



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 11, 2010

**Project# 1002123**  
10DRB-70209 SIDEWALK WAIVER

DEL'S HIDE-A-WAY PARK, LTD request(s) the above action(s) for all or a portion of **SAN CLEMENTE (AVE) WAY NW** zoned SU-1 RT, located on SAN CLEMENTE (AVE) NW BETWEEN 4TH ST NW AND 2ND ST NW (G-14) *[Deferred from 8/4/10]*

At the August 11, 2010 Development Review Board meeting, a sidewalk variance for waiver of the sidewalk was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by August 26, 2010, in the manner described below.

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

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).

Jack Cloud, AICP, DRB Chair

Cc:  
Marilyn Maldonado  
file

3. **Project# 1003095**  
10DRB-70151 SIDEWALK WAIVER  
10DRB-70152 SUBDIVISION DESIGN  
VARIANCE FROM MIN DPM STDS  
10DRB-70150 MAJOR - PRELIMINARY  
PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for FRED CASALE/ JAMES SELIGMAN request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION (TO BE KNOWN AS LA MIRADA TOWNHOMES)** zoned O-1 ( CONDITIONAL USE) AND P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19) [*Deferred from 6/23/10, 7/21/10, 8/4/10*] **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 5/21/10 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/11/10, THE PRELIMINARY PLAT WAS APPROVED.**

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

4. **Project# 1000572**  
10DRB-70164 MAJOR - FINAL PLAT  
APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) D & J-2A, E-1, H-1 & R-1, **THE PRESIDIO (TO BE KNOWN AS THE PRESIDIO UNIT 2A) Unit(s) 1 & 2**, zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 7.482 acre(s). (K-21)[*Deferred from 7/14/10, 7/21/10, 7/28/10, 8/4/10*] **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD AND FOR AGIS DXF FILE.**
5. **Project# 1007263**  
10DRB-70213 MAJOR - FINAL PLAT  
APPROVAL
- BOHANNAN HUSTON INC agent(s) for KHANI COMPANY request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE 21ST INSTALLMENT (to be known as Lots 1 thru 6)** zoned R-1, located on HIDEAWAY LANE SE AND WARMS SANDS SE BETWEEN OPEN SPACE containing approximately 1.2734 acre(s). (M-23)**DEFERRED TO 9/15/10 AT THE AGEN'TS REQUEST.**
6. **Project# 1002123**  
10DRB-70209 SIDEWALK WAIVER
- DEL'S HIDE-A-WAY PARK, LTD request(s) the above action(s) for all or a portion of **SAN CLEMENTE (AVE) WAY NW** zoned SU-1 RT, located on SAN CLEMETE (AVE) NW BETWEEN 4TH ST NW AND 2ND ST NW (G-14) [*Deferred from 8/4/10*] **WITH AN APPROVED REVISED INFRASTRUCTURE LIST, THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1008415**  
10DRB-70191 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOLS request(s) the referenced/above action(s) for all or a portion of Lot 23, Block 11, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned RD, located on the north side of PALOMAS AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately .8699 acre. (D-18)**DEFERRED TO 8/18/10 AT THE AGENT’S REQUEST.**
4. **Project# 1003095**  
10DRB-70151 SIDEWALK WAIVER  
10DRB-70152 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS  
10DRB-70150 MAJOR - PRELIMINARY PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for FRED CASALE/ JAMES SELIGMAN request(s) the referenced/above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION (TO BE KNOWN AS LA MIRADA TOWNHOMES)** zoned O-1 ( CONDITIONAL USE) AND P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19) [*Deferred from 6/23/10, 7/21/10*]**DEFERRED TO 8/11/10 AT THE AGENT’S REQUEST.**

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

5. **Project# 1003095**  
10DRB-70210 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA** zoned O-1 ( CONDITINAL), located on LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA NE containing approximately 1.443 acre(s). (G-19 **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO REVISE EASEMENT MAINTENANCE AND TO PLANNING TO RECORD AND FOR AGIS DXF FILE.**
6. **Project# 1000572**  
10DRB-70164 MAJOR - FINAL PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) D & J-2A, E-1, H-1 & R-1, **THE PRESIDIO (TO BE KNOWN AS THE PRESIDIO UNIT 2A) Unit(s) 1 & 2**, zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 7.482 acre(s). (K-21)[*Deferred from 7/14/10, 7/21/10, 7/28/10*]**INDEFINITELY DEFERRED AT THE AGENT’S REQUEST.**
7. **Project# 1002123**  
10DRB-70209 SIDEWALK WAIVER
- DEL'S HIDE-A-WAY PARK, LTD request(s) the above action(s) for all or a portion of **SAN CLEMENTE (AVE) WAY NW** zoned SU-1 RT, located on SAN CLEMETE (AVE) NW BETWEEN 4TH ST NW AND 2ND ST NW (G-14) **DEFERRED TO 8/11/10 AT THE AGENT’S REQUEST.**

HEARING DATE 8-11-10 (SU)

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**July 21, 2010**

**DRB Comments**

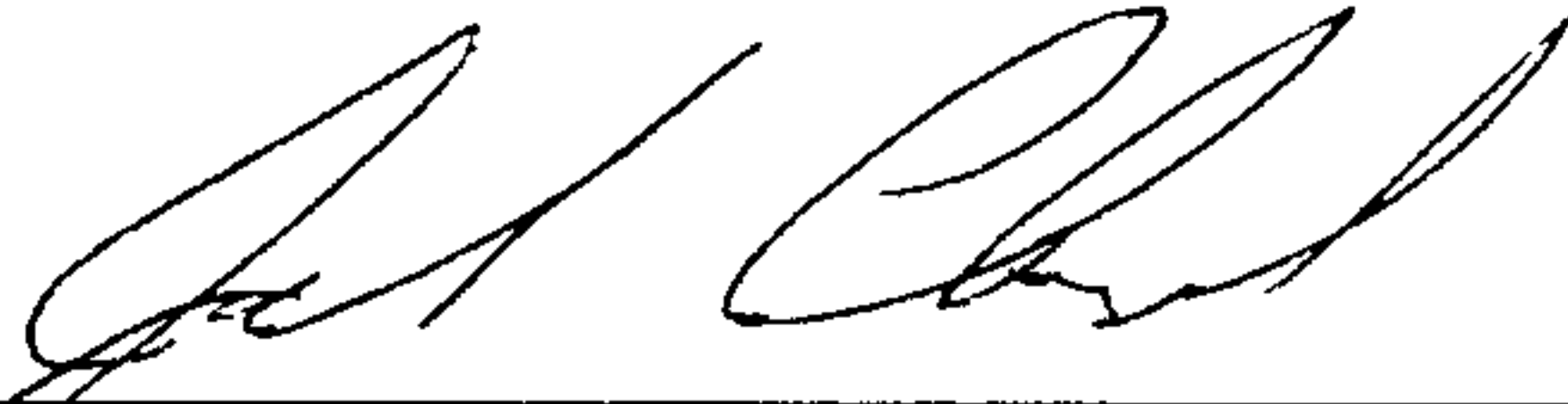
**ITEM # 11**

**PROJECT # 1002123**

**APPLICATION # 10-70196**

**RE: San Clemente Ave NW/ Del's Hide-A-Way Park**

Justification/ alternate access will need to be addressed with an official application for Sidewalk Waiver and Amended Infrastructure List. It appears that the offset of the NW and NE intersection corners of San Clemente and the first Private Road could allow for improved pedestrian access by providing a stamped concrete walkway from NE corner to the south side of San Clemente.



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Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

HEARING DATE 7/21/10 (SK)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 20, 2010

### **Project# 1002123**

09DRB-70395 VACATION OF PUBLIC EASEMENT(S)

DEL'S HIDE-A-WAY PARK, LTD request(s) the referenced/ above action(s) for a 35 ft Water Meter Easement on Tract G and Lots 25 & 30, plus vacation of a Road, Utility and Sidewalk/ (Turnaround) Easement on Tract H, **DELS HIDE-A-WAY**, zoned SU-1/ RT Uses, located on the north side of SAN CLEMENTE AVE NW between 4TH ST NW and 2ND ST NW. (G-14)

At the January 20, 2010 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1), (2) and (3) of the Subdivision Ordinance.

### Findings

(A)(1) The January 20, 2010, vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Subject to retaining appropriate easements. the public welfare is in no way served by retaining the right of way; The City of Albuquerque and ABCWUA do not anticipate any need to utilize the existing easements.

(B)(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; it is the opinion of the Development Review Board that the removal of the existing easements will provide a net benefit to the public welfare by allowing for improvements to proceed per the approved site development plan.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right; Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

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.

If you wish to appeal this decision, you must do so by February 4, 2010 in the manner described below.

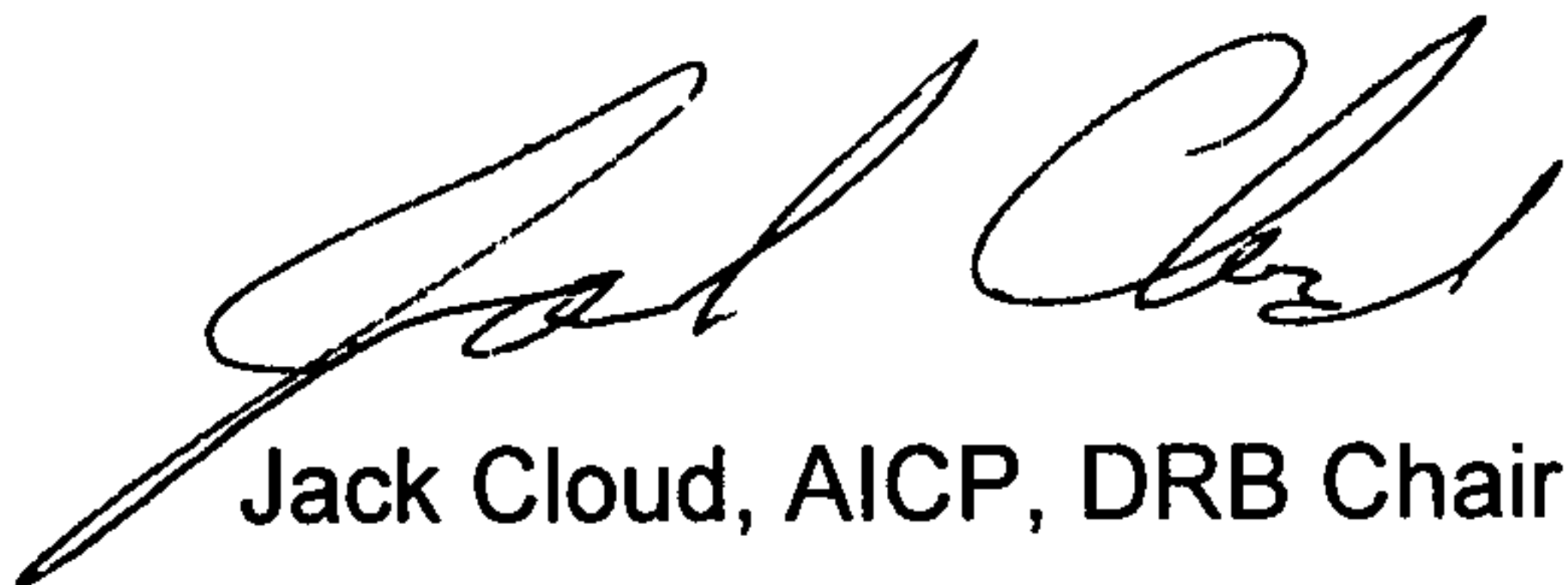
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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.)



Jack Cloud, AICP, DRB Chair

Cc: Del's Hide-a-Way Partk Ltd – P.O. Box 6901 – Albuquerque, NM 87197  
Marilyn Maldonado  
File





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

January 20, 2010

**Project# 1002123**  
 09DRB-70395 VACATION OF PUBLIC EASEMENT(S)

DEL'S HIDE-A-WAY PARK, LTD request(s) the referenced/ above action(s) for a 35 ft Water Meter Easement on Tract G and Lots 25 & 30, plus vacation of a Road, Utility and Sidewalk/ (Turnaround) Easement on Tract H, **DELS HIDE-A-WAY**, zoned SU-1/ RT Uses, located on the north side of SAN CLEMENTE AVE NW between 4TH ST NW and 2ND ST NW. (G-14)

<b>AMAFCA</b>				
No comment.				
<b>COG</b>				
MRCOG staff have no comment on the proposed development.				
<b>TRANSIT</b>				
No comments.				
<b>ZONING ENFORCEMENT</b>				
No comments.				
<b>NEIGHBORHOOD COORDINATION</b>				
Letters sent to: The Greater Gardner NA (R)				
Monkbridge Gardens NA (R)				
North Fourth Camino Real Merchants Assoc. (R)				
1/14/10 – The applicant <b>ONLY NOTIFIED</b> one contact of each association – not <b>BOTH</b> contacts of each association per the <b>O-92 Ordinance - swinklepleck</b>				
<b>APS</b>				
Dels Hide-A-Way, Tract G and Lots 25 and 30, Tract H, is located on the north side of San Clemente Ave NW between 4 <sup>th</sup> St NW and 2 <sup>nd</sup> St NW. The owner of the above property requests a Vacation of Public Easement, this development will consist of 37 townhouses at full build out. This will impact La Luz Elementary, Garfield Middle School, and Valley High School. La Luz Elementary and Garfield Middle School are exceeding capacity, and Valley High School has excess capacity.				
		<b>2009-10</b>		
<b>Loc No</b>	<b>School</b>	<b>40th Day</b>	<b>2009-10 Capacity</b>	<b>Space Available</b>
282	La Luz	768	430	-338
410	Garfield	958	456	-502
560	Valley	1,994	2,200	206
<b>Residential Units: 37</b>				
<b>Est. Elementary School Students: 10</b>				
<b>Est. Middle School Students: 4</b>				

**Est. High School Students: 3**

**Est. Total # of Students from Project: 18**

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**

**POLICE DEPARTMENT**

No comments.

**FIRE DEPARTMENT**

No comments.

**PNM ELECTRIC & GAS**

No comments.

**COMCAST**

No comments.

**QWEST**

No comments.

**ENVIRONMENTAL HEALTH**

No comments.

**M.R.G.C.D**

1. Previously reviewed 12/21/2009.
2. Plat signed off for Final Approval by the MRGCD on 01/04/2010.

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

**TRANSPORTATION DEVELOPMENT**

No objection to vacation request(s).

**PARKS AND RECREATION**

**ABCWUA**

**PLANNING DEPARTMENT**

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation(s).

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, January 20, 2010** beginning at 9:00 a.m. for the purpose of considering the following:

**Project# 1002123**  
09DRB-70395 VACATION OF PUBLIC  
EASEMENT(S)

DEL'S HIDE-A-WAY PARK, LTD request(s) the referenced/ above action(s) for a 35 ft Water Meter Easement on Tract G and Lots 25 & 30, plus vacation of a Road, Utility and Sidewalk/ (Turnaround) Easement on Tract H, **DELS HIDE-A-WAY**, zoned SU-1/ RT Uses, located on the north side of SAN CLEMENTE AVE NW between 4TH ST NW and 2ND ST NW. (G-14)

**Project# 1005029**  
09DRB-70394 VACATION OF PUBLIC  
EASEMENT(S)

WESTLAND DEVELOPMENT CO LP request(s) the referenced/ above action(s) for all or a portion of certain Waterline, Temporary Drainage, and Temporary Turnaround Easements on Tract(s) B & J, **THE CROSSING** zoned SUK-2/ RLT and R-D, located on the south side of TIERRA PINTADA BLVD NW between CALLE AZUELO NW and ARKANSAS RD NW. (H-09)

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 Angela Gomez, 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.

  
Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 7, 2010.**

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

**Meeting Date:** January 20, 2010  
**Zone Atlas Page:** G-14  
**Notification Radius:** 100 Ft.

**Project# 1002123**  
**App# 09DRB-70395**

**Cross Reference and Location:** SAN CLEMENTE WAY NW BETWEEN 4<sup>TH</sup> ST AND  
2<sup>ND</sup> ST

**Applicant:** DEL'S HIDE-A-WAY PARK, LTD  
PO BOX 6901  
ALBUQUERQUE, NM 87197

**Agent:**

**Special Instructions:**

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

**Date Mailed:** DECEMBER 31, 2009  
**SIGNATURE:** *ERIN TREMLIN*

UPC	OWNER	OWNADD	OWNADD2	LEGALDESC	Shape_Area
101406048233310000	BUTLER E N	203 SAN LORENZO AVE NW	ALBUQUERQUE NM 87107 2329	* 020 BROCK ADD	10062.4
101406047235310000	GAINZA WILQUE	2509 ALAMOGORDO DR NW	ALBUQUERQUE NM 87121	* 7 OF SUBD PLAT GIBSON TR A (POR OF TR 25-A MRGCD MAP 33) CONT 0.28 AC	12009.9
101406049337913000	DEL'S HIDE-A-WAY HOMEOWNERS ASSOC	PO BOX 6901	ALBUQUERQUE NM 87197 6901	TR H PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DEL'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHIDE-A-WAY PARK) CONT .0250 AC	1088.0
101406046233610000	GARCIA HENRY JOE	217 SAN LORENZO NW	ALBUQUERQUE NM 87107	* 016 BROCK ADD	7689.6
101406047733410000	CORDOVA PHILLIP M	207 SAN LORENZO NW	ALBUQUERQUE NM 87107	* 019 BROCK ADD	7861.9
101406047233510000	NICASIO PETER & LUCILLE C	447 ESTANCIA NW	ALBUQUERQUE NM 87105	* 018 BROCK ADD	7416.8
101406045533910000	ANTILLON ERLINDA Z	221 SAN LORENZO AVE NW	ALBUQUERQUE NM 87107 2329	* 014 BROCK ADD LOTS 14 & 15	15624.9
101406046733610000	NAJERA ISIDRO	215 SAN LORENZO AVE NW	ALBUQUERQUE NM 87107	* 017 BROCK ADD	8377.9

ANTILLON ERLINDA Z  
221 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107 2329

BUTLER E N  
203 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107 2329

CORDOVA PHILLIP M  
207 SAN LORENZO NW  
ALBUQUERQUE NM 87107

Project # 1002123  
DEL'S HIDE-A-WAY HOMEOWNERS  
ASSOC  
PO BOX 6901  
ALBUQUERQUE NM 87197 6901




GAINZA WILQUE  
2509 ALAMOGORDO DR NW  
ALBUQUERQUE NM 87121

GARCIA HENRY JOE  
217 SAN LORENZO NW  
ALBUQUERQUE NM 87107

NAJERA ISIDRO  
215 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107

NICASIO PETER & LUCILLE C  
447 ESTANCIA NW  
ALBUQUERQUE NM 87105



-  Buffer
-  Project Site
-  Ownership Selection

**Ownership Selection**  
**Project# 1002123**  
**09DRB-70395**





HEARINGS DATE 1/20/10 (VPE)

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**December 23, 2009**

**DRB Comments**

**ITEM # 5**

**PROJECT # 1002123**

**APPLICATION # 09-70378**

**RE: San Clemente ROW/ Del's Hide-A-Way**

The vacation of the 35 foot Water Meter Easement and the turnaround easement need to be specifically applied for, and approved by the DRB at an advertised public hearing. This plat for the vacation of San Clemente needs to be filed with the County Clerk within one year from the final action by the City Council.



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Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

4. **Project# 1007885**  
09DRB-70283 VACATION OF PUBLIC  
RIGHT-OF-WAY

The NATIONAL PARK SERVICE request(s) the referenced/ above action(s) for all or a portion of LAVA SHADOWS LOOP NW, located on the west side of UNSER BLVD NW across from WESTERN TRAIL NW. (F-10)**DEFERRED TO 1/13/09 AT THE AGENT'S REQUEST.**

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

5. ~~Project# 1002123~~  
09DRB-70378 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

DEL'S HIDE-A-WAY agent(s) for DEL'S HIDE-A-WAY request(s) the above action(s) for all or a portion of Lot(s) 1-35, Tract(s) A, B, C, D, E, F, & G, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW BETWEEN NORTH FOURTH ST AND 2ND ST containing approximately 4.5 acre(s). (G-14)**THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project# 1003813**  
09DRB-70382 EXT OF SIA FOR TEMP  
DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) SEE ATTACHED, **SUNDORO SOUTH Unit(s) 8**, zoned SU-2 RLT, located on MOLTEN BETWEEN LADERA AND ENDEE (J-9) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project# 1004998**  
09DRB-70384 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for NEW MEXICO SCHOOL FOR THE BLIND AND VISUALLY IMPAIRED request(s) the above action(s) for all or a portion of Tract(s) H-1 & L, **MONZANO MESA AND SANDIA SCIENCE & TECHNOLOGY PARK** zoned SU-1 PRD, located on EUBANK BLVD SE BETWEEN SOUTHERN BLVD NE AND INNOVATION PKWY NE containing approximately 11.4018 acre(s). (L-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**

8. **Project# 1007672**  
09DRB-70385 MINOR - FINAL PLAT  
APPROVAL

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE **THE FINAL PLAT WAS APPROVED.**

HEARING DATE 12-23-09 (P1F)



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

- 3. **Project# 1007737 - 1007637**  
09DRB-70298 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING, INC agent(s) for FERNANDO ARAGON request(s) the above action(s) for all or a portion of Lot(s) 8 & NORTH 1/2 OF LOT 9, Block(s) 6, **CASAS SERENAS ADDITION** zoned R-T, located on TENNESSEE ST SE BETWEEN TRUMBULL AVE SE AND BELL AVE SE containing approximately 0.2324 acre(s). (L-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EASEMENT CLARIFICATION. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING DEPARTMENT.**

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

- 4. **Project#-1002123**  
09DRB-70299 SKETCH PLAT REVIEW  
AND COMMENT

DEL'S HIDE-A WAY PARK LTD request(s) the above action(s) for all or a portion of Tract(s) A W/ PORTION OF SAN CLEMENTE AVE NW, **DEL'S HIDE-A-WAY** zoned C-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND ALAMEDA NW containing approximately 1.5 acre(s). (G-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 5. **Project# 1007971**  
09DRB-70296 SKETCH PLAT REVIEW  
AND COMMENT

DAVID ZAMORA agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **THE LANDS OF DELLA P SANCHEZ** zoned R-1, located on TOHATCHI NW BETWEEN MONTOYA NW AND RIO GRANDE NW containing approximately 1.62 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

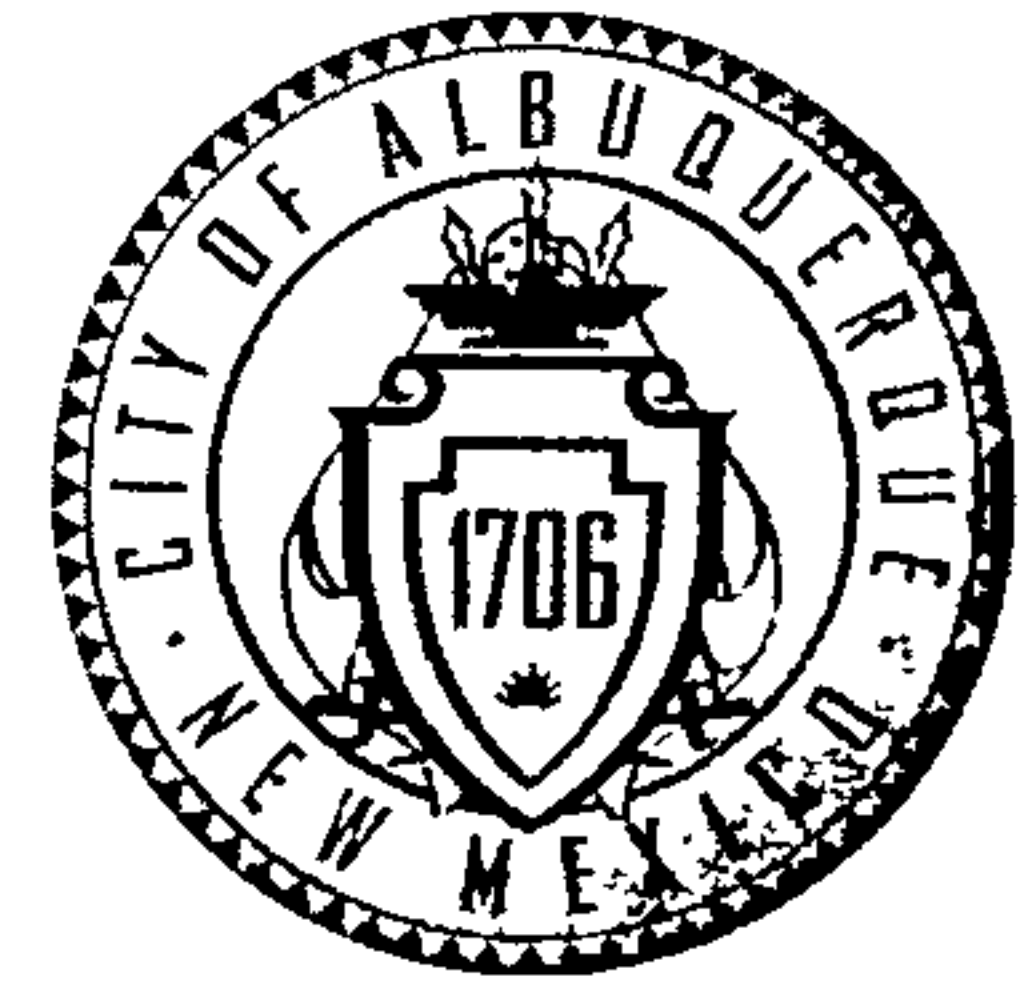
- 6. **Project# 1007985**  
09DRB-70300 SKETCH PLAT REVIEW  
AND COMMENT

PETE LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, **REYNAUD ADDITION**, located on ARIAS BETWEEN SAWMILL AND SUMMER containing approximately .223 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 7. Other Matters: None.

ADJOURNED: 10:10

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002123**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

Provide public storm drain easement where appropriate.  
An approved infrastructure list is required for Preliminary Plat approval.  
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

NM 87103

**RESOLUTION:**

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

*discussed*

www.cabq.gov

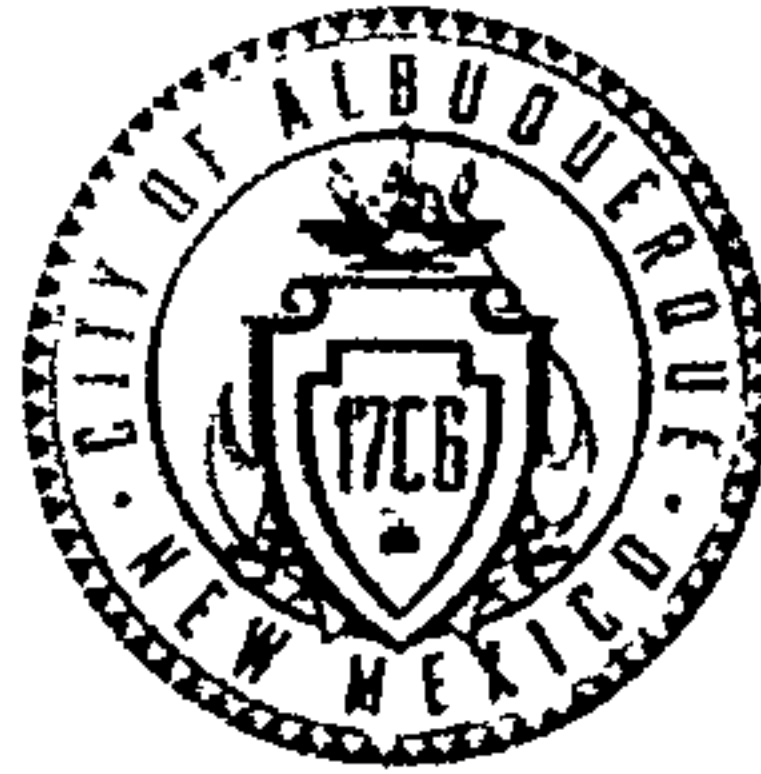
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** September 23, 2009



**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, October 15, 2008**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project# 1001426**

08DRB-70411 SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT

GARLAN BRYAH ARCHITECT agent(s) for NEW LIFE BAPTIST CHURCH request(s) the referenced/ above action for all or a portion of Lot(s) 2A, **ATRISCO BUSINESS PARK Unit 2, Tract N**, zoned IP, located on the southeast corner of LOS VOLCANES RD NW AND AIRPORT DR NW containing approximately 5 acre(s). (J-10)

**Project# 1002123**

08DRB-70412 VACATION OF PUBLIC  
RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN containing approximately .8368 acre(s).

**Project# 1004675**

08DRB-70410 ONE YEAR EXTENSION OF  
SUBDIVISION IMPROVMENTS  
AGREEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for MONTERREY LAND GROUP, LLC request(s) the referenced/ above action for **VISTA DE LA LUZ SUBDIVISION**, zoned SU-1/ PRD, located on the west side of COORS BLVD NW BETWEEN WESTERN TRAILS NW AND DELLYNE AVE NW containing approximately 29 acre(s). (F-11)

**Project# 1007099**

08DRB-70413 VACATION OF PUBLIC  
EASEMENT  
08DRB-70414 VACATION OF PUBLIC  
RIGHT-OF-WAY

THE SURVEY OFFICE agent(s) for SANDIA FOUNDATION request(s) the referenced/ above action(s) for a portion **PROSPECT AVENUE NE** and adjacent easements on adjoining Lot(s) 1-3 & 37-39, Block 16 and 1-11 & 33-38, Block 17, **ZUNI ADDITON**, zoned C-2/ SU-1, located on the south side of MENAUL BLVD NE BETWEEN MESILLA ST NE AND PENNSYLVANIA ST NE containing approximately 4.183 acre(s). (H-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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 1-800-659-8334.

  
Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 29, 2008.**

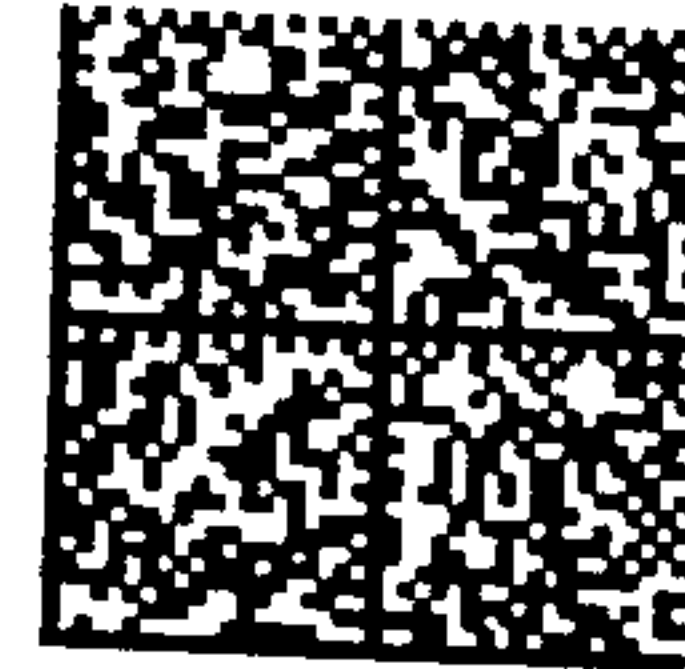
# CITY OF ALBUQUERQUE



Planning Department

DRB

OR CURRENT RESIDENT  
101406048135010924  
GAINZA WILQUE  
12523 TOMLINSON NE  
ALBUQUERQUE, NM 87123



02 1M \$ 00.42<sup>0</sup>  
0004261639 SEP 29 2008  
MAILED FROM ZIP CODE 87102

ATTEMPTED NOT KNOWN  
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ANK

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P O Box 1293 Albuquerque New Mexico 87103

**\*\*\* Proof \*\*\***

**Albuquerque Publishing Company**  
 7777 Jefferson NE  
 Albuquerque, NM 87109  
 (505)823-7777

Account Information	Ad Information
<b>Phone:</b> (505) 924-3359 <b>Name:</b> CITY OF ALB-PLANNING DEPT <b>Account #:</b> C80583 <b>Address:</b> ATTN: GINA RODARTE P O BOX 1293 ALBUQUERQUE, NM 87103 <b>Client:</b> <b>Placed by:</b> dora henry <b>Fax #:</b>	<b>Classification:</b> 0000-Legals - Govern- ment <b>Start date:</b> 12-04-08 <b>Stop date:</b> 12-04-08 <b>Insertions:</b> 1  <b>Rate code:</b> Gov't Legal Display <b>Publications:</b> Journal Daily (AM)
	<b>Size:</b> 1 x 86.520  <b>Billed size:</b> 86.00 5.14 agate lines <b>Ad #:</b> 5252440 <b>Ad type:</b> In-Column Display Ad

<b>Ad Cost:</b>	\$ 48.16
<b>Tax @ 6.7500%:</b>	\$
<b>Tax @ 7.3125%:</b>	\$
<b>Tax @ 7.9375%:</b>	\$
<b>Total:</b>	\$ 51.41

Ad Copy:



**NOTICE OF PUBLIC HEARING**  
 CITY COUNCIL OF THE CITY  
 OF ALBUQUERQUE

TO ALL CITIZENS AND PARTIES  
 IN INTEREST:

Notice is hereby given that the City of Albuquerque Land Use Hearing Officer will hold a public hearing on **FRIDAY, DECEMBER 19, 2008, at 9:00 a.m.** in the Council Committee Room, 9th Floor, Albuquerque/Bernalillo County Government Center, One Civic Plaza NW, to consider the following:

**AC-08-25 - 08DRB-70412 Project# 1002123- William J. and Priscilla E. Stevens, appeal the decision of the Development Review Board (DRB) to approve a vacation of public right-of-way for all or a portion of SAN CLEMENTE AVENUE NW, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN. (G-14)**

Details of the above may be examined at the Development Re-

**Albuquerque Publishing Company**  
**7777 Jefferson NE**  
**Albuquerque, NM 87109**  
**(505)823-7777**

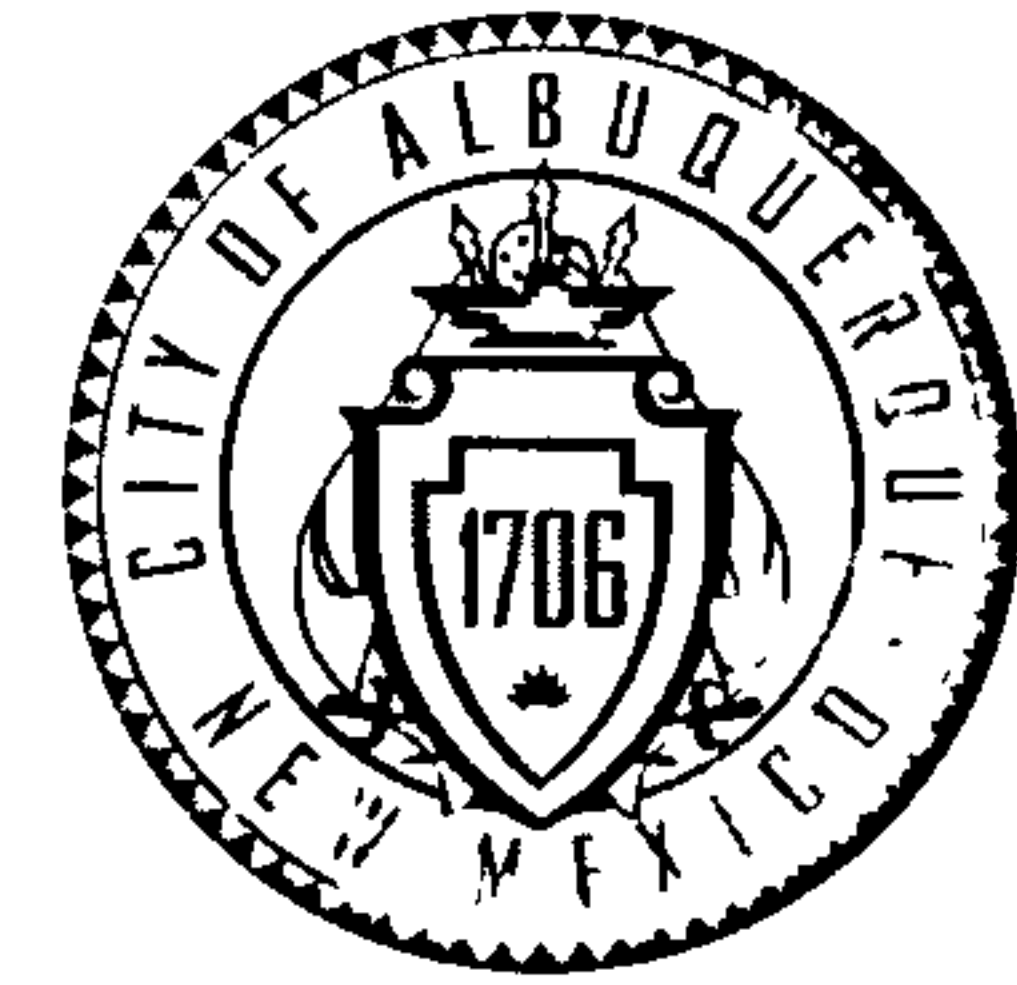
view Division of the Planning Department, 3rd Floor, Plaza del Sol Building, 600 Second St NW, Monday thru Friday, between 9 am - 4 pm.

Brad Winter  
City Council President

**NOTICE TO PERSONS WITH DISABILITIES:** If you have a disability and require special assistance to participate in this meeting, please contact the Council office at least one day before the meeting date at 766-3100 TTY users please call New Mexico Relay Network toll free at 1-800-659-8331.

APPROVED  
Russell D Bnto,  
Division Manager  
Development Review Division  
Journal December 4, 2008

# CITY OF ALBUQUERQUE



## *Planning Department*

Richard Dineen, Director

### *Development Review Division*

600 2nd Street NW - 3rd Floor

Albuquerque, NM 87102

## **NOTICE OF HEARING**

December 1, 2008

William J. & Priscilla E. Stevens  
4227 4<sup>th</sup> Street NW  
Albuquerque, NM 87107

The City of Albuquerque Land Use Hearing Officer will hear the above appealed case on **Friday, December 19, 2008**. The hearing begins at **9:00 am** in the Council Committee Room, 9<sup>th</sup> Floor, Albuquerque/Bernalillo County Government Center, One Civic Plaza NW.

**AC-08-25 – 08DRB-70412 Project# 1002123**– William J. and Priscilla E. Stevens, appeal the decision of the Development Review Board (DRB) to approve a vacation of public right-of-way for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN**. (G-14)

PO Box 1293

**Submittal of new information or questions regarding the hearing with the City Council should be directed to Council Services, c/o Crystal Ortega, One Civic Plaza NW, 9<sup>th</sup> Floor, Albuquerque NM 87102, (505) 768-3100.**

Albuquerque

If you would like a copy of the record submitted to the City Council, copies are available upon request by calling (505) 924-3883.

NM 87103

Sincerely,

Dora Henry

Administrative Assistant

www.cabq.gov

cc: Del's Hide-a-Way Park LTD, Attn: Phillip D. Sheets, P.O. Box 6901, Albuquerque, NM 87197  
Georgia M. – 2403 San Mateo Blvd, Ste W11D, Albuquerque, NM 87110  
Marilyn Maldonado  
Scott Howell  
Jack Cloud, Chair, DRB  
Crystal Ortega, Clerk to the Council  
DRB File

# CITY OF ALBUQUERQUE



## *Planning Department*

Richard Dineen, Director

### *Development Review Division*

600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor

Albuquerque, NM 87102

## NOTICE OF APPEAL

November 5, 2008

### TO WHOM IT MAY CONCERN:

The Planning Department received the attached appeal on November 4, 2008. You will receive a Notice of Hearing as to when the appeal will be heard by the Land Use Hearing Officer.

***Please refer to enclosed Bill (F/S OC-04-6, Land Use Hearing Officer Rules of Procedure and Qualifications) for any questions you may have regarding the Land Use Hearing Officer rules of procedure.***

Any questions you might have regarding Land Use Hearing Officer policy or procedure that are not answered in the enclosed bill can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

PO Box 1293

**CITY COUNCIL APPEAL NUMBER: AC-08-25**

**PLANNING DEPARTMENT CASE FILE NUMBERS: 1002123  
08DRB-70412**

Albuquerque

**APPELLANT(s): William J. & Priscilla Stevens  
4227 4<sup>th</sup> Street NW  
Albuquerque, NM 87107**

NM 87103

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cc. Philip D. Sheets, Del's Hide-A-Way Park, LTD, P O. Box 6901, Albuquerque, NM 87197-6901  
Georgia M. – 2403 San Mateo Blvd, Ste W11D, Albuquerque, NM 87110  
Marilyn Maldonado  
Scott Howell  
DRB File  
Crystal Ortega, Clerk to the Council

Enclosure LUHO Rules of Procedure and Qualifications (6 pages)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 22, 2008

**Project# 1002123**  
08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN** containing approximately .8368 acre(s).

At the October 22, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right-of-way.

(B)(3) Based on the following conditions, 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 the 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. Access, drainage and utility easements shall be retained in the vacated right-of-way.

If you wish to appeal this decision, you must do so by November 6, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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.)



Jack Cloud, AICP, DRB Chair

Cc: Phillip D. Sheets – P.O. Box 6901 – Albuquerque, NM 87197  
Cc: Priscilla & Billy Stevens – 4220 4<sup>th</sup> St. NW – Albuquerque, NM 87107  
Cc: Georgia M. – 2403 San Mateo Blvd Ste W11D – Albuquerque, NM 87110  
Cc: Marilyn Maldonado  
Cc: Scott Howell  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002123 AGENDA# 2 DATE: 10/21/08

1. Name: Philip Sheets Address: P.O. Box 6901 Zip: 87197-6901
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: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

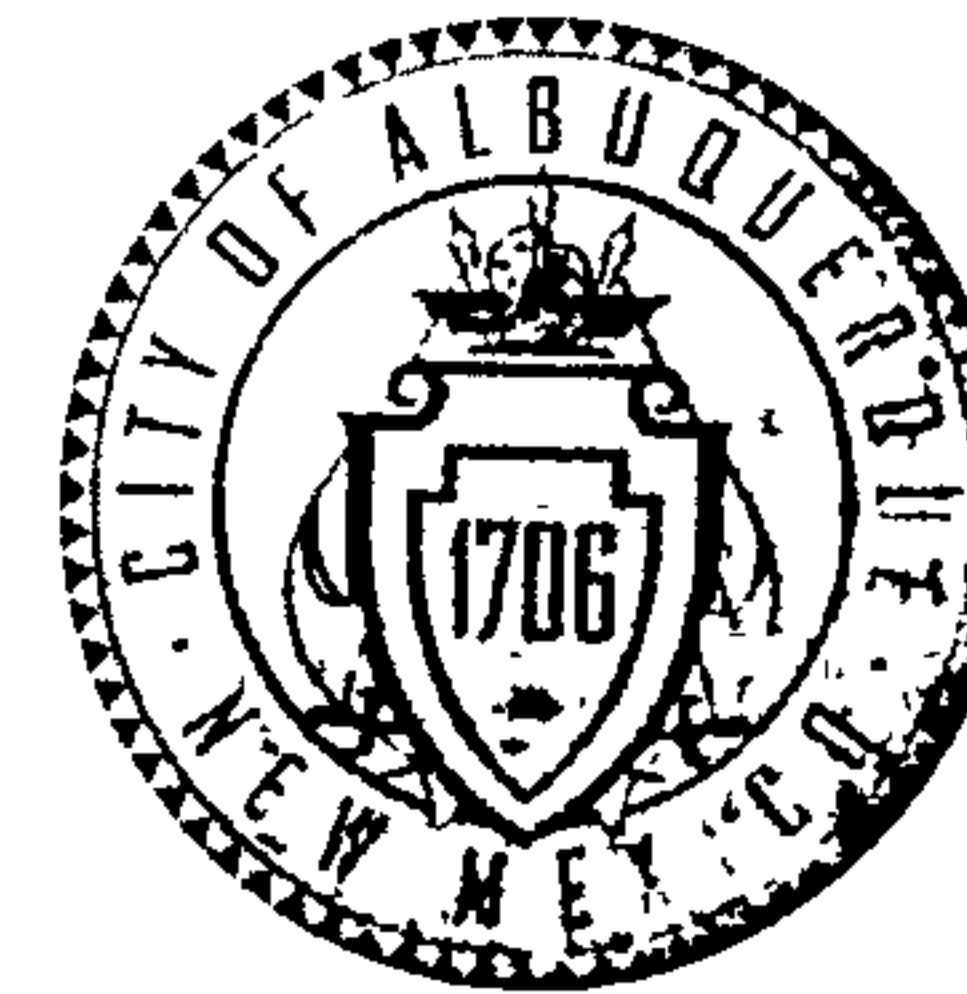


# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002123 AGENDA# 2 DATE: 10/15/08

1. Name: Philip D. Sheets Address: P.O. Box 6901 Albuq. N.M. Zip: 87197-6901  
*Billy* *Steven*
2. Name: Princella Stevens Address: 4220 4th St. NW Zip: 87107  
*St. NW*
3. Name: Georgia Melmus Address: 2403 San Mateo Blvd Zip: 87110  
*St. NW*
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: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002123**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request but must retain a public storm drain easement.

