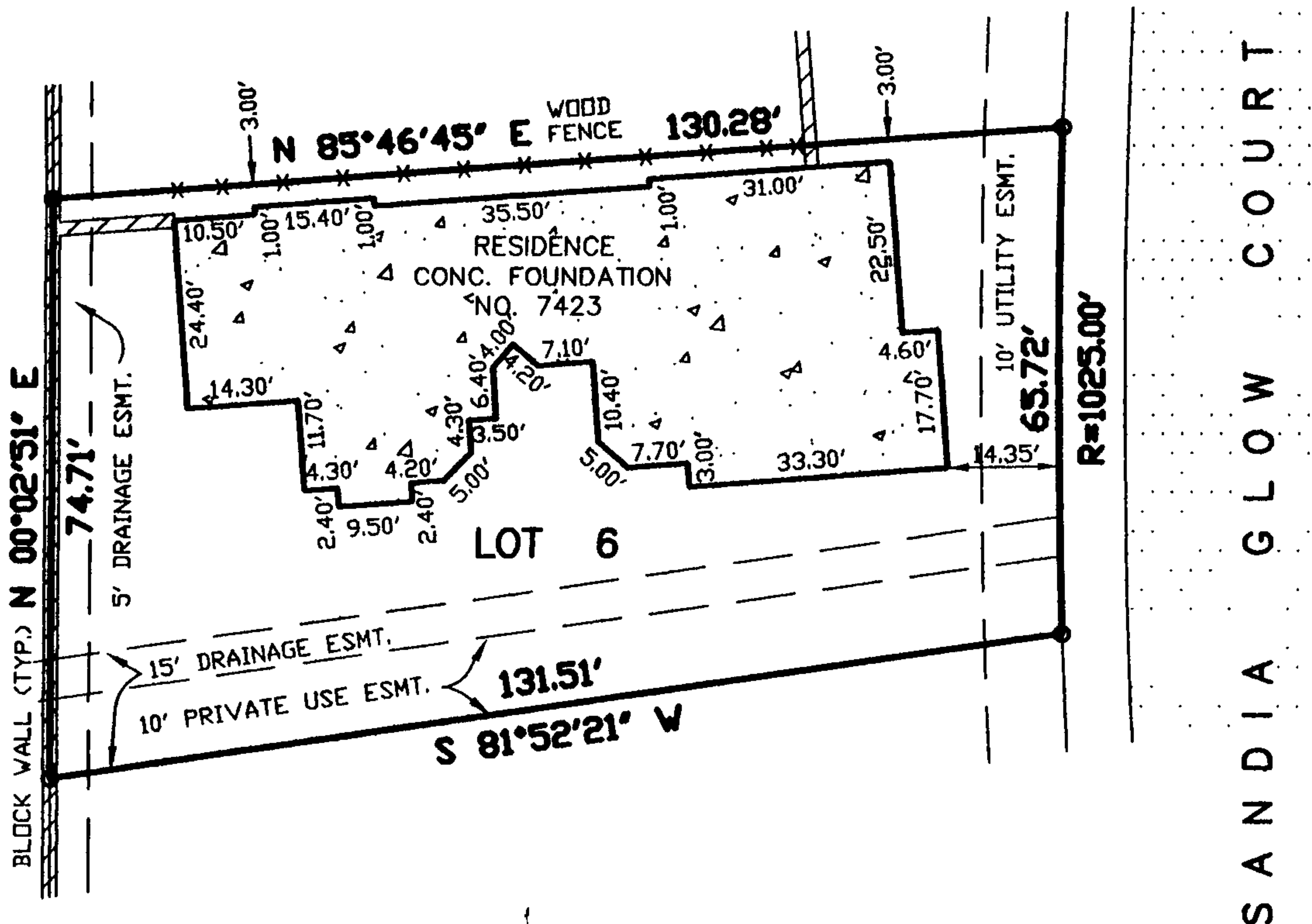
The property shown hereon is _____ within the 100 year flood plain. Zone"_____", FIRM Panel # _____ Dated: _____

EXHIBIT 'A' TO IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

LOT NUMBERED SIX (6) OF PLAT OF SANDIA GLOW, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 29, 1999, IN PLAT BOOK 99C, FOLIO 103.

This is not a survey for use by a property owner for ANY purpose.



Scale: 1" = 30'
Order No.: 02-2156
Field Book: S Page: 101
Ordered By: S Bealhen

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 889-8645

The property shown hereon is _____ within the
100 year flood plain. Zone"_____", FIRM Panel
_____ Dated: _____

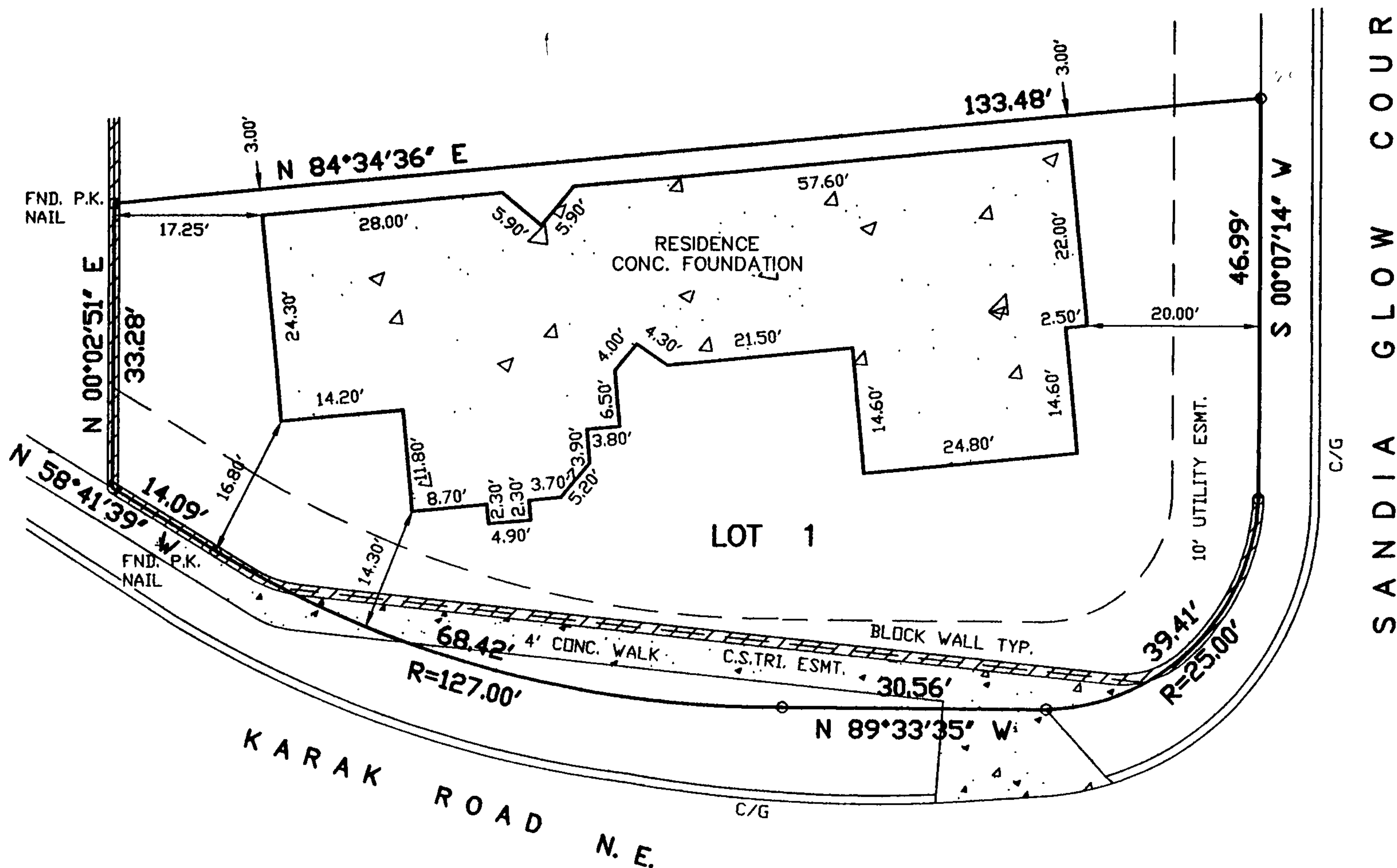
EXHIBIT 'A'

TO IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

LOT NUMBERED ONE (1) OF THE PLAT OF LOTS 1-19, SANDIA GLOW, 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 APRIL 29, 1999 IN VOLUME 99C, FOLIO 103.

This is not a survey for use by a property owner for ANY purpose.



Scale: 1" = 20'
 Order No.: 02-0086
 Field Book: S Page: 1
 Ordered By: Bealhen

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 • FAX (505) 889-8645

The property shown hereon is _____ within the 100 year flood plain. Zone"_____", FIRM Panel # _____ Dated: _____

EXHIBIT 'A'