Albuquerque

NM 87103

**RESOLUTION:**

10-22-08

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

www.cabq.gov

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** October 15, 2008



Item# 2  
Project# 1002123  
Hearing Date: Oct. 15, 2008

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

**Meeting Date:** October 15, 2008  
**Zone Atlas Page:** G-14  
**Notification Radius:** 100 Ft.

**Project#** 1002123  
**App#** 08DRB-70412

**Cross Reference and Location:** SAN CLEMENTE AVE NW BETWEEN NORTH  
FOURTH STREET AND ALAMEDA DRAIN

**Applicant:** PHILIP D SHEETS  
DEL'S HIDE-A-WAY PARK LTD  
PO BOX 6901  
ALBUQUERQUE, NM 87197

**Agent:**

**Special Instructions:**

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

**Date Mailed:** SEPTEMBER 26, 2008  
**Signature:** ERIN TREMLIN



### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert of Appropriateness (LUCC)

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** 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 Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

Professional/Agent (if any) \_\_\_\_\_ PHONE \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL \_\_\_\_\_

APPLICANT Del's Hide-A-Way Park, LTD  
Philip D. Sheets PHONE (505) 610-4109  
 ADDRESS P.O. Box 6901 FAX (505) 345-9622  
 CITY Albuquerque STATE N.M. ZIP 87197-6901

Proprietary interest in site Josh Garcia List all owners Jose L. Rodriguez

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way on the easterly 735 feet of San Clemente Ave. N.W.

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

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

Lot or Tract No Easterly 735' San Clemente Ave Block N.W. Unit \_\_\_\_\_  
 Subdiv/Addn/TBKA Del's Hide-A-Way and Gibson Tract A  
 Existing Zoning SU-1 for RT & R-2 Proposed zoning NA  
 Zone Atlas page(s) G-14-Z UPC Code NA MRGCD Map No NA

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App, DRB, AX, Z, V, S, etc) 07-ZHE-0062  
DRB # 10002123 City Project No. 7404.81

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No  
 No of existing lots NA No of proposed lots NA Total area of site (acres) 0.8368  
 LOCATION OF PROPERTY BY STREETS On or Near San Clemente Ave. N.W.  
 Between North Fourth Street and Alameda Drain

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review 2006/2007

SIGNATURE Philip D. Sheets DATE Sept. 19, 2008  
 (Print) Philip D. Sheets Applicant  Agent

### 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

08DRB: 70412

Action

WRW  
ADU  
CME

Form revised 4/07

SF

Fees

Y \$ 300.00  
 \$ 75.00  
 \$ 20.00

Total

\$ 395.00

Hearing date 10/15/08

Sandy Handley 09/19/08  
 Planner signature & date

Project # 1002123

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
 \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**  
 \_\_\_ Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all 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)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**  
 **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**  
 ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
 (Not required for City owned public right-of-way.)  
 ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**  
 ✓ Zone Atlas map with the entire property(ies) clearly outlined  
 ✓ 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)  
 \_\_\_ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**  
 **SIDEWALK WAIVER (DRB21)**  
 \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**  
 \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**  
 **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**  
 \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**  
 **VACATION OF RECORDED PLAT (DRB29)**  
 \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**  
 \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers 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.

Del's Hide-A-Way Park, LTD  
 Philip D. Sheets  
 Applicant name (print)  
 Philip D. Sheets 9/18/08  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
 08DRB - 70412  
 - - -  
 - - -

Sandy Lund Veg 09/19/08  
 Planner signature / date  
 Project # 1002123

R e c	UPC	OWNER	OWN ADD	OW NCI TY	OW N S T A T E	OWN ZIP C O D E	PRO PCL ASS	TAX DIST	LEGALDESC	ACR ES	OB JE CT ID
1	1014 0604 3339 3115 02	BUCKLEY FERN L & LISA B MARTI NEZ & ALBERT G MARTINEZ	4441 3RD S T NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 012 001GARDNER ADD	0.25 0061 06	11 12 87
2	1014 0603 9337 5108 24	STEVENS WILLIA M J ETUX	4227 FORU TH ST NW	ALB UQ UER QU E	N M	87107	C	A1A M	* 046 NEW HARWOOD ADD	0.20 7789 05	11 16 71
3	1014 0604 2634 9109 25	FUENTES JEAN	315 S AN LO RENZ O NW	ALB UQ UER QU E	N M	87107	V	A1A M	THE N 82 FT OF LT 9 BROCK ADDN CONT 0. 0941 AC M/L OR 4,100SF M/L	0.09 0344 04	11 63 49
4	1014 0604 8135 0109 24	GAINZA WILQUE	12523 TOM LINSO N NE	ALB UQ UER QU E	N M	87123	V	A1A M	* 8 OF SUBD PLAT GIBSON TR A (POR OF T R 25-A MRGCD MAP 33) CONT 0.33 AC	0.27 1072 64	11 63 51
5	1014 0604 3636 2109 18	PENA VICTOR E & ARACELY	2917 CLAR EMON T NE	ALB UQ UER QU E	N M	87110	V	A1A M	* 3 OF SUBD PLAT GIBSON TR A (POR OF T R 25-A MRGCD MAP 33) CONT 0.278 AC	0.27 6155 22	11 84 54
6	1014 0604 1334 6109 03	C & N PROPERTI ES LLC	PO B OX 69 75	ALB UQ UER QU E	N M	87197	C	A1A M	LTS 4 THRU 8 BROCK ADDN CONT 0.8154 A C M/L OR 35,520 SF M/L	0.81 2563 75	12 19 79
7	1014 0604 5435 7109 21	GAINZA WILQUE	12523 TOM LINSO N NE	ALB UQ UER QU E	N M	87123	V	A1A M	* 5 OF SUBD PLAT GIBSON TR A (POR OF T R 25-A MRGCD MAP 33) CONT 0.279 AC	0.27 0571 51	12 23 87
8	1014 0604 5439 6116 12	SAX- ROMNEY CYNTH Y A	4448 3RD S T NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 003 006GARDNER ADD	0.17 1342 27	12 29 48
9	1014 0604 4334 3109 07	ARAGON RICHAR D & YOLANDA	301 S AN LO RENZ O AV E NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 012 BROCK ADD	0.17 6664 92	12 30 03
10	1014 0604 4734 1109 08	RINEHART RICH ARD ROY TRUST EE RINEHART TE STAMENTARY T RUST	29 CL AREM ONT NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 013 BROCK ADD	0.17 2862 56	12 30 14
11	1014 0604 5338 7116 01	VIDRO MICHAEL J & FELICIA J	4440 3RD S T NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 001 006GARDNER ADD	0.15 8735 43	12 40 71
12	1014 0604 8738 5123 02	LAWSON BEATRI CE	4444 J UPITE R ST NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 002 007GARDNER ADDITION	0.15 0952 14	12 40 94

13	1014 0603 9738 8111 14	HERNANDEZ DA NIEL J & SOUTH RD KATE M	3405 AVENI DA C HARA DA N W	ALB UQ UER QU E	N M	87107	C	A1A M	* 011 NEW HARWOOD ADD	0.35 5298 45	12 45 60
14	1014 0604 6838 8116 03	LOWEY KATHARI NE	4445 J UPITE R NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 013 006GARDNER ADD	0.17 4955 99	12 45 65
15	1014 0604 2736 3109 17	G & G DEVELOP MENT LLC & GAR CIA JOSHUA R & KRISHNA R GOR ADIA	212 S AN CL EMEN TE N W	ALB UQ UER QU E	N M	87107	R	A1A M	* 2 OF SUBD PLAT GIBSON TR A (POR OF T R 25-A MRGCD MAP 33) CONT 0.336 AC	0.36 9865 01	12 58 84
16	1014 0604 2039 7115 01	MAESTAS BENNI E A & REINA MAR IA A TRUSTEES T RUST AGREEME NT	2825 MOYA RD N W	ALB UQ UER QU E	N M	87104	C	A1A M	* 001 001GARDNER ADDN	0.19 8115 6	12 23 27
17	1014 0604 1536 5109 19	STEVENS WILLIA M J SR & PRISCIL LA E TRUSTEES STEVENS FAMIL Y TRUST	4227 4TH S T NW	ALB UQ UER QU E	N M	87107	C	A1A M	MRGCD MAP 33 TR 25A1 CONT 0.303 AC	0.30 0830 49	12 63 44
18	1014 0604 7733 4109 13	CORDOVA PHILLI P M	207 S AN LO RENZ O NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 019 BROCK ADD	0.18 0483 91	12 65 99
19	1014 0604 8233 3109 14	BUTLER E N	203 S AN LO RENZ O AV E NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 020 BROCK ADD	0.23 1001 53	12 66 22
20	1014 0604 6838 3116 02	PERSONS LEAH	4441 J UPITE R NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 014 006GARDNER ADD	0.17 8479 82	12 70 42
21	1014 0604 0040 1114 02	QUACH TAM	1451 MCCA RTY B LVD	MIL PIT AS	C A	95035	C	A1A M	LT B PLAT OF LOTS A AND B LANDS OF FOU RTH STREET PARTNERSBEING A REPLAT O F EXISTING LOTS 8 THRU 15 BLOCK 1 OF B ELMONTPLACE & LOT 10 OF THE HARWOO D ADDITION CONT .6098 AC	0.60 9872 04	11 96 74
22	1014 0604 8637 9123 01	MCALLISTER SU SAN A & WILLIAM S DAVID T	3333 PURD UE N E	ALB UQ UER QU E	N M	87106	R	A1A M	* 001 007GARDNER ADDITION	0.20 6545 68	12 79 54
23	1014 0604 8839 0123 03	BEENDERS DANI ELLE & WILLIAM POEHNER	4448 J UPITE R ST NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 003 007GARDNER ADDITION	0.14 4406 65	11 70 41
24	1014 0603 8835 9108 21	STEVENS WILLIA M J ETUX	4227 4TH S T NW	ALB UQ UER QU E	N M	87107	C	A1A M	*49 NEW HARWOOD ADDN	0.25 8035 96	12 88 40
25	1014 0604 4535 9109 20	PENA VICTOR E & ARACELY	2917 CLAR EMON T NE	ALB UQ UER QU E	N M	87110	V	A1A M	* 4 OF SUBD PLAT GIBSON TR A (POR OF T R 25-A MRGCD MAP 33) CONT 0.277 AC	0.27 8880 55	12 88 41
2	1014	VIGIL LISA	4445	ALB	N	87107	R	A1A	* 011 001GARDNER ADD	0.18	12



6	0604 3340 0115 03		3RD S T NW	UQ UER QU E	M			M		0113 76	62 63
2 7	1014 0604 1536 5109 19	STEVENS WILLIA M J SR & PRISCIL LA E TRUSTEES STEVENS FAMIL Y TRUST	4227 4TH S T NW	ALB UQ UER QU E	N M	87107	C	A1A M	MRGCD MAP 33 TR 25A1 CONT 0.303 AC	0.30 0830 49	12 63 44
2 8	1014 0604 7733 4109 13	CORDOVA PHILLI P M	207 S AN LO RENZ O NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 019 BROCK ADD	0.18 0483 91	12 65 99
2 9	1014 0604 8233 3109 14	BUTLER E N	203 S AN LO RENZ O AV E NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 020 BROCK ADD	0.23 1001 53	12 66 22
3 0	1014 0604 6838 3116 02	PERSONS LEAH	4441 J UPITE R NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 014 006GARDNER ADD	0.17 8479 82	12 70 42
3 1	1014 0604 7039 8116 05	PORTER DEBOR AH E	PO B OX 10 383	ALB UQ UER QU E	N M	87184	R	A1A M	* 011 006GARDNER ADD	0.18 0303 08	12 71 94
3 2	1014 0604 2140 7115 10	LIBUTTI DANICA & LIBUTTI DOMIN IC & LIBUTTI DA MIAN & VILLEGA S ELSA	8224 COLF AX NE	ALB UQ UER QU E	N M	87109	C	A1A M	001LOTS 2 3 X S1/2 OF 4 GARDNER ADD	0.40 5857 63	12 73 91
3 3	1014 0604 0141 0114 03	STEVENS WILLIA M JAMES & PRIS CILLA ELAINE	4227 4TH S T NW	ALB UQ UER QU E	N M	87107	V	A1A M	* 007 001BELMONT PLACE ADD & POR VAC ALLEY	0.09 6971 06	12 73 99
3 4	1014 0604 8637 9123 01	MCALLISTER SU SAN A & WILLIAM S DAVID T	3333 PURD UE N E	ALB UQ UER QU E	N M	87106	R	A1A M	* 001 007GARDNER ADDITION	0.20 6545 68	12 79 54
3 5	1014 0603 8835 9108 21	STEVENS WILLIA M J ETUX	4227 4TH S T NW	ALB UQ UER QU E	N M	87107	C	A1A M	*49 NEW HARWOOD ADDN	0.25 8035 96	12 88 40
3 6	1014 0604 4535 9109 20	PENA VICTOR E & ARACELY	2917 CLAR EMON T NE	ALB UQ UER QU E	N M	87110	V	A1A M	* 4 OF SUBD PLAT GIBSON TR A (POR OF T R 25-A MRGCD MAP 33) CONT 0.277 AC	0.27 8880 55	12 88 41
3 7	1014 0604 6335 5109 22	GAINZA WILQUE	12523 TOM LINSO N NE	ALB UQ UER QU E	N M	87123	V	A1A M	* 6 OF SUBD PLAT GIBSON TR A (POR OF T R 25-A MRGCD MAP 33) CONT 0.277 AC	0.28 3494 3	12 89 05
3 8	1014 0604 7235 3109 23	GAINZA WILQUE	12523 TOM LINSO N NE	ALB UQ UER QU E	N M	87123	V	A1A M	* 7 OF SUBD PLAT GIBSON TR A (POR OF T R 25-A MRGCD MAP 33) CONT 0.28 AC	0.27 5710 47	12 89 59
3 9	1014 0604 3334	LUNA KENNETH & DOROTHY	313 S AN LO RENZ	ALB UQ UER	N M	87107	V	A1A M	* 010 BROCK ADD N 1/2 OF LOT 10	0.09 9559 79	12 89 71

	8109 15		O NW	QU E									
4 0	1014 0604 3834 4109 06	CASAUS BARBA RA A	307 S AN LO RENZ O AV E NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 011 BROCK ADD	0.15 6831 54	12 89 95		
4 1	1014 0604 5533 9109 09	ANTILLON ERLIN DA Z	221 S AN LO RENZ O AV E NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 014 BROCK ADD LOTS 14 & 15	0.35 8697 2	12 91 57		
4 2	1014 0604 2734 3109 04	FUENTES NOEL JEAN	315 S AN LO RENZ O AV E NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 009 BROCK ADD S 76FT OF LOT9	0.08 8852 99	12 91 81		
4 3	1014 0604 6233 6109 10	GARCIA HENRY J OE	217 S AN LO RENZ O NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 016 BROCK ADD	0.17 6530 02	12 91 87		
4 4	1014 0604 3334 1109 05	LUNA KENNY F & DOROTHY C	313 S AN LO RENZ O AV E NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 010 BROCK ADD S 1/2 OF LOT 10	0.09 8948 44	12 91 92		
4 5	1014 0604 6733 6109 11	NAJERA ISIDRO	215 S AN LO RENZ O AV E NW	ALB UQ UER QU E	N M	87107	R	A1A M	* 017 BROCK ADD	0.19 2329 08	12 92 02		
4 6	1014 0604 7233 5109 12	NICASIO PETER & LUCILLE C	447 E STAN CIA N W	ALB UQ UER QU E	N M	87105	R	A1A M	* 018 BROCK ADD	0.17 0265 73	12 92 18		
4 7	1014 0604 9639 3134 43	DEL'S HIDE-A- WAY PARK LTD	PO B OX 69 01	ALB UQ UER QU E	N M	87197	V	A1A M	LT 31 PLAT OF LOTS 1 THRU 35 & TRACTS A , B-1, C, D, E, F, G,H & J DEL'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SH IDE-A-WAY PARK) CONT .0528 AC	0.05 2793 54	14 33 09		
4 8	1014 0604 9038 8134 37	DEL'S HIDE-A- WAY HOMEOWN ERS ASSOC	PO B OX 69 01	ALB UQ UER QU E	N M	87197	V	A1A M	TR D PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DEL'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SH IDE-A-WAY PARK) CONT .0914 AC	0.09 1321 43	14 33 10		
4 9	1014 0604 4639 3134 08	DEL'S HIDE-A- WAY PARK LTD	PO B OX 69 01	ALB UQ UER QU E	N M	87197	V	A1A M	LT 10 PLAT OF LOTS 1 THRU 35 & TRACTS A , B-1, C, D, E, F, G,H & J DEL'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SH IDE-A-WAY PARK) CONT .0528 AC	0.05 2795 22	14 33 11		
5 0	1014 0604 5739 4134 16	DEL'S HIDE-A- WAY PARK LTD	PO B OX 69 01	ALB UQ UER QU E	N M	87197	V	A1A M	LT 14 PLAT OF LOTS 1 THRU 35 & TRACTS A , B-1, C, D, E, F, G,H & J DEL'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SH IDE-A-WAY PARK) CONT .0528 AC	0.05 2793 61	14 33 12		
51	101406046 539413422	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	87197	V	A1AM	LT 18 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 935 6	1 4 3 3 1 3		

52	101406047 639413430	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 22 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 934 1	1 4 3 3 1 4
53	101406048 539513432	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 26 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 953 9	1 4 3 3 1 5
54	101406043 839513406	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 5 PLAT OF LOTS 1 T HRU 35 & TRACTS A, B- 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 933 9	1 4 3 3 1 6
55	101406044 639613409	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 9 PLAT OF LOTS 1 T HRU 35 & TRACTS A, B- 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 905 9	1 4 3 3 1 7
56	101406045 739613417	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 13 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 935 3	1 4 3 3 1 8
57	101406046 639713421	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 17 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 955 1	1 4 3 3 1 9
58	101406047 739713431	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 21 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 935 9	1 4 3 3 2 0
59	101406047 039313425	DEL'S HIDE-A-WAY HOMEOWNE	PO BOX 6901	ALB UQU UE	N M	8 7	V	A1AM	TR C PLAT OF LOTS 1 T HRU 35 & TRACTS A, B-	0.0 910	1 4

		RS ASSOC		ERQUE		197				1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .091 1 AC	1303 1321	
60	101406043 939813405	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM		LT 4 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0528 AC	0.05279353 322	143322
61	101406044 739913410	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM		LT 8 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0528 AC	0.05279361 123	143323
62	101406045 839913418	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM		LT 12 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0528 AC	0.05279471 124	143324
63	101406041 837913445	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	R	A1AM		TR A PLAT OF TRACTS A & B DEL'S HIDE-A-WAY (BEING AREPLAT OF TRACT 22-A-1 & TRACT 22-A-2 MRGCD MAP NO 33)CONT .6289 AC	0.58349197 705	143505
64	101406049 337913438	DEL'S HIDE-A-WAY HOMEOWNERS ASSOC	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM		TR H PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0250 AC	002497721 106	143506
65	101406049 438113439	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM		LT 35 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0528 AC	0.05279826 607	143507
66	101406047 938313426	DEL'S HIDE-A-WAY HOMEOWNERS ASSOC	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM		TR G PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0485 AC	0.04842292 208	143508

67	101406048 338413436	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 30 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT 052 8 AC	0.0 527 939	1 4 3 5 0 9
68	101406049 438413440	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 34 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 959 6	1 4 3 5 1 0
69	101406047 538613427	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 25 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 904 9	1 4 3 5 1 1
70	101406048 338713435	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 29 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 951 5	1 4 3 5 1 2
71	101406049 538713441	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 33 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 929 1	1 4 3 5 1 3
72	101406046 038713414	DEL'S HIDE-A- WAY HOMEOWNE RS ASSOC	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	TR F PLAT OF LOTS 1 T HRU 35 & TRACTS A, B- 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .046 5 AC	0.0 464 598 5	1 4 3 5 1 4
73	101406046 538913424	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 20 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 935 3	1 4 3 5 1 5
74	101406047	DEL'S HIDE-A-	PO BOX	ALB	N	8	V	A1AM	LT 24 PLAT OF LOTS 1	0.0	1

	538913428	WAY PARK LTD	6901	UQU ERQ UE	M	7 1 9 7				THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	527 911 8	4 3 5 1 6
75	101406048 439013434	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM		LT 28 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 925 9	1 4 3 5 1 7
76	101406049 539013442	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM		LT 32 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 933 8	1 4 3 5 1 8
77	101406045 739113415	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM		LT 15 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 945 9	1 4 3 5 1 9
78	101406046 539113423	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM		LT 19 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 936 6	1 4 3 5 2 0
79	101406047 639213429	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM		LT 23 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 907 2	1 4 3 5 2 1
80	101406048 439313433	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM		LT 27 PLAT OF LOTS 1 THRU 35 & TRACTS A, B - 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 946 9	1 4 3 5 2 2
81	101406044	DEL'S HIDE-A-	PO BOX	ALB	N	8	V	A1AM		TR E PLAT OF LOTS 1 T	0.0	1

	239213407	WAY HOMEOWNERS ASSOC	6901	UQUERQUE	M	7197			HRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0445 AC	4450882	43523
82	101406046740013420	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM	LT 16 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0528 AC	0.05279537	143524
83	101406043940113404	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM	LT 3 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0528 AC	0.05279227	143525
84	101406044740213411	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM	LT 7 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0528 AC	0.0527915	143526
85	101406045840213419	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM	LT 11 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0528 AC	0.05279293	143527
86	101406045039613413	DEL'S HIDE-A-WAY HOMEOWNERS ASSOC	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM	TR B-1 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0908 AC	0.09070523	143528
87	101406043940413403	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM	LT 2 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A-WAY PARK) CONT .0528 AC	0.05279469	143529
88	101406044840413412	DEL'S HIDE-A-WAY PARK LTD	PO BOX 6901	ALBUQUERQUE	NM	87197	V	A1AM	LT 6 PLAT OF LOTS 1 THRU 35 & TRACTS A, B-1, C, D, E, F, G,H & J DE L'S HIDE-A-WAY (BEING A REPLAT	0.05279354	14353

									OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC		0
89	101406044 040713402	DEL'S HIDE-A- WAY PARK LTD	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 1 PLAT OF LOTS 1 T HRU 35 & TRACTS A, B- 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .052 8 AC	0.0 527 935 5	1 4 3 5 3 1
90	101406034 340313401	DEL'S HIDE-A- WAY HOMEOWNE RS ASSOC	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	TR A PLAT OF LOTS 1 T HRU 35 & TRACTS A, B- 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .090 5 AC	0.0 903 921 8	1 4 3 5 3 2
91	101406046 740313444	DEL'S HIDE-A- WAY HOMEOWNE RS ASSOC	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	TR J PLAT OF LOTS 1 T HRU 35 & TRACTS A, B- 1, C, D, E, F, G,H & J DE L'S HIDE-A- WAY (BEING A REPLAT OF TRACT B, DEL'SHID E-A- WAY PARK) CONT .517 0 AC	0.5 167 047 7	1 4 3 5 3 3
92	101406041 836410902	SHEETS PHILLIP & PAMELA	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 1-B PLAT OF LOTS 1- A & 1- B GIBSON TRACT ACO NT .1016 AC	0.1 015 477 1	1 4 6 9 0 5
93	101406042 036810901	SHEETS PHILLIP & PAMELA	PO BOX 6901	ALB UQU ERQ UE	N M	8 7 1 9 7	V	A1AM	LT 1-A PLAT OF LOTS 1- A & 1- B GIBSON TRACT ACO NT .0769 AC	0.0 768 905 7	1 4 6 9 0 6



OR CURRENT RESIDENT  
101406045533910909  
ANTILLON ERLINDA Z  
221 SAN LORENZO AVE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406043339311502  
BUCKLEY FERN L & LISA B  
MARTINEZ & ALBERT G MARTINEZ  
4441 3RD ST NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406043834410906  
CASAUS BARBARA A  
307 SAN LORENZO AVE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406042734310904  
FUENTES NOEL JEAN  
315 SAN LORENZO AVE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406046233610910  
GARCIA HENRY JOE  
217 SAN LORENZO NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406042140711510  
LIBUTTI DANICA & LIBUTTI DOMINIC  
& LIBUTTI DAMIAN & VILLEGAS  
ELSA  
8224 COLFAX NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101406042039711501  
MAESTAS BENNIE A & REINA MARIA  
A TRUSTEES TRUST AGREEMENT  
2825 MOYA RD NW  
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT  
101406047233510912  
NICASIO PETER & LUCILLE C  
447 ESTANCIA NW  
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT  
101406047039811605  
PORTER DEBORAH E  
PO BOX 10383  
ALBUQUERQUE, NM 87184

OR CURRENT RESIDENT  
101406045439611612  
SAX-ROMNEY CYNTHY A  
4448 3RD ST NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406044334310907  
ARAGON RICHARD & YOLANDA  
301 SAN LORENZO AVE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406048233310914  
BUTLER E N  
203 SAN LORENZO AVE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406047733410913  
CORDOVA PHILLIP M  
207 SAN LORENZO NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406042736310917  
G & G DEVELOPMENT LLC & GARCIA  
JOSHUA R & KRISHNA R GORADIA  
212 SAN CLEMENTE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406039738811114  
HERNANDEZ DANIEL J & SOUTHARD  
KATE M  
3405 AVENIDA CHARADA NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406046838811603  
LOWEY KATHARINE  
4445 JUPITER NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406048637912301  
MCALLISTER SUSAN A & WILLIAMS  
DAVID T  
3333 PURDUE NE  
ALBUQUERQUE, NM 87106

OR CURRENT RESIDENT  
101406043636210918  
PENA VICTOR E & ARACELY  
2917 CLAREMONT NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101406040040111402  
QUACH TAM  
1451 MCCARTY BLVD  
MILPITAS, CA 95035

OR CURRENT RESIDENT  
101406041836410902  
SHEETS PHILLIP & PAMELA  
PO BOX 6901  
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT  
101406048839012303  
BEENDERS DANIELLE & WILLIAM  
POEHNER  
4448 JUPITER ST NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406041334610903  
C & N PROPERTIES LLC  
PO BOX 6975  
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT  
101406049038813437  
DEL'S HIDE-A-WAY HOMEOWNERS  
ASSOC  
PO BOX 6901  
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT  
101406048135010924  
GAINZA WILQUE  
12523 TOMLINSON NE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
101406048738512302  
LAWSON BEATRICE  
4444 JUPITER ST NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406043334810915  
LUNA KENNETH & DOROTHY  
313 SAN LORENZO NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406046733610911  
NAJERA ISIDRO  
215 SAN LORENZO AVE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406046838311602  
PERSONS LEAH  
4441 JUPITER NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406044734110908  
RINEHART RICHARD ROY TRUSTEE  
RINEHART TESTAMENTARY TRUST  
29 CLAREMONT NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406042036810901  
SHEETS PHILLIP & PAMELA  
PO BOX 6901  
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT  
101406039337510824  
STEVENS WILLIAM J ETUX  
4227 FORUTH ST NW  
ALBUQUERQUE, NM 87107

Project#1002123  
PHILIP D SHEET  
DEL'S HIDE-A-WAY PARK LTD  
PO BOX 6901  
ALBUQUERQUE, NM 87197

Project#1002123  
SCOT STEINBERG  
N 4<sup>th</sup> Camino Real Merchants Assoc Inc  
3906 4<sup>TH</sup> ST NW  
ALBUQUERQUE, NM 87107

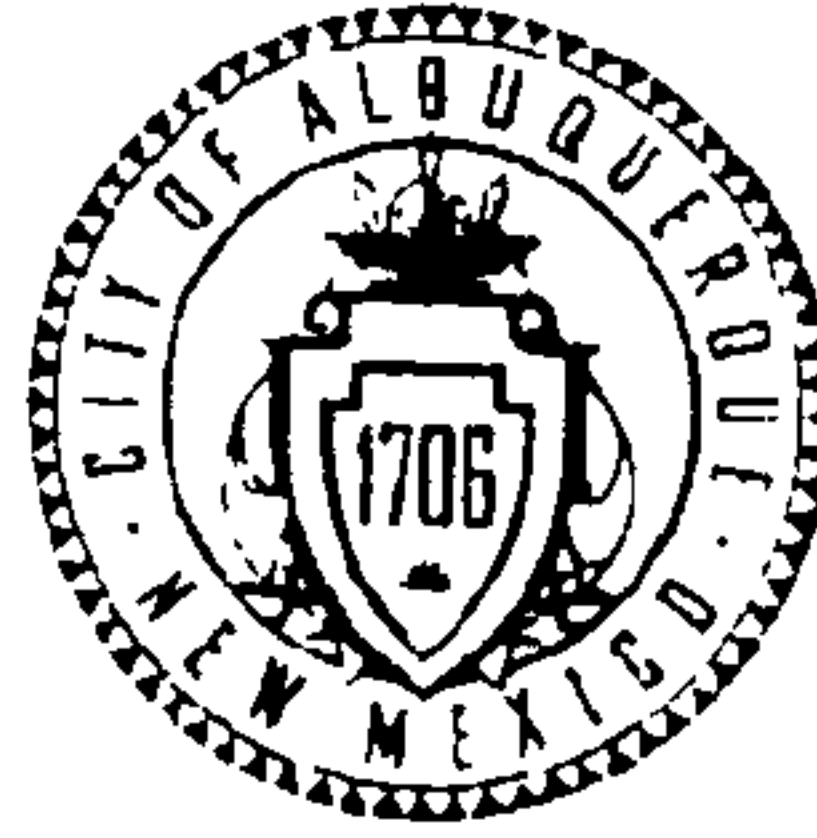
OR CURRENT RESIDENT  
101406045338711601  
VIDRO MICHAEL J & FELICIA J  
4440 3RD ST NW  
ALBUQUERQUE, NM 87107

Project#1002123  
KYLE SILFER  
The Greater Gardner NA  
4465 JUPITER ST NW  
ALBUQUERQUE, NM 87107

Project#1002123  
PAT HOPKINS  
N 4<sup>th</sup> Camino Real Merchants Assoc Inc  
3826 4<sup>TH</sup> ST NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101406043340011503  
VIGIL LISA  
4445 3RD ST NW  
ALBUQUERQUE, NM 87107

Project#1002123  
KATHARINE LOWEY  
The Greater Gardner NA  
4445 JUPITER ST NW  
ALBUQUERQUE, NM 87107



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: 9.9.08

TO CONTACT NAME: Phillip Sheets
COMPANY/AGENCY: Dell's Hide a Way Park
ADDRESS/ZIP: Box 6901 87191
PHONE/FAX #: 505-410-4104 345-9622

Thank you for your inquiry of 9.9.08 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at San Clemente Ave N.W. between 2nd and 6-14.

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

GREATER GARDNER
Neighborhood or Homeowner Association

Contacts: list attached

NORTH FLUATH CAMINO ROAD
Neighborhood or Homeowner Association

Contacts: list attached

See reverse side for additional Neighborhood and/or Homeowner Associations 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,

[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

September 18, 2008

Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Proposed Vacation of  
Public Right-of-Way  
San Clemente Avenue, N.W.  
Albuquerque, Bernalillo County, New Mexico

Dear Development Review Board Members:

The purpose of this vacation is to create a private road from a public right-of-way (San Clemente Avenue, NW). The private road is to be used for a proposed gated community. In preparation, the applicants have improved San Clemente Avenue and feel that this will enhance the neighborhood and property value. The applicants will maintain said road if granted this vacation.

**THE GREATER GARDNER N.A. (GRG) "R"**

**\*Kyle Silfer** *e-mail:* [kyle@rtoads.com](mailto:kyle@rtoads.com)

4465 Jupiter St. NW/87107 265-5840 (h)

Katharine Lowey *e-mail:* [kelowey@state.nm.us](mailto:kelowey@state.nm.us)

4445 Jupiter St. NW/87107 343-9459 (h)

**Website:** [ggna-abq.org](http://ggna-abq.org)

**NA E-mail:** [ggna@macmountain.org](mailto:ggna@macmountain.org)

**Council District:** 2

**County District:** 1

**Police Beat:** 238/VA

**Zone Map #:** G-14

**NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"**

**\*Scot Steinberg** *e-mail:* [ssteinberg11@comcast.net](mailto:ssteinberg11@comcast.net)

3906 4<sup>th</sup> St. NW/87107 344-1777 (w)

Pat Hopkins *e-mail:* [mesatrinc@aol.com](mailto:mesatrinc@aol.com)

3826 4<sup>th</sup> St. NW/87107 344-1631 (w)

**Council District:** 2,3&County

**County District:** 1

**Police Beat:** 225,232-234,236,238-239/VA

**Zone Map #:** E-J-14-15

September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901  
(505) 610-4104 Cell, (505) 345-1022 Phone, (505) 345-9622 Fax

To: Kyle Silfer  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Katharine Lowey  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Scot Steinberg  
North Fourth Camino Real Merchants Association, Inc.  
3906 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Pat Hopkins  
North Fourth Camino Real Merchants Association, Inc.  
3826 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Re: Action to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

Dear Merchants and/or Neighborhood Representatives:  
As the property owner of 37 residential lots off of San Clemente Ave., east of 4th Street, I have presented an Action to Vacate that would allow the formation of a gated community. This action is supported by the other property owners on San Clemente Ave. directly affected by vacating the public street.

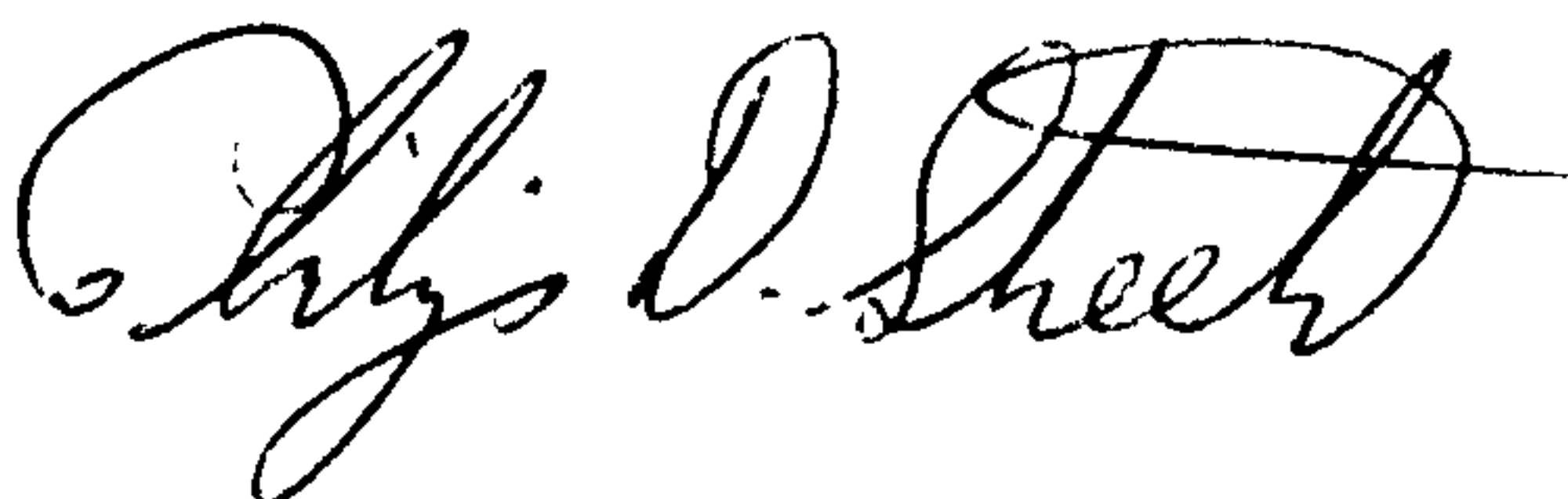
If our application is accepted on September 19<sup>th</sup>, 2008 the action will be heard by the DRB on October 15<sup>th</sup>, 2008. However, please watch for the Yellow Sign Posting on the property for the exact date and time. If you have any questions please contact me at 610-4104.

This application can also be reviewed at the City Planning office, located downtown at the Plaza del Sol Building, 600 2<sup>nd</sup> St. NW, Albuquerque, NM. The gate would be about 125 feet east of 4<sup>th</sup> Street and a turnaround would be provided in front of the gate.

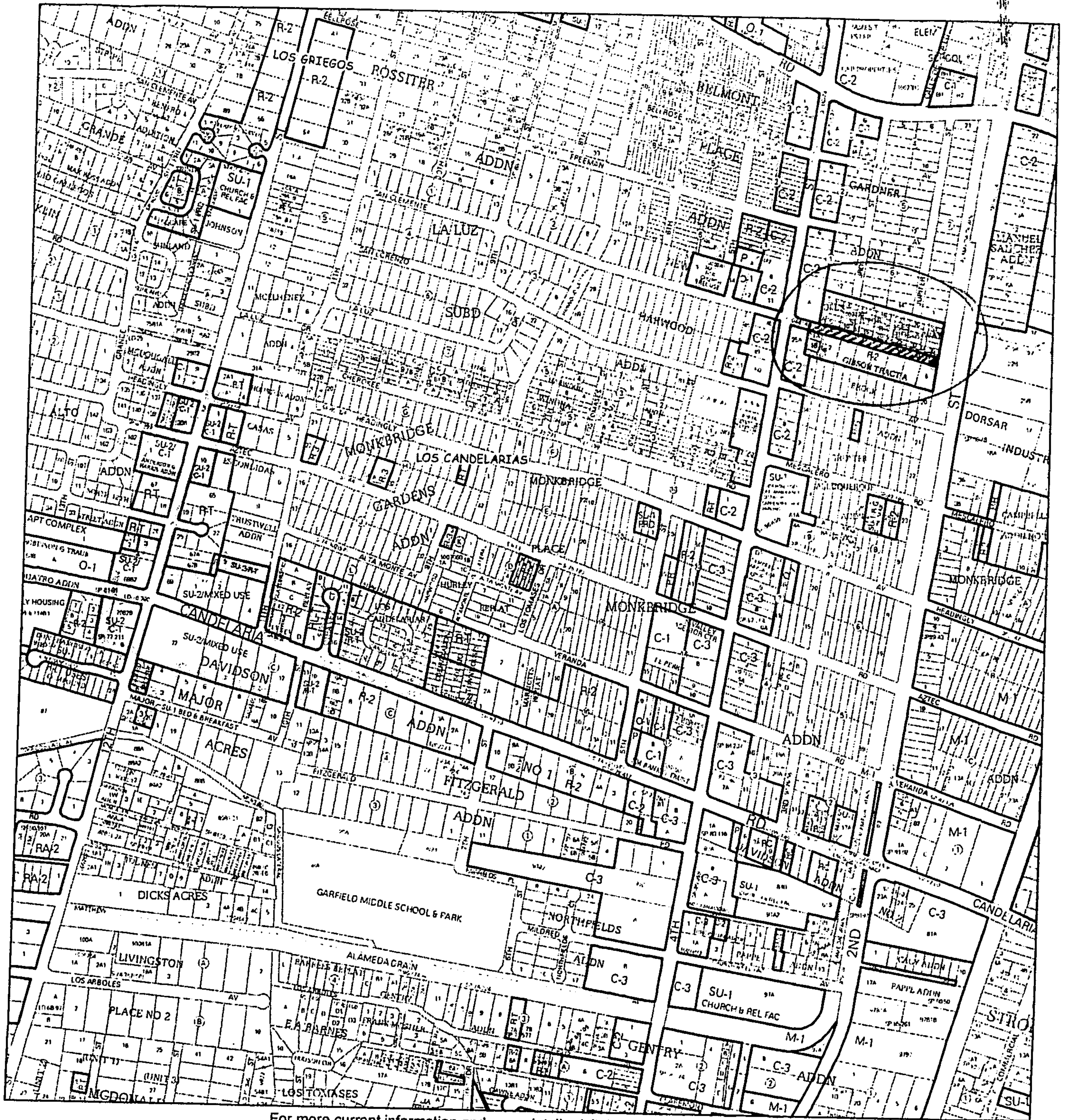
You should agree that this will be positive for the neighborhood and the area can only be enhanced by this change. You have the right to your input regarding this matter. Thank you for your community involvement and I'm looking forward to seeing you at the meeting.

Sincerely

Philip D. Sheets







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

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-14-Z**

Selected Symbols

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

0      750      1,500  
Feet

*Handwritten note:* 10/1/02E SEAL



September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901

(505) 610-4104      Cell  
(505) 345-1022      Phone  
(505) 345-9622      Fax

Letter for Justifying Request to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

The existing zoning of the affected properties: Lots 1 through 35, Del's Hide-A-Way Park, LTD  
(North side of San Clemente Ave.), SU-1 for RT

Lots 1A, 1B and 2-8 Gibson Tract "A"; ( South side of San Clemente Ave.) R-2

Tract "A" Del's Hide-A-Way, ( North East corner of North Fourth (4<sup>th</sup>) Street and San Clemente Ave.) C-2

Please note that the property on the south east corner of north Fourth Street and San Clemente Ave., 4220 4<sup>th</sup>  
Street NW; Tract 25-A, M.R.G.C.D. Map No. 33 is NOT affected by this action.

Under the North Fourth Street Rank III Corridor Plan that is now on the Environmental Planning Commission  
agenda, the zoning would change to the North Fourth Mixed Use Development (N.F.M.X.D.) District for all of  
the affected properties.

The Action to Vacate, along the additional granted right -of-way will allow this to become a gated community.  
San Clemente Ave. is already dead ended.

San Clemente Ave. will remain in the same configuration as it is now, with the 26 foot public sewer and water  
line easements dedicated to the Albuquerque Bernalillo County Water Utility Authority (A.B.C.W.U.A.).

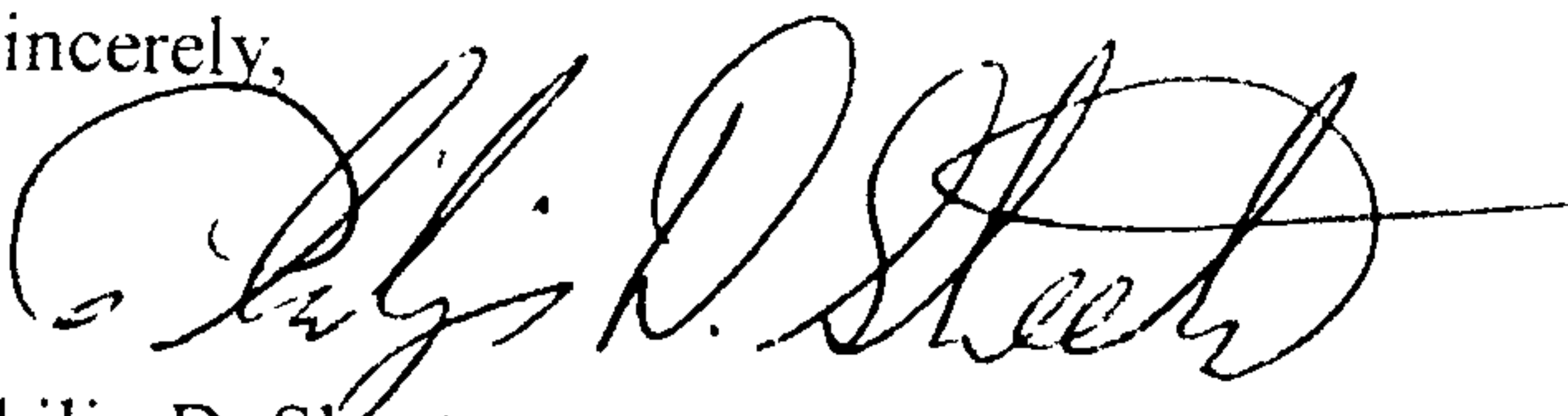
The storm sewer and the public utility easement will remain as previously granted.

The private access easements, sidewalk easements and M.R.G.C.D. access easements will also remain as  
previously granted.

The cul-de-sac shall remain as-is, as accepted by Richard Dourte, P.E. City Engineer on July 23, 2008

Please contact me if you need any additional information or if you have any further questions or concerns  
regarding this Letter of Request.

Sincerely,



Philip D. Sheets



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 15, 2008

**Project# 1002123**  
 08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN** containing approximately .8368 acre(s).

<b>AMAFCA</b> No comment.				
<b>COG</b> MRCOG staff have no comment on the proposed development.				
<b>TRANSIT</b> No comments provided				
<b>ZONING ENFORCEMENT</b> No comment				
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: <b>Greater Gardner NA (R), North Fourth Camino Real Merchants Assoc. (</b>				
<b>APS</b> Del's Hide-A-Way and Gibson Tract A, is located on San Clemente Av NW between Fourth Street and Alameda Drain. The owner of the above property requests a Vacation of Public Right-of-Way for a development that will consist of 37 residential units. This will impact La Luz Elementary School, Garfield Middle School, and Valley High School. La Mesa Elementary School is exceeding capacity; Garfield Middle School and Valley High School have excess capacity.				
<b>Loc No</b>	<b>School</b>	<b>2007-08 40th Day</b>	<b>2007-08 Capacity</b>	<b>Space Available</b>
285	La Mesa	705	668	-37
410	Garfield	393	456	63
560	Valley	1,684	2,200	516
<b>Residential Units: 37</b>				
<b>Est. Elementary School Students: 10</b>				
<b>Est. Middle School Students: 4</b>				
<b>Est. High School Students: 4</b>				
<b>Est. Total # of Students from Project: 18</b>				
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.				
To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.				
<ul style="list-style-type: none"> <li>• Provide new capacity (long term solution)           <ul style="list-style-type: none"> <li>○ Construct new schools or additions</li> </ul> </li> </ul>				

- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval**

On, September 27, 2007 by Phillip and Pamela Sheets, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for residential units that will be constructed within the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**

No crime prevention or CPTED comments concerning the proposed vacation of public right-of-way at this time.

**FIRE DEPARTMENT**

No comments provided

**PNM ELECTRIC & GAS**

No comments provided

**COMCAST**

No comments provided

**QWEST**

No comments provided

**ENVIRONMENTAL HEALTH**

No comments provided

**M.R.G.C.D**

No Adverse Comments.

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

The Hydrology section has no objection to the vacation request but a public storm drain easement must be retained.

**TRANSPORTATION DEVELOPMENT**

The proposed vacation should extend to 4<sup>th</sup> Street NW

**PARKS AND RECREATION**

Defer to Transportation.

**ABCWUA**

No objection with the Vacation request with the condition that vacated ROW be retained as p water and sanitary sewer easements on Final Plat.

**PLANNING DEPARTMENT**

The Subdivision Ordinance requires that all abutting property owners agree to the proposed vacation, and must participate in replatting the vacated right of way into their property. This v likely require the construction or financial guarantee of infrastructure to serve these lots with private access/ public utilities.

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

Cc:

#12



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

Comp KS 1/9/06

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.: <u>05DRB-01917 (FP)</u>	Project # <u>1002123</u>
Project Name: <u>DEL'S HIDE-A-WAY PARK</u>	
Agent: <u>PHILIP SHEETS</u>	Phone No.: <u>615-3988</u>

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 1/4/06 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): Record plat Note  
 AGIS dxfile  
 easement c modification ✓ with Brad. (private)  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number 1002123

#12



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: 05DRB-01917 (FP)  
Project Name: DEL'S HIDE-A-WAY PARK  
Agent: PHILIP SHEETS

Project # 1002123  
Phone No.: 615-3988

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/4/06 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): Record plat Note  
AGIS DXF ok  
easement c modification ✓ with Brad. (private)

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- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1002123



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 4, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:03 A.M.  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003172**  
05DRB-01845 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002247**  
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT APPROVAL: REPLACE THE EASEMENT BEING NARROWED WITH A NEW EASEMENT THAT WILL RESULT IN A 20-FOOT EASEMENT. ON THE PORTION OF INDIAN SCHOOL ROAD BEING VACATED A MINIMUM OF 5-FEET FROM THE EXISTING WELL COLLECTION LINE TO THE PROPOSED VACATION IS REQUIRED.**

3. **Project # 1002743**  
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11) **THE AGENT WILL NEED TO READVERTISE. THE REQUEST WAS INDEFINITELY DEFERRED ON A NO SHOW.**

4. **Project # 1003762**  
05DRB-01822 Major-Preliminary Plat Approval  
05DRB-01823 Minor-Sidewalk Waiver  
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH**



**CONDITIONS OF FINAL PLAT APPROVAL: MAKE THE DRAINAGE EASEMENT ALONG THE WEST SIDE "PRIVATE" AND ESTABLISH MAINTENANCE AND BENEFICIARIES. FIRE AND SOLID WASTE APPROVAL IS REQUIRED. THE PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT. THE LOT LINES ON LOTS 11-P1, 12-P1 AND 13-P1 WILL NEED ADJUSTMENT TO MEET THE 20-FOOT SIDEYARD SETBACK ON LOT 20-P1. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 5. Project # 1004083**  
05DRB-01849 Major-Vacation of Pub  
Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: THE CITY WILL RETAIN 16-FEET FROM THE FACE OF CURB ALONG ZUNI.**

- 6. Project # 1004456**  
05DRB-01817 Major-Preliminary Plat  
Approval  
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, **NORTH ALBUQUERQUE ACRES** (to be known as **BARON'S RUN SUBDIVISION**) zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE**

CONDITION OF FINAL PLAT: THE PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

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

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

8. **Project # 1002134**  
05DRB-01928 Minor-SiteDev Plan  
BldPermit

Mullen Heller Architecture PC request(s) the above action(s) for all or a portion of Tract(s) 13 and 14, **LAS LOMITAS BUSINESS PARK**, zoned IP, located on the east side of LAS LOMITAS DR NE between CUESTA ARRIBA CT NE and CUESTA ABAJO CT NE containing approximately 2 acre(s). [REF: 04DRB-01804, 04DRB-01967] (D-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND REPLATTING OF THE PROPERTY.**

9. **Project # 1004471**  
05DRB-01881 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01882 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01889 Minor-Prelim&Final Plat  
Approval
- ARCH & PLAN LAND USE CONSULTANTS LLC agent(s) for HACIENDA MARTINEZ LLC request(s) the above action(s) for all or a portion of Tract(s) C3 A-1-A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR IP, located on NM 528 NW, between COTTONWOOD DR NW and CIELO VISTA DEL SUR NW containing approximately 1 acre(s). [REF: Z-79-146-4-5] [Stephanie Shumsky, EPC Case Planner] [Deferred from 12/21/05] (A-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE ON THE PLAT AND TO RECORD THE PLAT.**

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

10. **Project # 1000087**  
05DRB-01923 Minor-Ext of SIA for Temp  
Defer SDWK
- ISAACSON & ARFMAN agent(s) for PALOMA DEL SOL LLC & THE STROSNIDER CO request(s) the above action(s) for all or a portion of Lot(s) 1-29, Block(s) 1 and Lot(s) 1-37, Block(s) 2, **PALOMA DEL SOL SUBDIVISION, UNIT 1**, zoned R-1, located on MCMAHON BLVD NW, between BANDELIER DR NW and GOLF COURSE RD NW containing approximately 33 acre(s). [REF: 00-DRB-00014, 01DRB-01779, 03DRB-02075, V-90-38] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
11. **Project # 1004360**  
05DRB-01922 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, **ENTRADA DEL BOSQUE**, zoned RA-2, located on MOUNTAIN RD NW, between GABALDON RD NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB-01245, 05DRB-1736, 05DRB-01737] (J-12) **THE TEMPORARY**

**DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**12. Project # 1002123**  
05DRB-01917 Minor-Final Plat Approval

DEL'S HIDE-A-WAY PARK, PHILIP D SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY PARK**, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW, between 4<sup>TH</sup> ST NW and ALAMEDA DRAIN NW containing approximately 3 acre(s). [REF: 05-DRB-00981] (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, DRAINAGE EASEMENT MODIFICATION AND TO RECORD THE PLAT.**

**13. Project # 1003291**  
05DRB-01924 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BUD COWHAM request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF COWHAM-BOWEN**, zoned RL-T, located on RIO GRANDE BLVD NW, between CANTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322, 04DRB-00528] (H-13) **THE PRELIMINARY AND FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003813**  
05DRB-01912 Minor-Final Plat Approval

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2 and B, Lot(s) 24 & 25, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**) zoned SU-2 FOR RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s). (J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, MAINTENANCE AND BENEFICIARY OF TRACTS AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project # 1004390**  
05DRB-01911 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CMC STEEL FABRICATORS INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **FRANCISCAN ADDITION**, zoned M-2, located on 1<sup>ST</sup> NE, between I-40 NE and BN & SF RAILROAD containing approximately 4 acre(s). [REF: 05DRB-01346] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR PNM SIGNATURE ON THE PLAT AND ZONING DESIGNATION ON THE PLAT.**

16. **Project # 1000089**  
05DRB-01480 Minor- Final Plat Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05,10/26/05, Final Plat Indef Deferred for SIA*] (E-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004546**  
05DRB-01735 Minor-Final Plat Approval

SURV-TEK, INC agent(s) for SOUTH COORS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1A-3, **HUBBELL PLAZA**, zoned C-2, SC located on CENTRAL AVE NW, between COORS BLVD NW and AIRPORT RD NW containing approximately 4 acre(s). [REF:DRB-92-194] [Indef Deferred for SIA] (K-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1004604**  
05DRB-01896 Minor-Sketch Plat or Plan

P. THOMAS GUTIERREZ agent(s) for SILVERTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE**, zoned R-1 residential zone, located on 5<sup>TH</sup> ST NW, between FREEMAN AVE NW and SAN CLEMENTE AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1004612**  
05DRB-01918 Minor-Sketch Plat or Plan

EDWARD & NELDA PUZAK request(s) the above action(s) for all or a portion of Tract(s) 64A1A, SECTION 32, **M.R.G.C.D. MAP 44**, zoned M-1 light manufacturing zone, located on WOODWARD RD SE, between BROADWAY BLVD SE and WILLIAM ST SE containing approximately 2 acre(s). [REF: ZA-85-90] (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 21, 2005. **THE DRB MINUTES FOR DECEMBER 21, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:03 A.M.

**CITY OF ALBUQUERQUE**  
**Planning Department**  
**January 4, 2006**  
**DRB Comments**

**ITEM # 12**

**PROJECT # 1002123    APPLICATION # 05-01917**

**RE: Del's Hide-A-Way Park/final plat**

Technically, the zoning on this property does not change to SU-1 for RT until the site plans are completely signed off by DRB. Planning will take delegation on this plat until the City Engineer signs the site plans. He is waiting for the recorded SIA to sign the site plans. So, all of the documents could be signed fairly quickly provided there are no other major problems.

Planning defers to the DRB engineers to determine whether the 2 conditions of final plat are met. MRGCD must also sign the final plat before DRB completely signs the plat.



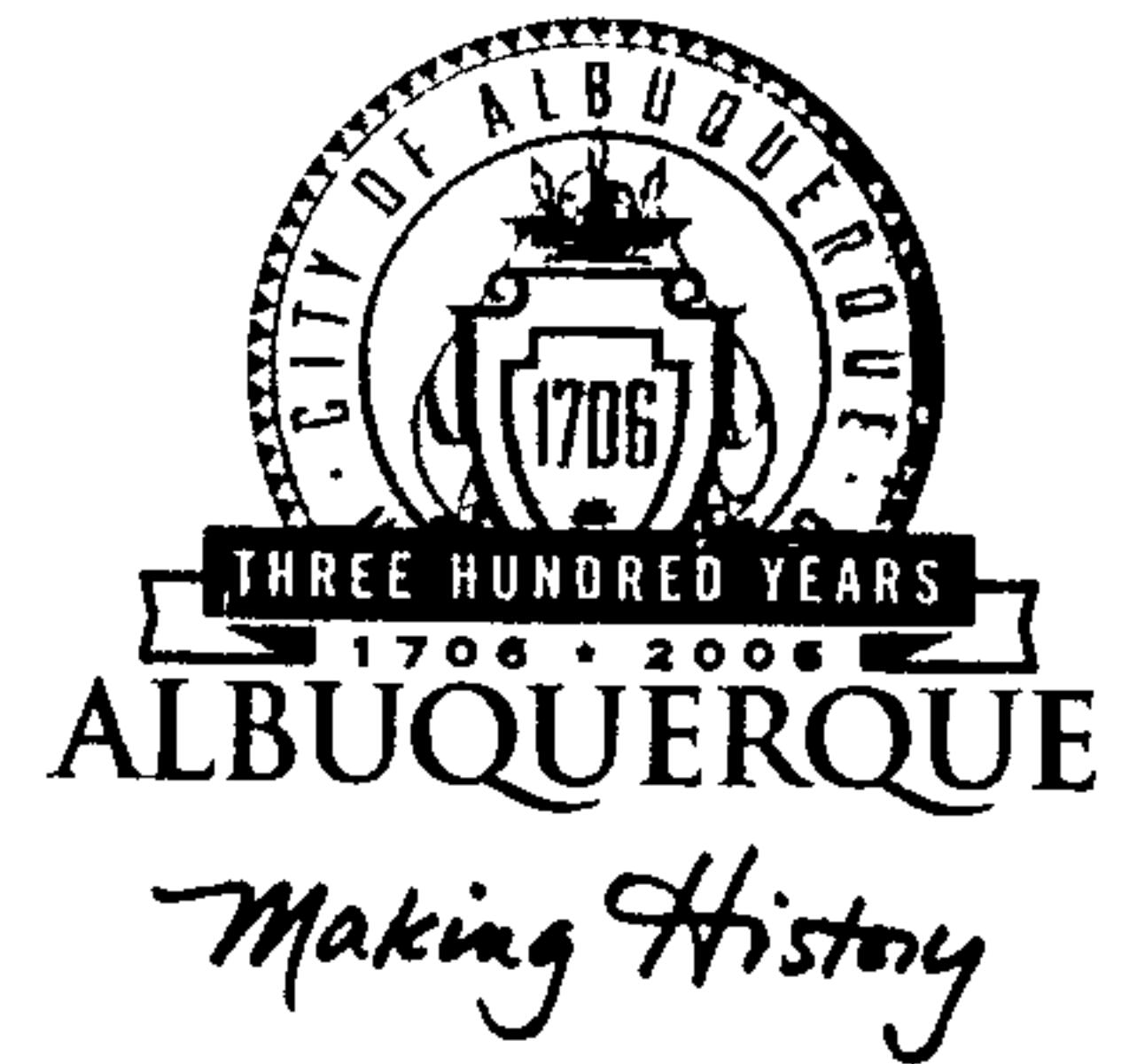
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Andrew Garcia, Planning Alternate  
924-3858 fax 924-3864 agarcia@cabq.gov





# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002123**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

MRGCD signature required.

Drainage easement must be private.

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** January 4, 2006



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 13, 2005

#### 4. Project # 1002123

05DRB-00981 Major- Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, agent(s) for DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned R-1, located on SAN CLEMENTE NW between 4<sup>th</sup> ST NW and 2<sup>th</sup> ST NW containing approximately 3 acres. [REF: 04 DRB-00532, 00533, 04DRB-00535, 03EPC-01087, 1088] [*Deferred from 6/29/05*] (G-14)

At the July 13, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 7/13/5 and the approved grading and drainage plan dated 2/24/04, the preliminary plat was approved with the following conditions of final plat:

- 1) Maintenance and beneficiary should be stated for all private easements.
- 2) Sanitary sewer easement added to Tract D.

If you wish to appeal this decision, you must do so by July 28, 2005, in the manner described below.

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

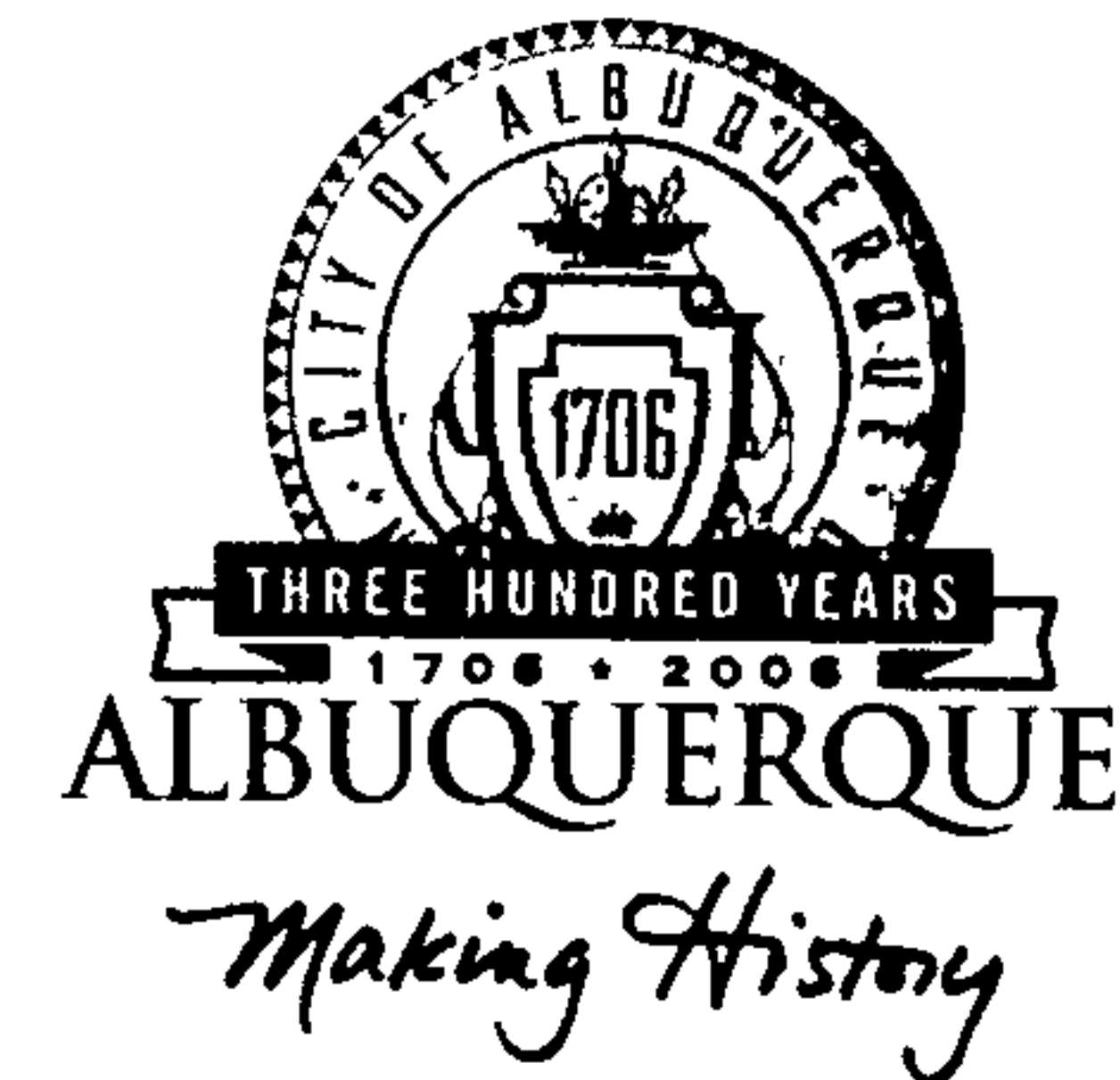
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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.)

Sheran Matsen, AICP, DRB Chair

cc: Del's Hide-a-Way Park, Attn Philip D. Sheets PO Box 6901, Abq., NM 87197-6901  
Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite #1111, Abq., NM 87102  
Sharon Karpinski, 439 Gavilan NW, Abq., NM 87107  
Mary Williams, 4440 Jupiter St NW, Abq., NM 87107  
Leah Persons, 4441 Jupiter St NW, Abq., NM 87107  
Kyle Silfer, 4465 Jupiter St NW, Abq., NM 87107  
Scott Howell, Property Management/Legal Department 4<sup>th</sup> Floor, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
DRB File

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002123**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved drainage report dated 2-24-04 is on file for Preliminary Plat approval.  
Comments on infrastructure list and plat.

Albuquerque

*Condition of final plat: Maintenance and beneficiaries must be stated on plat (for easements)*

New Mexico 87103

**RESOLUTION:**

*Signed F.L.*  
APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** July 13, 2005

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002123 AGENDA#: 4 DATE: 7/13/15

✓ 1. Name: SHARON KARPINSKI Address: 439 GAUKAN NW Zip: 87107

✓ 2. Name: Mary Williams Address: 4440 Jupiter St NW Zip: 87107

✓ 3. Name: Philip Skets - owner Address: P.O. Box 6901 Zip: 87197-6901

✓ 4. Name: LEAH PERSONS Address: 4441 JUPITER NW Zip: 87107

✓ 5. Name: KYLE SILVER Address: 4465 JUPITER NW Zip: 87107

✓ 6. Name: Bill Kraemer - agent  
~~XXXXXXXXXXXX~~ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 29, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M.      Adjourned: 12:30 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1004238**  
05DRB-00914 Major-Street Name Change  
CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW**, zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10) **THE DRB RECOMMENDATION TO THE EPC IS TO APPROVE THE STREET NAME CHANGE FROM COMPASS NW TO UNIVERSE NW.**

2. **Project # 1002249**  
05DRB-00953 Major-One Year SIA
- TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1000635**  
05DRB-00904 Major-One Year SIA
- TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
4. **Project # 1001778**  
05DRB-00950 Major-Preliminary Plat Approval  
05DRB-00951 Minor-Subd Design (DPM) Variance  
05DRB-00952 Minor-Sidewalk Waiver  
05DRB-00961 Minor-Temp Defer SDWK
- THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: ADJUST LOTS 10 & 11 TO ALLOW FOR A PERIMETER WALL. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. ~~Project # 1002123~~  
05DRB-00981 Major Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4<sup>TH</sup> ST NW and 2<sup>ND</sup> ST NW containing approximately 3 acres. [REF:04DRB00532,00533,04DRB00535,03EPC01087,1088] [Deferred from 6/29/05] (G-14) ~~DEFERRED AT THE BOARD'S REQUEST TO 7/13/05.~~

6. **Project # 1003257**  
05DRB-00929 Major-Preliminary Plat Approval  
05DRB-00933 Major-Vacation of Pub Right-of-Way  
05DRB-00934 Major-Vacation of Public Easements  
05DRB-00935 Minor-Sidewalk Waiver  
05DRB-00936 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB00204] [Deferred from 6/29/05] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/20/05.**

7. **Project # 1002590**  
05DRB-00956 Major-Preliminary Plat Approval  
05DRB-00957 Minor-Subd Design (DPM) Variance  
05DRB-00958 Minor-Sidewalk Waiver  
05DRB-00960 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64<sup>TH</sup> STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] [Deferred from 6/29/05] (F-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**
8. **Project # 1004223**  
05DRB-00884 Major-Vacation of Public Easements  
05DRB-00885 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
9. **Project # 1004233**  
05DRB-00899 Major-Preliminary Plat Approval  
05DRB-00900 Major-Vacation of Public Easements  
05DRB-00901 Minor-Sidewalk Waiver  
05DRB-00902 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ADJACENT LOTS AT THE TWO ENTRANCES NEED TO MEET THE MAJOR LOCAL**



STREET STANDARDS. 2) AN OVERALL EVALUATION OF THE IMPACTS OF DEVELOPING PHASES ONE AND TWO OF WESTLAND NORTH, IDENTIFICATION OF ALL THE ROADWAY ELEMENTS THAT WILL NEED TO BE IN PLACE TO SERVE THOSE COMPLETED PHASES, AND SPECIFIC ALLOCATION OF PROPORTIONAL RESPONSIBILITIES FOR EACH OF THOSE ROADWAY IMPROVEMENTS TO EACH OF THE FUTURE SUB-COMPONENTS OF THOSE PHASES; AND A SPECIFIC TIMETABLE FOR PROPOSING AND IMPLEMENTING EACH OF THE NON-RESIDENTIAL DEVELOPMENTS DESCRIBED IN THE MASTER PLAN FOR PHASES ONE AND TWO THAT, AS YET, HAVE NOT BEEN PROPOSED FOR ACTUAL DEVELOPMENT. ACCORDING TO THE TRAFFIC STUDY, STORM CLOUD WILL NOT BE FINISHED UNTIL 2007. THE ABOVE EVALUATIONS WILL NEED TO BE COMPLETED PRIOR TO FINAL PLAT. 3) THE AMAFCA BOARD SHALL VACATE AND/OR QUIT CLAIM THE FLOOD PLAIN EASEMENT BACK TO THE OWNER. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

**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 # 1003763**  
05DRB-01050 Minor-SiteDev Plan  
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 17-A-3, **EAGLE RANCH SUBDIVISION**, zoned SU-1 FOR C-2 AND R-2 USES, located on EAGLE RANCH RD NW, between COORS BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: Z-98-48, Z-99-48, DRB-99-134, 04EPC01715] (David Stallworth, EPC Case Planner) (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF**

**DELEGATED TO PLANNING FOR THE EPC CASE  
PLANNER'S INITIALS.**

- 11. Project # 1004279**  
05DRB-01051 Minor-SiteDev Plan  
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for C. K. M. DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located on MASTHEAD ST NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 5 acre(s). [REF: DRB-95-268, AX-79-1, Z-79-80] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN TO MATCH "AS-BUILT" CONDITIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
- 12. Project # 1001946**  
05DRB-01047 Minor-SiteDev Plan  
BldPermit
- DEKKER/PERICH/SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s).[REF:DRB-97-224,DRB-97-372,Z-1534] [*Deferred from 6/29/05*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**
- 13. Project # 1004266**  
05DRB-01017 Minor-SiteDev Plan  
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [*Deferred from 6/22/05*] (C-16) **THE SITE PLAN FOR**

**BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 14. Project # 1003057**  
05DRB-00980 Minor-SiteDev Plan  
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD CITY OF ALBUQUERQUE DWG NUMBERS AND LABELING AND TO PLANNING FOR AA FOR CLIFFORD BUSINESS PARK MASTER PLAN, COMMENTS IN FILE AND 3 COPIES OF THE SITE PLAN.**

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

- 15. Project # 1003788**  
05DRB-01044 Minor-Prelim&Final Plat  
Approval

CARLOS TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW containing approximately 1 acre(s). [REF: 04DRB-1787] (J-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

- 16. Project # 1003265**  
05DRB-01048 Minor-Prelim&Final Plat  
Approval

WILKS CO agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2, 3, & 4, Block(s) 3, **SANTA FE ADDITION**, zoned SU-2 for R-1 residential zone, located on BARELAS SW, between

PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). [REF: 04DRB-00237] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

- 17. Project # 1004280**  
05DRB-01056 Minor-Prelim&Final Plat  
Approval

LORRAINE BACA request(s) the above action(s) for all or a portion of Lot(s) 029, **MENAU PLACE**, zoned R-1 residential zone, located on CORDOVA AVE NW, between 12TH ST NW and RIO GRANDE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SITE SKETCH AND PHOTO OF CORDOVA AVENUE AND PLANNING FOR ZHE APPROVAL OF SPECIAL EXCEPTION TO 50-FOOT LOT WIDTH OF LOT 29A AND AGIS DXF FILE.**

- 18. Project # 1003364**  
05DRB-01054 Minor-Vacation of Private  
Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 19. Project # 1003554**  
05DRB-01052 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7; Lot(s) 1-10 & 4, Block(s) 8, **SKYLINE HEIGHTS (to be known as CENTRAL PARK PLACE, PHASE 2)**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between CONCHAS

ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 01DRB-01099, 04DRB-01100, 05DRB-00530] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. **Project # 1003172**  
05DRB-01053 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Tract(s) 1D, **SEVILLE SUBDIVISION**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB-00529, 04DRB-01955, 04DRB-01957] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

21. **Project # 1003236**  
05DRB-01055 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA UNIT 2**, zoned SU1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TR NW and BIG SAGE NW containing approximately 6 acre(s). (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

22. **Project # 1004036**  
05DRB-00922 Minor-Vacation of Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (INDEF DEFERRED 6/15/05) (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

**PLANNING FILE.**

05DRB-00446 Minor-Prelim&Final Plat  
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (INDEFINITELY DEFERRED FROM JUNE 15, 2005) (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK**

- 23. Approval of the Development Review Board Minutes for June 15, 2005. THE DRB MINUTES FOR JUNE 15, 2005 WERE APPROVED BY THE BOARD.**

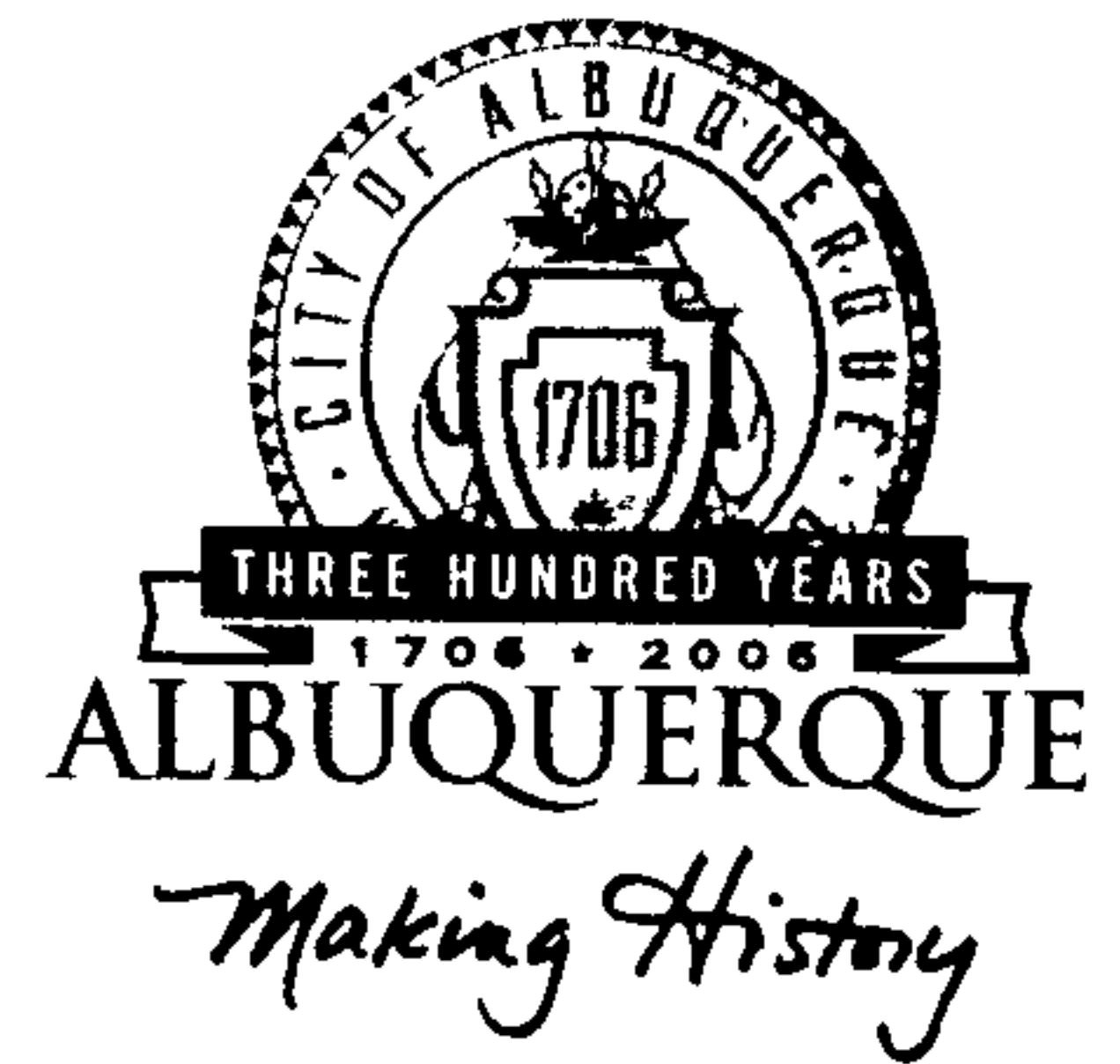
ADJOURNED: 12:30 P.M.

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002123 AGENDA#: 5 DATE: 6.29.05

- ✓ 1. Name: Philip Sheets Address: P.O. Box 6901 Zip: 87197-6901
- ✓ 2. Name: MARY Williams Address: 4440 Jupiter St Zip: 87107  
*NW*
- ✓ 3. Name: SHARON KARPINSKI Address: 439 GAVILAN NW Zip: 87107  
*Representing 4444 3<sup>rd</sup> St.*
- ✓ 4. Name: LEAH PERSONS Address: 4441 JUPITER Zip: 87107  
*NW*
- ✓ 5. Name: Susan McAllister Address: 3333 Purdue NE Zip: 87106  
*McAllister*
- ✓ 6. Name: KYLE SILFER Address: 4465 Jupiter Zip: 87107  
*NW*
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002123**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved drainage report dated 2-24-04 is on file for Preliminary Plat approval.  
Comments on infrastructure list.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** June 29, 2005



6/29/05

#5

#100 2123

Mary Williams

he agrees pedestrian access onto

Jupiter + 3rd St

related parking sufficient?

✓ police dept comments

Sharon Karpinski

• plot changes?

• want 1 mo. deferral

plans have changed

Leah Pearson

• MRGCD 8' easement  
in 2' easement

Susan McAllister

• storm drain

• 30 day deferral

Kyle Gilfer

infrastructure list

Plot in conference w/SPs



**QuikDraw**  
**Engineering, L.L.C.**  
Post Office Box 729  
Corrales, New Mexico 87048  
505-898-0389WK 505-8970389FAX  
quikdrawengr@aol.com

City of Albuquerque

One Stop Shop

Attn: DRB Chair - Sheran Matson

6/28/05

Dear Sheran,

Please find Infrastructure List for project #1002123, application #05-00981, Del's Hideaway.

Also find tentative Site / Utility plan, there is already an approved Grading & Drainage plan.

Respectfully Submitted,

Lyle C. Losack, P.E.

Owner / QDE, LLC

Cc: File

Phil & Pam Sheets



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 29, 2005

**Project # 1002123**  
05DRB-00981 Major- Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW BETWEEN 4<sup>TH</sup> ST NW AND 2<sup>ND</sup> ST NW containing approximately 3 acres. [REF: 04DRB00532, 04DRB00533, 04DRB00535, 03EPC01087, 03EPC01088, 02EPC01149] (G-14)

AMAFCA		No comment.
COG	For information, the Long Range Bikeway System identifies 2 <sup>nd</sup> Street as having on street lanes and a separate path.	
Transit	Transit suggests providing pedestrian access from the private streets to North 3 <sup>rd</sup> Street and Jupiter Road and from San Clemente to the Alameda Drain.	
Zoning Enforcement		No adverse comments.
Neighborhood Coordination		Letter sent to Greater Gardner NA (R).
APS		No comments received.
Police Department		

A review of the following DRB 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. Traffic volume- will increase, traffic control devices- should increase, burglaries- residential -homes should be equipped with reasonable target hardening devices, lighting issues- lighting should cover all private driveways, sidewalks and all other pedestrian areas. Maintenance of landscaping- part of development should be low level at maturity and not conflict with established lighting. other: homes should be built so that all often used rooms in the home have windows that view walkways, streets and drives.

Fire Department

No comments received.

PNM Electric & Gas

Pre-plat: PNM has facilities within Tract A which serve customers in the surrounding area. Developer must provide a plan to relocate the facilities that are currently serving customers. I phoned the engineer to discuss who we are serving, left message.

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

"Plat must show private drainage easements shown on grading plan. Infrastructure List must be amended.

Transportation Development

Where are the hammerhead private access easements on Tract "J"? Are the radii contained within the 26' easements (J, B, C, and D) or will the easements need to encroach upon tracts E, F, G and H? Who will own and maintain tracts E, F, G and H? Why are there two tract J's? Where is the infrastructure list?

Parks & Recreation Add a maintenance note to the plat for tracts E, F, G and H.

Utilities Development

Tracts A, B, C, C, and J must be dedicated as public water and sanitary sewer easements to the Water Authority (ABCWUA). Infrastructure List is required to include additional water/sewer lines.

Planning Department

OK Tract B needs to appear as part of the plat title.

OK There is no free consent and dedication language on the preliminary plat.  
(Agent was provided a copy)

OK There is no Subdivision Data on the plat.  
(Agent was provided a copy)

→ Zoning not yet SHI-RT

Planning Department

MRGCD must sign final plat.

Who is the owner of the 26' private access easements? One note on the plat indicates Homeowner's Association, another note indicates underlying property owner, if its the "underlying property owner", the lot lines must extend into the easements

Tracts A, B-1, C & D do not indicate public sanitary sewer, waterline & private access easements.

A revised preliminary plat satisfying these comments must be submitted to Planning on Monday June 27<sup>th</sup>, 2005, to avoid deferral.

A new infrastructure list is required for this re-plat.