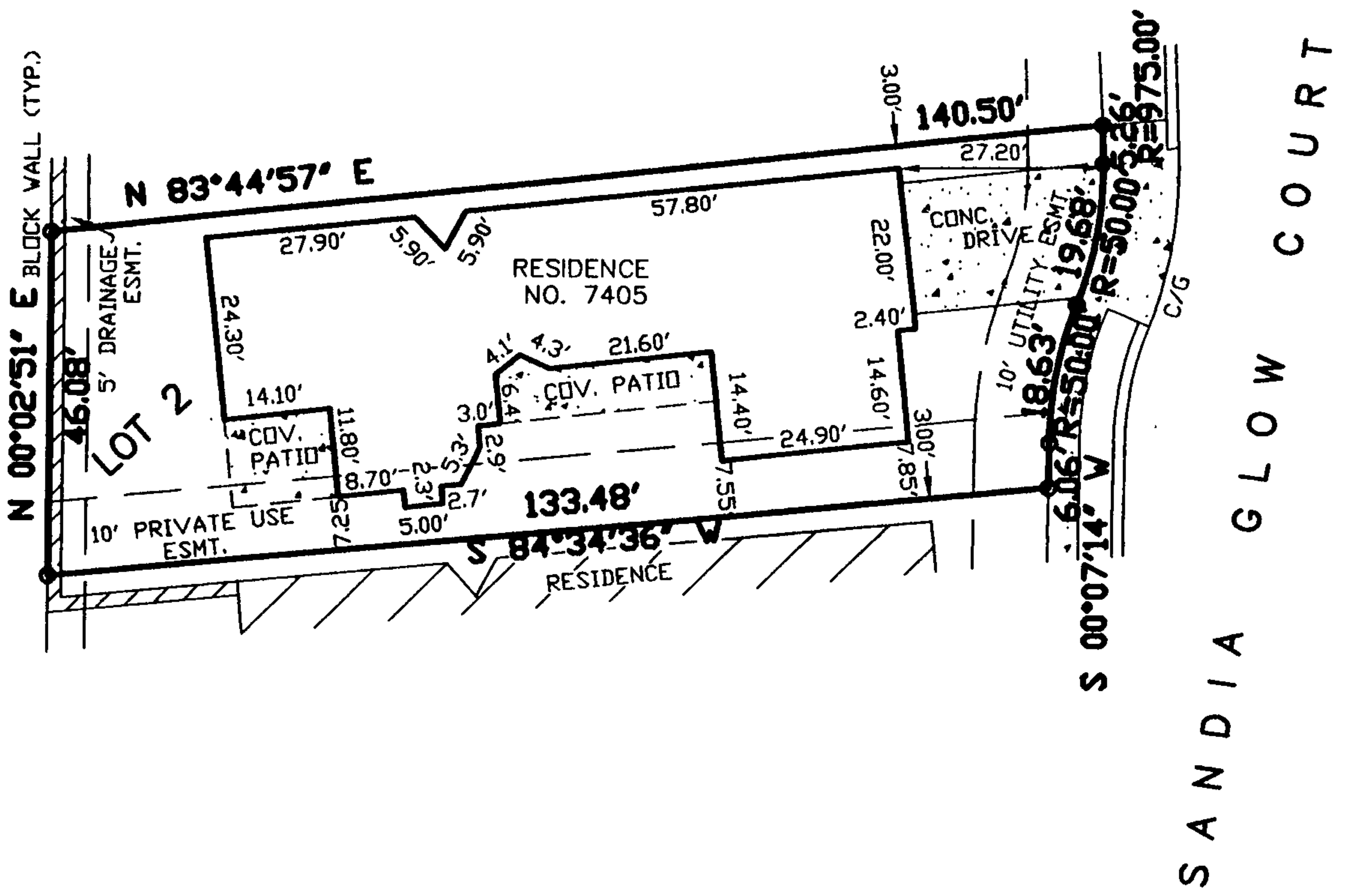
TO

IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

LOT NUMBERED TWO (2), OF FLAT OF SANDIA GLOW, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 29, 1999, IN PLAT BOOK 99C, FOLIO 103.

This is not a survey for use by a property owner for ANY purpose.



Scale: 1" = 30'
 Order No.: 03-0132
 Field Book: 5 Page: 9
 Ordered By:

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8058 • FAX (505) 889-8645

The property shown hereon is _____ within the 100 year flood plain. Zone"_____", FIRM Panel #_____ Dated: _____

EXHIBIT 'A'

TO

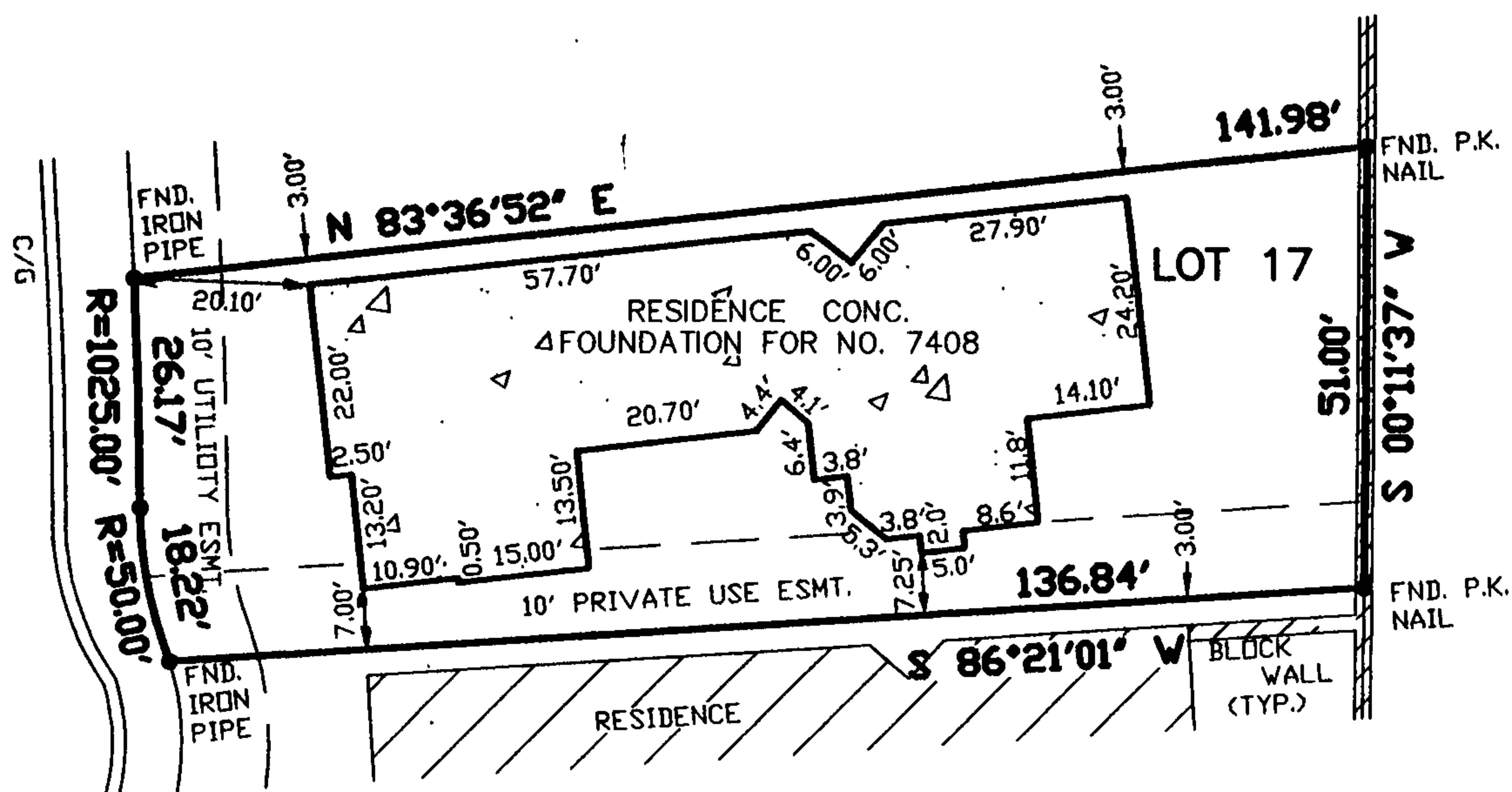
IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

LOT NUMBERED SEVENTEEN (17), PLAT OF SANDIA GLOW, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 29, 1999, IN PLAT BOOK 99C, FOLIO 103.

This is not a survey for use by a property owner for ANY purpose.

SANDIA GLOW COURT N.E.



Scale: 1" = 30'
 Order No.: 03-0083
 Field Book: S Page: 5
 Ordered By: FATLC

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 • FAX (505) 889-8645

The property shown hereon is _____ within the 100 year flood plain. Zone"_____", FIRM Panel # _____ Dated: _____

EXHIBIT 'A'

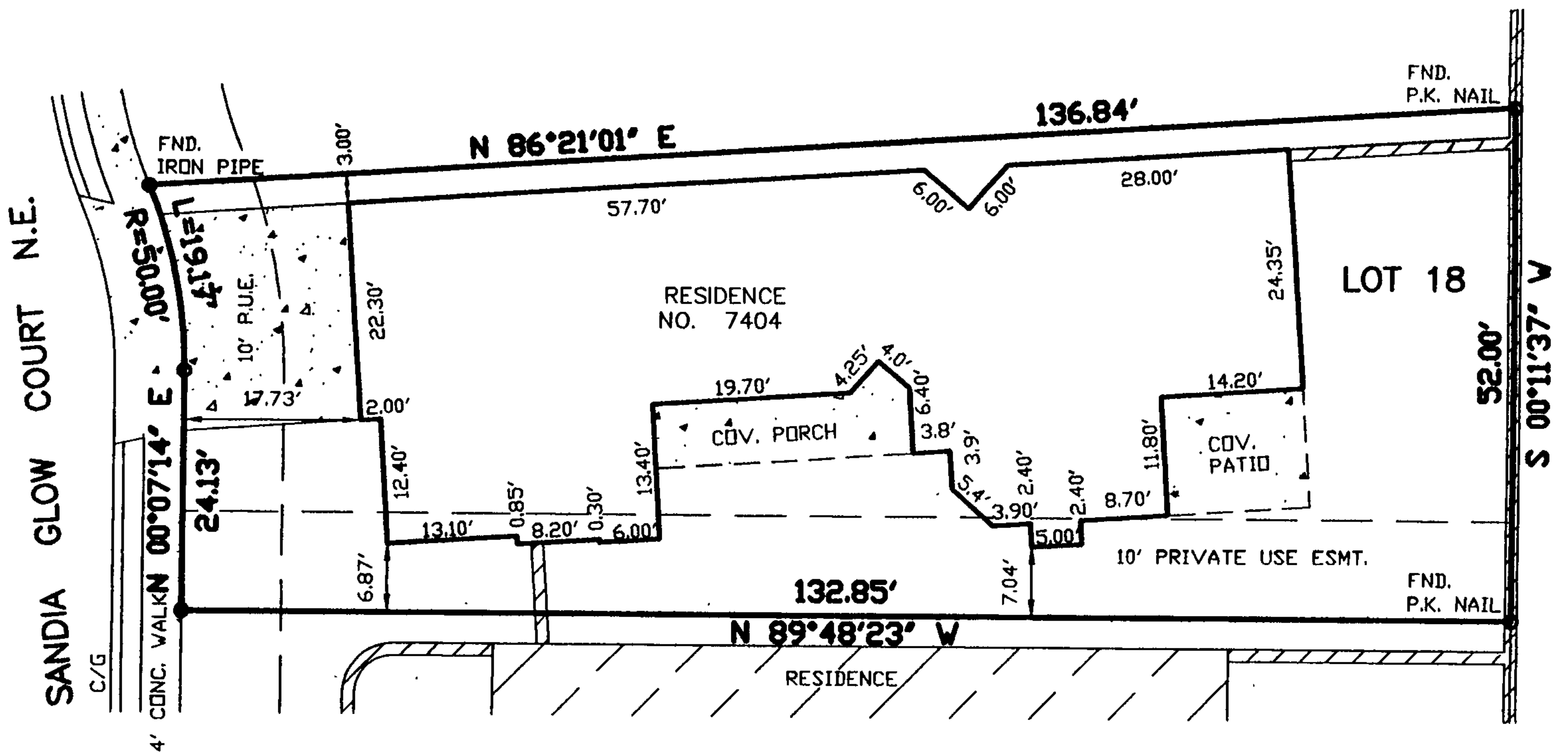
TO

IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

LOT NUMBERED EIGHTEEN (18), OF PLAT OF SANDIA GLOW, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 29, 1999, IN PLAT BOOK 99C, FOLIO 103.