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

cc:Del's Hide-A-Way Park, Attn: Philip Sheets, P.O. Box 6901, 87197

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

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

**Meeting Date:** JUNE 29, 2005  
**Zone Atlas Page:** G-14-Z  
**Notification Radius:** 100 Ft.

**Project# 1002123**  
**App# 05DRB-00981**

**Cross Reference and Location:** SAN CLEMENTE NW BETWEEN 4<sup>TH</sup> ST. NW AND  
2<sup>ND</sup> ST. NW

**Applicant:** DEL'S HIDE-A-WAY PARK  
ATTN: PHILIP D. SHEETS  
**Address:** PO BOX 6901  
ALBUQUERQUE NM 87197-6901

**Agent:** GARCIA / KRAEMER & ASSOCIATES  
**Address:** 200 LMAS BLVD NW, STE# 1111  
ALBUQUERQUE NM 87102

**Special Instructions:**

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

**Date Mailed:** JUNE 10, 2005

**Signature:** KYLE TSEHLIKAI

## RECORDS WITH LABELS

PAGE 1

PROPERTY ID	LEGAL DESCRIPTION	LAND USE	ADDRESS
101406042140711510	LEGAL: 001L OTS 2 3 X S1/2 OF 4 GARDNER ADD PROPERTY ADDR: 00000 04TH OWNER NAME: LIBUTTI DANICA & LIBUTTI DOMIN OWNER ADDR: 08224 COLFAX	NE ALBUQUERQUE NM	87109
101406040141011403	LEGAL: 007 001B ELMONT PLACE ADD & POR VAC ALLEY PROPERTY ADDR: 00000 4TH OWNER NAME: STEVENS WILLIAM JAMES & OWNER ADDR: 04227 4TH	ST NW ALBUQUERQUE NM	87107
101406039940411402	LEGAL: 008 001B ELMONTPLLS8THRU11+ALLVACALLEYADJ81 PROPERTY ADDR: 00000 04TH OWNER NAME: EBERHARD KENNETH J & NANCY I OWNER ADDR: 05204 SIMON	NW ALBUQUERQUE NM	87114
101406043340011503	LEGAL: 011 001G ARDNER ADD PROPERTY ADDR: 00000 3RD OWNER NAME: VIGIL LISA OWNER ADDR: 04445 3RD	ST NW ALBUQUERQUE NM	87107
101406042039711501	LEGAL: 001 001G ARDNER ADDN PROPERTY ADDR: 00000 04TH OWNER NAME: MAESTAS BENNIE A & REINA MARIA OWNER ADDR: 02825 MOYA	RD NW ALBUQUERQUE NM	87104
101406045439611612	LEGAL: 003 006G ARDNER ADD PROPERTY ADDR: 00000 03RD OWNER NAME: SAX-ROMNEY CYNTHY A OWNER ADDR: 04448 3RD	ST NW ALBUQUERQUE NM	87107
101406039839711115	LEGAL: 010 NEW HARWOOD ADD PROPERTY ADDR: 00000 04TH OWNER NAME: LEE ROBERT & CLARA & LEVITT OWNER ADDR: 05212 JUSTIN	DR NW ALBUQUERQUE NM	87114
101406043339311502	LEGAL: 012 001G ARDNER ADD PROPERTY ADDR: 00000 3RD OWNER NAME: BUCKLEY FERN L & LISA B MARTIN OWNER ADDR: 04441 3RD	ST NW ALBUQUERQUE NM	87107
101406046839311604	LEGAL: 012 006G ARDNER ADD PROPERTY ADDR: 00000 JUPITER OWNER NAME: STITES EUGENE B & OWNER ADDR: 04449 JUPITER	ST NW ALBUQUERQUE NM	87107
101406045337712323	LEGAL: MAP 33 T R 22A1 PROPERTY ADDR: 00000 04TH OWNER NAME: DEL'S HIDE-A-WAY PARK LTD OWNER ADDR: 00000	ALBUQUERQUE NM	87197
101406045339211613	LEGAL: 002 006G ARDNER ADD PROPERTY ADDR: 00000 03RD OWNER NAME: SCHRAUDENBACH MAVIS H & MAH RO OWNER ADDR: 00439 GAVILAN	PL NW ALBUQUERQUE NM	87107

## RECORDS WITH LABELS

PAGE 2

PROPERTY ID	LEGAL DESCRIPTION	LAND USE	ADDRESS
101406039738811114	LEGAL: 011 NEW HARWOOD ADD PROPERTY ADDR: 00000 4TH OWNER NAME: MAURINO HENRY L ETUX OWNER ADDR: 04301 4TH	ST NW ALBUQUERQUE NM	87107
101406046838811603	LEGAL: 013 006G ARDNER ADD PROPERTY ADDR: 00000 JUPITER OWNER NAME: LOWEY KATHARINE OWNER ADDR: 04445 JUPITER	NW ALBUQUERQUE NM	87107
101406045338711601	LEGAL: 001 006G ARDNER ADD PROPERTY ADDR: 00000 3RD OWNER NAME: VIDRO MICHAEL J & FELICIA J OWNER ADDR: 04440 3RD	ST NW ALBUQUERQUE NM	87107
101406048738512302	LEGAL: 002 007G ARDNER ADDITION PROPERTY ADDR: 00000 JUPITER OWNER NAME: LAWSON BEATRICE OWNER ADDR: 04444 JUPITER	ST NW ALBUQUERQUE NM	87107
101406046838311602	LEGAL: 014 006G ARDNER ADD PROPERTY ADDR: 00000 JUPITER OWNER NAME: PERSONS LEAH OWNER ADDR: 00725 CARDENAS	DR NE ALBUQUERQUE NM	87108
101406041638012322	LEGAL: MAP 33 T R 22 A2 CONT 0.24 AC PROPERTY ADDR: 00000 04TH OWNER NAME: DEL'S HIDE-A-WAY PARK LTD OWNER ADDR: 00000	ALBUQUERQUE NM	87197
101406052337813307	LEGAL: LOT 2 X LOT 3 MANUEL SANHES SUBD PROPERTY ADDR: 00000 2ND OWNER NAME: WILLSEY GEORGE & OWNER ADDR: 00515 WYOMING	BL SE ALBUQUERQUE NM	87123
101406048637912301	LEGAL: 001 007G ARDNER ADDITION PROPERTY ADDR: 00000 JUPITER OWNER NAME: MCALLISTER SUSAN A & OWNER ADDR: 03333 PURDUE	NE ALBUQUERQUE NM	87106
101406039337510824	LEGAL: 046 NEW HARWOOD ADD PROPERTY ADDR: 00000 04TH OWNER NAME: STEVENS WILLIAM J ETUX OWNER ADDR: 04227 FORUTH	ST NW ALBUQUERQUE NM	87107
101506000538120302	LEGAL: LT 1 -A P LAT OF LT 1-A OF MANUEL SANCHEZ SUBD CONT PROPERTY ADDR: 00000 2ND OWNER NAME: BANES COMPANY (THE) OWNER ADDR: 00000	ALBUQUERQUE NM	87197
101406041536510919	LEGAL: MRGC D MA P 33 TR 25A1 CONT 0.303 AC PROPERTY ADDR: 00000 FOURTH OWNER NAME: GUERRERO MARIO & PILAR OWNER ADDR: 03928 CALLE CISCO	SANTA FE NM	87507

R E C O R D S   W I T H   L A B E L

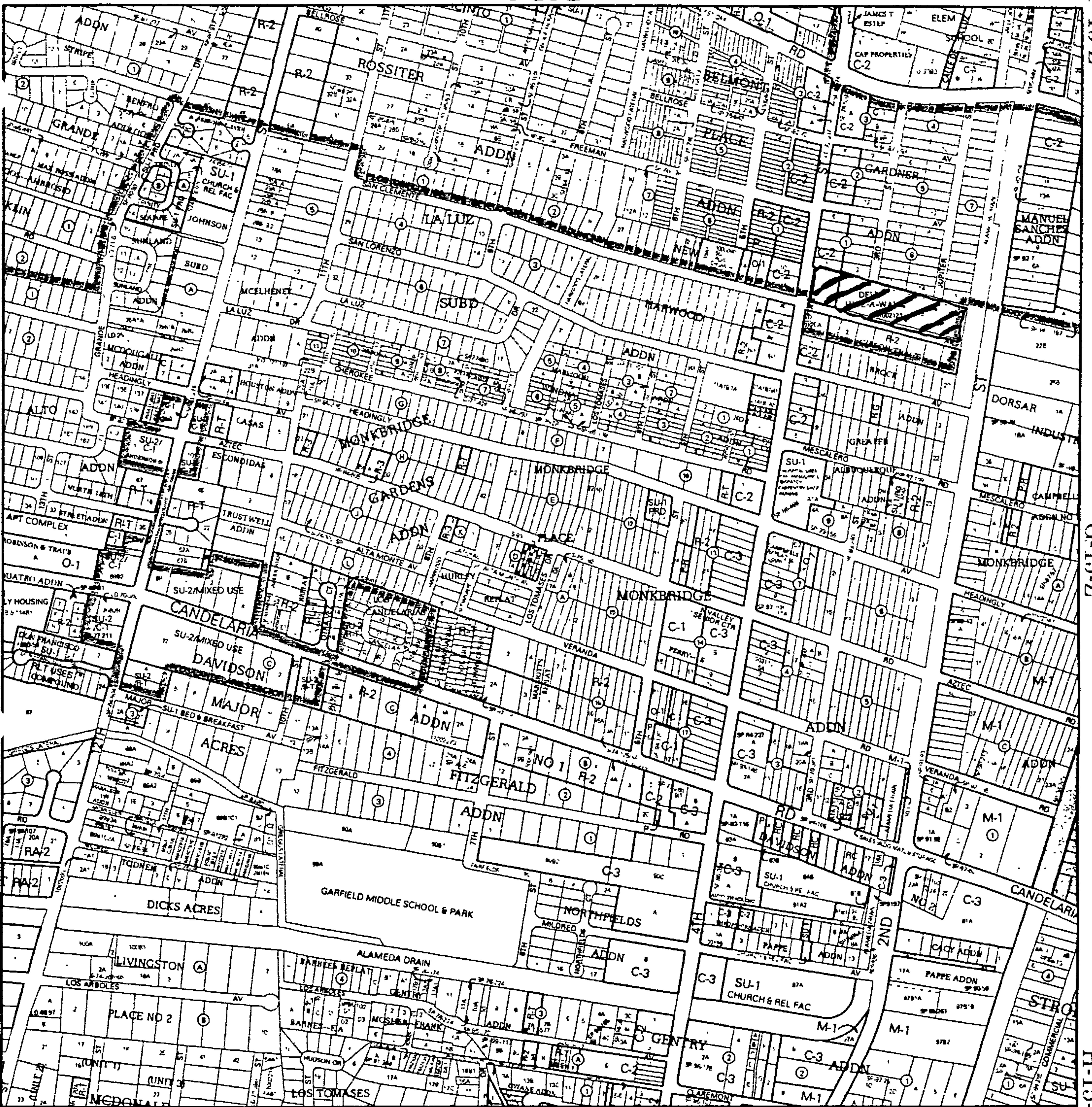
PAGE   3

101406039236910823	LEGAL: 047 NEW HARWOOD ADD PROPERTY ADDR: 00000 4TH OWNER NAME: STEVENS WILLIAM J ETUX OWNER ADDR: 04227 4TH	LAND USE:  ST NW ALBUQUERQUE NM	87107
101506002236620129	LEGAL: TRAC T 22 B MRGCD MAP 33 PROPERTY ADDR: 00000 02ND OWNER NAME: THE BANES COMPANY OWNER ADDR: 00000	LAND USE:  ALBUQUERQUE NM	87197
101406041936710916	LEGAL: 1 OF SUB D PLAT GIBSON TR A (POR OF TR 25-A MRGCD M PROPERTY ADDR: 00000 N/A OWNER NAME: SKRAK PAUL JOSEPH OWNER ADDR: 13212 MOUNTAIN SHADOW	LAND USE:  RD NE ALBUQUERQUE NM	87111
101406042736310917	LEGAL: 2 OF SUB D PLAT GIBSON TR A (POR OF TR 25-A MRGCD M PROPERTY ADDR: 00000 SAN CLEMENTE OWNER NAME: SKRAK PAUL JOSEPH OWNER ADDR: 13212 MOUNTAIN SHADOW	LAND USE:  RD NE ALBUQUERQUE NM	87111
101406043636210918	LEGAL: 3 OF SUB D PLAT GIBSON TR A (POR OF TR 25-A MRGCD M PROPERTY ADDR: 00000 N/A OWNER NAME: SKRAK PAUL JOSEPH OWNER ADDR: 13212 MOUNTAIN SHADOW	LAND USE:  RD NE ALBUQUERQUE NM	87111
101406044535910920	LEGAL: 4 OF SUB D PLAT GIBSON TR A (POR OF TR 25-A MRGCD M PROPERTY ADDR: 00000 N/A OWNER NAME: SKRAK PAUL JOSEPH OWNER ADDR: 13212 MOUNTAIN SHADOW	LAND USE:  RD NE ALBUQUERQUE NM	87111
101406045435710921	LEGAL: 5 OF SUB D PLAT GIBSON TR A (POR OF TR 25-A MRGCD M PROPERTY ADDR: 00000 N/A OWNER NAME: SKRAK PAUL JOSEPH OWNER ADDR: 13212 MOUNTAIN SHADOW	LAND USE:  RD NE ALBUQUERQUE NM	87111
101406046335510922	LEGAL: 6 OF SUB D PLAT GIBSON TR A (POR OF TR 25-A MRGCD M PROPERTY ADDR: 00000 N/A OWNER NAME: SKRAK PAUL JOSEPH OWNER ADDR: 13212 MOUNTAIN SHADOW	LAND USE:  RD NE ALBUQUERQUE NM	87111
101406047235310923	LEGAL: 7 OF SUB D PLAT GIBSON TR A (POR OF TR 25-A MRGCD M PROPERTY ADDR: 00000 N/A OWNER NAME: SKRAK PAUL JOSEPH OWNER ADDR: 13212 MOUNTAIN SHADOW	LAND USE:  RD NE ALBUQUERQUE NM	87111
101406048135010924	LEGAL: 8 OF SUB D PLAT GIBSON TR A (POR OF TR 25-A MRGCD M PROPERTY ADDR: 00000 N/A OWNER NAME: SKRAK PAUL JOSEPH OWNER ADDR: 13212 MOUNTAIN SHADOW	LAND USE:  RD NE ALBUQUERQUE NM	87111
101506002334720127	LEGAL: MRGC D MA P 33 TRACT 25 B PROPERTY ADDR: 00000 02ND OWNER NAME: QUILLEN JAMES R & IDA M TRUSTE OWNER ADDR: 00979 BATESVILLE	LAND USE:  RD   GREER   SC	29651

R E C O R D S   W I T H   L A B E L S

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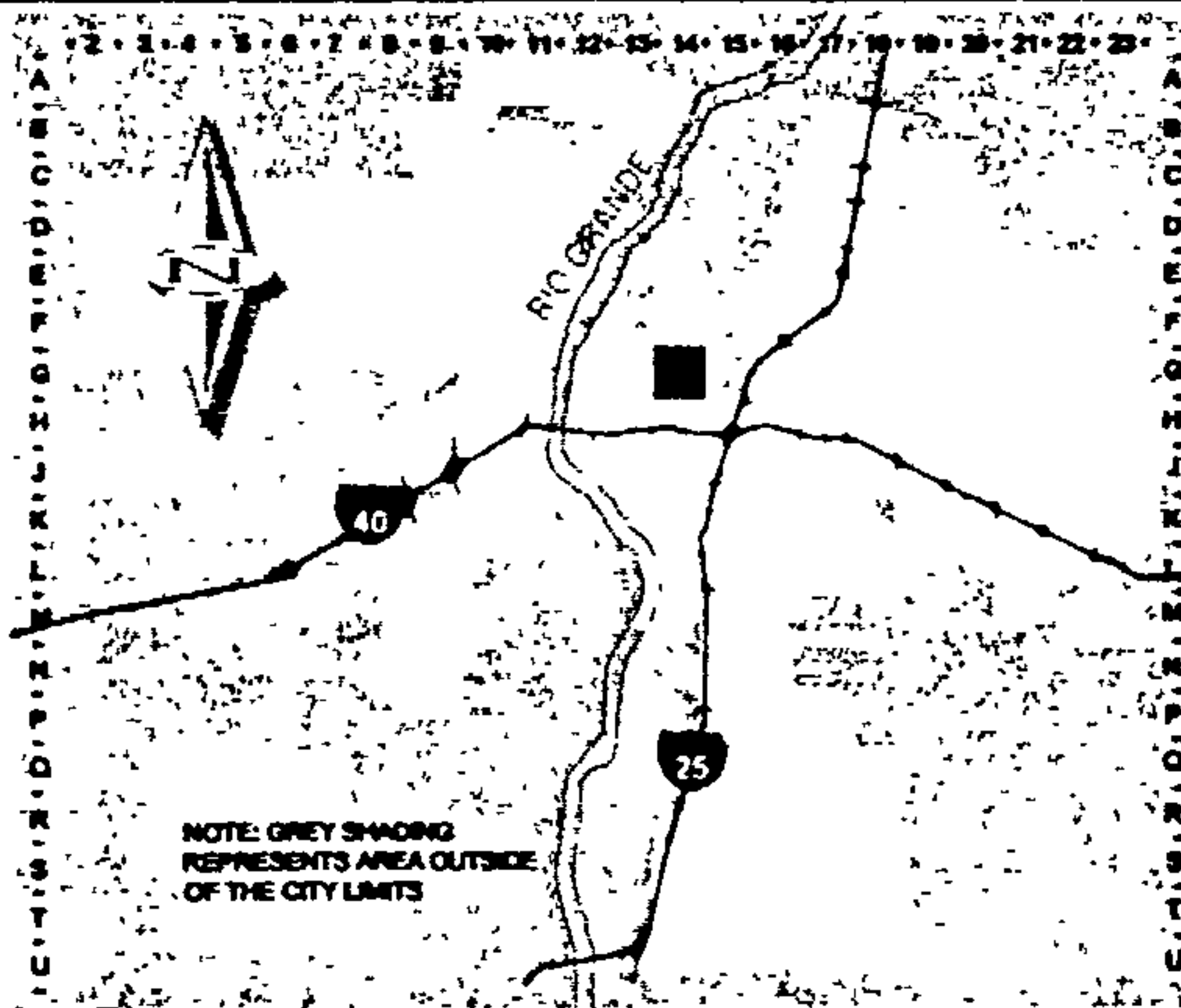
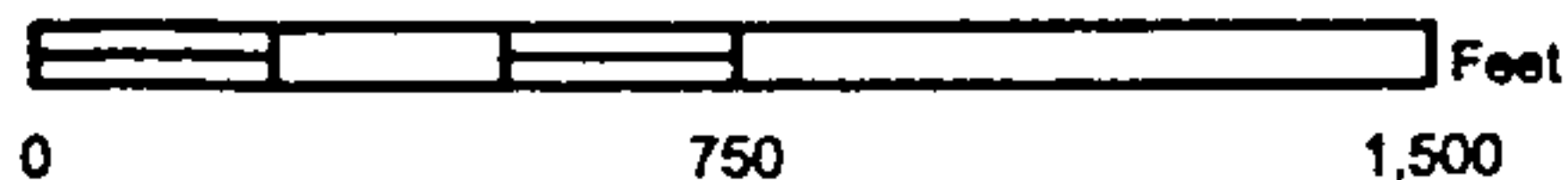


Zone Atlas Page: **G-14-Z**

Map amended through: Aug 06, 2004

Selected Symbols

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



THREE HUNDRED YEARS  
1706 • 2006  
**ALBUQUERQUE**

*Hacienda Historia*

**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Phil & Pam STEETS Date of request: 07/02/03 Zone atlas page(s): G-14

CURRENT:  
Zoning SU-1 for RT Uses  
Parcel Size (acres / sq.ft.) 3.5

Legal Description -  
Lot or Tract # E/Portion 22-A-1 Block # \_\_\_\_\_  
Subdivision Name MURGO MAP #33

### REQUESTED CITY ACTION(S):

Annexation [ ]	Sector Plan [ ]	Site Development Plan:	Building Permit [ ]
Comp. Plan [ ]	Zone Change [ ]	a) Subdivision [X]	Access Permit [ ]
Amendment [ ]	Conditional Use [ ]	b) Build'g Purposes [X]	Other [ ]
		c) Amendment [ ]	

### PROPOSED DEVELOPMENT:

No construction / development [ ]  
New Construction [X]  
Expansion of existing development [ ]

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 35  
Building Size - 1193 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative William Kraemer Date 07/02/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring TIS: Previously studied: [ ]  
Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]  
TRAFFIC ENGINEER

7-02-03  
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring AQIA: Previously studied: [ ]  
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_

TRAFFIC ENGINEER

DATE

AQIA - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_

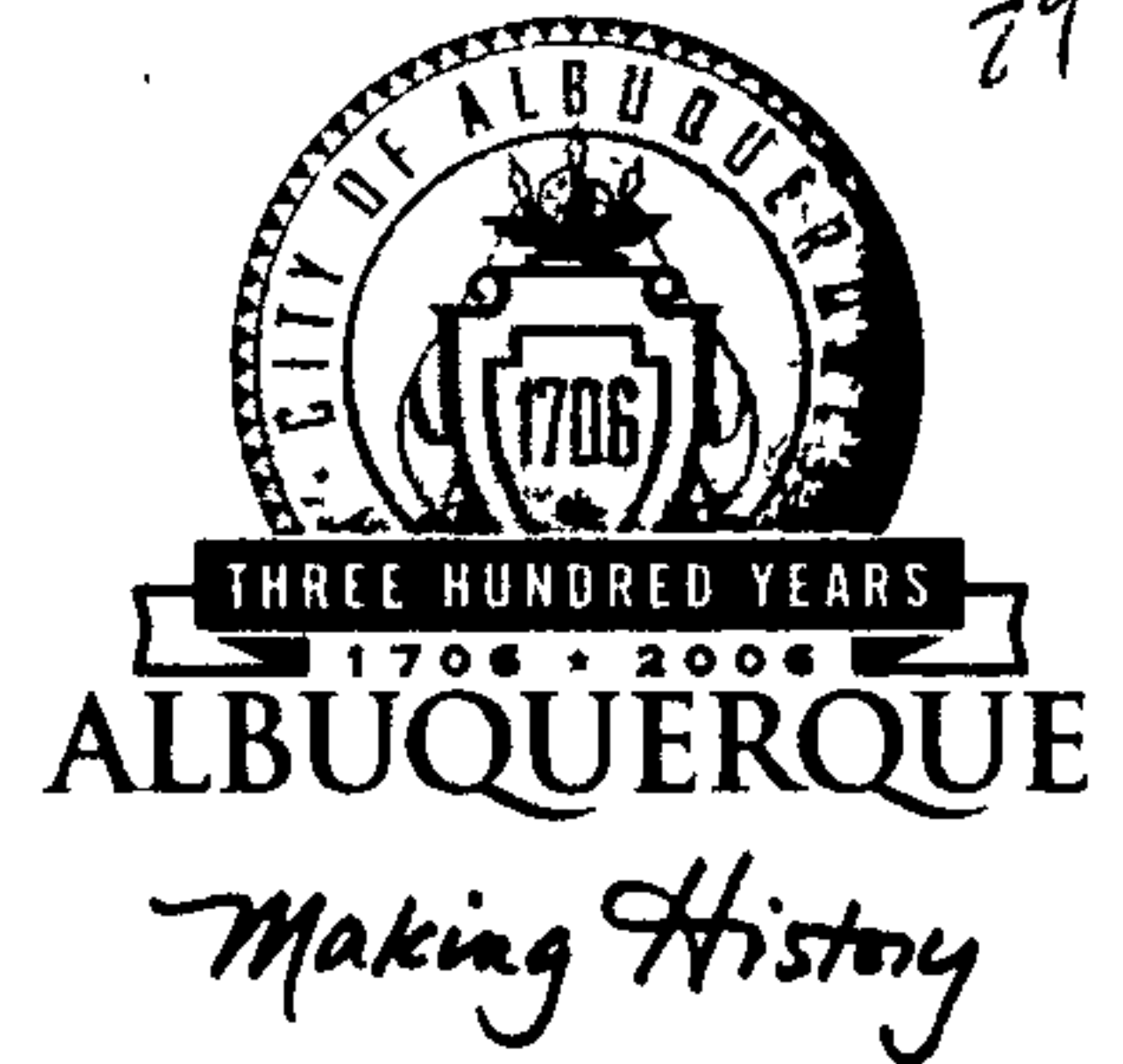
ENVIRONMENTAL HEALTH

DATE

# CITY OF ALBUQUERQUE

Corrected Copy

**FYI**



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

June 21, 2005

**TO:** Susan McAllister and Mary Williams, Great Gardner Neighborhood Association:

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately three (3) acre(s): Major Preliminary Plat Approval for a proposed thirty-five (35) townhouse lots on the subject property.

*Proposed by:* Garcia/Kraemer and Associates at 242-5566

*Agent for:* Del's Hide-A-Way Park/Philip D. Sheets

*For property located:* On or near San Clemente NW between Fourth Street NW and Second Street NW.

P.O. Box 1293

*The case number(s) assigned is:* 05DRB- 00981, Project # 1002123.

City Planning accepted application for this request on June 10, 2005.

Albuquerque

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

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, June 29, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

www.cabq.gov

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

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

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



**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, June 29, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

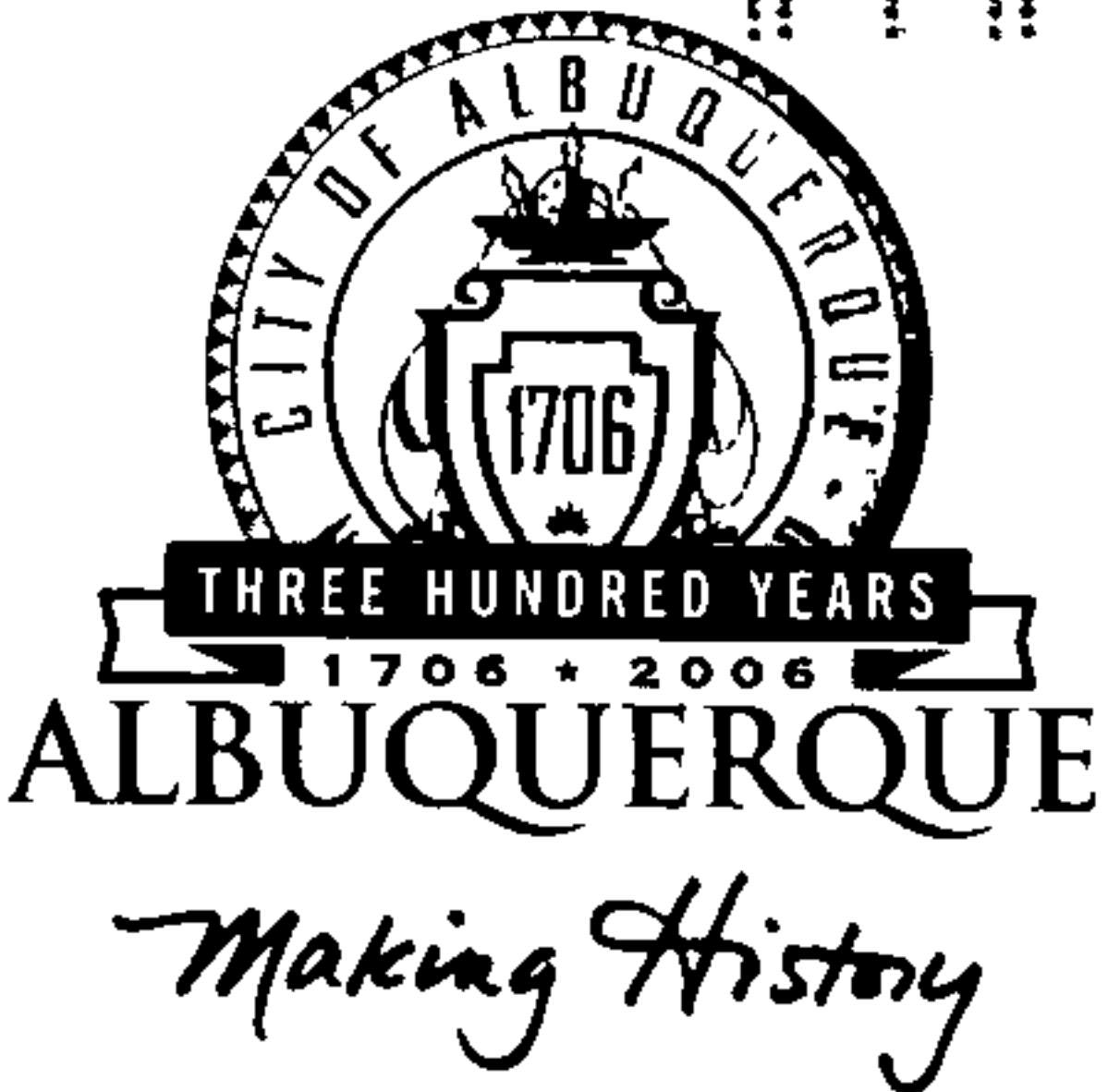
**Project # -1002123**  
05DRB-00981 Major- Preliminary Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW BETWEEN 4<sup>TH</sup> ST NW AND 2<sup>ND</sup> ST NW containing approximately 3 acres. [REF: 04DRB00532, 04DRB00533, 04DRB00535, 03EPC01087, 03EPC01088, 02EPC01149] (G-14)

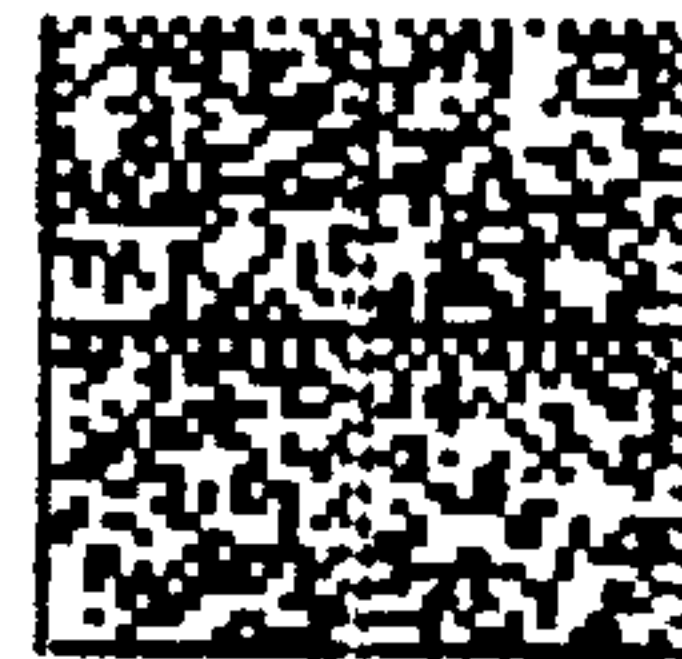
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.**



# CITY OF ALBUQUERQUE



02 1A \$ 00.37<sup>0</sup>  
0004329277 JUN 14 2005  
MAILED FROM ZIP CODE 87102

101406039940411402

EBERHARD KENNETH J & NANCY I  
5204 SIMON NW  
ALBUQUERQUE NM 87114

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

EBER204 871143007 1304 13 06/18/05  
FORWARD TIME EXP RTN TO SEND  
EBERHARD  
5409 HUMMINGBIRD LN NW  
ALBUQUERQUE NM 87120-4515

RETURN TO SENDER



**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, June 29, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002123**  
05DRB-00981 Major- Preliminary Plat  
Approval

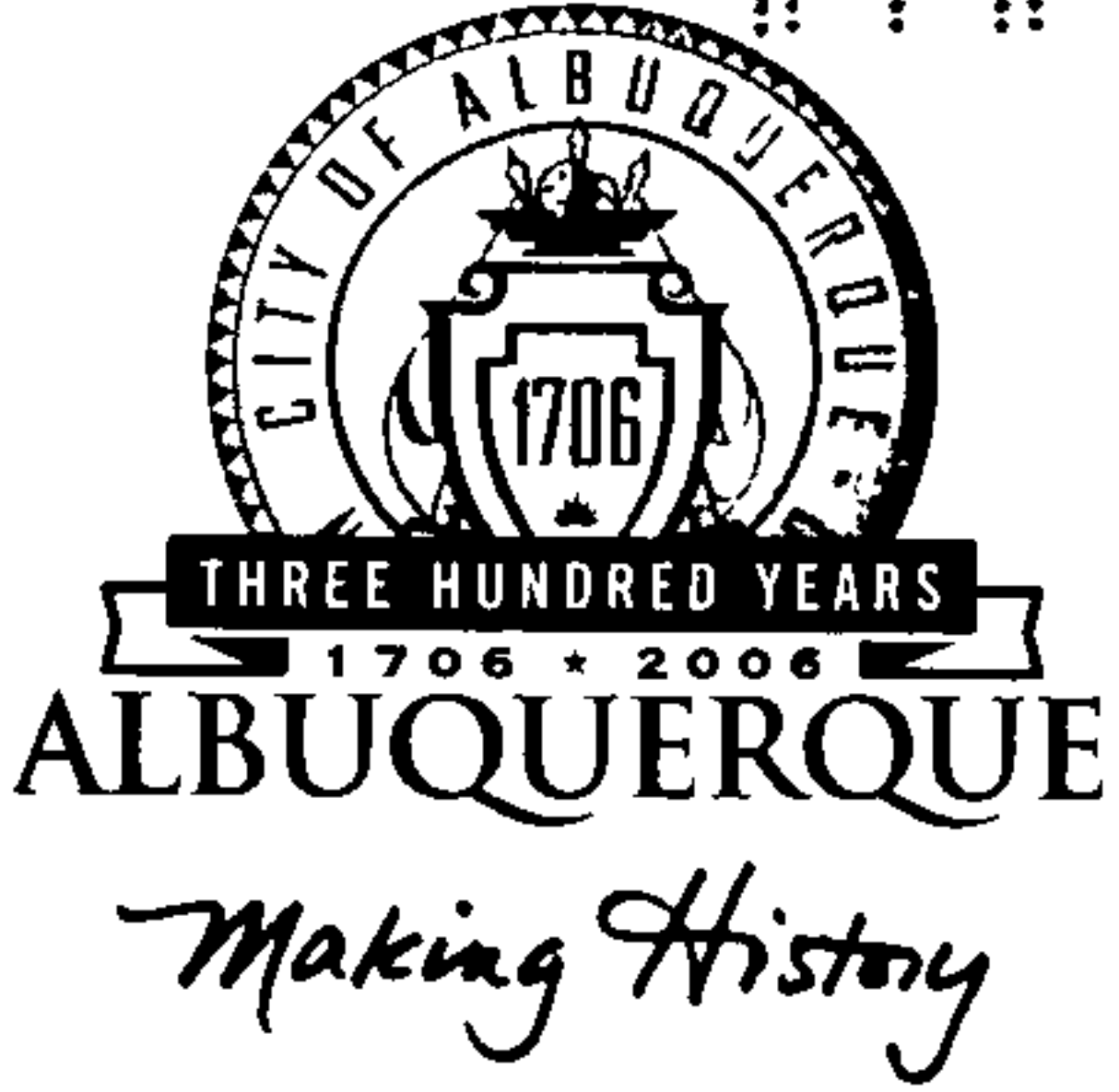
GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW BETWEEN 4<sup>TH</sup> ST NW AND 2<sup>ND</sup> ST NW containing approximately 3 acres. [REF: 04DRB00532, 04DRB00533, 04DRB00535, 03EPC01087, 03EPC01088, 02EPC01149] (G-14)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.**

# CITY OF ALBUQUERQUE



*DRB*

Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

RETURN  
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NOT DELIVERABLE  
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UNABLE TO FORWARD

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725 CARDENAS  
ALBUQUERQUE NM~~

*DR NE*  
87108



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

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05DRB-00981 Major- Preliminary Plat  
Approval

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A handwritten signature in cursive script that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.**



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- A A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICATION INFORMATION:

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Del's Hide-A-Way Park, LTD PHONE: 610-9104  
 ADDRESS: P.O. Box 6901 FAX: \_\_\_\_\_  
 CITY: Albuq. STATE N.M. ZIP 87197 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Philip D. Sheets List all owners: Pamela J. Sheets

DESCRIPTION OF REQUEST: Sidewalk Waiver and Amended Infrastructure List

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Del's Hide-A-Way  
 Existing Zoning: SU-1 for RT Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-14-2 UPC Code: \_\_\_\_\_

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc):  
1002123

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente (Ave) Way N.W.  
 Between: North 4th. St. and North 2nd. Street

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

SIGNATURE Philip D. Sheets DATE 7/27/10  
 (Print) Philip D. Sheets Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/07

- 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>10DRB 70209</u>	<u>SW</u>	<u>Y</u>	<u>\$ 0</u>
	<u>CME</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			<u>\$ 20.00</u>

Hearing date 08/04/10  
Philip D. Sheets 7/27/10  
Sandy Hindley Planner signature / date

Project # 1002123

FORM V: SUBDIVISION VARIANCE & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**  
 \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**  
 \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**  
 **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**  
 \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
 (Not required for City owned public right-of-way.)  
 \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ 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)  
 \_\_\_ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**  
 **SIDEWALK WAIVER (DRB21)** **6 copies**  
 ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")  
 ✓ Zone Atlas map with the entire property(ies) clearly outlined  
 ✓ Letter briefly describing, explaining, and justifying the variance or waiver  
 ✓ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**  
 \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**  
 **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**  
 \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**  
 **VACATION OF RECORDED PLAT (DRB29)**  
 \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**  
 \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers 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.

Philip D. Sheets  
 Applicant name (print)  
Philip D. Sheets 7/27/10  
 Applicant signature / date

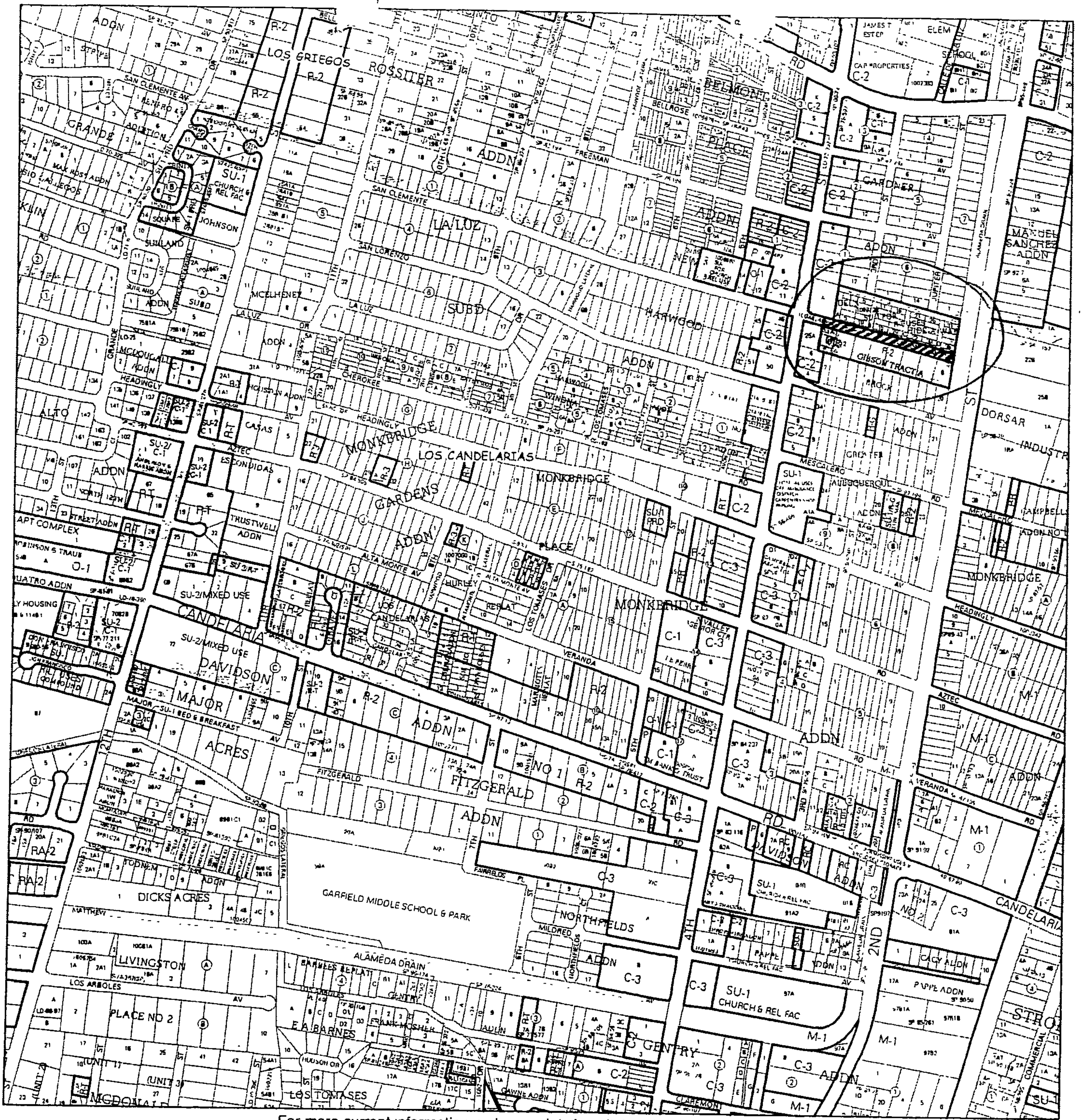


Form revised 4/07

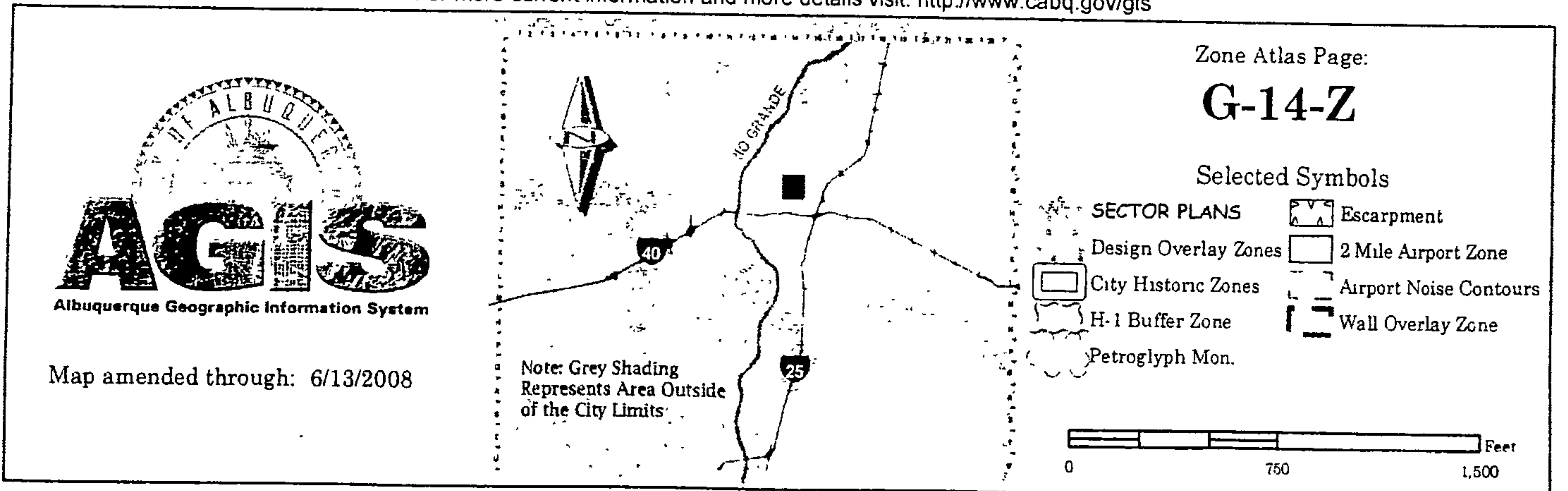
- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed

Application case numbers  
 10 DRB - 70209  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 07/27/10  
 Planner signature / date  
 Project # 1002123



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



11  
TION R3E SEC 6

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Del's Hide-A-Way Park, LTD

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

San Clemente (Avenue), change to Way, N.W.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Remove & Replace Curb & Gutter	4th. St. N.W.	Tract "A"	San Clemente Way	/	/	/
		6' wide	Remove Sidewalk & 4 Drive Pads	4th. St. N.W.	Tract "A"	San Clemente Way	/	/	/
		6' wide	Const. sidewalk	4th. St. N.W.	Tract "A"	San Clemente Way	/	/	/
		30"	RPC, Extend 25' of Harwood Lateral	Harwood Lateral	4th. St. N.W.	25' East	/	/	/
			Remove & Replace H.C. Ramp	San Clemente Way	4th. St. N.W.	Tract "A"	/	/	/
		49.5'	wide F to F AC pavement	San Clemente Way	4th. St. N.W.	Tract "A"	/	/	/
			Standard Curb & G. (North side)	San Clemente Way	4th. St. N.W.	Tract "A"	/	/	/
		4' wide	Sidewalk (south side) Tract 25 A	San Clemente Way	4th. St. N.W.	Tract 25A	/	/	/
		4' wide	Stamped Concrete Walk way	San Clemente Way	S.W. Corner Tract "C"	ADA Accessible Drive	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
		24' wide	ADA Accessible Driveway	San Clemente Way	Lot 2 Gibson T.A	Lot 1 A Gibson T.A	/	/	/	
							/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Philip D. Sheets*

NAME (print)

*Del's Hide-A-Way Park L.T.D.*

FIRM

*Philip D. Sheets*

SIGNATURE - date

Aug. 9, 2010

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Del's Hide-A-Way Park, LTD

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

San Clemente (Avenue), change to Way, N.W.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1002123  
 DRB Application No.: \_\_\_\_\_

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			Remove & Replace Curb & Gutter	4th. St. N.W.	Tract "A"	San Clemente Way	/	/	/
		6' wide	Remove Sidewalk & 4 Drive Pads	4th. St. N.W.	Tract "A"	San Clemente Way	/	/	/
		6' wide	Const. Sidewalk	4th. St. N.W.	Tract "A"	San Clemente Way	/	/	/
		30"	RPC, Extend 25' of Harwood Lateral	Harwood Lateral	4th. St. N.W.	25' East	/	/	/
			Remove & Replace H.C. Ramp	San Clemente Way	4th. St. N.W.	Tract "A"	/	/	/
		49.5'	wide F to F AC pavement	San Clemente Way	4th. St. N.W.	Tract "A"	/	/	/
			Standard Curb & G. (North side)	San Clemente Way	4th. St. N.W.	Tract "A"	/	/	/
		4' wide	Sidewalk (south side) Tract 25 A	San Clemente Way	4th. St. N.W.	Tract 25A	/	/	/
		4' wide	stamped Concrete walk way	San Clemente Way	S.W. Corner Tract "C"	ADA Accessible Drive	/	/	/

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		24' wide	ADA Accessible Driveway	San Clemente Way	Lot 2 Gibson T.A	Lot 1A Gibson T.A	/	/	/	
							/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

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- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

Philip D. Sheets

NAME (print)

Del's Hide-A-Way Park L.T.D.