This is not a survey for use by a property owner for ANY purpose.



Scale: 1" = 20'
Order No.: 03-0009
Field Book: S Page: 3
Ordered By: S FATLC

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 889-8645

The property shown hereon is _____ within the
100 year flood plain. Zone"_____", FIRM Panel
_____ Dated: _____

EXHIBIT 'A'

TO

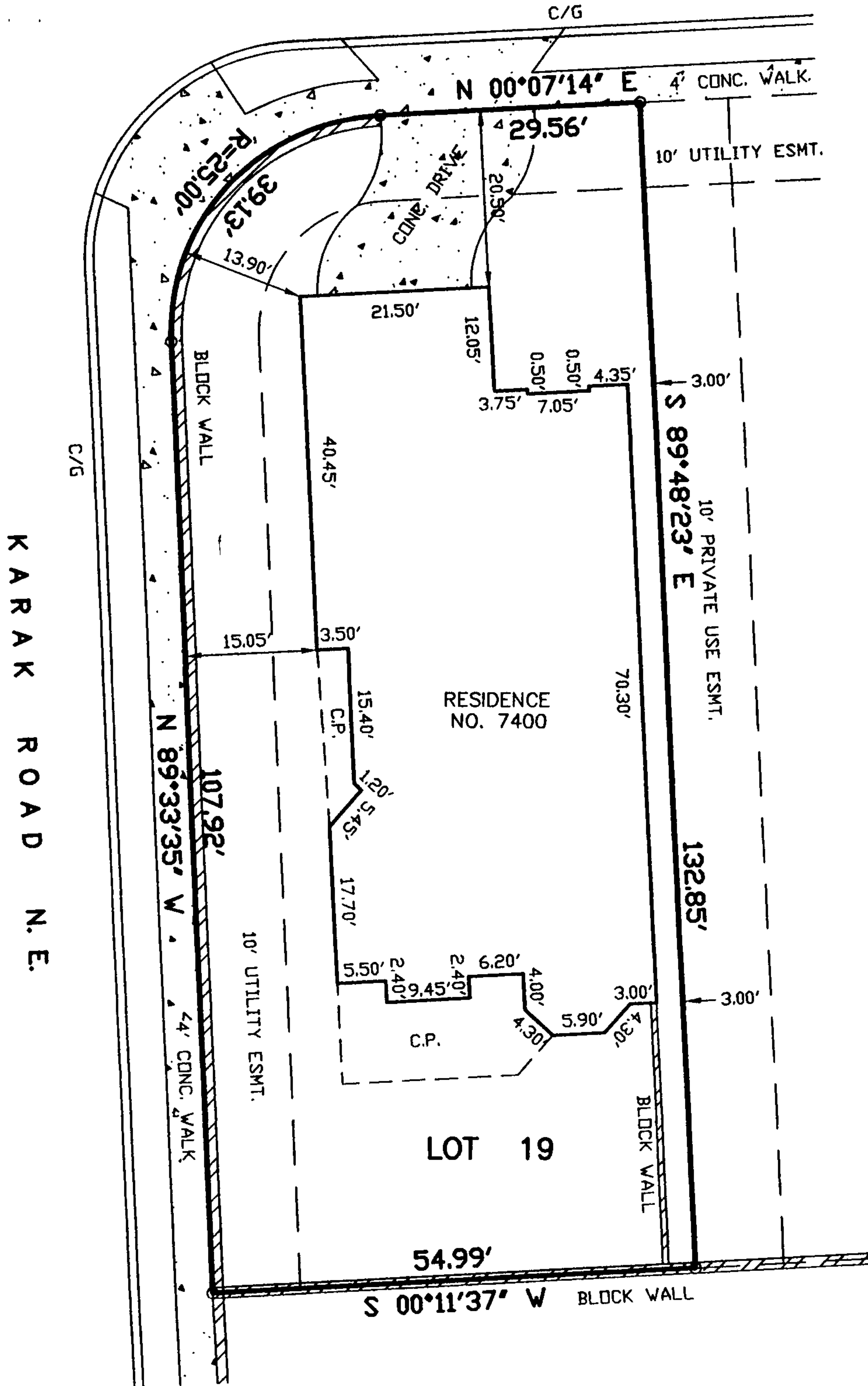
IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

LOT NUMBERED NINETEEN (19), OF PLAT OF SANDIA GLOW, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 29, 1999, IN PLAT BOOK 99C, FOLIO 103.

This is not a survey for use by a property owner for ANY purpose.

SANDIA GLOW COURT N. E.



Scale: 1" = 20'
 Order No.: 02-2502
 Field Book: S Page: 121
 Ordered By: FATLC

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 • FAX (505) 889-8645

The property shown hereon is _____ within the
 100 year flood plain. Zone "_____", FIRM Panel
 # _____ Dated: _____



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

2-19-2003

14. Project # 1002033

03DRB-00189 Minor-Ext of SIA for Temp Defer SDWK

YVONNE SCARAFIOTTI request(s) the above action(s) for all or a portion of Lot(s) 3 & 10-16, Tract(s) 3, Unit 2, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: DRB-97-76] (D-21)

At the February 19, 2003, Development Review Board meeting, a Two-year Extension to the Four-year Agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by March 6, 2003, in the manner described below.

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

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

For

Sheran Matson, AICP, DRB Chair

Cc: Yvonne Scarafiotti, 1573 Eagle Ridge Ct NE, 87122

Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.

File



1/2
1/2
1/2
1/2

**DEVELOPMENT REVIEW BOARD
AGENDA**

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

February 19, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, 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 (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: 9:00 a.m. Adjourned: 11:57 a.m.
- 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 # 1000376**
03DRB-00113 Major-Two Year SIA

WITHDRAWN AT AGENT'S REQUEST

BOHANNAN HUSTON, INC. agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) ALL, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located SOUTH OF MCMAHON BLVD NW, between UNSER BLVD NW and VIRGO ST NW. [REF: 02DRB-00034, 00DRB-00908, 00DRB-00380] (A-11)
WITHDRAWN AT AGENT'S REQUEST

2. **Project # 1000444**
03DRB-00102 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for **STONEBRIDGE SUBDIVISION, UNIT 4**, zoned R-1, located SOUTH OF WESTSIDE BLVD NW, between STONEBRIDGE NW and STONEBROOK NW containing approximately 16 acre(s). [REF: 01DRB-00826] (A-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001232**
03DRB-00095 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for VISTA MANAGEMENT HOME COMMUNITY, LP request(s) the above action(s) for all or a portion of Tract(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1/MP special use zone, located on the WEST SIDE OF 94TH ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 25 acre(s). [REF: DRB-94-621, DRB-85-298, Z-79-40, 02DRB-00672] (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

4. **Project # 1000503**
03DRB-00119 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC), located on EAGLE CREST AVE. NE, between EAGLE VISTA DR NE and EAGLE LAUNCH DR NE containing approximately 1 acre(s). [REF: 00410-00607, 02DRB-01267] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1000159**
03DRB-00120 Major-Vacation of Public
Easements

ISAACSON & ARFMAN agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC) located on EAGLE VIEW AVE NE between VISTAS DR NE and SOARING EAGLE DR NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000485**
03DRB-00116 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for AMERICAN SOUTHWEST HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D (9 DU/AC) located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02-DRB-01172, DRB-98-176] (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat
Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 MONKBRIDGE ADDITION, **LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

8. **Project # 1001267**
03DRB-00021 Major-Preliminary Plat
Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1001376**
02DRB-01965 Major-Preliminary Plat
Approval
02DRB-01966 Major-Vacation of Pub Right-
of-Way
02DRB-01967 Minor-Sidewalk Waiver
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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.

10. **Project # 1002332**
03DRB-00179 Minor-SiteDev Plan
BldPermit/EPC
- HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS agent(s) for DON KEITH request(s) the above action(s) for all or a portion of Tract(s) 75, Unit 6, Town of Atrisco Grant (to be known as **KEITH APARTMENTS**, zoned SU-1 for Apts, located on 59TH ST SW, between 57TH ST SW and 61ST ST SW containing approximately 1 acre(s). [REF: 02EPC-01690, 02EPC-01692, 02EPC-01694] [Makita Hill, EPC Case Planner] (K-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR PARK DEDICATION REQUIREMENT AND TRANSPORTATION DEVELOPMENT FOR ADEQUATE VISIBILITY AND HANDICAP ASSESSABLE DRIVE PADS.**
11. **Project # 1002329**
03DRB-00200 Minor-SiteDev Plan
BldPermit/EPC
- R. D. HABIGER & ASSOCIATES agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH**, zoned SU-1 special use zone, for Church & Related Facilities, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and OSUNA RD NE containing approximately 5 acre(s). [REF: Z-93-88, DRB-93-328, 02EPC-01682] [Makita Hill, EPC Case Planner] (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

12. **Project # 1001676**
03DRB-00208 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST, LLC agent(s) for SIMPSON HOUSING I NC. request(s) the above action(s) for all or a portion of Tract(s) 3A, **RIVERPOINT SUBDIVISION**, SAN MIGUEL APARTMENTS, PHASE III, zoned SU-1 for PDA, located on COORS BLVD NW, between COORS BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 3 acre(s). [REF:01EPC-01872] **[Juanita Vigil, EPC Case Planner](C-13) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE REQUIREMENT AND PARK DEDICATION REQUIREMENT.**

13. **Project # 1001569**
03DRB-00205 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00206 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for CHANT ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON ST NE, between SINGER BLVD NE and I-25 FRONTAGE ROAD containing approximately 3 acre(s). [REF: Z-97-20, 01128 01565/01566] **[Debbie Stover, EPC Case Planner] (F-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND A NOTE REGARDING CROSS ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

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

14. **Project # 1002033**
03DRB-00189 Minor-Ext of SIA for Temp
Defer SDWK
- Project # 1002033**
03DRB-00201 Minor-Vacation of Private
Easements
03DRB-00203 Minor-Prelim&Final Plat
Approval
- YVONNE SCARAFIOTTI request(s) the above action(s) for all or a portion of Lot(s) 3 & 10-16, Tract(s) 3, Unit 2, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: DRB-97-76] (D-21) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**
15. **Project # 1002369**
03DRB-00202 Minor-Prelim&Final Plat
Approval
- RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, LANDS OF CORRIZ, **SYMPHONY SUBDIVISION**, zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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

16. **Project # 1002471**
03DRB-00198 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC (STEVE COE) request(s) the above action(s) for all or a portion of Tract(s) 90B (to be known as **LANDS OF COE/BOMBACH (LOTS 1 & 2)**, MRGCD MAP 39, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [REF: Z-70-104, AX-70-27] (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1002472**
03DRB-00204 Minor-Sketch Plat or Plan
- THE GROUP agent(s) for ADIL RIZI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2 (to be known as **COURTYARDS @ ALAMEDA**) NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, located on BARSTOW ST NE, between ALAMEDA BLVD NE and OAKLAND NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1002473**
03DRB-00207 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for D. R. HORTON BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 9-20, Block(s) 5, Tract 3. Unit 3, (to be known as **DESERT VISTA SUBDIVISION**, NORTH ALBUQUERQUE ACRES, zoned R-D /5DUA, located on SIGNAL AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 11 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board minutes for February 5, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

20.

Other Matters: NONE

ADJOURNED: 11:57 A.M.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN Supplemental form **P**

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

APPEAL / PROTEST of... Supplemental form **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: YVONNE SCARAFIOTTI PHONE: 856.1289
 ADDRESS: 1573 FAWE RIDGE CT NE FAX: _____
 CITY: ALBUQ STATE NM ZIP 87122 E-MAIL: YSCAR190@CS.COM
 Proprietary interest in site: OWNER
 AGENT (if any): SAME PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: EXTENSION OF THE SIA for Temp Deferral of SW

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 3, 10 THRU 16 Block: _____ Unit: 2
 Subdiv / Addn SANDIA GLOW SUBD TRACT 3
 Current Zoning RD Proposed zoning: _____
 Zone Atlas page(s): D-21 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 4 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 102106305518330438 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS. On or Near HARRAR NE SANDIA GLOW NE
 Between EUBANK BLVD NE and WYOMING BLVD NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc) (1002033)
02EPC - 01195 02DRB - 00935 02DRB - 01655

Check-off if project was previously reviewed by Sketch Plan/Plan or Pre-application Review Team Date of review _____
 DATE 2.06.03

SIGNATURE Yvonne E. Scarafioti DATE _____
 (Print) YVONNE E. SCARAFIOTTI _____ 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
<u>03DRB - 00189</u>	<u>EXTDS</u>		\$ <u>-0-</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>2-19-03</u>			Total \$ <u>-0-</u>

Naime Senora 2/6/03
 Planner signature / date

Project # 1002033

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)
 - 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.

YVONNE E. Scarafiotti
Applicant name (print)
Yvonne E. Scarafiotti, 2-06-03
Applicant signature / date



Form revised September 2007

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

Application case numbers
03 - - 00189

Clare Anora PA 2/6/03
Planner signature / date

Project # 1002033

1573 Eagle Ridge Ct. NE
Alb. NM, 87122
Feb. 6, 2007
505.856-1289
Yscar190@CS.com

Re: DRB # 1002033

This is a request for an extension of sidewalk deferral for
two years for Sandia Glow subdivision for lots
3, and 10 through 16.

DRC project # is 603181.

DRB project # is originally 97-76.

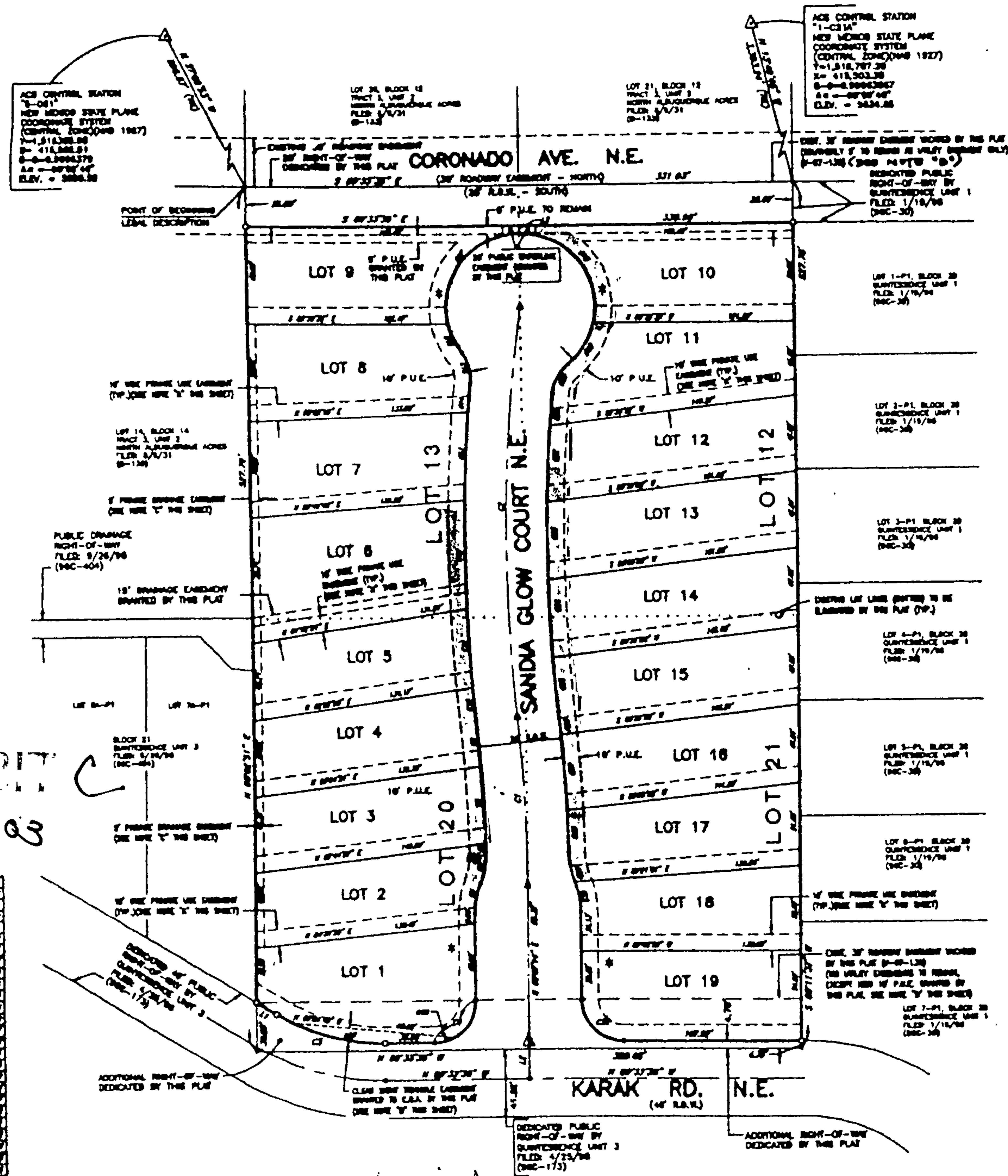
New DRB # is 1002033.

Thank you.

Yvonne Scarafioti
trustee of the Robert L.
and Yvonne E Scarafioti
decendent trust

PLAT OF
 LOTS 1-19
SANDIA GLOW
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 1999

July 8, 1999
 Page 2 of 2
 04/23/1999 08:29:59
 20-SEC Pg 108



LOT NO.	LOT AREA [SQ. FT.]
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
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21	

- NOTES**
- 14' WIDE PRIVATE USE EASEMENT IS GRANTED BY THIS PLAT TO SERVICE THE LOT & THE EASEMENT. IT IS CHECKED TO ALLOW FOR THE ACCESS FOR MAINTENANCE, REPAIR AND INSPECTION OF THE STRUCTURE LOCATED AT ZERO LOT LINE ON THE ADJACENT LOT. STRUCTURE OR OTHER IMPROVEMENTS PREVENTING THE USE OF THIS EASEMENT FOR STATED PURPOSE IS TO BE LOCATED WITHIN THIS EASEMENT.
 - NO OBSTRUCTION TO VIEW BETWEEN THREE AND SEVEN FEET ABOVE THE GUTTER IS PLACED OR MAINTAINED WITHIN A CLEAR DRIVE EASEMENT.
 - MAINTENANCE OF PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE LOT BENEFICIAN OF THE EASEMENT AND IS LIMITED TO LOTS 1-8.
 - PHM ELECTRIC SERVICES AND PHM GAS SERVICES BY MINOR DELAY, TIME AND DISRUPTION THEIR RIGHT, TITLE AND INTEREST IN THE EASEMENT (SHOWING BY REPLAT OR DOCUMENT) SHOWN TO BE WORKED ON THIS PLAT.

PHM ELECTRIC SERVICES
 BY: Kurt Phill DATE: 4-5-99
 PHM GAS SERVICES
 BY: Paul Phill DATE: 4-5-99

ACKNOWLEDGMENT

STATE OF New Mexico
 COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 ON 5th DAY OF April
 19 99 BY Lubia Phillips