FIRM

Philip D. Sheets

SIGNATURE - date

Aug. 9, 2010

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

\_\_\_\_\_ DRB CHAIR - date

\_\_\_\_\_ TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_ UTILITY DEVELOPMENT - date

\_\_\_\_\_ CITY ENGINEER - date

\_\_\_\_\_ PARKS & RECREATION - date

\_\_\_\_\_ AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

NORTH  
FOURTH  
STREET

NEW 6'  
SIDEWALK

TRACT "A"  
DEL'S HIDE-A-WAY PARK

SAN  
CLEMENTE WAY

49.5'

DRIVE PAD

40'

DRIVE  
WAY

TRACT 25A  
MRGCD MAP 33

NEW 4'  
SIDEWALK

EXISTING  
4' SIDEWALK

VEHICLE  
GATE

VEHICLE  
GATE

LOT 1-A  
GIBSON TRACT A

3'6" PEDESTRIAN  
GATE

NEW  
4' SIDEWALK

4'  
STAMPED  
CONCRETE  
WALKWAY

EXISTING  
4' SIDEWALK

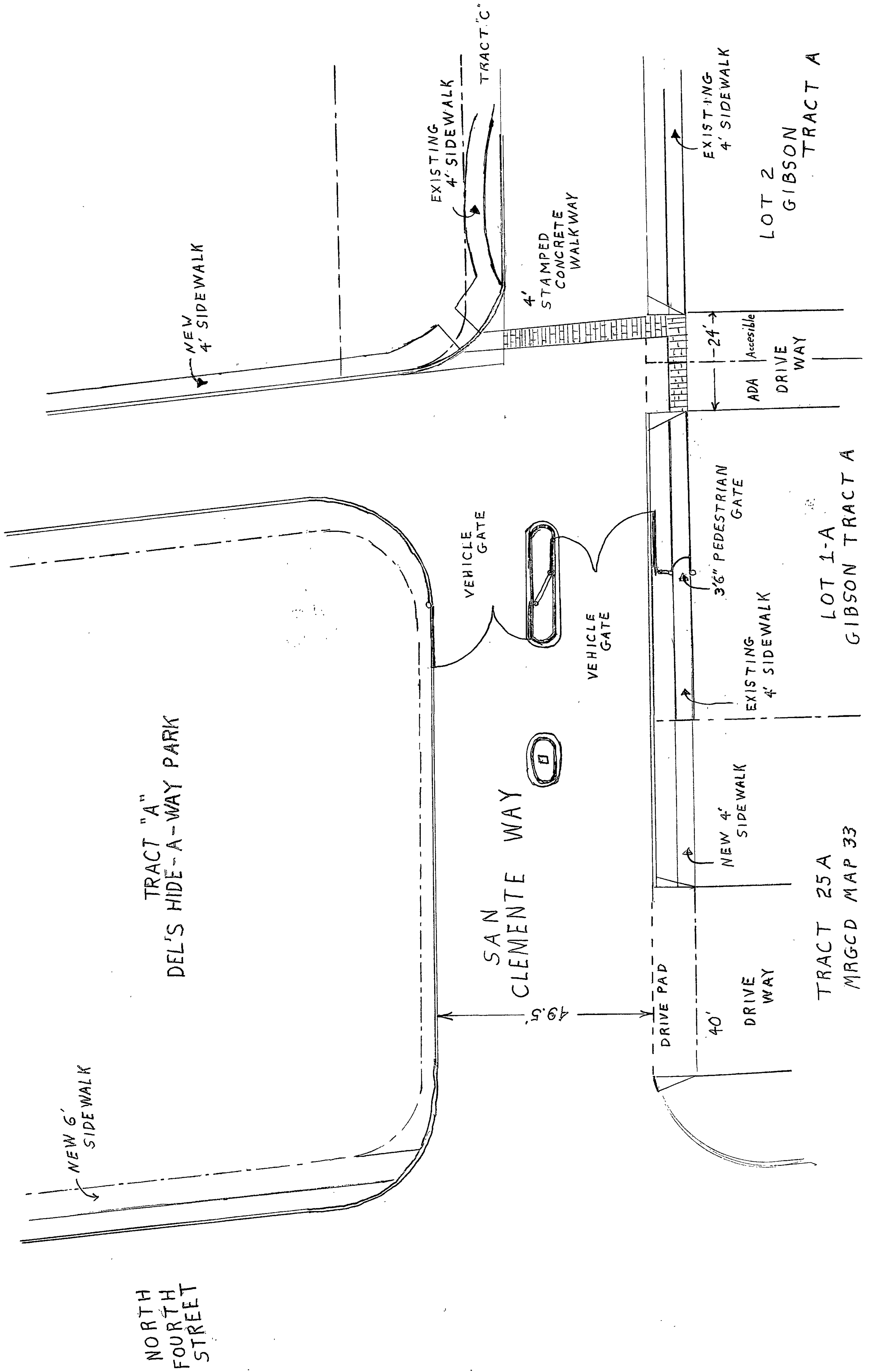
TRACT "C"

ADA  
Accessible  
-24'-  
DRIVE  
WAY

LOT 2  
GIBSON  
TRACT A

EXISTING  
4' SIDEWALK





**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Remove & Replace Curb & Gutter	N. Pl of Tract A 4th. St. N.W.	N. Pl. of Tract A	San Clemente Way	/	/	/
			Remove 6' sidewalk & 4 drive Pads	"	"	"	/	/	/
			Const. 6' wide sidewalk	"	"	"	/	/	/
			Extend 30" RPC (25') Harwood Lateral	Harwood Lateral W.W.	4th. St. N.W.	25' East	/	/	/
			Remove H.C. Ramp	San Clemente Way	4th. St. N.W.	Tract "A"	/	/	/
			Remove Curb & Gutter (N. side)	San Clemente Way	4th. St. N.W.	Tract "A"	/	/	/
			49.5' wide F to F AC Pavement	"	"	"	/	/	/
			Standard Curb & G. North Side	"	"	"	/	/	/
			4 foot wide sidewalk South side	"	"	"	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #

Size	Type of Improvement	Location	From	To

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

Philip D. Sheets  
NAME (print)

Del's Hide-A-Way Park  
FIRM

Philip D. Sheets  
SIGNATURE - date

_____	_____
DRB CHAIR - date	PARKS & RECREATION - date
_____	_____
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____
UTILITY DEVELOPMENT - date	_____ - date
_____	_____
CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
-----------------------------------

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**Del's Hide-A-Way Park, LTD  
PO Box 6901  
Albuquerque, NM 87197-6901  
(505) 610-4104**

July 26, 2010

Jack Cloud, AICP, DRB Chairman  
City of Albuquerque  
Planning Department  
Development Review Board

Project # 1002123

Re: San Clemente Way (Ave) NW  
Del's Hide-A-Way Park

**Sidewalk Waiver and Amended Infrastructure List**

This is a formal request for a sidewalk waiver for the 4 foot sidewalk on the north side of San Clemente Way, Tract "A", from North 4<sup>th</sup> Street to the first Private Road, or Tract "B".

Justification: Due to the widening of San Clemente Way for the gate and turn-around, the north side of San Clemente Way will be misaligned or offset. We also would like to have only one walk gate into the private gated community on the south side of the street. We propose to improve pedestrian access by providing a stamped concrete walkway from the north east corner of the first Private Road (Tract "B") to the south side of San Clemente Way.

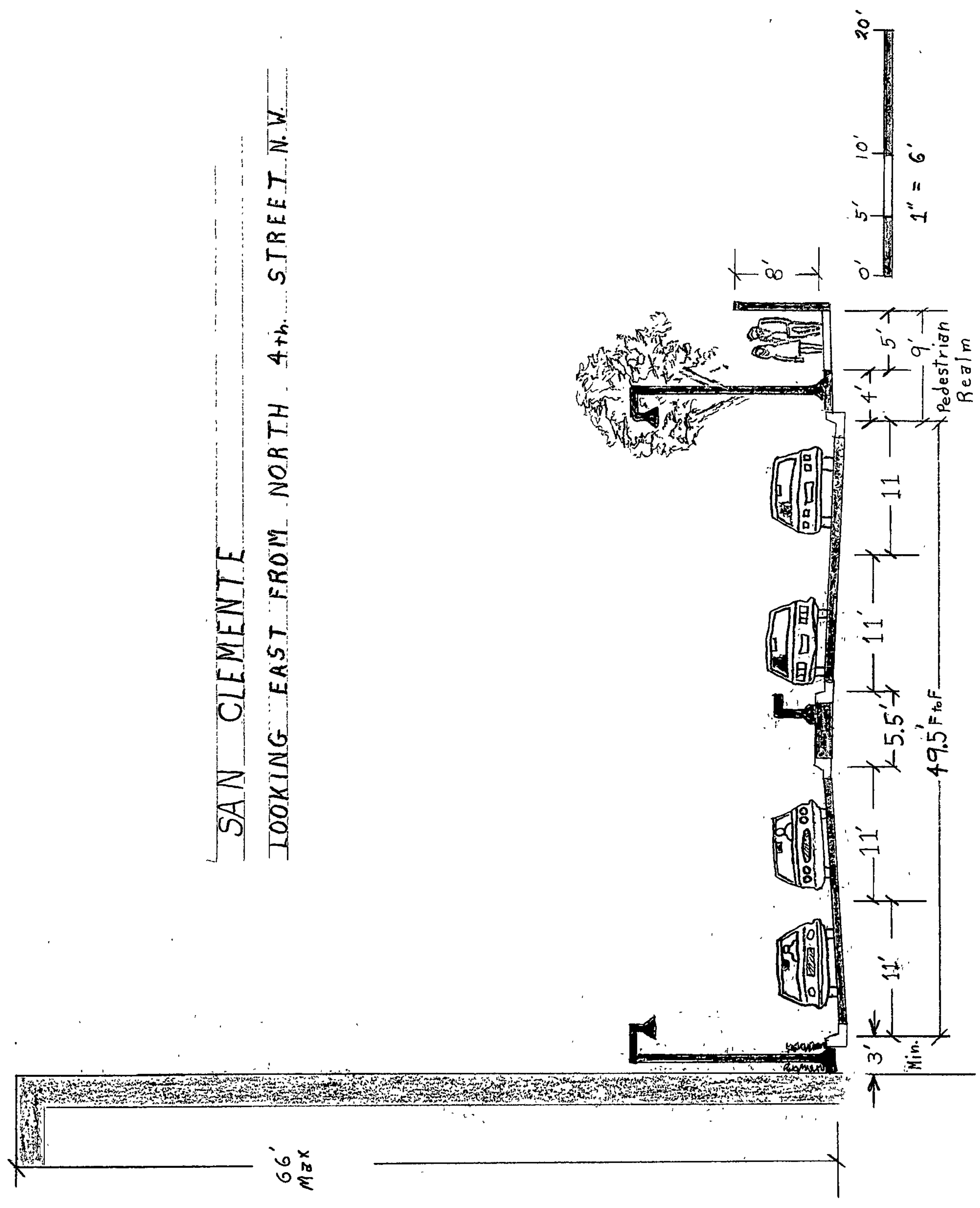
We also propose to change the Infrastructure List to provide 49.5 feet, face-to-face, standard curb and gutter in the widened portion of San Clemente Way. The two 11 foot transportation lanes entering and exiting the property would remain unchanged, with the island changing from 6 feet to 5.5 feet. This will not interfere with the turn-a-round ability.

Sincerely,



Philip D. Sheets  
Del's Hide-A-Way Park LTD

SAN CLEMENTE  
LOOKING EAST FROM NORTH 4th STREET N.W.



NORTH  
FOURTH  
STREET

TRACT "A"  
DEL'S HIDE-A-WAY PARK

SAN  
CLEMENTE WAY

49.5'

DRIVE  
WAY

NEW 4'  
SIDEWALK

EXISTING  
4' SIDEWALK

3/6" PEDESTRIAN  
GATE

VEHICLE  
GATE

VEHICLE  
GATE

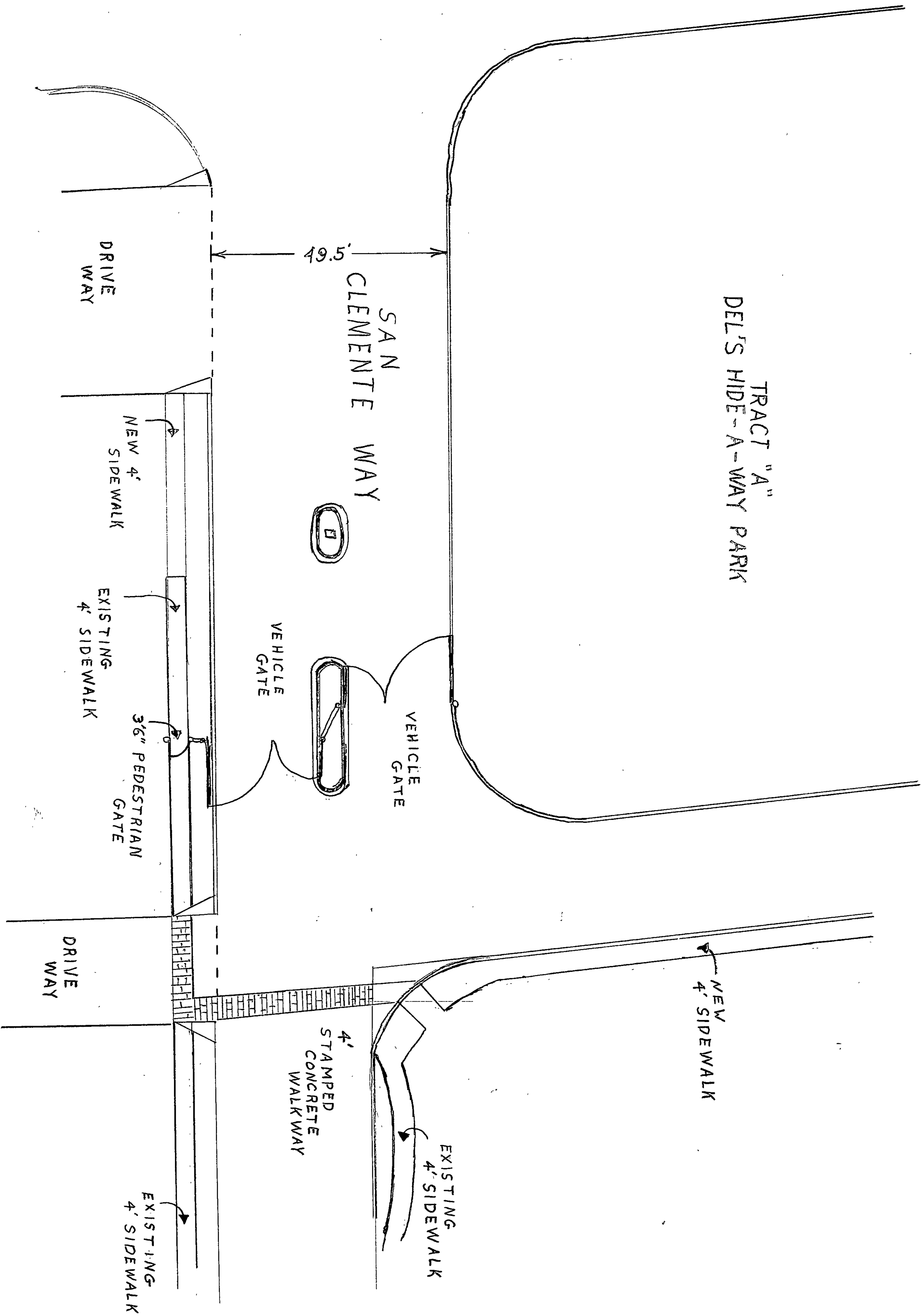
DRIVE  
WAY

NEW  
4' SIDEWALK

4'  
STAMPED  
CONCRETE  
WALKWAY

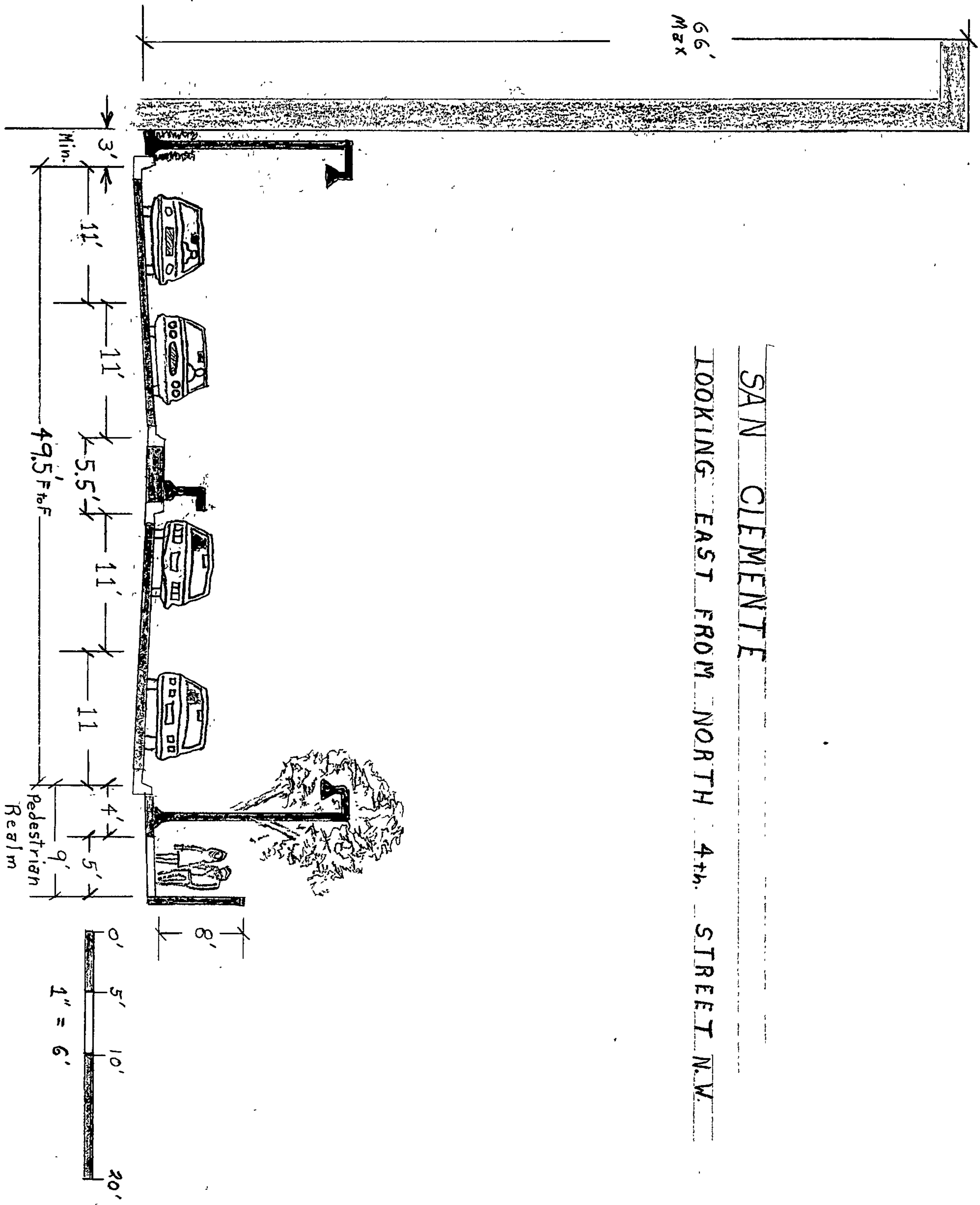
EXISTING  
4' SIDEWALK

EXISTING  
4' SIDEWALK



66'  
MZX

SAN CLEMENTE  
LOOKING EAST FROM NORTH 4th STREET N.W.





NORTH  
FOURTH  
STREET

TRACT "A"  
DEL'S HIDE-A-WAY PARK

49.5'  
SAN  
CLEMENTE WAY

DRIVE  
WAY

NEW 4'  
SIDEWALK

EXISTING  
4' SIDEWALK

3'6" PEDESTRIAN  
GATE

VEHICLE  
GATE

VEHICLE  
GATE

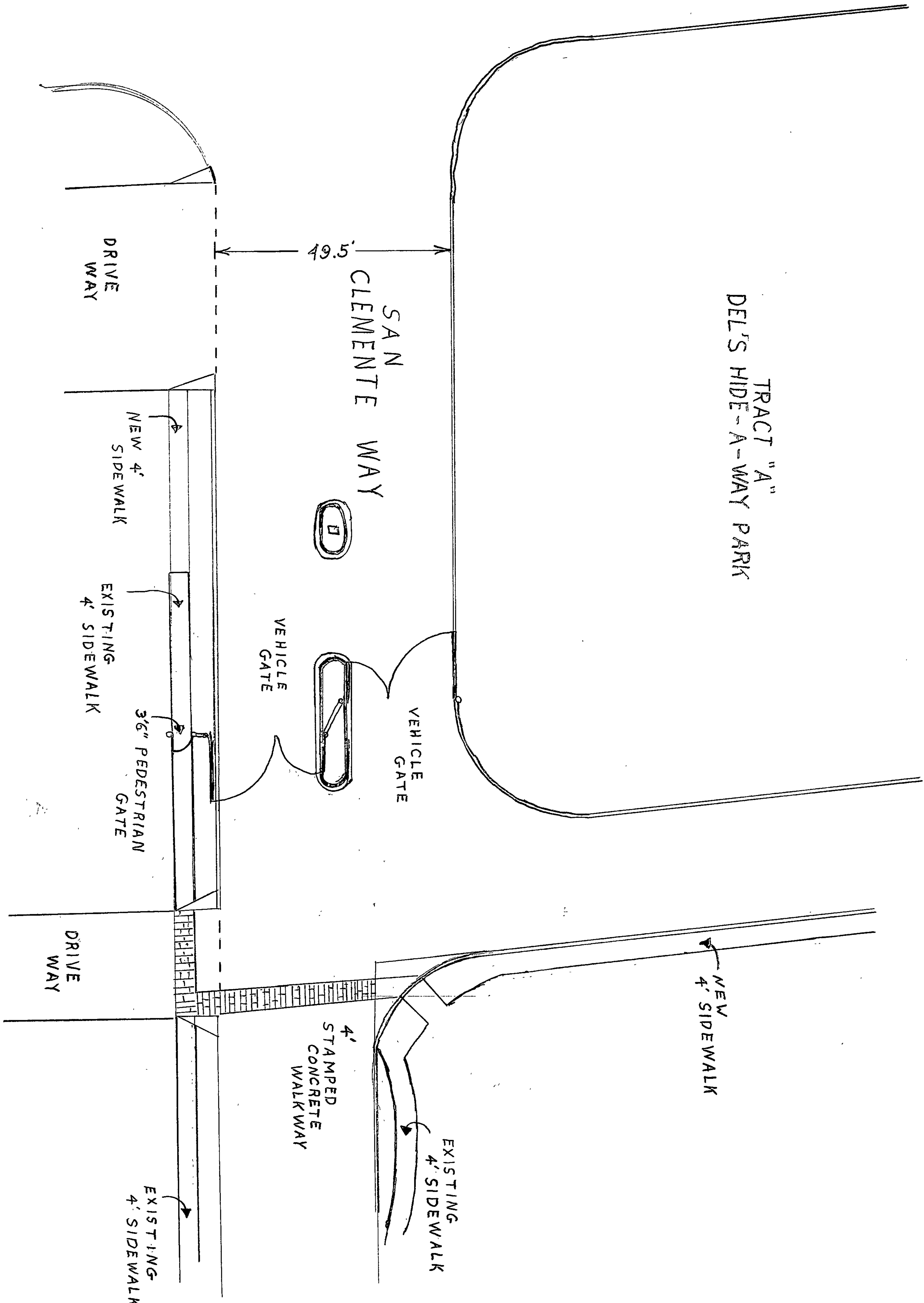
DRIVE  
WAY

NEW  
4' SIDEWALK

4'  
STAMPED  
CONCRETE  
WALKWAY

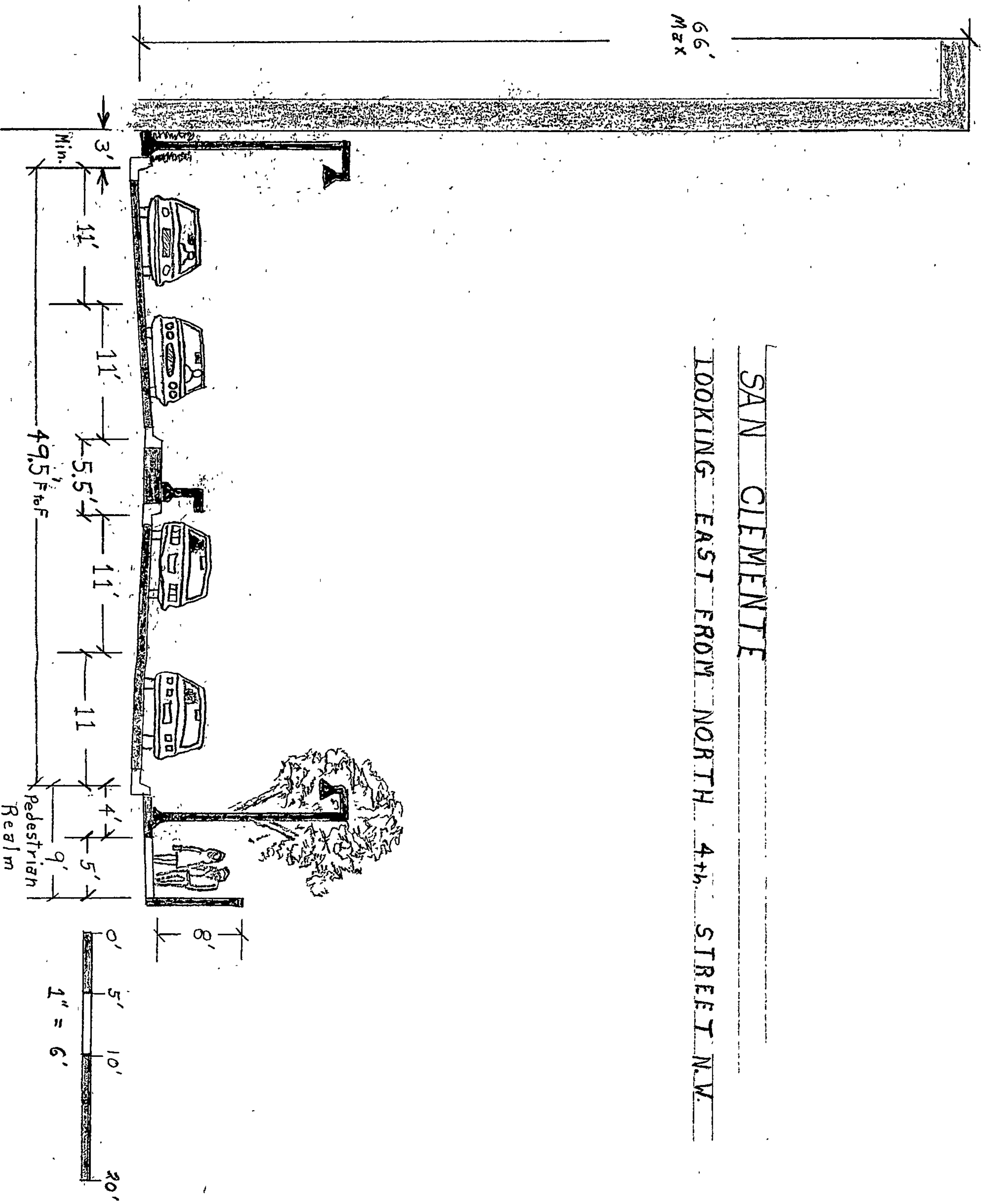
EXISTING  
4' SIDEWALK

EXISTING  
4' SIDEWALK



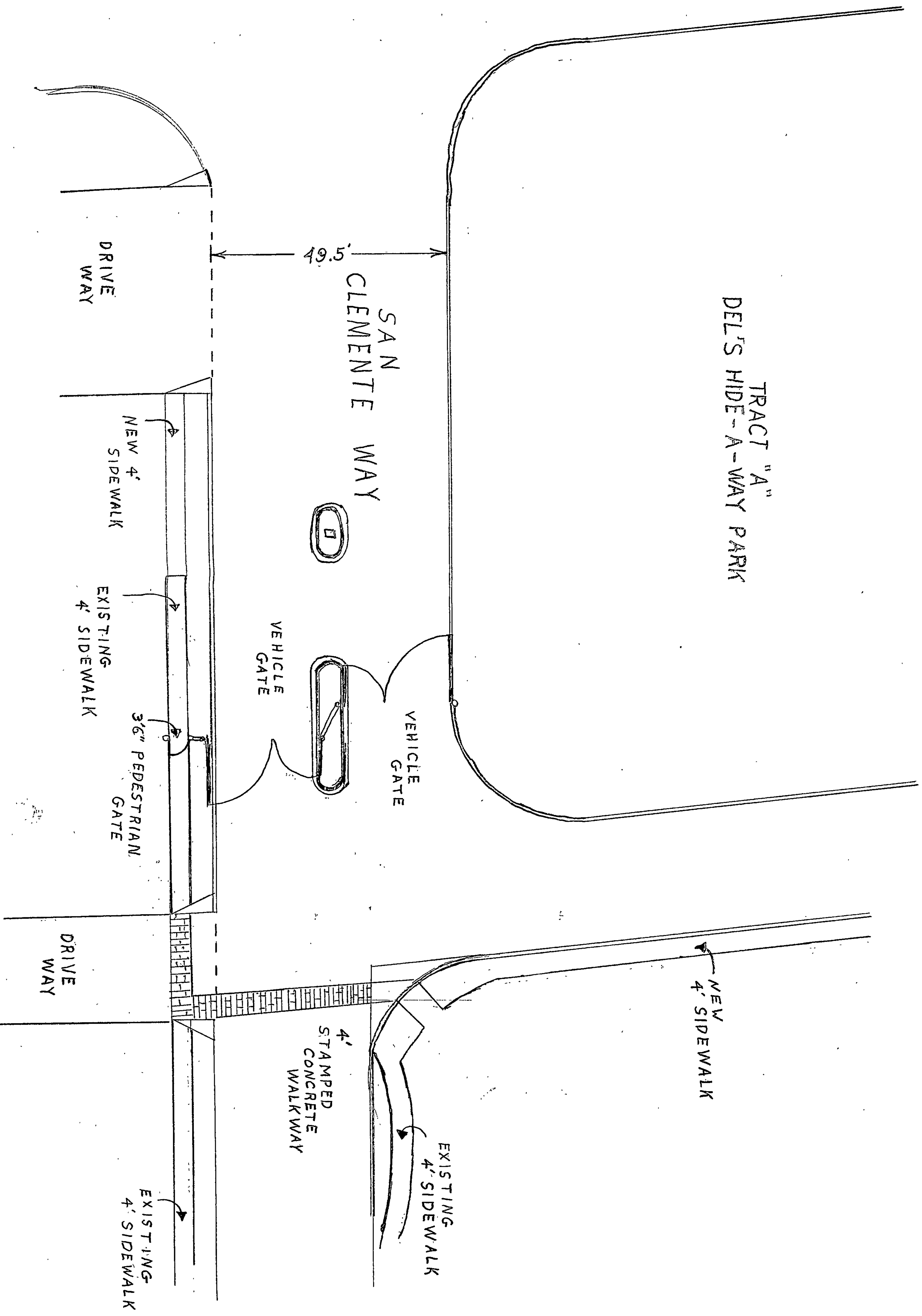
SAN CLEMENTE

LOOKING EAST FROM NORTH 4th STREET N.W.



NORTH  
FOURTH  
STREET

TRACT "A"  
DEL'S HIDE-A-WAY PARK



DRIVE  
WAY

49.5'

SAN  
CLEMENTE WAY

NEW 4'  
SIDEWALK

EXISTING  
4' SIDEWALK

3/8" PEDESTRIAN  
GATE

VEHICLE  
GATE

VEHICLE  
GATE

DRIVE  
WAY

NEW  
4' SIDEWALK

4'  
STAMPED  
CONCRETE  
WALKWAY

EXISTING  
4' SIDEWALK

EXISTING  
4' SIDEWALK



## DRB CASE ACTION LOG *(Preliminary/Final Plat)*

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

DRB Application No.: *09DRB-70378*

Project # *1002123*

Project Name:

Agent: *Del's Hide-A-Way*

Phone No.:

\*\*Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.\*\*

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

**TRANSPORTATION:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ABCWUA:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CITY ENGINEER / AMAFCA:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PARKS / CIP:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PLANNING (Last to sign):** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_

-Tax printout from the County Assessor.

**3 copies of the approved site plan. Include all pages.**

**County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

**Property Management's signature must be obtained prior to Planning Department's signature.**

**AGIS DXF File approval required.**

**Copy of recorded plat for Planning.**

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Dels Hide-A-Way Park, LTD

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

San Clemente (Avenue), change to Way, N.W.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Remove & replace all curb & gutter	4th. St. N.W.	Harwood Lateral Westway (N PL of Tract A)	San Clemente Way, N.W.	1	1	1
			Remove 6' sidewalk & 4 Drive Peds	4th. St. N.W.	"	"	1	1	1
			Const. 6' <sup>wide</sup> <del>set back</del> sidewalk	"	"	"	1	1	1
			Extend 30" RCP (25') Harwood Lateral W.W.	4th. St. N.W.	Harwood Lateral	25' East	1	1	1
			Remove & Replace HC Ramp	San Clemente Street "B"	San Clemente Way	Street "B"	1	1	1
			Remove std Curb & Gutter (North side)	San Clemente Way	San Clemente Way	Tract A	1	1	1
			50' foot wide F-FAC Pavement	<del>4th. St. N.W.</del>	San Clemente Way	4th. St. N.W. to Tract A	1	1	1
			Standard Curb & Gutter N. & S. side	San Clemente Way	San Clemente Way	4th. St. N.W. to Tract A	1	1	1
			4 foot wide sidewalk (N & S side)	San Clemente Way	San Clemente Way	4th St NW Tract A	1	1	1

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature      Date		City User Dept. Signature      Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip D. Sheets  
NAME (print)  
Del's Hide-A-Way Park  
FIRM  
Philip D. Sheets  
SIGNATURE - date

Pat Plas 12/23/09  
DRB CHAIR - date  
[Signature] 12/23/09  
TRANSPORTATION/DEVELOPMENT - date  
[Signature] 12/23/09  
UTILITY DEVELOPMENT - date  
Bradley J. Bigham 12/23/09  
CITY ENGINEER - date

Christina Sandoval 12/23/09  
PARKS & RECREATION - date  
\_\_\_\_\_  
AMAFCA - date  
\_\_\_\_\_  
- date  
\_\_\_\_\_  
- date

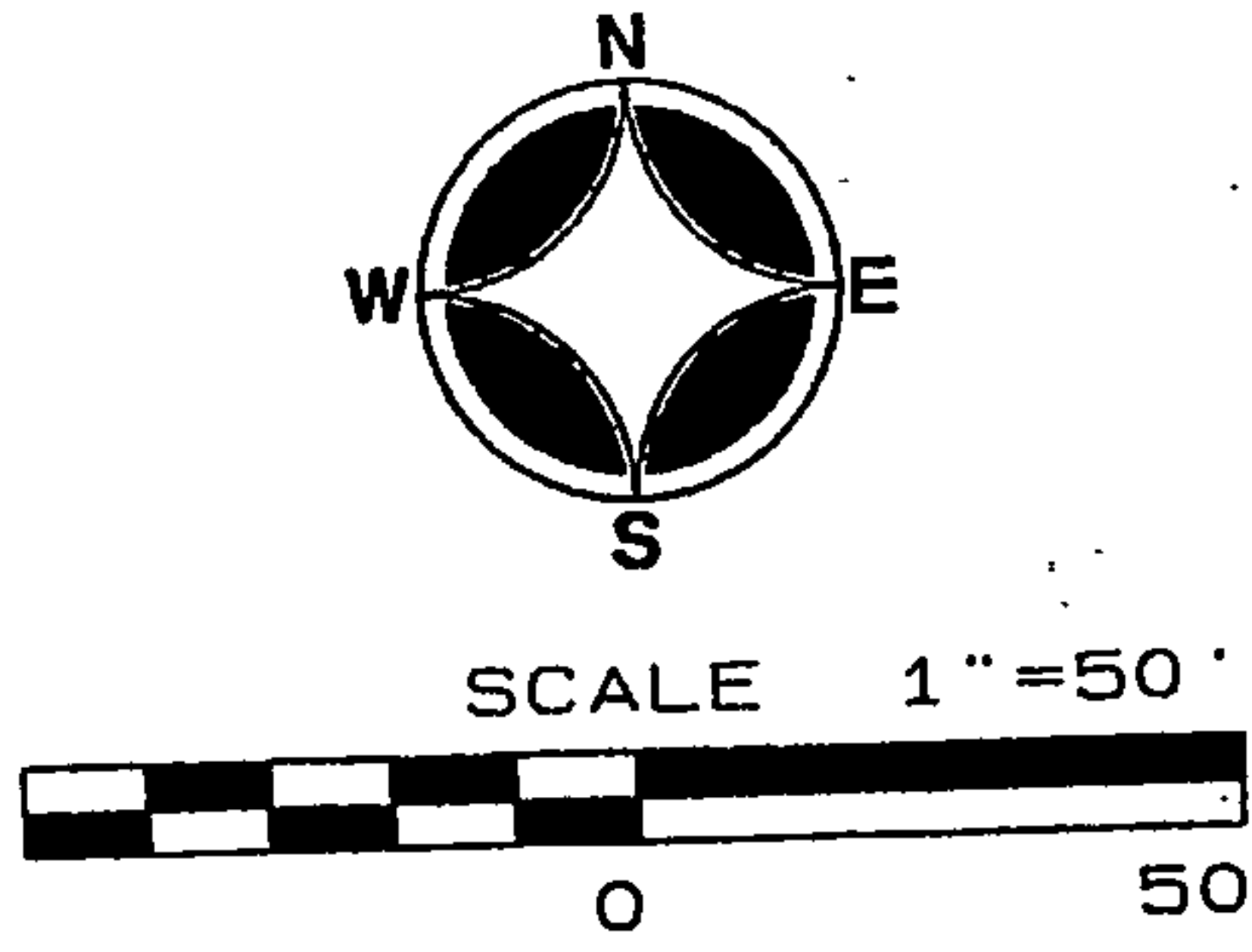
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# -WAY PARK

E. N.M.P.M.  
NT

XICO

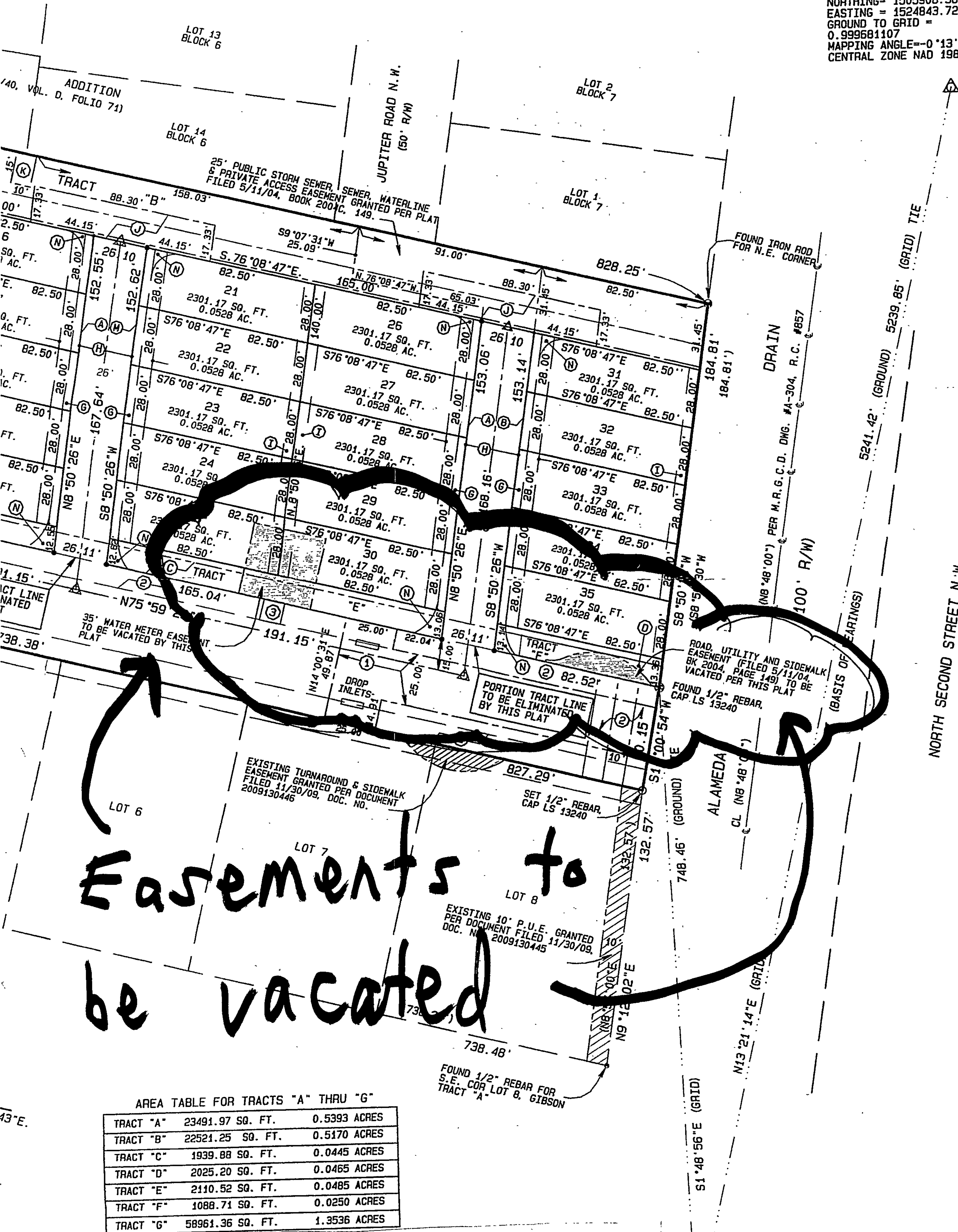


### M.R.G.C.D. NOTES:

1. DEL'S HIDE-A-WAY PARK HOME OWNERS ASSOCIATION IS THE BENEFICIARY OF THE PRIVATE ROAD EASEMENTS AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD EASEMENTS.
2. UNDER NO CIRCUMSTANCES SHALL FENCES, WALLS, SIDEWALKS, LANDSCAPING, TREES, STRUCTURES, UTILITIES, CULVERT PIPES, CURBS, ASPHALT PAVEMENT, CONCRETE PAVEMENT, OR ANY OTHER IMPROVEMENT BE CONSTRUCTED WITHIN THE 20' WIDE DITCH EASEMENT.
3. DEL'S HIDE-A-WAY PARK HOME OWNERS ASSOCIATION MUST PROVIDE DITCH ACCESS TO THE M.R.G.C.D. AND DITCH USERS PER SECOND JUDICIAL DISTRICT CAUSE NO. CV-2002-5316.
4. UNDER NO CIRCUMSTANCES SHALL STORM WATER DRAINAGE FROM THE SITE BE PERMITTED TO DISCHARGE TO THE ALAMEDA DRAIN.
5. DEL'S HIDE-A-WAY PARK HOME OWNERS ASSOCIATION ARE RESPONSIBLE AT THEIR EXPENSE TO INSTALL AND MAINTAIN TWO (2) 14' WIDE TRAFFIC GATES AT ON THE NORTH SIDE OF THE 20' DITCH EASEMENT AT NORTH THIRD STREET N.W. AND JUPITER ROAD N.W.