MY COMMISSION EXPIRES 1-24-2002 *Capital City Notary Public*

LINE TABLE

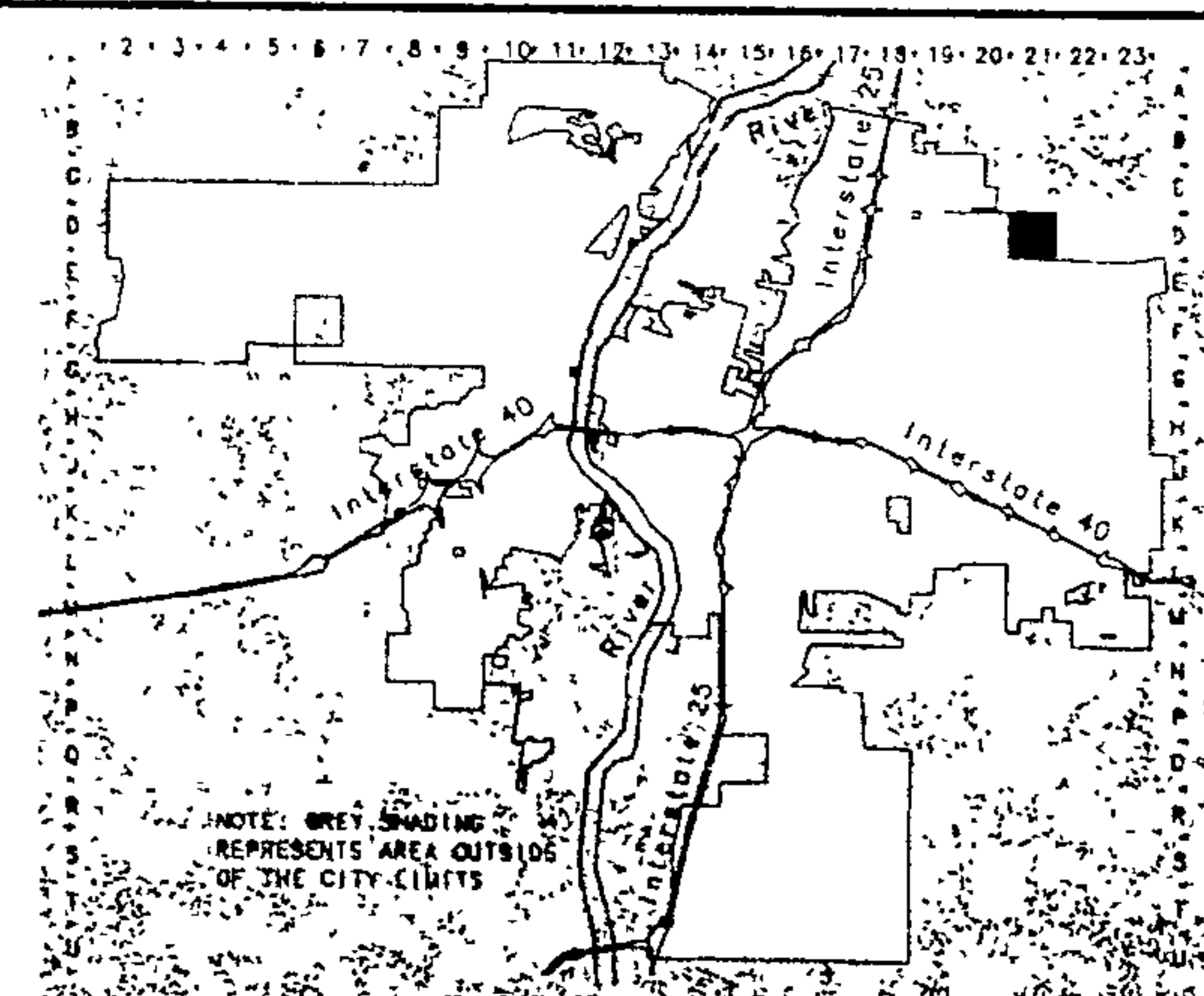
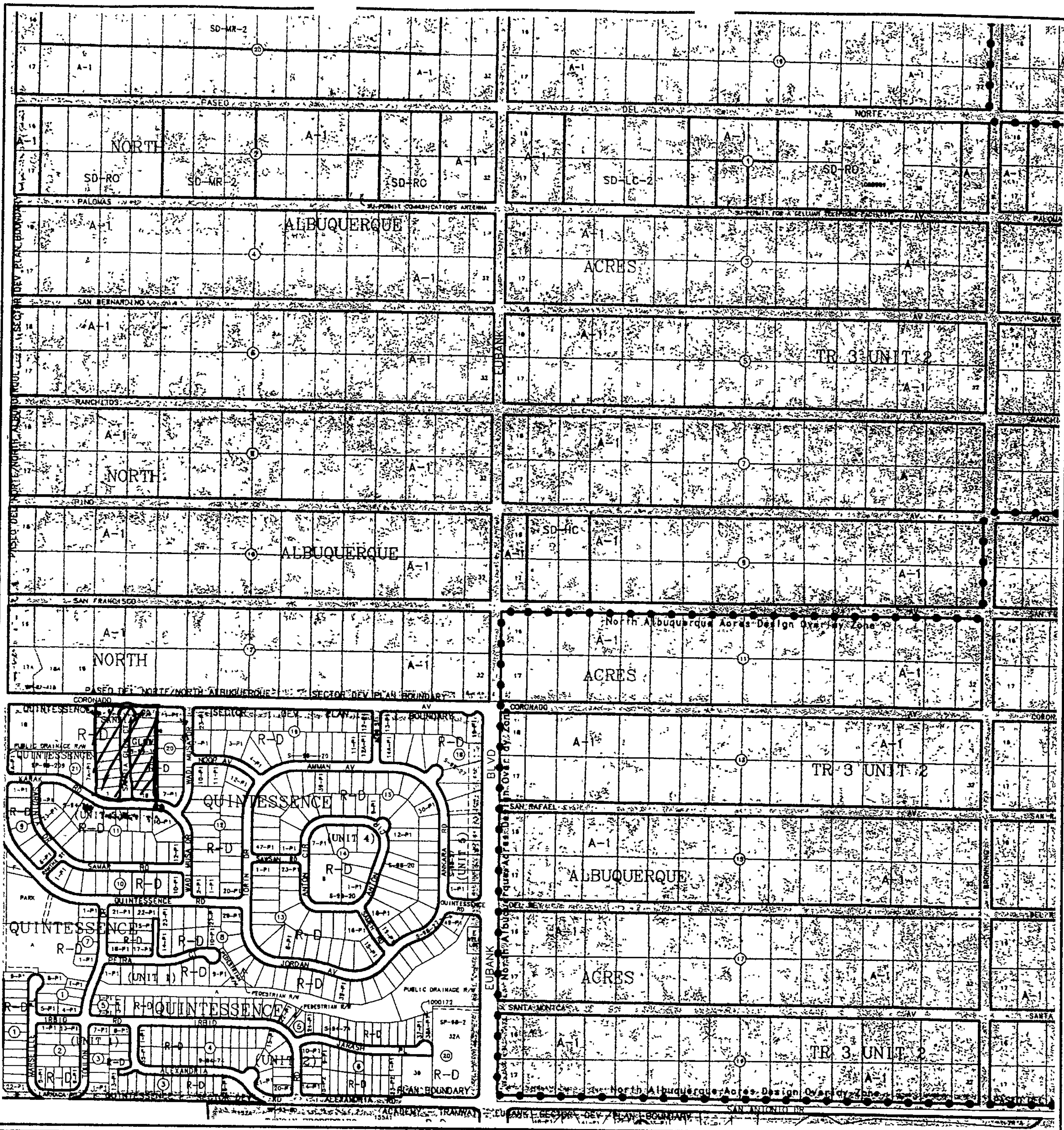
LINE	BEARING	LENGTH
1	S 89° 57' 30" E	150.00
2	S 89° 57' 30" E	150.00
3	S 89° 57' 30" E	150.00

CURVE TABLE

LINE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA	TANGENT	PIECEWISE CHORD BEARING	PIECEWISE CHORD LENGTH
1	S 89° 57' 30" E	150.00	150.00	0° 00' 00"	0.00	S 89° 57' 30" E	150.00
2	S 89° 57' 30" E	150.00	150.00	0° 00' 00"	0.00	S 89° 57' 30" E	150.00
3	S 89° 57' 30" E	150.00	150.00	0° 00' 00"	0.00	S 89° 57' 30" E	150.00

EXHIBIT C
 Date 2/19/03

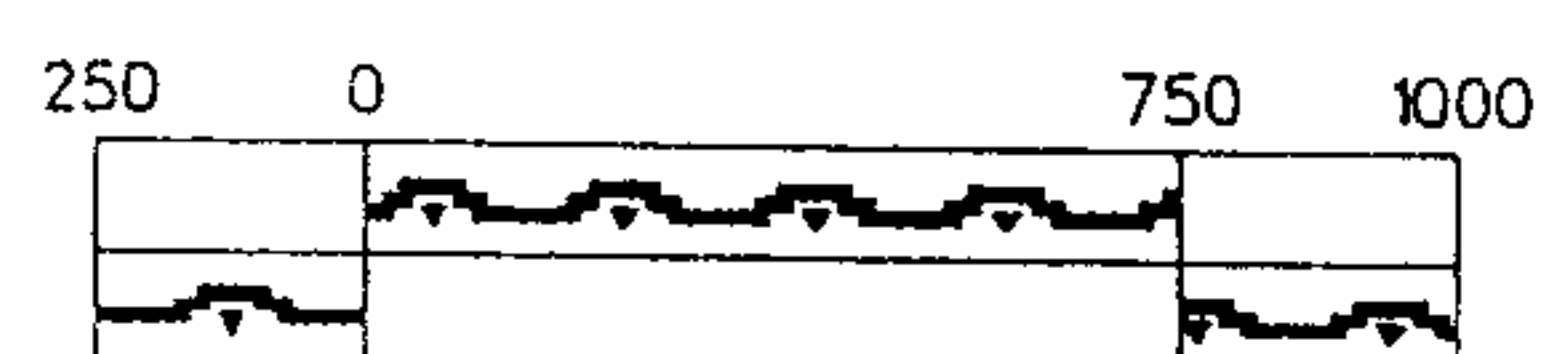
sidewalks which need to be poured.



CITY OF
Albuquerque
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

D-21-Z

Map Amended through January 21, 2003

Exhibit "A"

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

1. DRB-97-76 Bokay Construction Inc., agents for Yvonne Scarafiotti, requests
V-97-138 Vacation (closing) of a portion of Karak Road and Coronado
SV-97-83 Avenue (Public Roadway Easements), Preliminary Plat approval (includes
Grading plan approval) plus a Sidewalk Variance for approximately 19 lots on
Lots 13, 13, 20 and 21, North Albuquerque Acres, Unit 2, Tract 3 (to be known as
Sandia Glow Subdivision) zoned R-D (City) and located on Karak Rd NE
between Eubank Blvd NE and Wyoming Blvd NE containing approximately 4
acres. (D-21) [DEFERRED FROM 4/7/98]

At the April 14, 1998, Development Review Board meeting, the Vacation was approved as shown on Exhibit A in the Planning File and subject to the Findings and Conditions of the Subdivision Ordinance as follows:

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 dedication of 25 feet of Coronado Avenue will be completed on the Final Plat.
2. Final disposition shall be through the City Real Estate Office.
3. 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.
4. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

With the signing of the Infrastructure List dated April 14, 1998 and the approval of the Grading Plan Engineer Stamp dated March 30, 1998 the Preliminary Plat was approved with the following conditions:

CONDITIONS:

1. Fire Department will concur with the pavement width per comments dated January 6, 1998. (Staff Report)
2. A 5 foot private drainage easement along the western property line of Lots 2 through 7 shall be added to the final plat. (List beneficiary and maintenance responsibility of that easement)
3. 200 feet worth of visibility will need to be obtained at the street intersections per Transportation Development.



1999045408
5205492
Page: 6 of 8
04/06/1999 11:20A
Bk-9905 Pg-5273

1100

FIGURE 18

1st EXTENSION AGREEMENT - Sidewalk

Procedure "B"
PROJECT NO. 603181

This Agreement made this 9th day of March, ~~xx~~ 2001, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Robert & Yvonne Scarafiotti--Decedent Trust ("Developer"), whose address is 1573 Eagle Ridge Ct. NE Abq., NM 87122 and whose telephone number is 856-1289, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 27th day of March, 1999, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on April 6, 1999, at Book Misc. 9905, pages 5273 through --, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1st day of March, 2001, ~~19~~ --; and

~~WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated , recorded , in Book Misc. , pages through , records of Bernalillo County, New Mexico, extending the construction deadline to , and~~

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in paragraph A of the Earlier Agreement, is extended (Complete either A or B:)

A. for all improvements, the 1st day of March, 2003, ~~19~~ --.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____



2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Bank Letter of Credit No. 300077
Amount: \$ 12,964.94 Name of Financial Institution or Surety
providing Guaranty: Charter Bank
Date City first able to call Guaranty (Construction Completion
Deadline): March 1, 2003, ~~XX~~
If Guaranty other than a Bond, last day City able to call Guaranty
is: April 30, 2003, ~~10~~
Additional information: N/A

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: Robert & Yvonne Scarafiotti CITY OF ALBUQUERQUE:
Decedent Trust
By (Signature): Yvonne Scarafiotti trustee Paul Regier
Name: Yvonne Scarafiotti Director, Public Works Department
Title: Trustee for Decedent Trust Dated: 3-9-01
Dated: 2-22-01

APPROVED BY:
Paul Regier 3/09/01
City Engineer

101
3-8-01
cf 3/8/01

Mary Herrera Bern Co. AGRE R 11.00
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5478635
Page: 2 of 3
03/13/2001 02:15P
Bk-A16 Pg-6359

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 22nd day of FEBRUARY,
~~2001~~ 2001 by (name of person:) Yvonne Scarafiotti, (title or
capacity, for instance, "President" or "Owner") Trustee
of (Developer:) Robert & Yvonne Scarafiotti--Decedent Trust

Richard J. Squires

Notary Public



OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 9-17-2003

My Commission Expires:

CITY'S NOTARY

STATE OF New Mexico
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 9th day of March,
~~192001~~ 2001 by Fred J. Aguirre for Director, Public Works Department of the
City of Albuquerque, a municipal corporation, on behalf of said corporation.

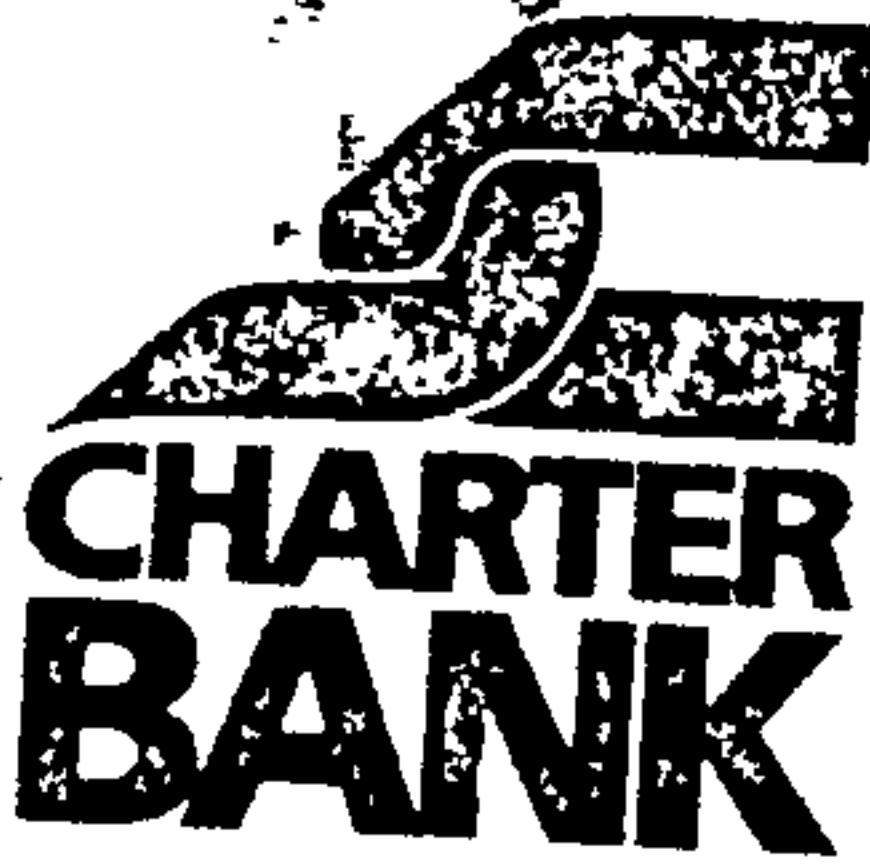
Gloria O. Saavedra

Notary Public

My Commission Expires:
11-15-2003



2001027864
5478635
Page: 3 of 3
03/13/2001 02:15P
Bk-A16 Pg-6359



LETTER OF CREDIT

February 21, 2001

IRREVOCABLE LETTER OF CREDIT NO. 300077

AMOUNT: \$12,964.94

Mr. Lawrence D. Rael
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Letter of Credit for **Robert L. and Yvonne E. Scarafiotti Decedent Trust**
City of Albuquerque Project No. **603181**
Project Name: **Sandia Glow Subdivision – Sidewalk Deferral**

Dear Mr. Rael:

This letter is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **Robert L. and Yvonne E. Scarafiotti Decedent Trust**, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit ("Letter of Credit") in the sum of **Twelve Thousand Nine Hundred Sixty Four and 94/100 (\$12,964.94)** for the exclusive purpose of providing the financial guarantee which the City requires **Robert L. and Yvonne E. Scarafiotti Decedent Trust**, ("Subdivider") to provide for the installation of the improvements which must be constructed at **Sandia Glow Subdivision – Sidewalk Deferral**, Project No. 603181 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement (and extension agreement) between the City of Albuquerque and Subdivider, which was recorded on _____, 2001 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. _____, at pages _____ as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **Twelve Thousand Nine Hundred Sixty Four and 94/100 (\$12,964.94)** is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between March 1, 2003 and April 30, 2003.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: a) Robert L. and Yvonne E. Scarafiotti Decedent Trust has failed to construct the improvements in accordance with the terms of the Agreement; b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between March 1, 2003 and April 30, 2003.

Mr. Lawrence D. Real
Chief Administrative Officer
City of Albuquerque
February 21, 2001
Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300077 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated February 21, 2001 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

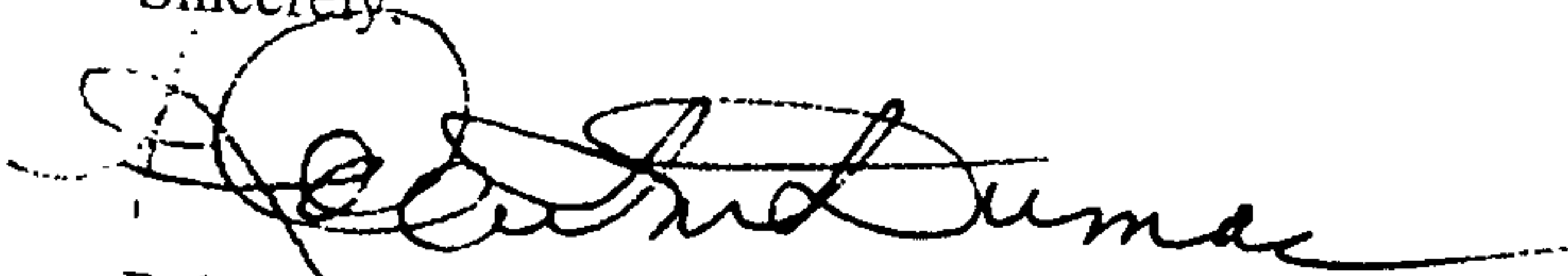
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by Robert L. and Yvonne E. Scarafiotti Decedent Trust to comply with the terms of the Agreement (as provided above), and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
2. Expiration of the Agreement, April 30, 2003 or
3. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, April 30, 2003.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500.

Sincerely,



Robert M. Dumas
Senior Vice President
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY: _____
Chief Administrative Officer

DATED: _____



August 9, 2002

Jim Wilks
Harris Surveying Inc.
2412 D Monroe St NE
Albuquerque, NM 87113

**RE: APPEAL 02-EPC-01195/PROJECT #1002033
CASE HEARD UNDER APPLICATION #02-00935**

Dear Mr. Wilks: :

The above referenced appeal, which was filed July 31, 2002, has been scheduled to be heard before the Environmental Planning Commission (EPC) on **Thursday, September 19, 2002**. The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd Street, NW, 87102**.

I have attached a copy of the appeal form and the reason for appeal. Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Janet Stephens, Chair
Development Review Board

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412D Monroe St NE, 87110
Don Newton, Office of Neighborhood Coordination,
File

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input checked="" type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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: Bealher Construction PHONE 822-0860
 ADDRESS 8908 Adams NE FAX: _____
 CITY Albuquerque STATE NM ZIP 87113 E-MAIL _____
 Proprietary interest in site Owner
 AGENT (if any) Harris Surveying Inc PHONE 889-8056
 ADDRESS 7412 D Monroe St NE FAX 889-8645
 CITY Albuquerque STATE NM ZIP 87110 E-MAIL _____

DESCRIPTION OF REQUEST: Vacating a 5 foot Public Utility Easement along lots 9 + 10

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 9 + 10 Block: _____ Unit: _____
 Subdiv / Addn Sandia Glow Subdivision
 Current Zoning R-10 Proposed zoning No Change
 Zone Atlas page(s) D-21 No of existing lots: 2 No of proposed lots 2
 Total area of site (acres) 0.3662 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 103106305520830442 MRGCD Map No _____
 LOCATION OF PROPERTY BY STREETS On or Near Sandia Glow Court
 Between Coronado Ave and Karak Rd

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB, AX, Z, V, S, etc) 5-99-39
V-97-138, SD-89-2

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review _____
 SIGNATURE Jim Wilks DATE July 31, 02
 (Print) Jim Wilks Sr. Harris Surveying Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02 AP</u> - <u>01195</u>	<u>AP</u>		\$ <u>190.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____		\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____		\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____		\$ _____
<input type="checkbox"/> Case history #s are listed	_____	<u>Adv Fee</u>		\$ <u>50.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____		Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>9-19-02</u>	_____		\$ <u>240.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____		_____

Paul Cardenas 7/31/02
 Planner signature / date

Project # 1002033
02-00935 (VPE)

Form revised September 2001

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER

DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION

ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL

DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002033

Application number of case being appealed; 03 DRB-00935

- Reason for the appeal *
- Appellant's basis of standing as an appellant *
- Letter of authorization from the appellant if this application for appeal is submitted by an agent
- Copy of the Official Notification of Decision regarding the matter being appealed
- Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

Harris Surveying Inc Jim Wilks
Applicant name (print)

Jim Wilks
Applicant signature / date



Form revised September 2001

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

Application case numbers

02AP - 01195

Paul Carden 7/31/02
Planner signature / date

Project # 1002033

Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
Ph (505) 889-8056 * Fax (505) 889-8645

July 31, 2002

TO: City of Albuquerque; Environmental Planning Commission

Subject: Appeal regarding determination of the Development Review Board

Reference: Project # 1002033 Application # 02DRB-00935

The subject project was approved for Lot 9 but Lot 10 was not approved because PNM had not approved the vacation of the easement requested across Lot 10.