### ACS STATION NM47-8

NORTHING= 1505908.380  
EASTING = 1524843.720  
GROUND TO GRID =  
0.999681107  
MAPPING ANGLE=-0°13'20.99"  
CENTRAL ZONE NAD 1983



**Easements to  
be vacated**

AREA TABLE FOR TRACTS "A" THRU "G"

TRACT "A"	23491.97 SQ. FT.	0.5393 ACRES
TRACT "B"	22521.25 SQ. FT.	0.5170 ACRES
TRACT "C"	1939.88 SQ. FT.	0.0445 ACRES
TRACT "D"	2025.20 SQ. FT.	0.0465 ACRES
TRACT "E"	2110.52 SQ. FT.	0.0485 ACRES
TRACT "F"	1088.71 SQ. FT.	0.0250 ACRES
TRACT "G"	58961.36 SQ. FT.	1.3536 ACRES

**NOTE:**  
UPON THE FILING OF THIS PLAT, DEL'S HIDE-A-WAY PARK HOME OWNERS ASSOCIATION WILL BE FORMED UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THE ORDINANCES OF THE CITY OF ALBUQUERQUE. PROPOSED TRACT "G" AND TRACTS B, C, D & F, DEL'S HIDE-A-WAY PARK ARE TO BE CONVEYED TO SAID ASSOCIATION, AND WILL BE BURDENED BY THE PUBLIC UTILITY EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND PRIVATE ACCESS EASEMENTS AS SHOWN HEREON.  
DEL'S HIDE-A-WAY HOME OWNERS ASSOCIATION, TRACT 25-A, M.R.G.C.D. MAP NO. 33, LOTS 1-A, 1-B, 2, 3, 4, 5, 6, 7 & 8 OF GIBSON TRACT A, AND LOTS 1 THRU 35, TRACTS A, B, C, D & F, DEL'S HIDE-A-WAY PARK ARE THE BENEFICIARIES OF SAID EASEMENTS AND IS TO BE MAINTAINED BY THE DEL'S HIDE-A-WAY PARK HOMEOWNERS ASSOCIATION.

### ACS STATION NM47-10

NORTHING= 1500810.208  
EASTING = 1523633.488  
GROUND TO GRID =  
0.999681770  
MAPPING ANGLE=-0°13'28.96"  
CENTRAL ZONE NAD 1983

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z

### ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICATION INFORMATION:

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Del's Hide-A-Way Park, LTD PHONE 610-4104  
 ADDRESS: P.O. Box 6901 FAX: \_\_\_\_\_  
 CITY: Albuq. NM STATE N.M ZIP 87197 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Change to Infrastructure List Exhibit "A"

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: San Clemente (Ave) Way N.W.  
 Existing Zoning: SU-1 RT Proposed zoning: \_\_\_\_\_ MRGCD Map No 33  
 Zone Atlas page(s) G-14-Z UPC Code: \_\_\_\_\_

### CASE HISTORY:

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

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente (Ave) Way N.W.  
 Between: 4th St. and 2nd St.  
 Check-off if project was previously reviewed by Sketch/Plat Plan  or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Philip D. Sheets DATE July 13, 2010  
 (Print) Philip D. Sheets Applicant  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

- 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

LOPRB 70196

Action

SK S(0)

Fees

\$ 0

Total

\$ 0

Hearing date 07/21/10

Sandy Handley 07/13/10  
 Planner signature / date

Project # 1002123



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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

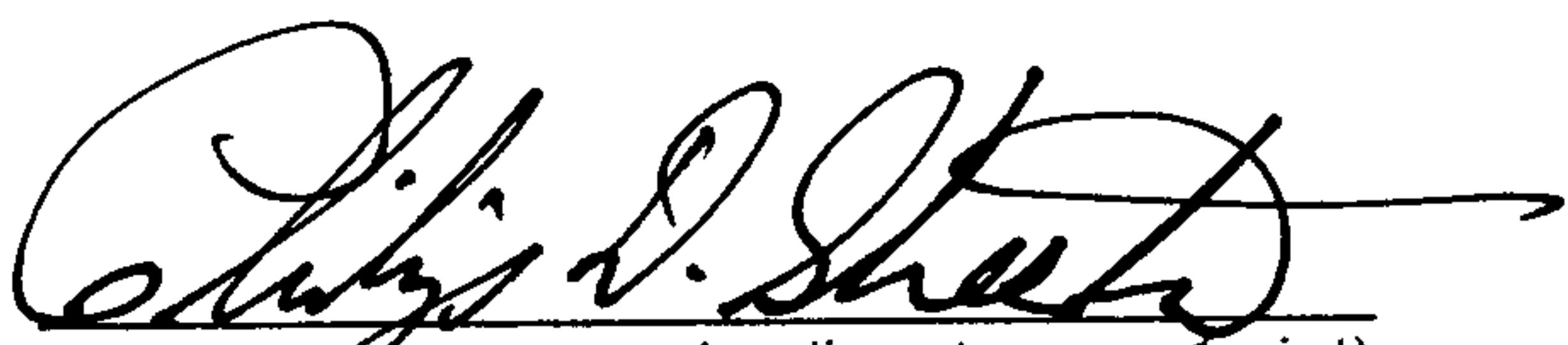
**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

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

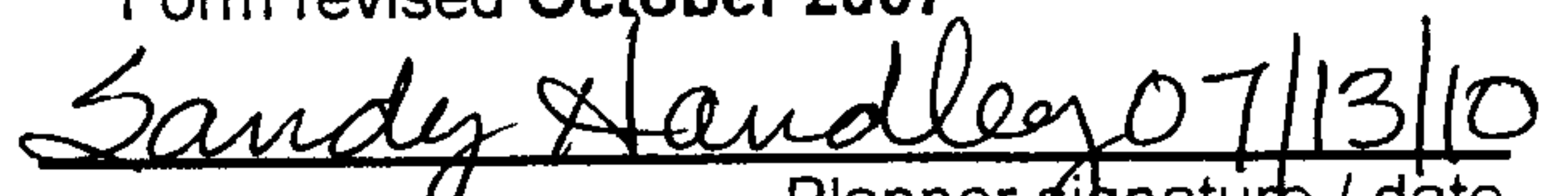
  
 Applicant name (print)  
Philip D. Streets  
 Applicant signature / date  
7/13/10

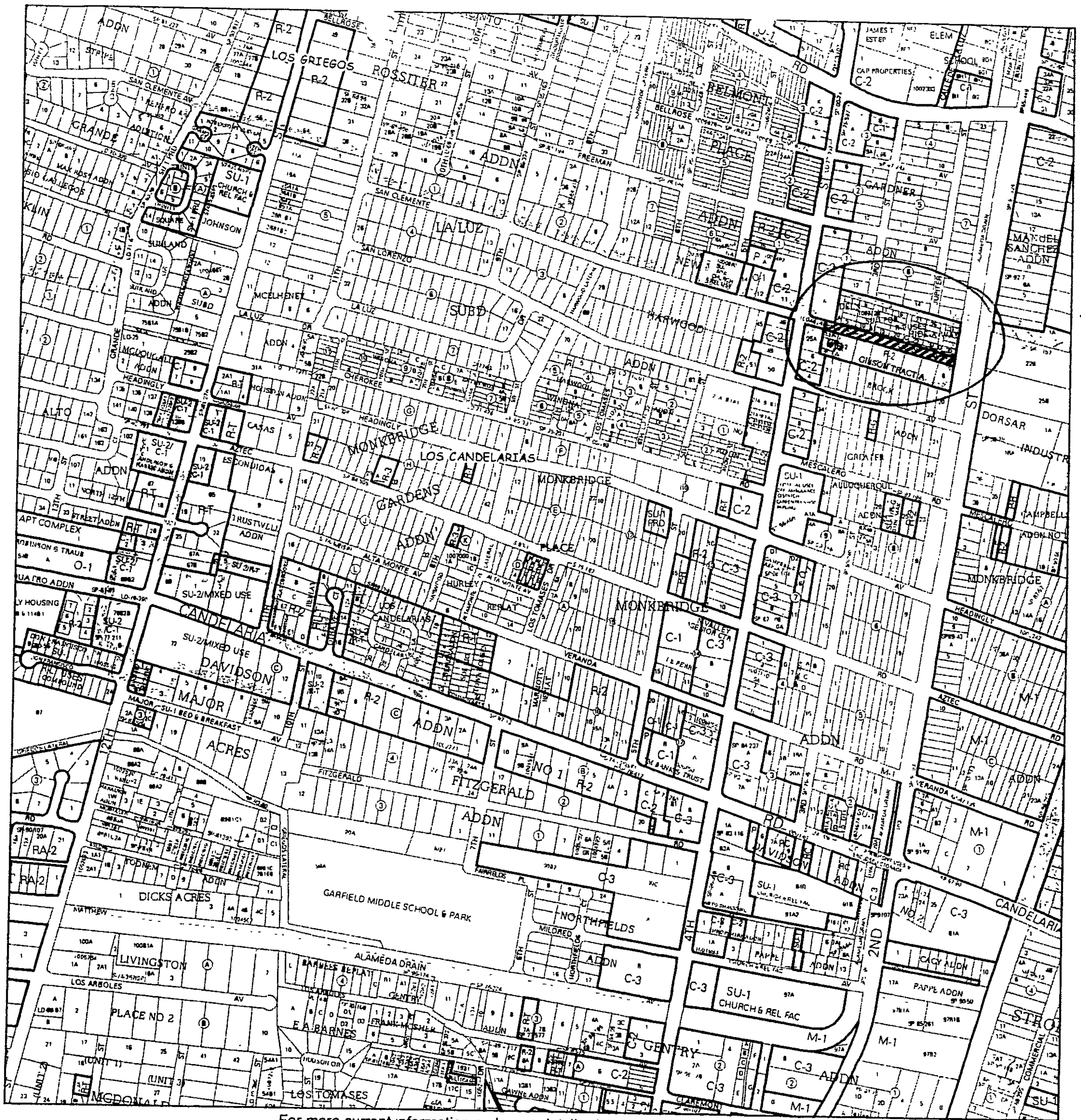


Form revised **October 2007**

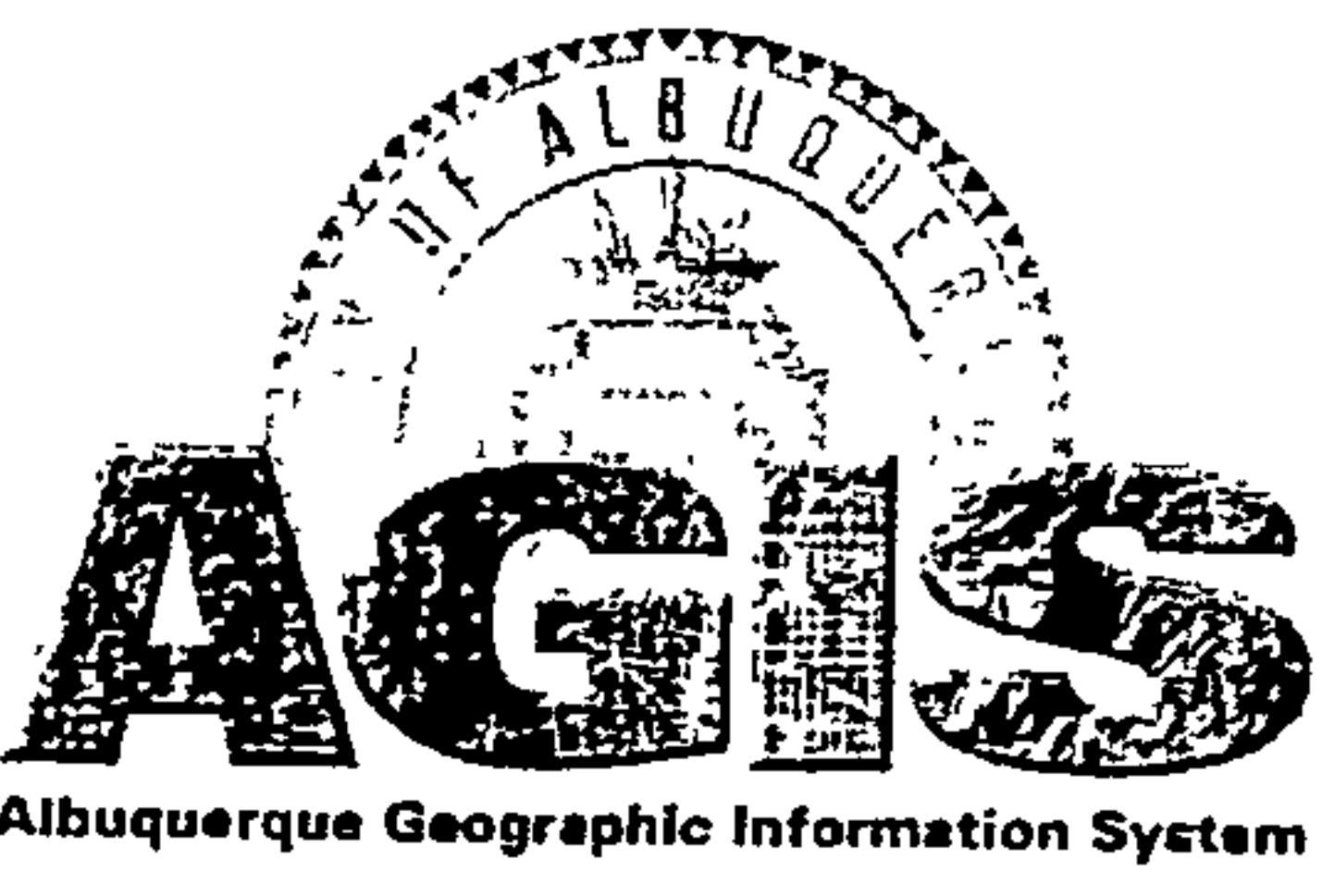
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
102EB - 70196  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

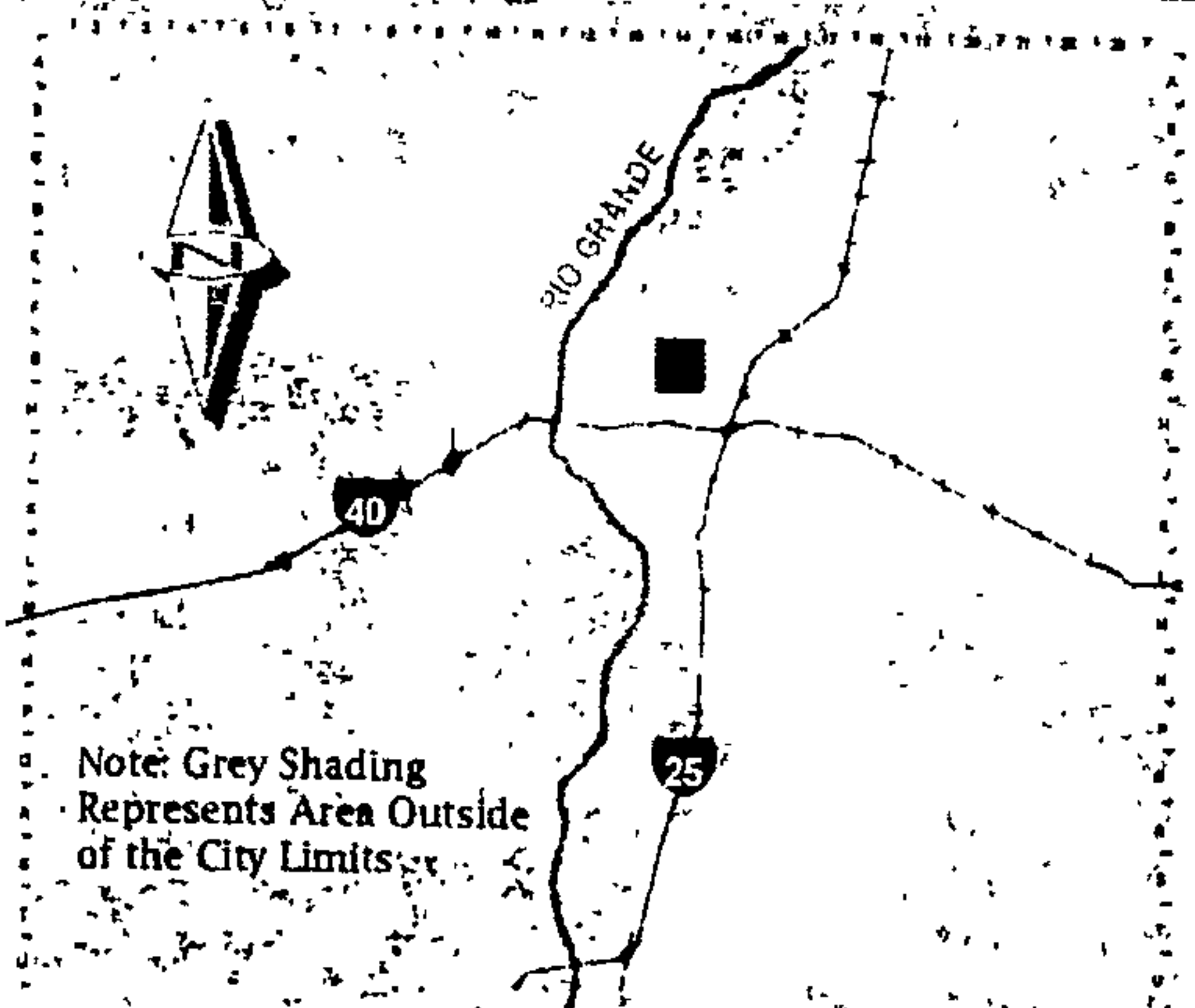
  
 Planner signature / date  
07/13/10  
 Project # 1002123



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



Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-14-Z**

Selected Symbols

	Escarpment
	2 Mile Airport Zone
	Airport Noise Contours
	Wall Overlay Zone

0 750 1,500 Feet

11

TION R3E SEC 6

Del's Hide-A-Way Park, LTD  
P.O. Box 6901  
Albuquerque, N.M. 87197-6901  
(505) 610-4104

Development Review Board  
City of Albuquerque  
600 Second St. N.W.  
Albuquerque, New Mexico 87102

Attn: Mr. Jack Cloud, AICP  
DRB Chairman

Re: DRB #1002123  
Sketch Review

Dear Mr. Cloud:

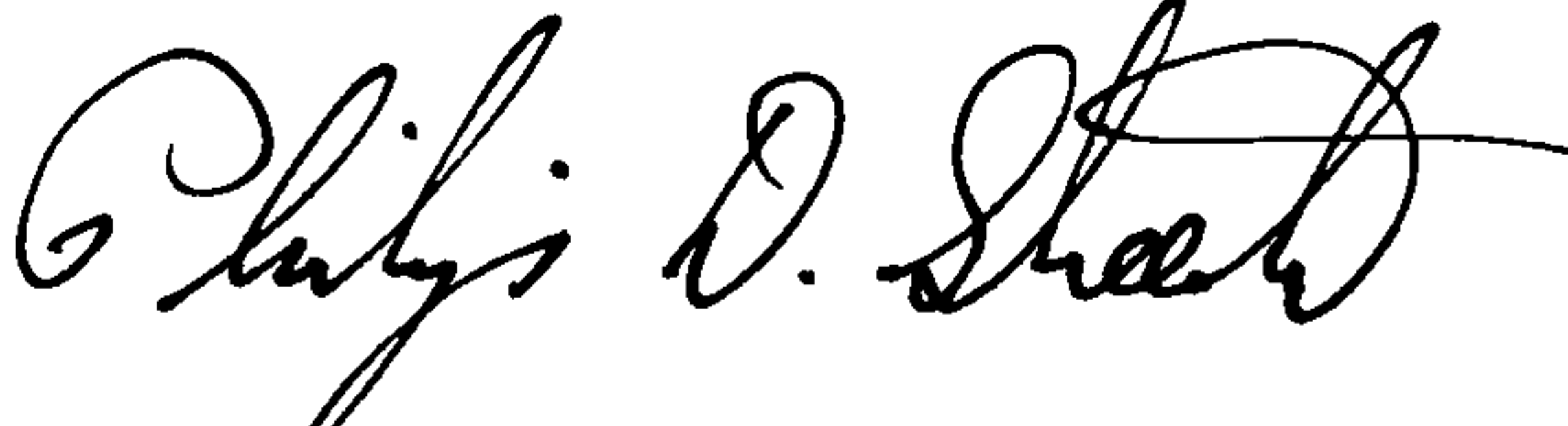
For your review and comment.

- 1) Change Infrastructure List to have no sidewalk on the North side of San Clemente Way of Tract "A"
- 2) Change Infrastructure List from 50 foot wide F to F AC Pavement to 49.5 feet.

3) Change Infrastructure List so  
as not to remove the std. Curb and  
Gutter on the south side of San Clemente  
Way.

Please contact me at (505) 610-4104  
if you have any questions regarding this  
matter.

Sincerely,

  
Philip D. Sheets

Del's Hide-A-Way Park, LTD.

P.O. Box 6901

Albuquerque, New Mexico 87197-6901

(505) 615-3988

Feb. 8, 2010

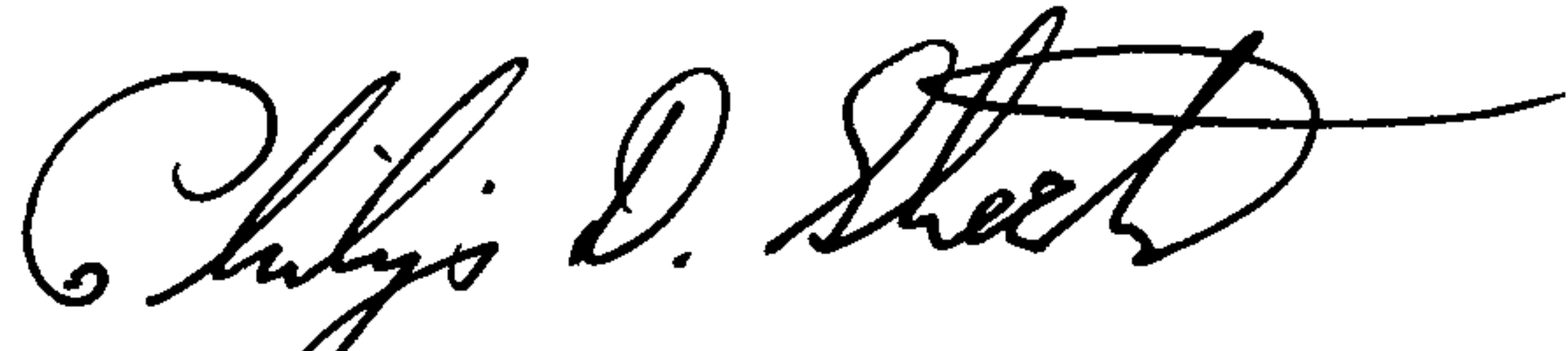
Mr. Jack Cloud, AICP, DRB Chair  
City of Albuquerque  
Planning Department  
Development Review Board

Re: Project # 1002123

Dear Mr. Cloud;

Please add our project to the next meeting, so as to have our Plat signed. If there is any reason not to sign our plat, please notify us as soon as possible.

Thank You

  
Philip D. Sheets

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	<b>L A APPEAL / PROTEST of...</b>
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<b>STORM DRAINAGE (Form D)</b>	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Del's Hide-A-Way Park, LTD PHONE: 610-4104  
 ADDRESS: P.O. Box 6901 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Philip D. Sheets List all owners: Pamela J. Sheets

DESCRIPTION OF REQUEST: Vacation of a Water Meter Easement & a Turn-A-Round Easement.

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: San Clemente (Ave.) Way N.W.  
 Existing Zoning: SU-1 RT Proposed zoning: \_\_\_\_\_ MRGCD Map No 33  
 Zone Atlas page(s): G-14-Z UPC Code: \_\_\_\_\_

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: \_\_\_\_\_ No of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS. On or Near: San Clemente (Ave) Way N.W.  
 Between: 4th. Street and 2nd. Street

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

SIGNATURE Philip D. Sheets DATE 12/29/09  
 (Print) Philip D. Sheets Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>0909RB</u> <u>70395</u>	<u>YPE</u>		<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____			\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____			\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____			\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 140.00</u>

Hearing date January 20, 2010

[Signature] 12.24.09  
 Planner signature / date

Project # 1002123

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
  - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
  - List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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)
  - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
  - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers 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.

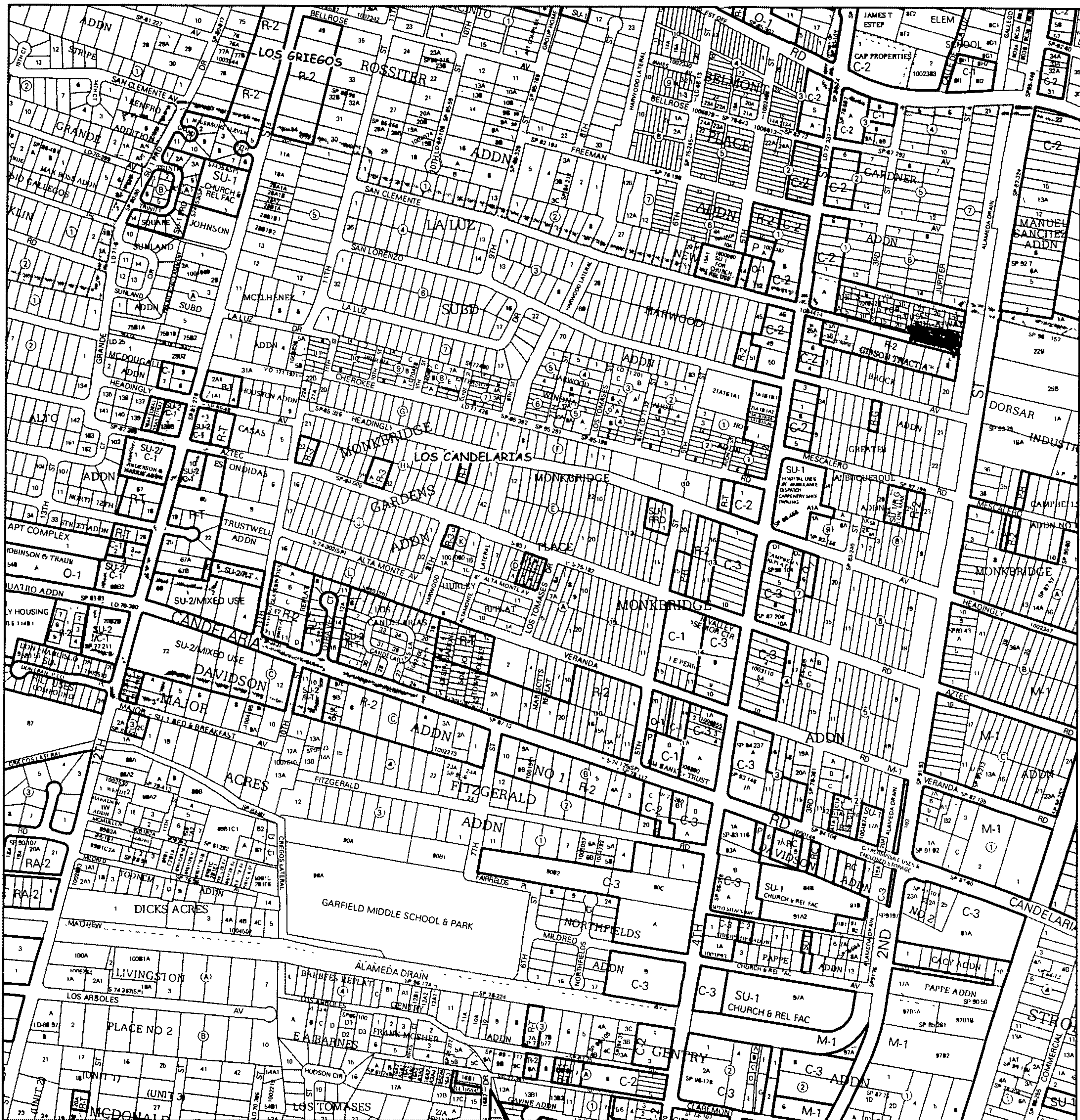
Del's Hide-A-Way Park, LTD.  
Philip D. Sheets  
\_\_\_\_\_  
Applicant name (print)  
\_\_\_\_\_  
Applicant signature / date



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

Application case numbers  
09DRB - \_\_\_\_\_ - 70395  
\_\_\_\_\_  
\_\_\_\_\_

Form revised 4/07  
\_\_\_\_\_  
12.24.09  
Planner signature / date  
Project # 1002123



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-14-Z**

Selected Symbols


0 750 1.500 Feet



7009 2250 0000 9672 5228

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87107  
**OFFICIAL USE**

Postage	\$ 0.44	0107
Certified Fee	\$2.80	08
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here DEC 24 2009
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	12/24/2009

Sent To **\$N.F.C.R.M.A. Scott Steinberg**  
 Street, Apt. No.,  
 or PO Box No. **3906 4th St. NW**  
 City, State, ZIP+4  
**Albuq NM 87107**  
 PS Form 3800 August 2006 See Reverse for Instructions.

7009 0080 0002 3209 4583

U.S. Postal Service™  
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ALBUQUERQUE NM 87107  
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	12/24/2009

Sent To **GONA Kyle Silfer**  
 Street, Apt. No.,  
 or PO Box No. **4465 Jupiter St. NW**  
 City, State, ZIP+4  
**Albuq. N.M. 87107**  
 PS Form 3800 August 2006 See Reverse for Instructions.

7009 0080 0002 3209 4576

U.S. Postal Service™  
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ALBUQUERQUE NM 87107  
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	12/24/2009

Sent To **M.G.N.A David Behavidez**  
 Street, Apt. No.,  
 or PO Box No. **3809 5th St. N.W.**  
 City, State, ZIP+4  
**Albuq. N.M. 87107**  
 PS Form 3800, August 2006 See Reverse for Instructions.

DeL's Hide-A-Way Park  
P.O. Box 6901  
Albuquerque, New Mexico  
87197-6901  
(505) 610-4104

D R B members

December 24, 2009

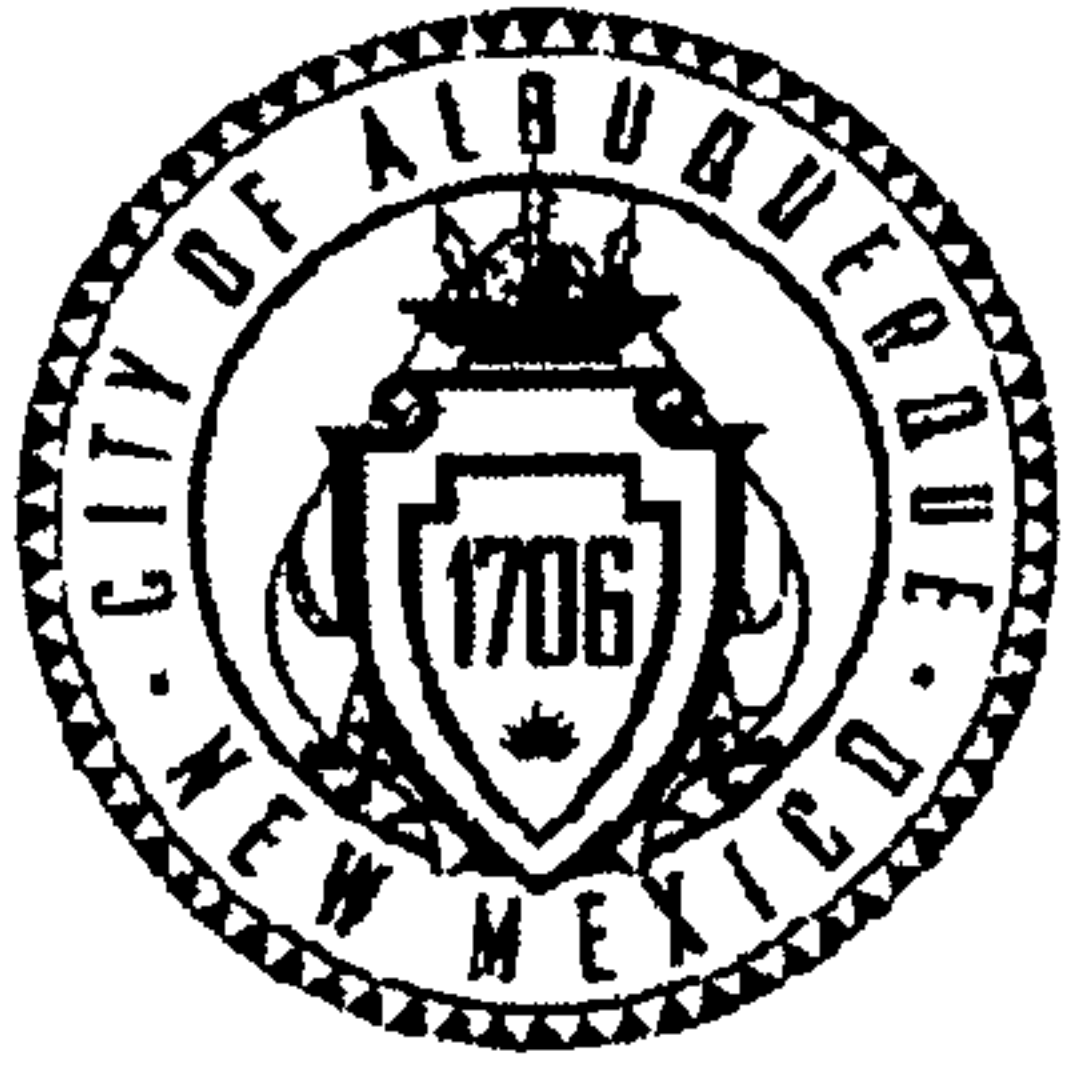
City of Albuquerque

Planning Department

Please accept this vacation  
action on a Water Meter Easement  
and a Turn-A-Round Easement on  
San Clemente (Ave.) Way, East of 4th  
Street.

Thank You,

Philip D. Sheet



# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  EPC  DRB  LUCC  Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: Philip D. Sheets

COMPANY NAME: Dell's Hide-A-Way Park

ADDRESS/ZIP: P.O. Box 6901 Albuq. N.M. 87197-6901

PHONE: (505) 610-4104 FAX: \_\_\_\_\_

## LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Water Meter Easement and turn-around Easement  
San Clemente Ave, East of 4th St. N.W.

LEGAL DESCRIPTION

LOCATED ON San Clemente Ave. N.W.

STREET NAME OR OTHER IDENTIFYING LANDMARK

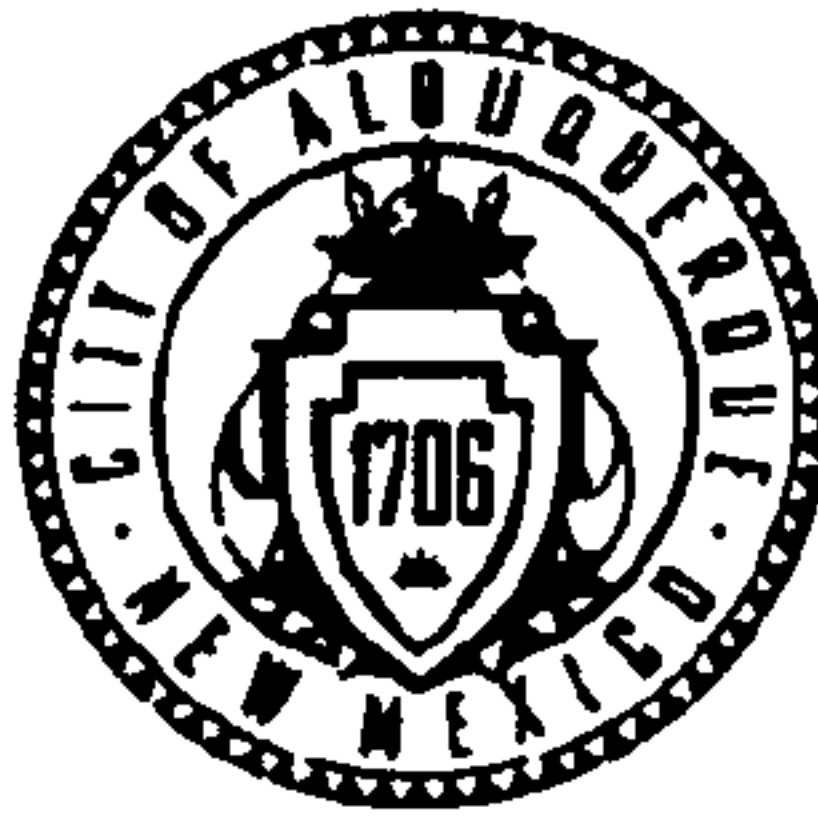
BETWEEN North 4th St. N.W. and 2nd St. N.W. AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (G-14).  
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)



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: 12/23/09

TO CONTACT NAME: Philip Sheets
COMPANY/AGENCY: Del's Hide-A-Way PARK
ADDRESS/ZIP: Box 6901 87197-6901
PHONE/FAX #: 510-4104

Thank you for your inquiry of 12/23/09 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at San Clemente Ave. NW zone map page(s) G-19.

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Greater Cordova Neighborhood or Homeowner Association
Markbridge Cordova Neighborhood or Homeowner Association
North Hill Neighborhood or Homeowner Association
Contacts: [Signatures]

See reverse side for additional Neighborhood and/or Homeowner Associations

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, [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**THE GREATER GARDNER N.A. (GRG) "R"**

**\*Kyle Silber** *e-mail:* [kyle@rtoads.com](mailto:kyle@rtoads.com)  
4465 Jupiter St. NW/87107 265-5840 (h) 746-0660 ext. 242 (w)  
David Wood *e-mail:* [wood\\_cpa@msn.com](mailto:wood_cpa@msn.com)  
158 Pleasant NW/87107 344-4674 (h) 250-0421 (c)

***Council District:*** 2  
***County District:*** 1  
***Police Beat:*** 238/VA  
***Zone Map #:*** G-14

**MONKBRIDGE GARDENS N.A. (MBG) "R"**

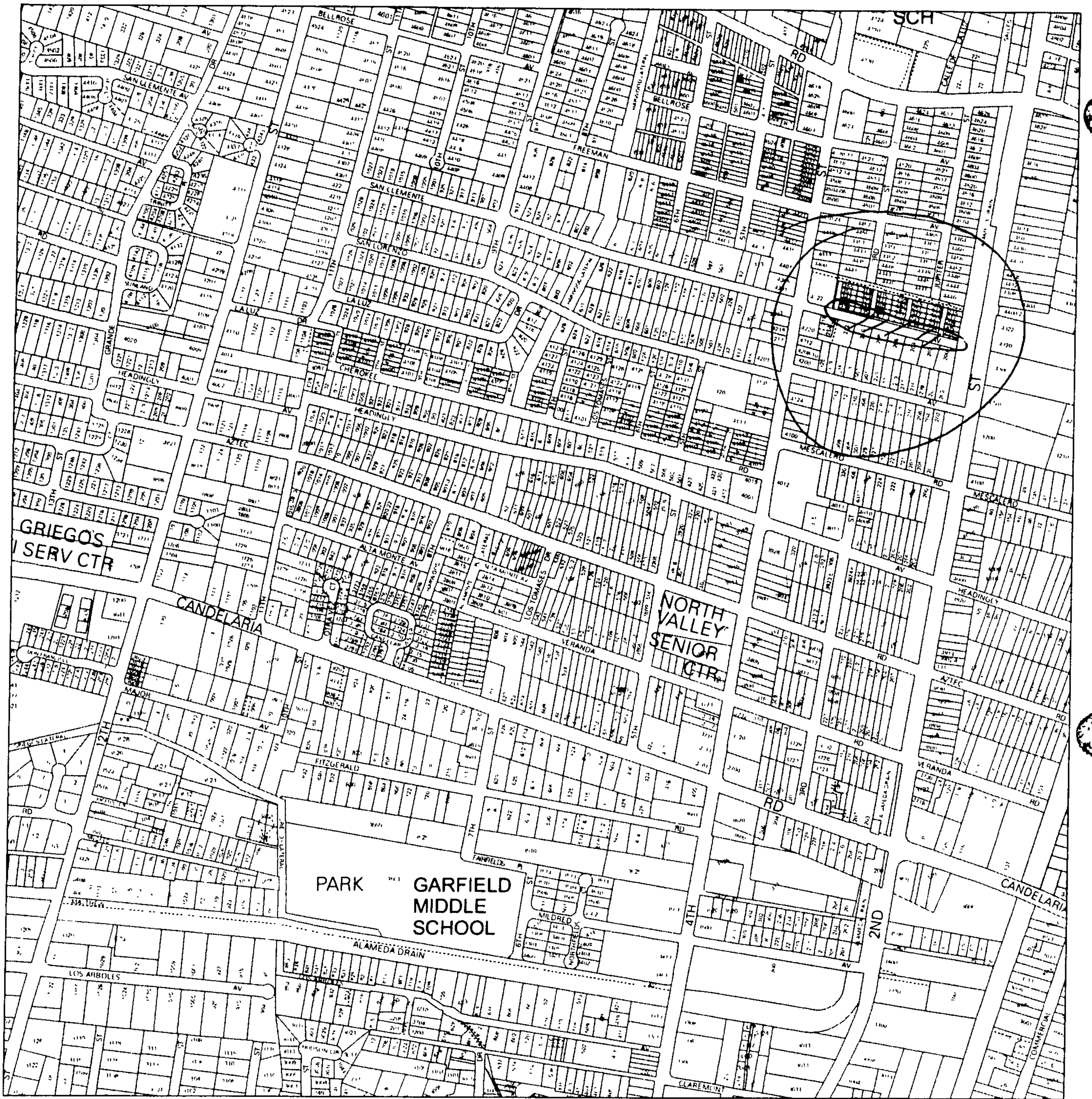
**\*David Benavidez** *e-mail:* [papashortz@aol.com](mailto:papashortz@aol.com)  
3809 5<sup>th</sup> St. NW/87107 345-3765 (h)  
Tamara Thiedeman *e-mail:* [tamizinha@hotmail.com](mailto:tamizinha@hotmail.com)  
605 Headingly NW/87107 463-3317 (h)

***Council District:*** 2  
***County District:*** 1  
***Police Beat:*** 238/VA  
***Zone Map #:*** G-14-15

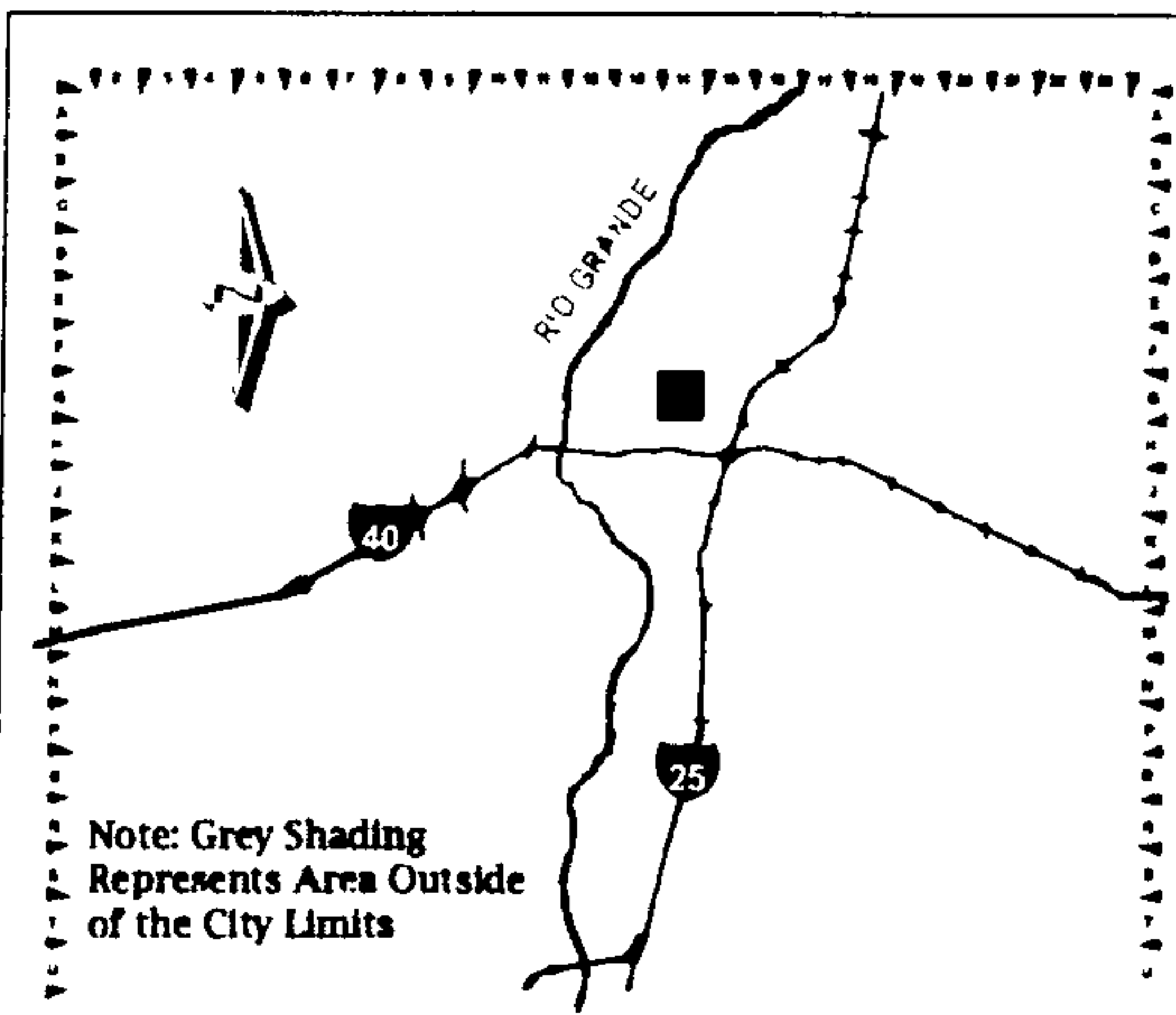
**NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"**

**\*Scot Steinberg** *e-mail:* [ssteinberg11@comcast.net](mailto:ssteinberg11@comcast.net)  
3906 4<sup>th</sup> St. NW/87107 344-1777 (w)  
Ted Brown *e-mail:* [tedbrown@hubwest.com](mailto:tedbrown@hubwest.com)  
P.O. Box 26508/87125 345-9051 (h)

***Council District:*** 2,3&County  
***County District:*** 1  
***Police Beat:*** 225,232-234,236,238-239/VA  
***Zone Map #:*** E-J-14-15



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

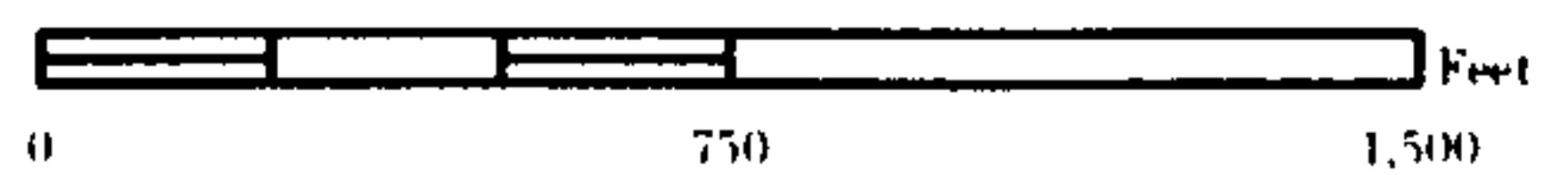


Note: Grey Shading Represents Area Outside of the City Limits

Address Map Page:  
**G-14-Z**

Map amended through: 5/7/2009

These addresses are for information purposes only and are not intended for address verification.