Subsequent to the July 17 DRB meeting the property owner had further discussions with PNM and it was determined that they actually had no specific reason to reject this request.

A copy of PNM waiver and release of easement dated July 22, 2002 is
ATTACHMENT # 1

Due to the revised requirement of PNM, we request the DRB decision be revised to include the vacation of the easement across lot 10 in addition to lot 9.

200240 Attachment # 1

PUBLIC SERVICE COMPANY OF NEW MEXICO
FOR ITS GAS AND ELECTRIC SERVICES DIVISIONS
WAIVER AND RELEASE OF EASEMENT

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, for its Electric and Gas Services Divisions, does hereby release, waive, quitclaim and discharge its right title and interest to the present owner or owners as their interests may appear in the property described below.

As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of Public Service Company of New Mexico shall not be affected by this release.

The easement (or portion thereof) being released is described as lying and being in Bernalillo County, New Mexico, and described more fully as:

An easement within Lots 9 and 10 of the Plat of Lots 1-19, SANDIA GLOW, a subdivision filed for record in the office of the County Clerk in Bernalillo County, New Mexico on April 29, 1999 in Plat Book 99C, Page 103 and said easement being released is more particularly described as follows:

An easement five (5) feet wide being the south five (5) feet of the north ten (10) feet of the west 125.0 feet of Lot 9 and the south five (5) feet of the east 125.0 feet of Lot 10.

Easements being released are shown on Exhibit "A" attached and made a part of this document.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 22 day of July, 2002

PUBLIC SERVICE COMPANY OF NEW MEXICO

[Signature]

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

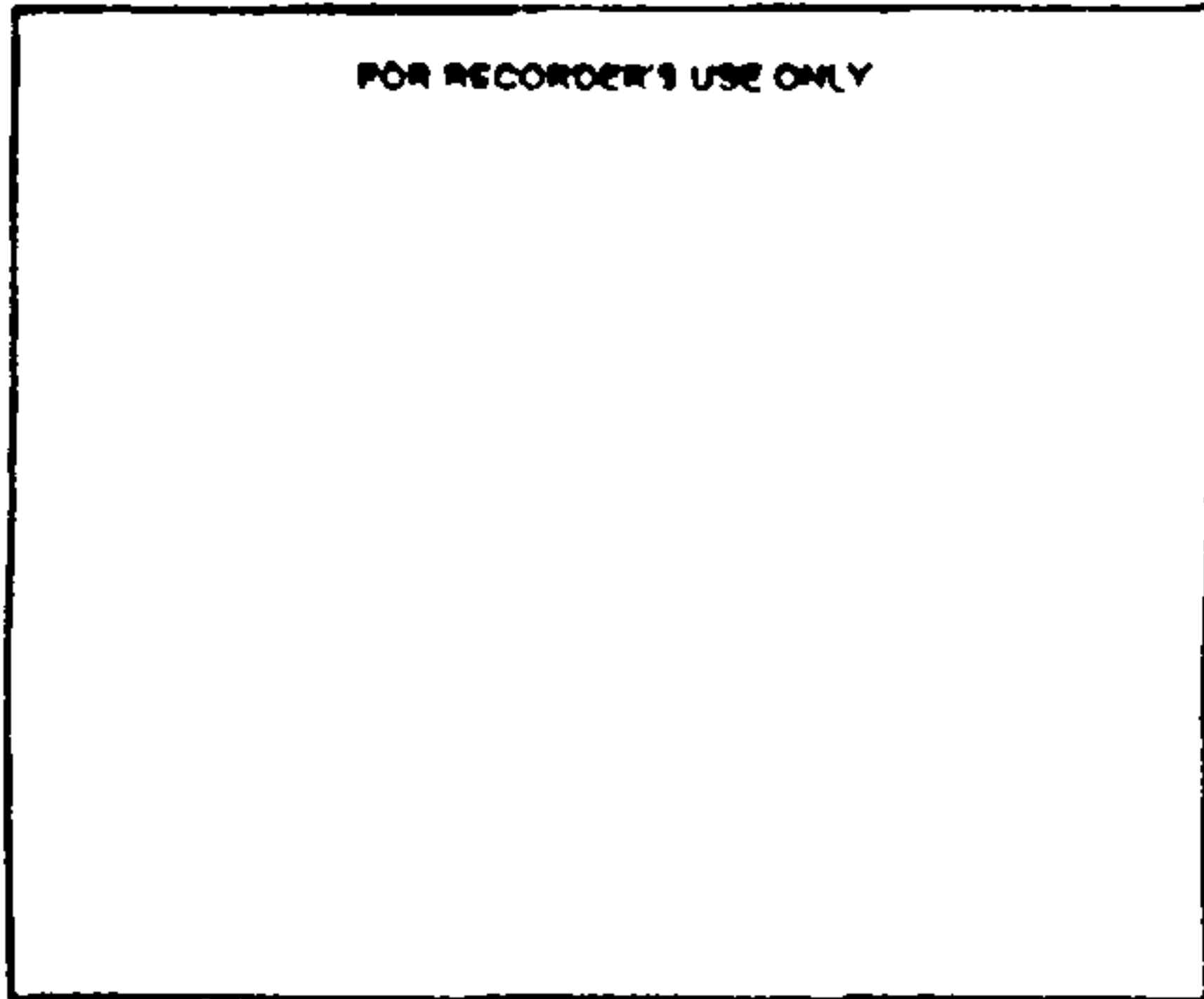
This instrument was acknowledged before me on

July 22, 2002

By _____

RUBEN PHILLIPS

of Public Service Company of New Mexico, a corporation, on behalf of said corporation.



OFFICIAL SEAL
CHARLES F. BROWN
NOTARY PUBLIC - NEW MEXICO
My Comm. Expires: 11/2/2003

[Signature]
Notary Public

PNM
REFERENCE
NUMBER

02000317



BEALHEN
CONSTRUCTION INC

May 28 2002

Harris Surveying, Inc
2412-D Monroe Street NE
Albuquerque, NM 87110

To Whom It May Concern:

The purpose of this letter is to advise you that Bealhen Construction Inc authorizes Harris Surveying, Inc. to represent us in the execution of the removal of the public utilities easement at Lots 9 and 10, Sandia Glow Subdivision

We further authorize you to represent Bealhen Construction Inc in the name change of the Sandia Glow Subdivision to Vista Bonita

Please let us know if you require anything further

Sincerely,


Scott Bealhen
President

SB/sg



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

5. Project # 1002033
02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

At the July 17, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



**OFFICIAL NOTICE
PAGE TWO**

If you wish to appeal this decision, you must do so by August 1, 2002 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.)

Janet Stephens
DRB Chair

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
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

City of Albuquerque
Treasury Division

07/31/2002 3:22PM LOC: ANEX
RECEIPT# 00025285 USH 006 TRANS# 0026
Account 441018 Fund 0110
Activity 4971000 TRSKDH
Trans Amt \$240.00
J24 Misc \$50.00
CR \$240.00
CHANGE \$0.00

PAID RECEIPT

APPLICANT NAME

Bealhen Const.

AGENT

Harris Surveying

ADDRESS

2412 D. Monroe St. NE

PROJECT NO.

1002033

APPLICATION NO.

D2AP 01195

\$ 190⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 50⁰⁰ 441018 / 4971000 (Notification)

\$ 240⁰⁰ Total amount due

City Of Albuquerque
Treasury Division

07/31/2002 3:22PM LOC: ANEX
RECEIPT# 00025284 USH 006 TRANS# 0026
Account 441006 Fund 0110
Activity 4953000 TRSKDH
Trans Amt \$270.00
J24 Misc \$190.00



August 9, 2002

Jim Wilks
Harris Surveying Inc.
2412 D Monroe St NE
Albuquerque, NM 87113

**RE: APPEAL 02-EPC-01195/PROJECT #1002033
CASE HEARD UNDER APPLICATION #02-00935**

Dear Mr. Wilks: :

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I have attached a copy of the appeal form and the reason for appeal. Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Janet Stephens, Chair
Development Review Board

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412D Monroe St NE, 87110
Don Newton, Office of Neighborhood Coordination,
File

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input checked="" type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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 Bealher Construction PHONE 822-0860
 ADDRESS 8908 Adams NE FAX _____
 CITY Albuquerque STATE NM ZIP 87115 E-MAIL _____
 Proprietary interest in site: Owner
 AGENT (if any) Harris Surveying Inc PHONE 889-8056
 ADDRESS 7412 D Monroe St NE FAX 889-8645
 CITY Albuquerque STATE NM ZIP 87110 E-MAIL _____

DESCRIPTION OF REQUEST: Vacating a 5 foot Public Utility Easement along lots 9 + 10

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

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Lot or Tract No Lots 9 + 10 Block _____ Unit _____
 Subdiv / Addn Sandia Glow Subdivision
 Current Zoning R-10 Proposed zoning No Change
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 LOCATION OF PROPERTY BY STREETS On or Near Sandia Glow Court
 Between Coronado Ave and Karak Rd

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List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc) 5-99-39

V-97-138, SD-89-2

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review _____
 DATE July 31, 02

SIGNATURE Jim Wilks DATE _____
 (Print) Jim Wilks Sr. Harris Surveying Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02AP</u> - <u>01195</u>	<u>AP</u>		\$ <u>190.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____		\$ _____
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Paul Carder 7/31/02
 Planner signature / date

Project # 1002033
02-00935 (VPE)

FORM A: APPEAL

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DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002033

Application number of case being appealed; 02DRB-00935

- Reason for the appeal *
- Appellant's basis of standing as an appellant *
- Letter of authorization from the appellant if this application for appeal is submitted by an agent
- Copy of the Official Notification of Decision regarding the matter being appealed
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Harris Surveying Inc Jim Wilks
Applicant name (print)

Jim Wilks
Applicant signature / date



Form revised September 2001

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

Application case numbers

02DRB - 01195

Paul Landrum 7/31/02
Planner signature / date

Project # 1002033

Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
Ph (505) 889-8056 * Fax (505) 889-8645

July 31, 2002

TO: City of Albuquerque; Environmental Planning Commission

Subject: Appeal regarding determination of the Development Review Board

Reference: Project # 1002033 Application # 02DRB-00935

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FOR ITS GAS AND ELECTRIC SERVICES DIVISIONS
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The easement (or portions thereof) being released is described as lying and being in Bernalillo County, New Mexico, and described more fully as:

An easement within Lots 9 and 10 of the Plat of Lots 1-19, SANDIA GLOW, a subdivision filed for record in the office of the County Clerk in Bernalillo County, New Mexico on April 29, 1999 in Plat Book 99C, Page 103 and said easement being released is more particularly described as follows:

An easement five (5) feet wide being the south five (5) feet of the north ten (10) feet of the west 125.0 feet of Lot 9 and the south five (5) feet of the east 125.0 feet of Lot 10.