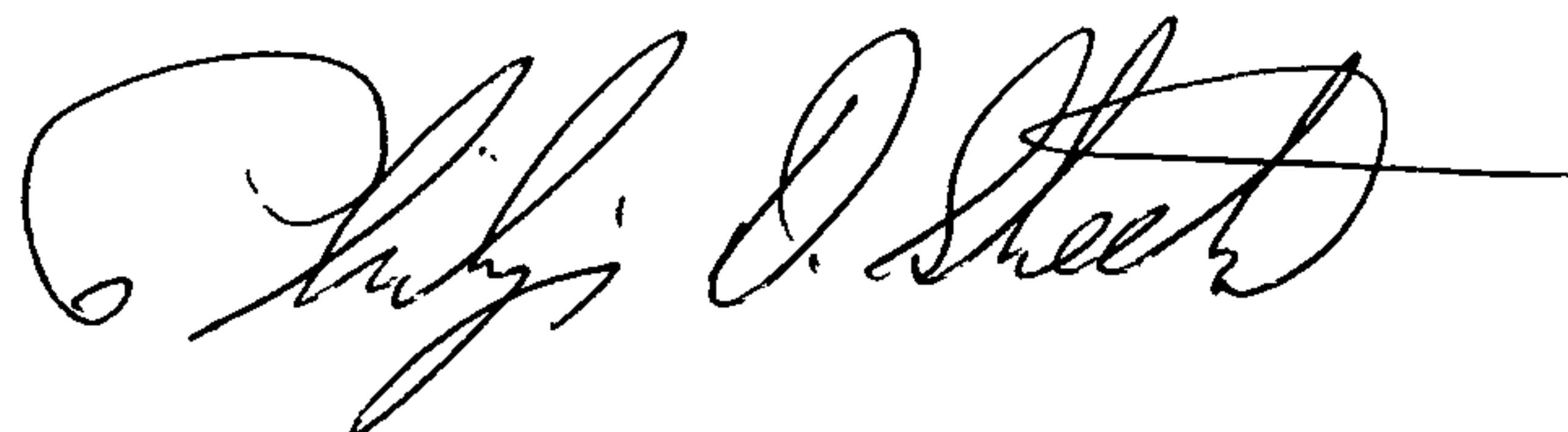


Del's Hide-A-Way Park  
P.O. Box 6901  
Albuquerque, New Mexico  
87197-6901  
(505) 610-4104  
(505) 615-3988

Scott Steinberg Dec. 24, 2009  
North 4th. Camino Real  
Merchants Assoc. Inc.

We are vacating a Water Meter  
Easement and a small Turn-a-round  
Easement on San Clemente Ave. N.W.  
East of 4th. Street. This will  
be presented to the DRB next month.  
If you have any questions please call  
me at 610-4104.

Thank You



Del's Hide-A-Way Park  
P.O. Box 6901  
Albuquerque, New Mexico  
87197-6901

(505) 610-4104

(505) 615-3988

Kyle Silber

Dec. 24, 2009

The Greater Gardner N.A.

We are vacating a Water Meter  
Easement and a small Turn-a-round  
Easement on San Clemente Ave. N.W.  
East of 4th. Street. This will  
be presented to the DRB next month.  
If you have any questions please call  
me at 610-4104.

Thank You

Del's D. Sheet



Del's Hide-A-Way Park  
P.O. Box 6901  
Albuquerque, New Mexico  
87197-6901  
(505) 610-4104  
(505) 615-3988

David Benavidez Dec. 24, 2009  
Monkbridge Gardens N.A.

We are vacating a Water Meter  
Easement and a small Turn-a-round  
Easement on San Clemente Ave. N.W.  
East of 4th. Street. This will  
be presented to the DRB next month.  
If you have any questions please call  
me at 610-4104.

Thank You

Julij D. Sheets

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

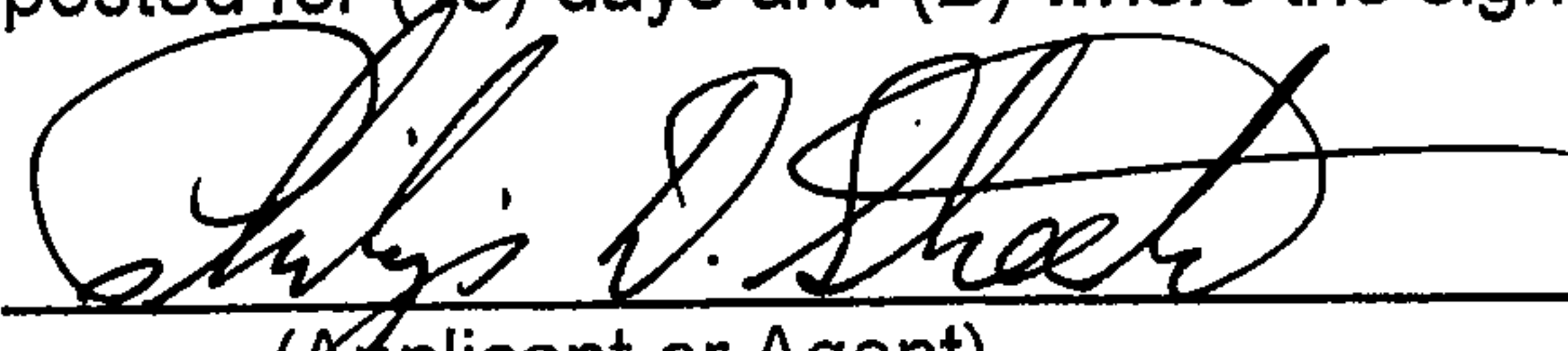
#### 4. TIME

Signs must be posted from January 5, 2009 To January 20, 2009

#### 5. REMOVAL

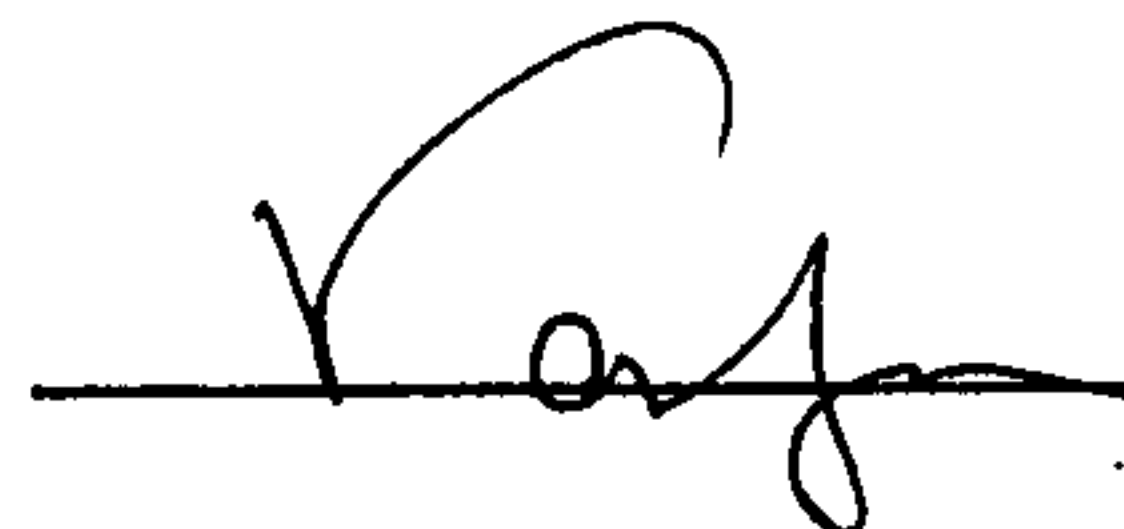
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

  
(Applicant or Agent)

12/24/09  
(Date)

I issued 2 signs for this application, 12-24-09  
(Date)

  
(Staff Member)

DRB PROJECT NUMBER: 1002123

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICATION INFORMATION:

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Del's Hide-A-Way Park PHONE: 615-3988  
 ADDRESS: P.O. Box 6901 FAX: \_\_\_\_\_  
 CITY: Albuquerque, STATE NM. ZIP 87197-6901 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Pam & Philip Sheets

### DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. Lots 1 thru 35 and Tracts A, B, C, D, E, F & G Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: SU-1 for RT Proposed zoning: same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-14-Z UPC Code: \_\_\_\_\_

### CASE HISTORY:

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

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 4.5 Acres  
 LOCATION OF PROPERTY BY STREETS: On or Near San Clemente Ave. N.W.  
 Between: North Fourth Street and 2nd. St.

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

SIGNATURE Philip D. Sheets DATE 12/10/09  
 (Print) Philip D. Sheets Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	09DRB - <u>70378</u>	<u>P&amp;F</u>	_____	\$ <u>215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>235.00</u>

Hearing date December 23, 2009

[Signature] 12.10.09  
 Planner signature / date

Project # 1002123

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

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

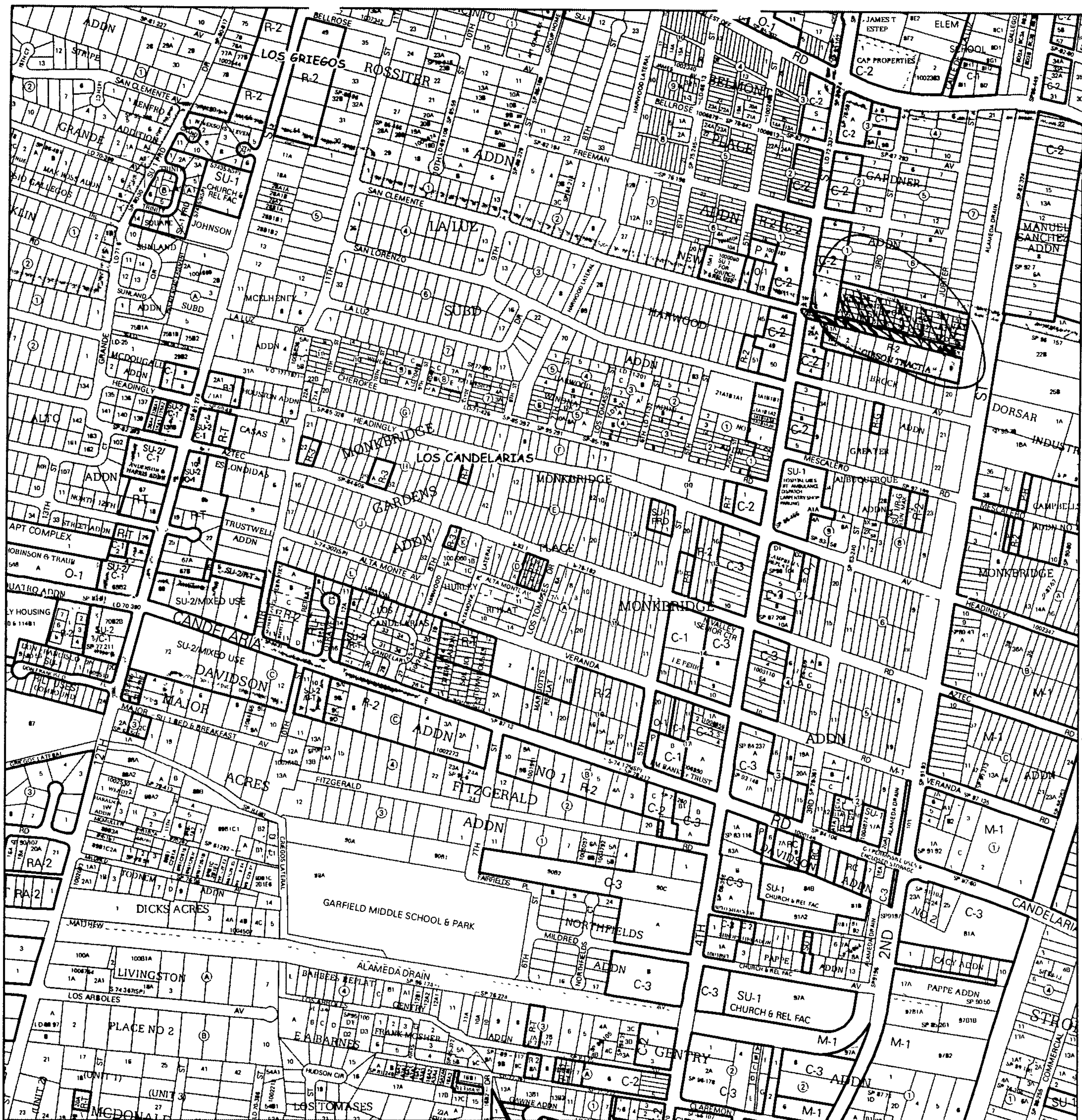
Philip D. Sheets  
 Applicant name (print)  
Philip D. Sheets 12/10/09  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 09DRB - \_\_\_\_\_ - 70378  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

[Signature] 12-10-09  
 Planner signature / date  
 Project # 1002123



SITE

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

**Albuquerque Geographic Information System**

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-14-Z**

Selected Symbols


0                      750                      1,500  
Feet

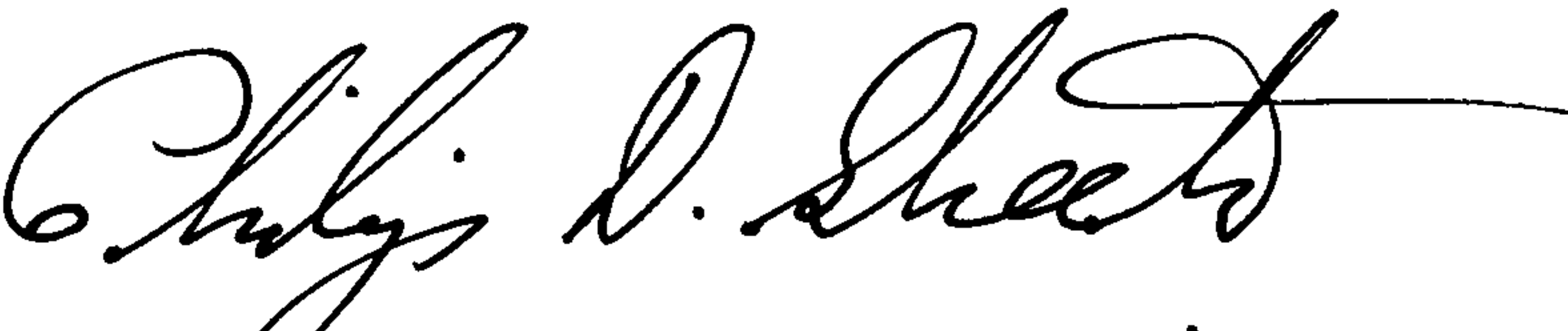
Del's Hide-A-Way Park  
P.O. Box 6901  
Albuquerque, N.M. 87197-6901  
(505) 615-3988  
(505) 610-4104

12/10/09

DRB  
City of Albuquerque,

This is the plot to vacate  
San Clemente Ave. for Del's Hide-A-Way Park.

Thank You!

  
Philip D. Sheets

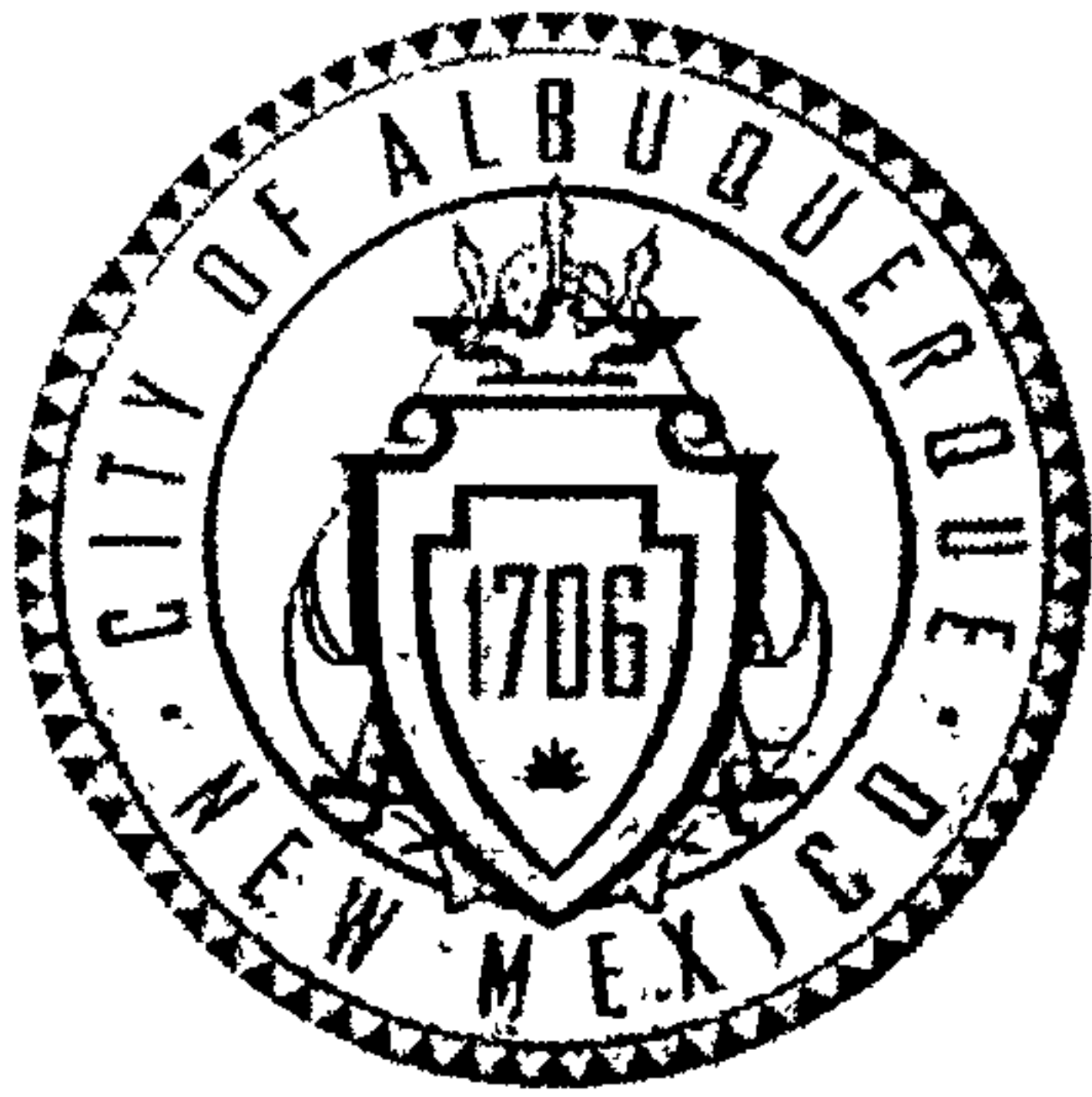
NOTES:

UPON THE FILING OF THIS PLAT, DEL'S HIDE-A-WAY PARK HOME OWNERS ASSOCIATION SHALL BE FORMED AND THE BY-LAWS OF SAID ASSOCIATION SHALL BE FILED WITH THE COUNTY CLERK'S OFFICE OF BERNALILLO COUNTY.

PROPOSED TRACTS B, C, D, E, F, & G OF DEL'S HIDE-A-WAY PARK ARE TO BE CONVEYED TO SAID ASSOCIATION AND WILL BE BURDENED BY PUBLIC UTILITY EASEMENTS, PRIVATE DRAINAGE EASEMENTS, M.R.G.C.D. ACCESS EASEMENTS AND PRIVATE ACCESS EASEMENTS AS SHOWN HEREON.

DEL'S HIDE-A-WAY PARK HOME OWNERS ASSOCIATION, TRACT 25-A, M.R.G.C.D. MAP NO. 33, LOTS 1-A, 1-B, 2, 3, 4, 5, 6, 7 & 8 OF GIBSON TRACT A, AND LOTS 1 THRU 35 AND TRACT A OF DEL'S HIDE-A-WAY PARK ARE JOINTLY THE BENEFICIARIES OF SAID EASEMENTS.

DEL'S HIDE-A-WAY HOME OWNERS ASSOCIATION AS WELL AS THE INDIVIDUAL LOT OWNERS OF LOTS 1 THRU 35, DEL'S HIDE-A-WAY PARK ARE JOINTLY AND INDIVIDUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF THE FIXTURES AND/OR LANDSCAPING ON SAID EASEMENTS.



Mayor Martin J. Chávez

# CITY OF ALBUQUERQUE


## Albuquerque, New Mexico

### Planning Department

#### INTER-OFFICE MEMORANDUM

November 24, 2008

**TO:** Brad Winter, President, City Council

**FROM:**  Richard Dineen, Planning Department Director

**SUBJECT:** AC-08-25 – 08DRB-70412 **Project# 1002123**– William J. and Priscilla E. Stevens, appeal the decision of the Development Review Board (DRB) to approve a vacation of public right-of-way for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN. (G-14)

#### BACKGROUND

This is a request for vacation of public right-of-way. The approval by the Development Review Board required a Public Access Easement which would serve the appellant's property on the southeast corner of 4<sup>th</sup> Street and San Clemente Avenue, while the remainder of the (existing) dead-end street to the east would become a gated, private street.

#### ISSUES

1. The appellants are concerned that the DRB vacation action would affect access to their property on the southeast corner of 4<sup>th</sup> Street and San Clemente Avenue, particularly by cars being backed up trying to get in the gate to the private street.

As noted in the public hearing, and included in this record, a Traffic Assessment was prepared by a professional Transportation Engineer in support of this vacation request. Based on that assessment, along with the proposed improvements that would be constructed in support of the vacation (shown on the exhibit "PRIVACY GATE PLAN") and the Conditions of Approval, the DRB found that the public welfare would not be served by retaining this portion of San Clemente Avenue as public right of way.

The appellants' testimony at the public hearing indicated that existing conditions for this portion of San Clemente Avenue are problematic because people turning off of 4<sup>th</sup> Street end up having to turn around (sometimes onto their property). The existing pavement of this portion of San Clemente is only 28 feet wide, and then narrows to 24 feet. The PRIVACY



GATE PLAN shows that the pavement will be widened to have two 11 foot entry lanes and two 11 foot exit lanes, with a 6 foot median to also allow vehicles to turn around within the street pavement (and not have to use the appellant's property).

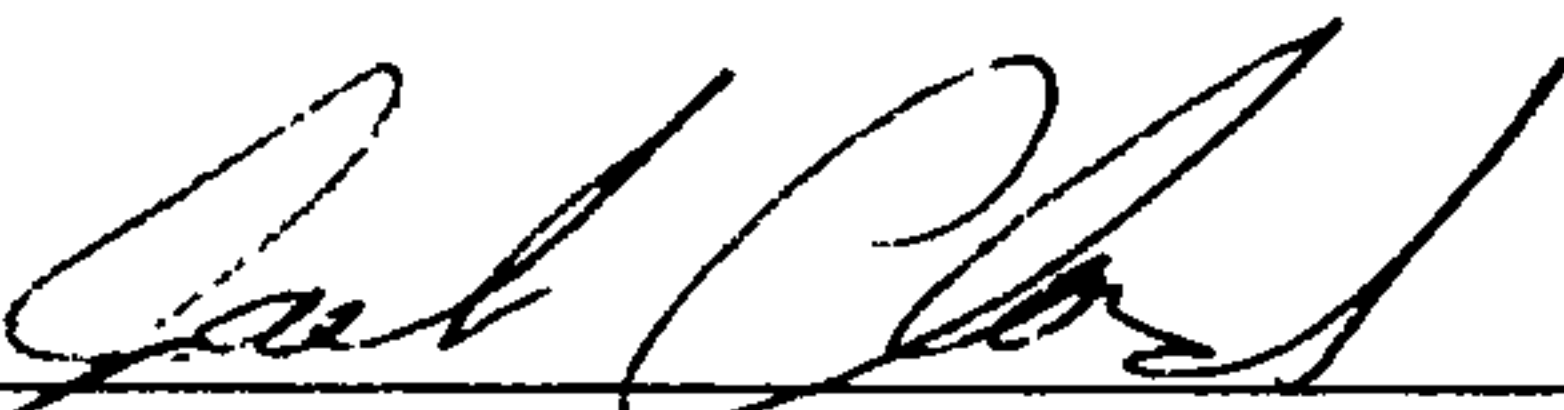
2. The appellants contend that construction within the San Clemente right of way would also restrict access to their property.

The referenced widening of San Clemente Avenue in the preceding Issue No. 1 would come out of the applicant's property on the north side and be done through a work order, such that the street will still have to be open for access to the appellant's property. The City of Albuquerque has construction management guidelines which should keep any disruption to a minimum.

3. Finally, the appellants note that they also own property on the southwest corner of 4<sup>th</sup> Street and San Clemente Avenue (across 4<sup>th</sup> Street from the subject request) and state that "the need for commercial property access for all property owners is a growing problem."

Again referring to the traffic assessment and the proposed improvements made possible by the vacation, the DRB found that there was no convincing evidence of a property right being abridged by this request; in fact, except for minor disruption during construction (which would happen with or without the vacation), the improvements made possible by the vacation should result in a major improvement with the traffic function for the appellants' property.

APPROVED:



Jack Cloud, Chair  
Development Review Board

# CITY OF ALBUQUERQUE



## *Planning Department*

Richard Dineen, Director

### *Development Review Division*

600 2nd Street NW - 3rd Floor  
Albuquerque, NM 87102

## **NOTICE OF HEARING**

December 1, 2008

William J. & Priscilla E. Stevens  
4227 4<sup>th</sup> Street NW  
Albuquerque, NM 87107

The City of Albuquerque Land Use Hearing Officer will hear the above appealed case on **Friday, December 19, 2008**. The hearing begins at **9:00 am** in the Council Committee Room, 9<sup>th</sup> Floor, Albuquerque/Bernalillo County Government Center, One Civic Plaza NW.

**AC-08-25 – 08DRB-70412 Project# 1002123**– William J. and Priscilla E. Stevens, appeal the decision of the Development Review Board (DRB) to approve a vacation of public right-of-way for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN**. (G-14)

PO Box 1293

**Submittal of new information or questions regarding the hearing with the City Council should be directed to Council Services, c/o Crystal Ortega, One Civic Plaza NW, 9<sup>th</sup> Floor, Albuquerque NM 87102, (505) 768-3100.**

Albuquerque

If you would like a copy of the record submitted to the City Council, copies are available upon request by calling (505) 924-3883.

NM 87103

Sincerely,

Dora Henry

Administrative Assistant

www.cabq.gov

cc: Del's Hide-a-Way Park LTD, Attn: Phillip D. Sheets, P.O. Box 6901, Albuquerque, NM 87197  
Georgia M. – 2403 San Mateo Blvd, Ste W11D, Albuquerque, NM 87110  
Marilyn Maldonado  
Scott Howell  
Jack Cloud, Chair, DRB  
Crystal Ortega, Clerk to the Council  
DRB File

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08DRB-70412 (Project #2002123)

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# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
<u>X</u> Vacation	<b>V</b>		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		___ Sector Plan (Phase I, II, III)
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)			___ Street Name Change (Local & Collector)
___ IP Master Development Plan	<b>D</b>		
___ Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>			<u>X</u> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: William J. Stevens Sr. Priscilla E. Stevens PHONE: 505-344-0447  
 ADDRESS: 4227 4th St. NW FAX: 505-344-0455  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: William J. Stevens Sr. Priscilla E. Stevens

DESCRIPTION OF REQUEST: Appeal Approval Project # 1002123  
DRB-70412 Vacation of Public Right-of-Way

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

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

Lot or Tract No. Easterly 735' San Clemente Ave. NW Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Dels Hide A Way and Gibson Tract A  
 Existing Zoning: SU-1 For RT 4P-2 Proposed zoning: NA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-14-Z UPC Code: NA

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX\_Z, V, S, etc.):  
Project # 1002123 City Project # 7404.81

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 0.8368  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente Ave. NW.  
 Between: North Fourth Street and Alameda Drain  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE William J. Stevens Sr. Priscilla E. Stevens DATE 11/3/2008  
 (Print) William J. Stevens Sr. Priscilla E. Stevens Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

NA <input type="checkbox"/> 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>DRB</u> <u>30028</u>	<u>Appeal</u>	_____	<u>\$190.00</u>
	_____	_____	_____	<u>\$30.00</u>
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
Hearing date <u>NA</u>			Total	<u>\$240.00</u>

[Signature] 11.4.08  
 Planner signature / date

Project # 1002123

**FORM A: APPEAL**

**Appeal to the Zoning Board of Appeals regarding:**

- DECISION OF THE ZONING HEARING EXAMINER** (BOA01)

\_\_\_ Project number of case being appealed: \_\_\_\_\_  
 \_\_\_ Application number of case being appealed: \_\_\_\_\_  
 \_\_\_ 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)

**Appeal to the Landmarks and Urban Conservation Commission regarding:**

- CERTIFICATE OF APPROPRIATENESS**  
 **DECISION OF THE PLANNING DIRECTOR OR STAFF** (LUCCAPP)

\_\_\_ Project number of case being appealed: \_\_\_\_\_  
 \_\_\_ Application number of case being appealed: \_\_\_\_\_  
 \_\_\_ 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)

**Appeal to the Environmental Planning Commission regarding:**

- DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER** (EPC09)  
 **DETERMINATION OF THE IMPACT FEE ADMINISTRATOR** (EPC10)

\_\_\_ Project number of case being appealed: \_\_\_\_\_  
 \_\_\_ Application number of case being appealed: \_\_\_\_\_  
 \_\_\_ 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)

**Appeal to the City Council through the Land Use Hearing Officer regarding:**

- ADMINISTRATIVE AMENDMENT/DECISION OF PLANNING DIRECTOR/STAFF** (CCSTAFF)  
 **DETERMINATION OR ACTION OF THE EPC** (CCEPC)  
 **DETERMINATION OR ACTION OF THE DRB RE: SUBDIVISION ORD** (CCDRB)  
 **ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL** (CCBOA)  
 **DECISION OF THE LANDMARKS URBAN CONSERVATION COMMISSION** (CCLUCC)

\_\_\_ Project number of case being appealed: Project # 1002123  
 \_\_\_ Application number of case being appealed: DRB 70412  
 \_\_\_ 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.

Priscilla E. Stevens  
 Applicant name (print)

Priscilla Stevens 11/4/08  
 Applicant signature / date



Form revised 04/2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	<u>PLCC - 30028</u>
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____

[Signature] 11.4.08  
 Planner signature / date  
**Project # 1002123**

November 3, 2008

City of Albuquerque  
Planning Department  
Development Review Board

RE: Project # 1002123  
08DRB-70412 Vacation of Public Right-of-Way

Dear Sirs,

We are the property owners of 4220 4<sup>th</sup> Street, N.W. located at the south east corner of 4<sup>th</sup> Street, N.W. and San Clemente Avenue, N.W. intersection.  
Legal Property Description-MRGCD MAP 33 TR 25A1 CONT -.303 AC

It is our concern that the approval of Project# 1002123 will affect access to our commercial property. The traffic assessment prepared for Del's-Hide-A-Way gated community development estimates a total of 94 dwelling units could be located behind the proposed gate. The amount of traffic generated by these residents turning on to San Clemente Avenue from 4<sup>th</sup> Street will affect the flow of traffic on 4<sup>th</sup> Street. The possibility of stopped traffic on San Clemente Avenue waiting to access the gated community will block our San Clemente Avenue driveway which is the main entrance and exit driveway to our property.

Construction time of the proposed townhome units and the proposed reconstruction of the vacated San Clemente Avenue starting at the 4<sup>th</sup> Street intersection could also block or restrict use of our San Clemente Avenue driveway.

We also are the property owners of 4227 4<sup>th</sup> Street N.W. located on the south west corner of the 4<sup>th</sup> Street and San Clement Avenue intersection and have operated Stevens Auto Sales at this location for 58 years. Increased traffic on 4<sup>th</sup> Street and the need for commercial property access for all property owners is a growing problem. With respect to Del's Hide-A-Way Townhome Development we ask you to reconsider the approval of Project# 1002123 to Vacate San Clemente Avenue.

Respectfully,

  
William J. Stevens Sr.

  
Priscilla E. Stevens



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 22, 2008

**Project# 1002123**  
08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN** containing approximately .8368 acre(s).

At the October 22, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right-of-way.

(B)(3) Based on the following conditions, 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 the 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. Access, drainage and utility easements shall be retained in the vacated right-of-way.

If you wish to appeal this decision, you must do so by November 6, 2008 in the manner described below.

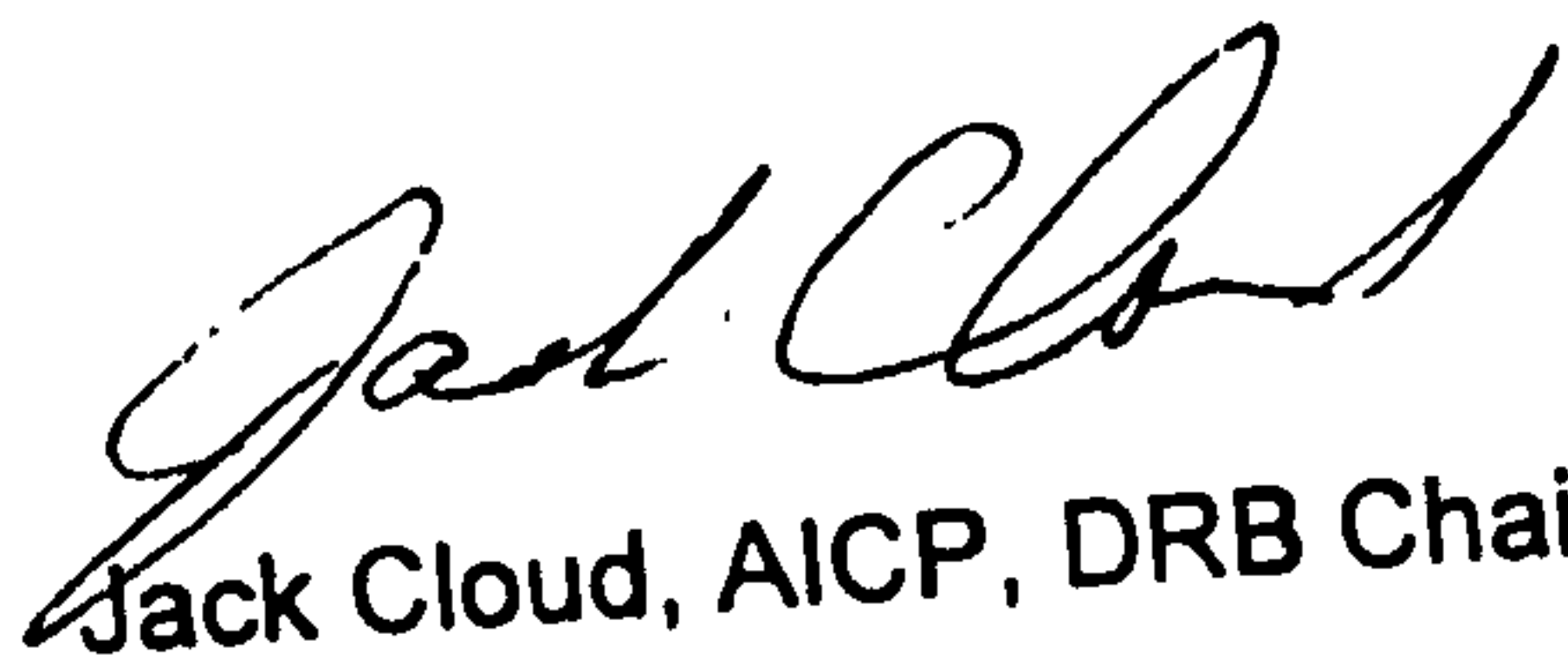
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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.)