Easements being released are shown on Exhibit "A" attached and made a part of this document.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 22 day of July, 2002

PUBLIC SERVICE COMPANY OF NEW MEXICO

[Handwritten Signature]

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

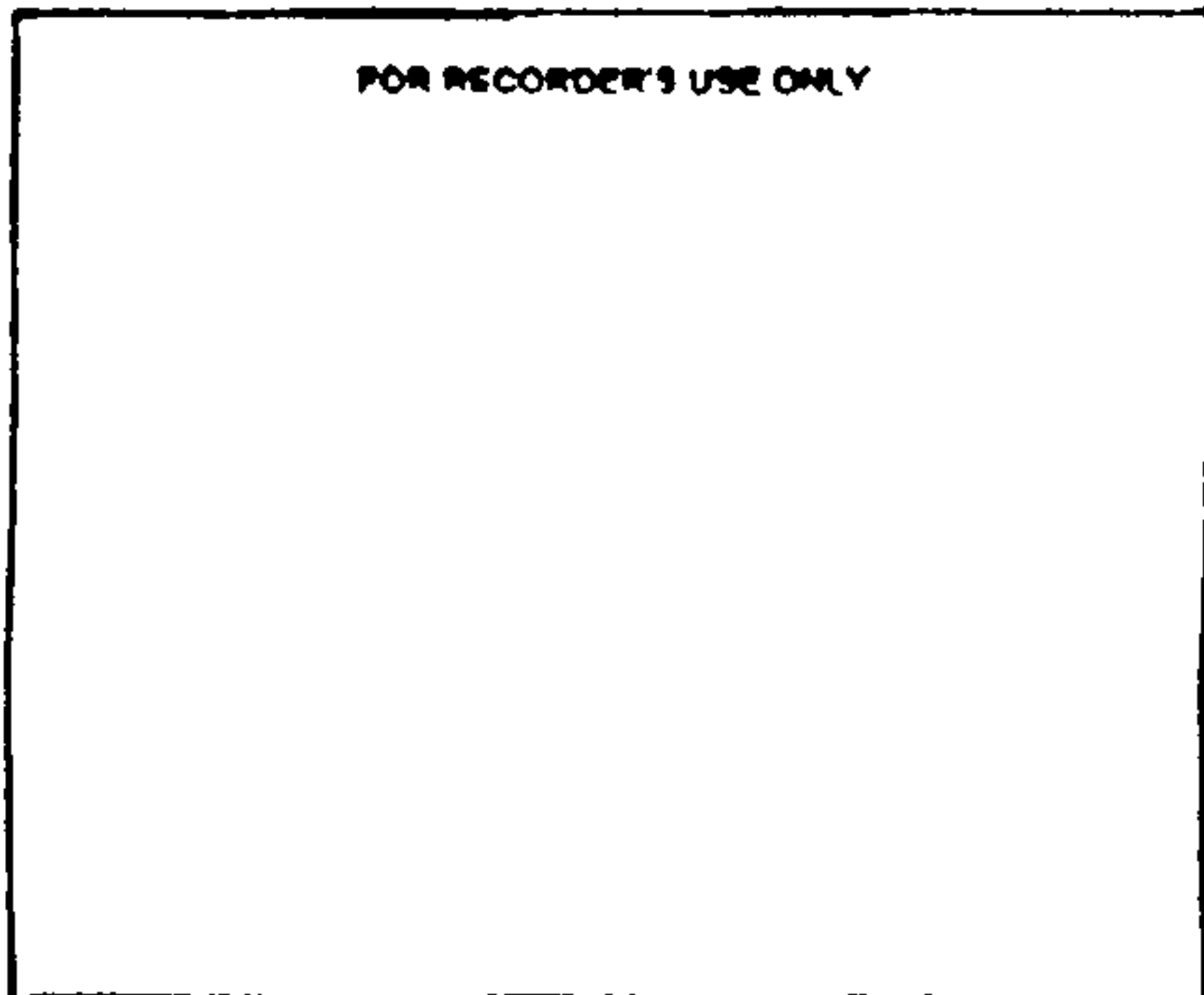
This instrument was acknowledged before me on

July 22, 2002

By _____

RUBEN PHILLIPS

of Public Service Company of New Mexico, a corporation, on behalf of said corporation.



OFFICIAL SEAL
CHARLES F. BROWN
Notary Public
My Commission Expires 11/2/2003

[Handwritten Signature]
Notary Public

PNM
REFERENCE
NUMBER

02000317



BEALHEN
CONSTRUCTION INC

May 28 2002

Harris Surveying, Inc
2412-D Monroe Street NE
Albuquerque, NM 87110

To Whom It May Concern:

The purpose of this letter is to advise you that Bealhen Construction Inc authorizes Harris Surveying, Inc to represent us in the execution of the removal of the public utilities easement at Lots 9 and 10, Sandia Glow Subdivision

We further authorize you to represent Bealhen Construction Inc in the name change of the Sandia Glow Subdivision to Vista Bonita

Please let us know if you require anything further

Sincerely,

Scott Bealhen
President

SB/sg



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

5. Project # 1002033
02DRB-00935 Major-Vacation of Public Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2] (D-21)

At the July 17, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



**OFFICIAL NOTICE
PAGE TWO**

If you wish to appeal this decision, you must do so by August 1, 2002 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.)

Janet Stephens
DRB Chair

cc: Bealhen Construction, 8908 Adams NE, 87113
Harris Surveying Inc., 2412-D Monroe NE, 87110
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
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

City of Albuquerque
Treasury Division

07/31/2002 3:22PM LDC: ANEX
RECEIPT# 00073285 WSH 006 TRANS# 0026
Account 441006 Fund 0110
Activity 4971000 TRSKIN
Trans Amt \$240.00
J24 Misc \$50.00
CK \$240.00
TOTAL \$ 10.00

PAID RECEIPT

APPLICANT NAME

Bealhen Const.

AGENT

Harris Surveying

ADDRESS

2412 D. Monroe St. NE

PROJECT NO.

1002033

APPLICATION NO.

D2AP 01195

\$ 190⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 50⁰⁰ 441018 / 4971000 (Notification)

\$ 240⁰⁰ Total amount due

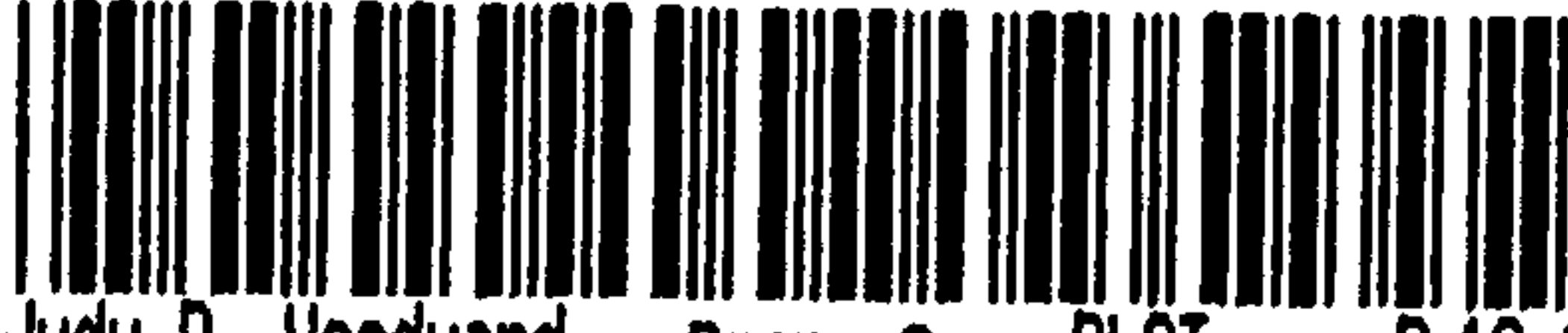
City of Albuquerque
Treasury Division

07/31/2002 3:22PM LDC: ANEX
RECEIPT# 00073284 WSH 006 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSKIN
Trans Amt \$240.00
J24 Misc \$150.00

112-10211

PLAT OF
LOTS 1-19
SANDIA GLOW

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 1999



Judy D. Woodward Bern. Co. PLAT R 12.00

1999057108
5217275
Page: 1 of 2
04/29/1999 02:18P
Bk-99C Pg-103

APPROVED AND ACCEPTED BY:

S-99-39
SUBDIVISION PLAT NO.

CITY COUNTY

Janet S.
CHAIR, DEVELOPMENT REVIEW BOARD

4/2/99
DATE

Frank J. Higgins
CITY ENGINEER

4-8-99
DATE

Frank J. Higgins
A. M. A. F. C. A.

4-8-99
DATE

Paul D. Duda
TRAFFIC ENGINEER

3-30-99
DATE

Roger A. Green
UTILITIES DEVELOPMENT DIVISION
CITY OF ALBUQUERQUE PUBLIC WORKS

3-30-99
DATE

Edward A. Stang
PARKS DESIGN AND DEVELOPMENT, CIP

4-7-99
DATE

Sharon J. [Signature]
PROPERTY MANAGEMENT

4-8-99
DATE

Neil C. [Signature]
CITY SURVEYOR

03/16/99
DATE

Paul Phillips
PNM ELECTRIC SERVICES

4-5-99
DATE

Paul Phillips
PNM GAS SERVICES

4-5-99
DATE

Catherine Schroeder
U. S. WEST COMMUNICATIONS

04-01-99
DATE

Violet Watson
JONES INTERCABLE, INC.

4-6-99
DATE