Jack Cloud, AICP, DRB Chair

Cc: Phillip D. Sheets – P.O. Box 6901 – Albuquerque, NM 87197  
Cc: ~~Brisilla & Billy Stevens~~ 4220 4<sup>th</sup> St. NW – Albuquerque, NM 87107  
Cc: Georgia M. – 2403 San Mateo Blvd Ste W11D – Albuquerque, NM 87110  
Cc: Marilyn Maldonado  
Cc: Scott Howell  
File



EXHIBIT B

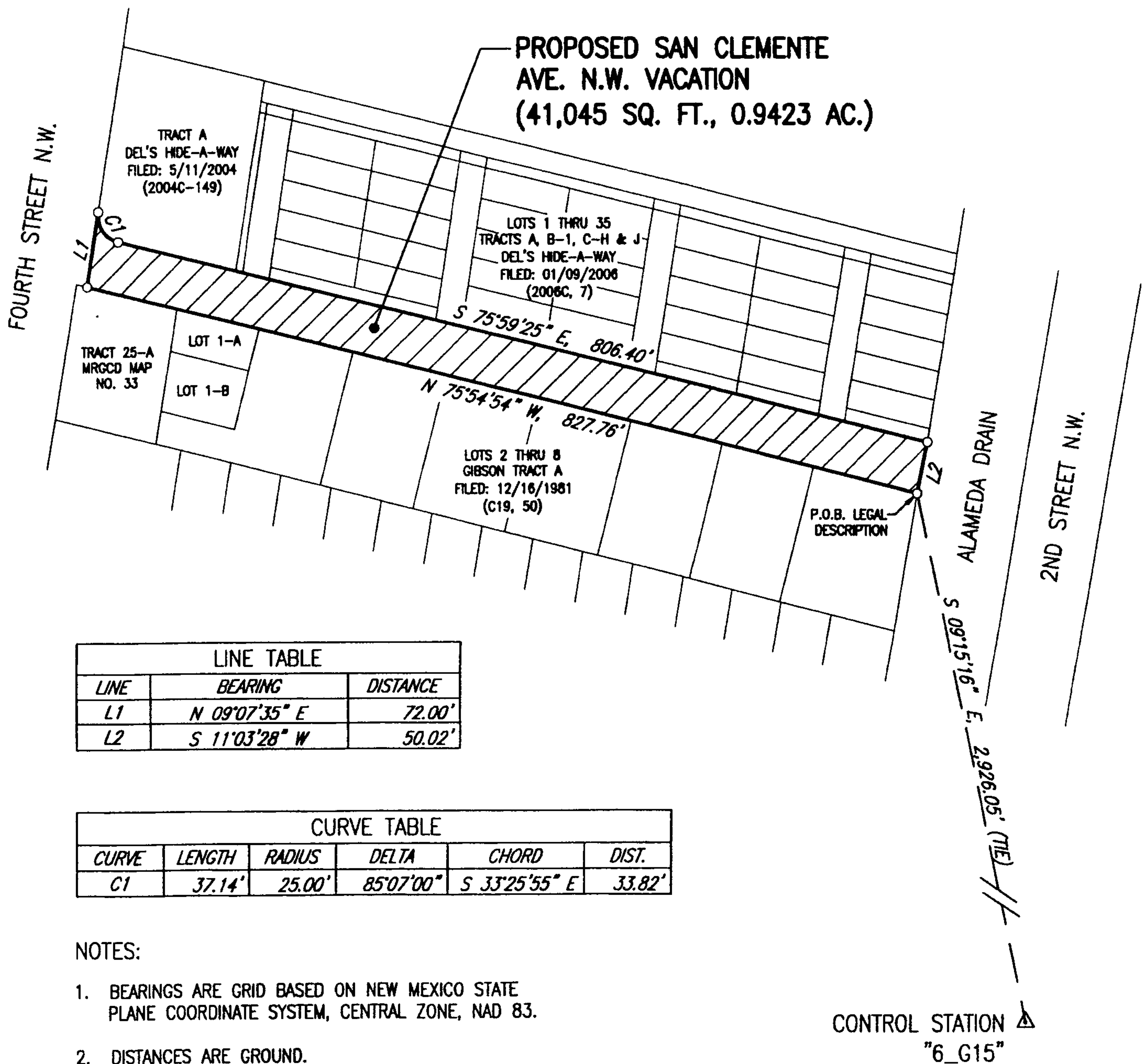
PROPOSED VACATION  
OF PUBLIC RIGHT-OF-WAY  
SAN CLEMENTE AVENUE N.W.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



1002123

10/22/08

SCALE: 1" = 150'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°07'35" E	72.00'
L2	S 11°03'28" W	50.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST.
C1	37.14'	25.00'	85°07'00"	S 33°25'55" E	33.82'

NOTES:

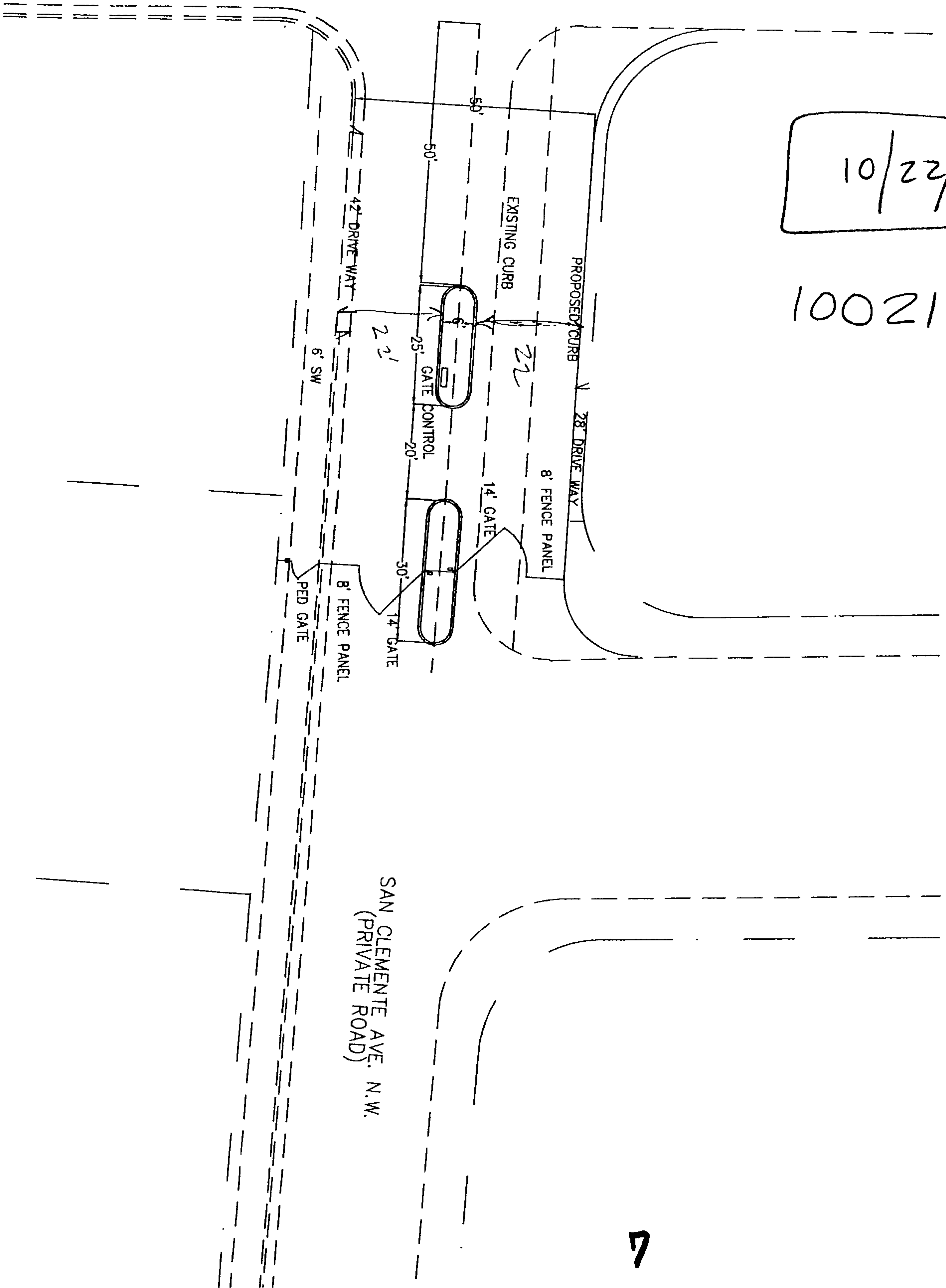
1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. DISTANCES ARE GROUND.

CONTROL STATION  $\Delta$   
"6\_G15"

NORTH FOURTH STREET N.W.

10/22/08

1002123





### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert of Appropriateness (LUCC)

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

#### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102 Fees must be paid at the time of application Refer to supplemental forms for submittal requirements

### APPLICANT INFORMATION:

Professional/Agent (if any) \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL \_\_\_\_\_

APPLICANT Del's Hide-A-Way Park, LTD  
Philip D. Sheets PHONE (505) 610-410

ADDRESS P.O. Box 6901 FAX (505) 345-9622

CITY Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL \_\_\_\_\_

Proprietary interest in site: Josh Garcia List all owners: Jose L. Rodriguez

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way on the easterly 735 feet of San Clemente Ave. N.W.

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

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

Lot or Tract No Easterly 735' San Clemente Ave Block N.W. Unit \_\_\_\_\_

Subdiv/Addn/TBKA Del's Hide-A-Way and Gibson Tract A

Existing Zoning: SU-1 for RT & R-2 Proposed zoning NA

Zone Atlas page(s) G-14-Z UPC Code NA MRGCD Map No NA

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App, DRB-, AX, Z, V, S, etc.): 07-ZHE-006

DRB # 10002123 City Project No. 7404.81

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots: NA No. of proposed lots: NA Total area of site (acres): 0.8368

LOCATION OF PROPERTY BY STREETS On or Near San Clemente Ave. N.W.

Between North Fourth Street and Alameda Drain

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review 2006/2007

SIGNATURE Philip D. Sheets DATE Sept. 19, 2008

(Print) Philip D. Sheets Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/07

- 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 080023 70412

Action	S.F	Fees
<u>KRW</u>	<u>Y</u>	<u>\$ 300.00</u>
<u>ADV</u>	<u>—</u>	<u>\$ 75.00</u>
<u>CME</u>	<u>—</u>	<u>\$ 20.00</u>
<u>—</u>	<u>—</u>	<u>\$ —</u>
<u>—</u>	<u>—</u>	<u>\$ —</u>
<u>—</u>	<u>—</u>	<u>\$ —</u>
Total		<u>\$ 395.00</u>

Hearing date 8 10/15/08

Sandy Handley 09/19/08  
Planner signature / date

Project # 1002123

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
  - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
  - List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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)
  - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
  - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers 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.

Del's Hide-A-Way Park, LTD  
 Philip D. Sheets  
 Philip D. Sheets  
 Applicant name (print)  
 Applicant signature / date 9/18/08



Form revised 4/07

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

Application case numbers  
 08DRB - 70412

Sandy Handberg 09/19/08  
 Planner signature / date  
 Project # 1002123

9

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from SEPT. 30, 2008 to OCT. 15, 2008

5. REMOVAL

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

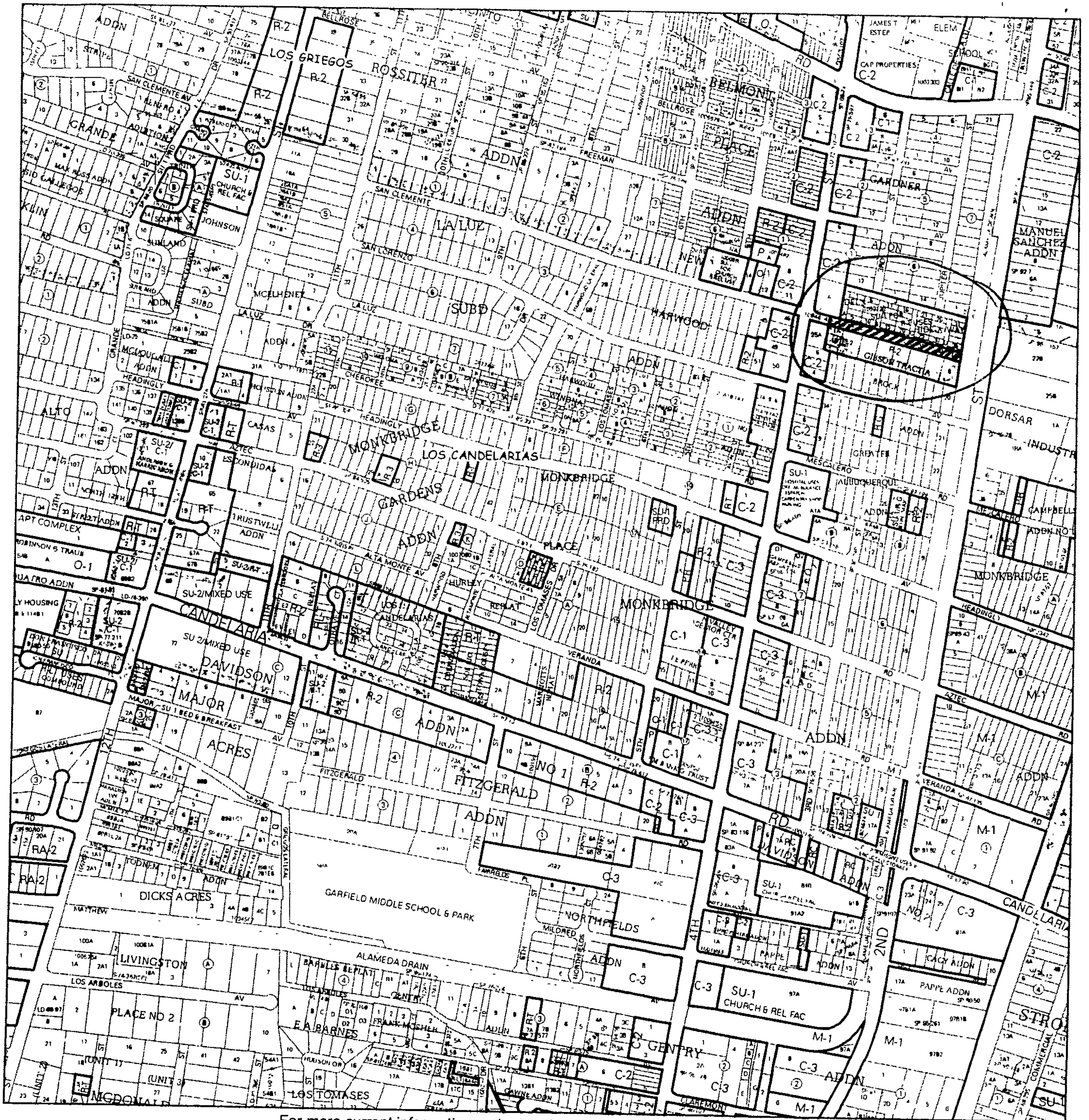
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]  
(Applicant or Agent)

09/19/08  
(Date)

I issued 3 signs for this application, 09/19/08 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002123



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

**Albuquerque Geographic Information System**

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-14-Z**

Selected Symbols

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

0 750 1,500 Feet

11 TION R3E SEC 5

September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901

(505) 610-4104      Cell  
(505) 345-1022      Phone  
(505) 345-9622      Fax

Letter for Justifying Request to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

The existing zoning of the affected properties: Lots 1 through 35, Del's Hide-A-Way Park, LTD  
(North side of San Clemente Ave.), SU-1 for RT

Lots 1A, 1B and 2-8 Gibson Tract "A"; ( South side of San Clemente Ave.) R-2

Tract "A" Del's Hide-A-Way, ( North East corner of North Fourth (4<sup>th</sup>) Street and San Clemente Ave.) C-2

Please note that the property on the south east corner of north Fourth Street and San Clemente Ave., 4220 4<sup>th</sup>  
Street NW; Tract 25-A, M.R.G.C.D. Map No. 33 is NOT affected by this action.

Under the North Fourth Street Rank III Corridor Plan that is now on the Environmental Planning Commission  
agenda, the zoning would change to the North Fourth Mixed Use Development (N.F.M.X.D.) District for all of  
the affected properties.

The Action to Vacate, along the additional granted right -of-way will allow this to become a gated community.  
San Clemente Ave. is already dead ended.

San Clemente Ave. will remain in the same configuration as it is now, with the 26 foot public sewer and water  
line easements dedicated to the Albuquerque Bernalillo County Water Utility Authority (A.B.C.W.U.A.).

The storm sewer and the public utility easement will remain as previously granted.

The private access easements, sidewalk easements and M.R.G.C.D. access easements will also remain as  
previously granted.

The cul-de-sac shall remain as-is, as accepted by Richard Dourte, P.E. City Engineer on July 23, 2008

Please contact me if you need any additional information or if you have any further questions or concerns  
regarding this Letter of Request.

Sincerely,



Philip D. Sheets

September 18, 2008

Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Proposed Vacation of  
Public Right-of-Way  
San Clemente Avenue, N.W.  
Albuquerque, Bernalillo County, New Mexico

Dear Development Review Board Members:

The purpose of this vacation is to create a private road from a public right-of-way (San Clemente Avenue, NW). The private road is to be used for a proposed gated community. In preparation, the applicants have improved San Clemente Avenue and feel that this will enhance the neighborhood and property value. The applicants will maintain said road if granted this vacation.





## *Harwick Transportation Group, Inc.*

September 18, 2008

Ms. Kristal Metro, PE  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103-1293

**RE: Traffic Assessment for Del's Hide-A-Way Roadway Vacation**

Dear Ms. Metro:

This letter has been prepared to address traffic issues for the above referenced project located along San Clemente Ave NW at 4<sup>th</sup> St, south of Griegos Rd. The City has requested that a trip generation and queuing assessment be performed to assess potential impacts associated with installation of a private gate across San Clemente Ave NW and the vacation of a portion of the road. The trip generation determines the number of peak hour trips generated by the site, and since the site development is residential, the AM peak produces primarily egress movements while the PM peak generates more ingress movements. Since the PM peak generates significantly more ingress movements, that period was evaluated to determine the design queue for the gate. The text below describes the methodology, findings, and recommendations of the assessment, and backup materials are appended as attachments.

***Trip Generation***

The Del's Hide-A-Way site will include 35 residential townhome units along the north side of San Clemente Ave NW. Gating the access will also restrict access to 8 additional parcels along the south side of San Clemente Ave NW. Two of those parcels are currently developed with a total of 11 apartment units and the remaining six parcels could generate an additional 48 apartment/townhome units. Based upon those densities, it is estimated that a total of 94 dwelling units could be located behind the gate being considered.

Site trips were generated using the Institute of Transportation Engineers (ITE) *Trip Generation, 7<sup>th</sup> Edition*. Trips were generated for both the AM and PM peak hours of adjacent street traffic, considering trips generated during each peak commute period - 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. The trip generation values were compared for both Apartments (#220) and

14

Townhomes (#230), and the higher rate for Apartments was applied to all 94 dwelling units. This will yield slightly conservative results. The trip generation worksheet is appended at the end of this report and a summary of the results are as follows:

**Trip Generation**

LU Code	Land Use	Units	Daily	AM. Enter	AM. Exit	PM Enter	PM Exit
220	Apartments/Townhomes	94	715	10	40	45	24

The results indicate that the PM peak hour will be the critical period during which queuing should be analyzed.

***Queuing***

The principal queuing concern is that drivers entering the site not queue into 4<sup>th</sup> St, potentially blocking traffic and creating a conflict point for through traffic. This is a potential safety concern because 4<sup>th</sup> St is a minor arterial with a daily traffic volume of 17,600 vehicles per day (vpd) based upon the MRCOG 2007 Traffic Flows map. The access pad and gate should be located to minimize vehicles queuing across the sidewalk and into the adjacent street.

The design queue for the site is considered to be the 100<sup>th</sup> percentile queue. The analyses used the following assumptions:

1. All vehicles arrive randomly during the peak hour.
2. Residents will have remote devices to activate the gate and will not have to utilize an access code for each entry.
3. The average queue time to approach, activate, and pass through the gate is assumed to be 30 seconds. The analysis assumes that multiple vehicles will not be allowed per actuation.
4. A separate lane will be provided for guests needing to call a resident for gate activation. It is assumed that when a visitor is present, residents will use a by-pass lane.
5. The average vehicle length is assumed to be 25'.
6. The Poisson negative exponential distribution mathematically represents the probability that 'n' number of vehicles will be present.
7. Summing the Poisson distribution to the 100<sup>th</sup> percentile should provide a conservative design queue length.

The Poisson negative exponential equation is

$$Q_{100} = \sum_{n=0}^{\infty} \frac{e^{-x} x^n}{n!}$$

where:

$Q_{100}$  is the 100<sup>th</sup> percentile queue based upon the summation of the probability of 'n' vehicles present at one time [P(n)],

$x$  is the number of available queue periods per hour - [ $x = 3600/\text{vehicles per hour}$ ]

$n$  is the number of vehicles present at a given time.

The results of the queue analysis are that the 100<sup>th</sup> percentile queue should be 4 vehicles. The probabilities of 0 through 4 vehicles present at the access, if there are 45 peak hour trips, are as follows:

P(0)	=	68.4%
P(1)	=	26.0%
P(2)	=	4.9%
P(3)	=	0.6%
P(4)	=	0.1%

Based upon the analysis, it is unlikely that more than three vehicles will be queued at the gate.

### ***Discussion***

The analysis shows that storage is required for four vehicles entering the site. Assuming 25' per vehicle with a gate that either swings into the site or is a sliding gate, the gate should be located at least 105' east of the back of the 4<sup>th</sup> St sidewalk (allowing a 5' buffer if actuation is delayed). Should the gate open outward, the distance from the back of sidewalk to the vehicle stop line should be a minimum of 105', though this type of operation should be discouraged. The visitor call box/keypad should be located on raised channelization at least 69' east of the 4<sup>th</sup> St back of sidewalk. This distance will permit the storage of 3 vehicles, allowing 6' for the distance from the driver to the front of their vehicle waiting at the call station. This would allow visitors to represent the 99<sup>th</sup> percentile queue and queue within the prescribed area.

An entry by-pass lane shall be provided to ensure that residents are not delayed by visitors trying to access the property. If a by-pass lane is not provided, the analysis would be based upon a 3-minute average actuation time for a visitor, and the design queue length would be 9 vehicles or 225'. In addition, a turnaround area utilizing the exit lane(s) must be provided for vehicles that cannot gain entry. This turnaround area shall be designed to City of Albuquerque standards.

### ***Findings and Recommendations***

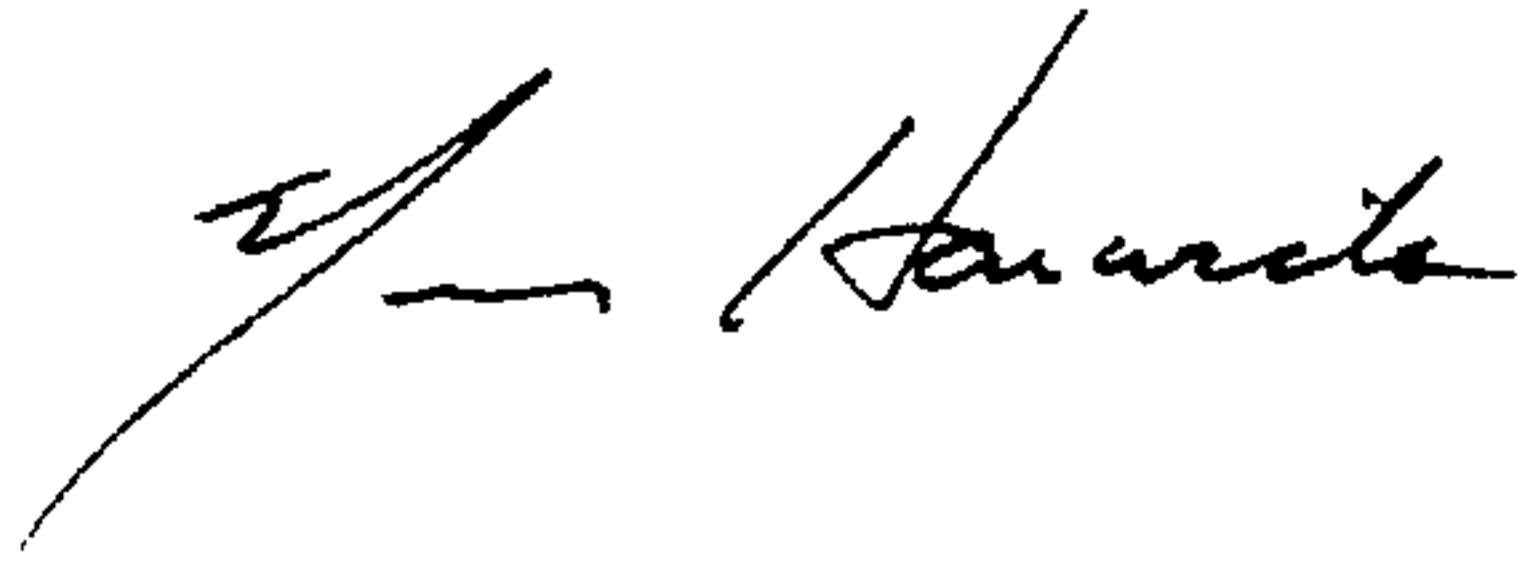
The site access shall provide two entry lanes, each at least 11' wide, to provide access for visitors and a by-pass lane for residents. The gate shall be located no closer than 105' from the back of sidewalk along 4<sup>th</sup> St NW for resident access. The visitor call box/access pad shall be located no closer than 69' from the back of the 4<sup>th</sup> St NW sidewalk. A turnaround area shall be

provided to accommodate visitors who cannot gain access to the property, and should be designed per City of Albuquerque standards.

Please review the information provided above, and let me know if you have any questions. I may be reached at 323-5060 or via e-mail at [nevin@harwicktg.com](mailto:nevin@harwicktg.com).

Sincerely,

HARWICK TRANSPORTATION GROUP, INC.

A handwritten signature in black ink, appearing to read "Nevin Harwick". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Nevin Harwick, PE, PTOE  
Principal

**Attachments:**

Zone Atlas Page J-14  
Trip Generation Worksheet

c: Philip Sheets, Del's Hide-A-Way

## Trip Generation Worksheet

Land Use:	<b>Apartment</b>	<b>220</b>	
Trip Generation Units:		1	Dwelling Unit
Project Units:		94	

### Trip Generation Equations:

Average Vehicle Trip End on a Weekday

$$T = 6.01 (X) + 150.35$$

Enter

50%

Exit

50%

Peak Hour of Adjacent St, Traffic 7 to 9 AM

$$T = 0.49 (X) + 3.73$$

Enter

20%

Exit

80%

Peak Hour of Adjacent St Traffic, 4 to 6 PM

$$T = 0.55 (X) + 17.65$$

Enter

65%

Exit

35%

**Daily Trips**

**715**

Enter

358

Exit

357

**AM Peak Trips**

**50**

Enter

10

Exit

40

**PM Peak Trips**

**69**

Enter

45

Exit

24

Trip Generation based upon ITE *Trip Generation*, 7th Edition.



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: 9-9-08

TO CONTACT NAME: Phillip Sheets
COMPANY/AGENCY: Del's Hide a Way Park
ADDRESS/ZIP: Box 6901 87197
PHONE/FAX #: 505-410-4104 345-9622

Thank you for your inquiry of 9-9-08 requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at San Clemente Ave N.W. between 2nd and 3rd. zone map page(s) 6-14.

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

GREATER GARDNER
Neighborhood or Homeowner Association
Contacts: list attached

NORTH FOURTH CAMINO ROAD
Neighborhood or Homeowner Association
Contacts: list attached

See reverse side for additional Neighborhood and/or Homeowner Associations 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,
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**THE GREATER GARDNER N.A. (GRG) "R"**

**\*Kyle Silfer** *e-mail:* [kyle@rtoads.com](mailto:kyle@rtoads.com)

4465 Jupiter St. NW/87107 265-5840 (h)

Katharine Lowey *e-mail:* [kelowey@state.nm.us](mailto:kelowey@state.nm.us)

4445 Jupiter St. NW/87107 343-9459 (h)

**Website:** [ggna-abq.org](http://ggna-abq.org)

**NA E-mail:** [ggna@macmountain.org](mailto:ggna@macmountain.org)

**Council District:** 2

**County District:** 1

**Police Beat:** 238/VA

**Zone Map #:** G-14

**NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"**

**\*Scot Steinberg** *e-mail:* [ssteinberg11@comcast.net](mailto:ssteinberg11@comcast.net)

3906 4<sup>th</sup> St. NW/87107 344-1777 (w)

Pat Hopkins *e-mail:* [mesatrinc@aol.com](mailto:mesatrinc@aol.com)

3826 4<sup>th</sup> St. NW/87107 344-1631 (w)

**Council District:** 2,3&County

**County District:** 1

**Police Beat:** 225,232-234,236,238-239/VA

**Zone Map #:** E-J-14-15

September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901  
(505) 610-4104 Cell, (505) 345-1022 Phone, (505) 345-9622 Fax

To: Kyle Silfer  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Katharine Lowey  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Scot Steinberg  
North Fourth Camino Real Merchants Association, Inc.  
3906 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Pat Hopkins  
North Fourth Camino Real Merchants Association, Inc.  
3826 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Re: Action to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

Dear Merchants and/or Neighborhood Representatives:

As the property owner of 37 residential lots off of San Clemente Ave., east of 4th Street, I have presented an Action to Vacate that would allow the formation of a gated community. This action is supported by the other property owners on San Clemente Ave. directly affected by vacating the public street.

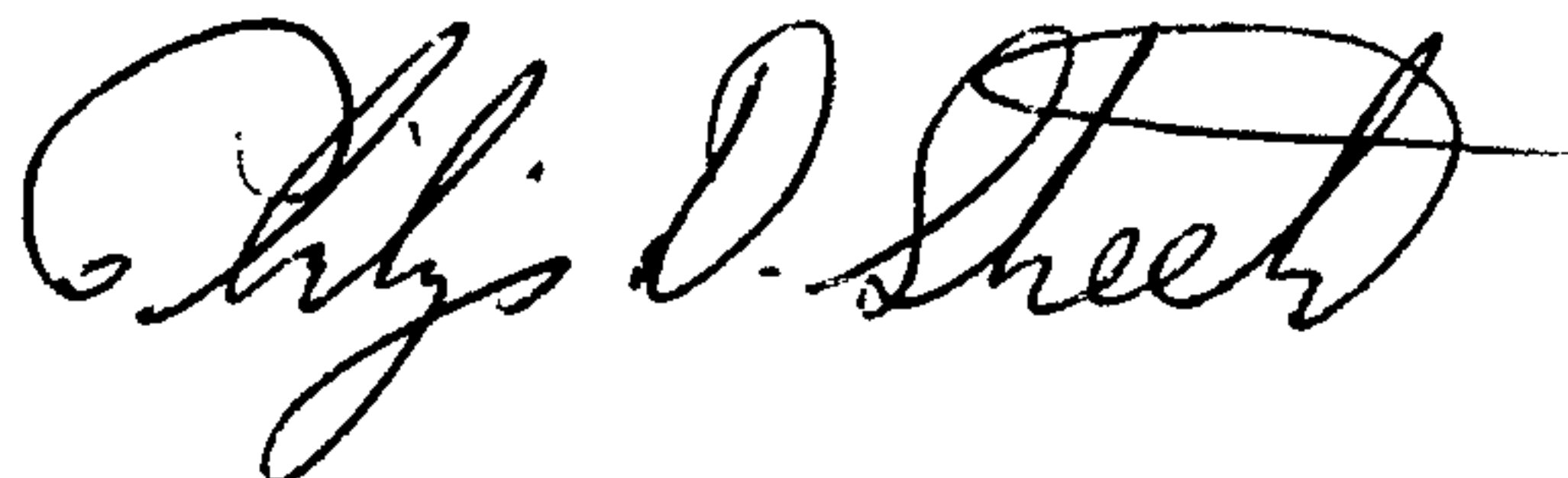
If our application is accepted on September 19<sup>th</sup>, 2008 the action will be heard by the DRB on October 15<sup>th</sup>, 2008. However, please watch for the Yellow Sign Posting on the property for the exact date and time. If you have any questions please contact me at 610-4104.

This application can also be reviewed at the City Planning office, located downtown at the Plaza del Sol Building, 600 2<sup>nd</sup> St. NW, Albuquerque, NM. The gate would be about 125 feet east of 4<sup>th</sup> Street and a turnaround would be provided in front of the gate.

You should agree that this will be positive for the neighborhood and the area can only be enhanced by this change. You have the right to your input regarding this matter. Thank you for your community involvement and I'm looking forward to seeing you at the meeting.

Sincerely

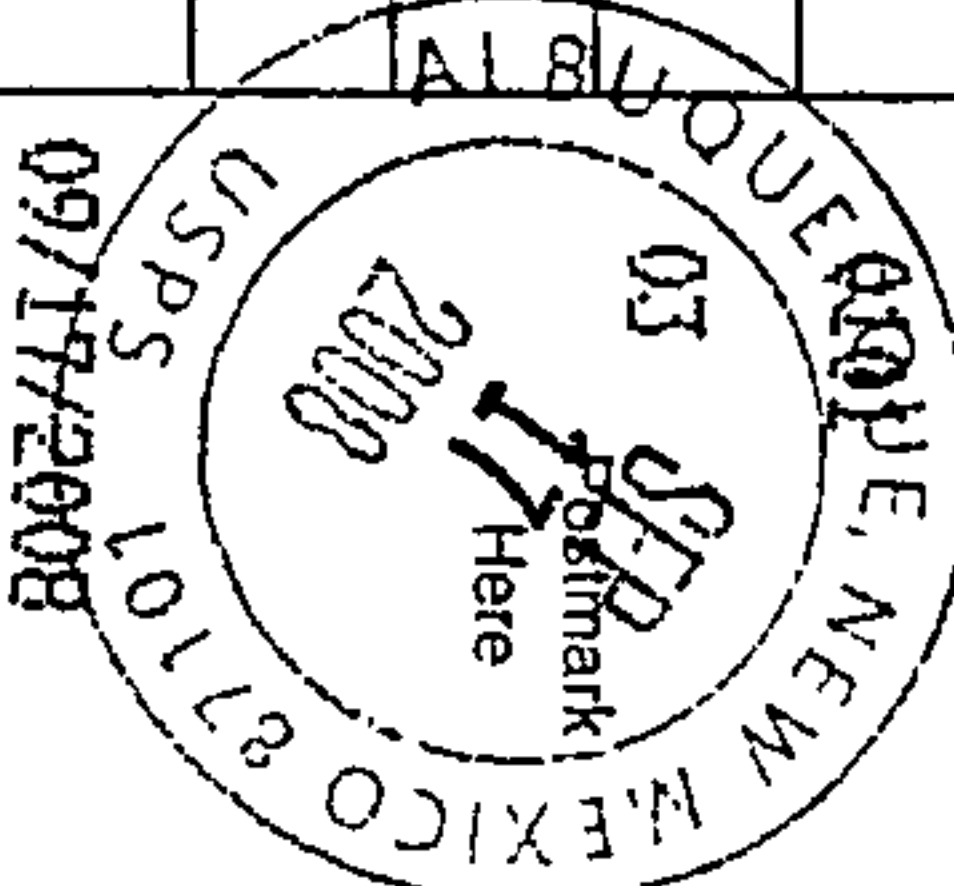
Philip D. Sheets





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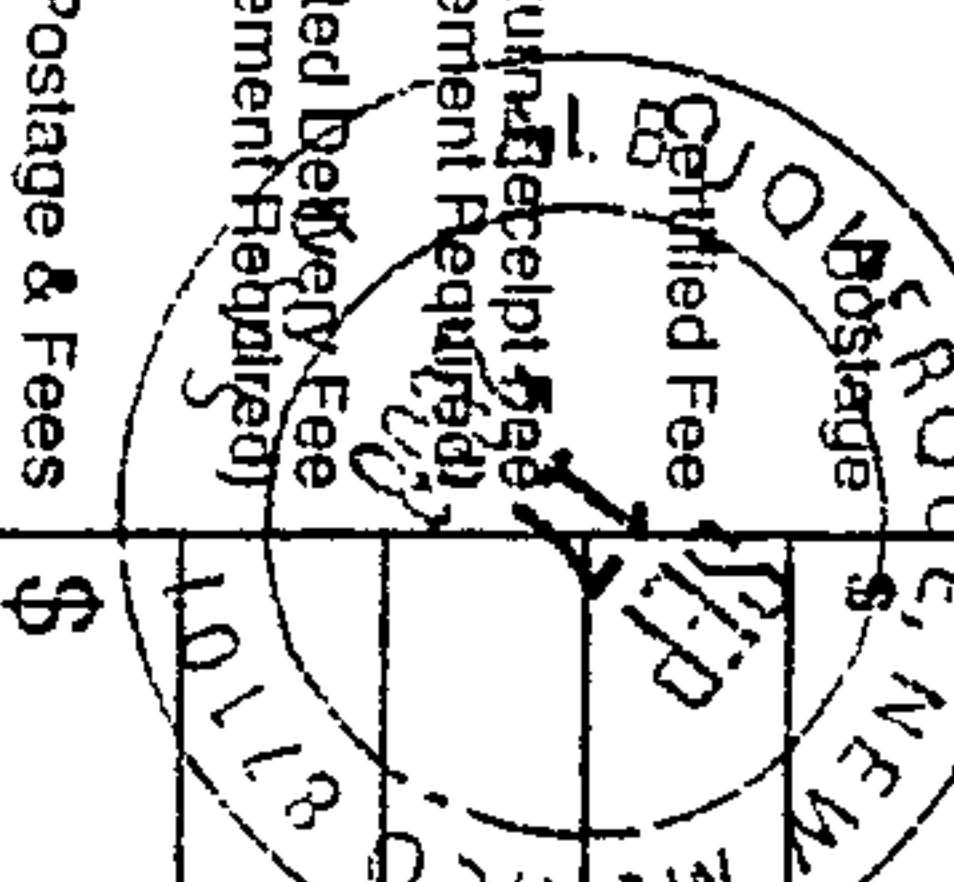
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Sent To **Katharine Lowrey**  
 Street, Apt. No., **4445 Jupiter St. N.W.**  
 or PO Box No. **Albuquerque, N.M. 87107**  
 City, State, ZIP+4

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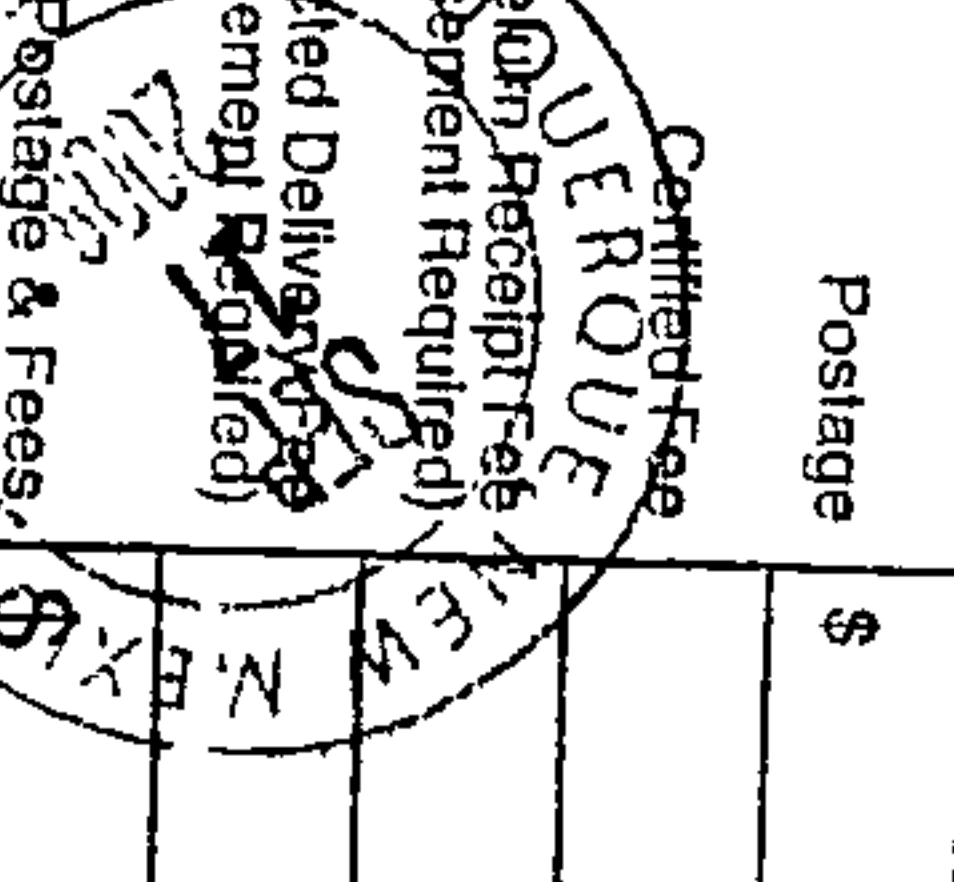
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 or PO Box No. **Albuquerque, N.M. 87107**  
 City, State, ZIP+4

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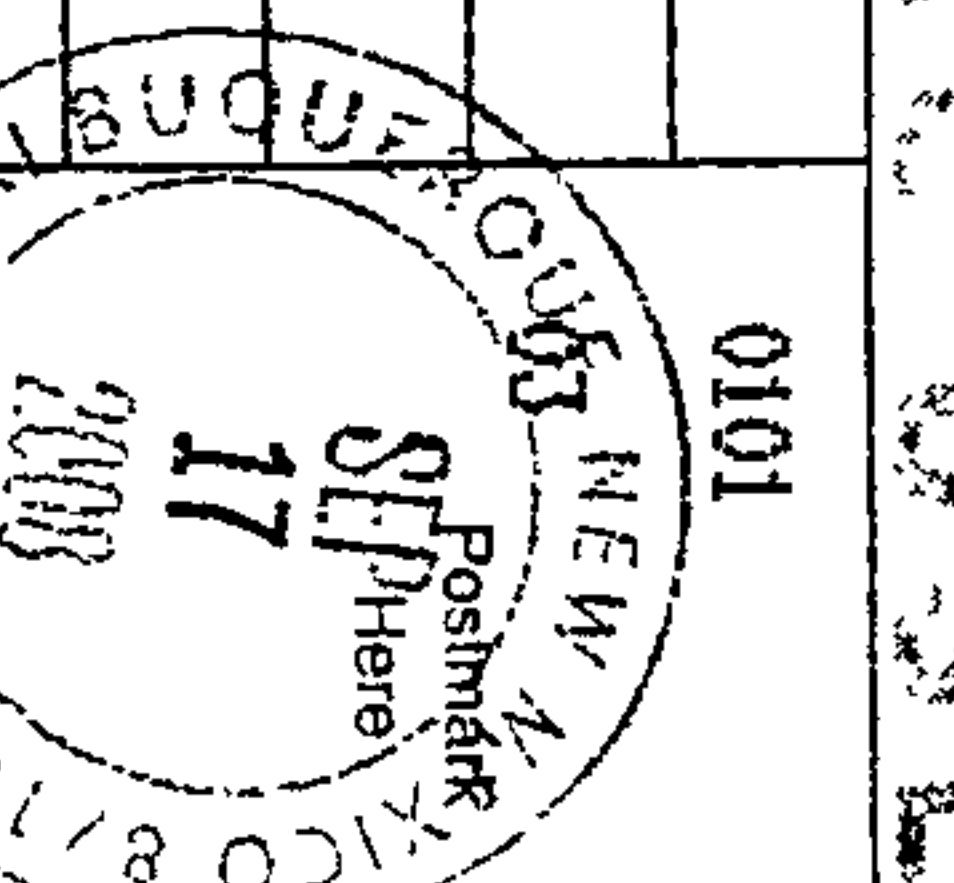
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Sent To **Ayle Silber**  
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Sent To **Scott Steinberg**  
 Street, Apt. No., **3906 4th St. NW**  
 or PO Box No. **Albuquerque, N.M. 87107**  
 City, State, ZIP+4

7627 5535 0000 0150 8008



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 15, 2008

**Project# 1002123**  
 08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN** containing approximately .8368 acre(s).

<b>AMAFCA</b> No comment.																				
<b>COG</b> MRCOG staff have no comment on the proposed development.																				
<b>TRANSIT</b> No comments provided																				
<b>ZONING ENFORCEMENT</b> No comment																				
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: <b>Greater Gardner NA (R), North Fourth Camino Real Merchants Assoc. (I</b>																				
<p><b>APS</b>  <b>Del's Hide-A-Way and Gibson Tract A</b>, is located on San Clemente Av NW between Fourth Street and Alameda Drain. The owner of the above property requests a Vacation of Public Right-of-Way for a development that will consist of 37 residential units. This will impact La Luz Elementary School, Garfield Middle School, and Valley High School. La Mesa Elementary School is exceeding capacity; Garfield Middle School and Valley High School have excess capacity.</p> <table border="1"> <thead> <tr> <th>Loc No</th> <th>School</th> <th>2007-08 40th Day</th> <th>2007-08 Capacity</th> <th>Space Available</th> </tr> </thead> <tbody> <tr> <td>285</td> <td>La Mesa</td> <td>705</td> <td>668</td> <td>-37</td> </tr> <tr> <td>410</td> <td>Garfield</td> <td>393</td> <td>456</td> <td>63</td> </tr> <tr> <td>560</td> <td>Valley</td> <td>1,684</td> <td>2,200</td> <td>516</td> </tr> </tbody> </table> <p><b>Residential Units: 37</b>  <b>Est. Elementary School Students: 10</b>  <b>Est. Middle School Students: 4</b>  <b>Est. High School Students: 4</b>  <b>Est. Total # of Students from Project: 18</b>            *The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.</p> <p>To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.</p> <ul style="list-style-type: none"> <li>• Provide new capacity (long term solution)             <ul style="list-style-type: none"> <li>○ Construct new schools or additions</li> </ul> </li> </ul>	Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available	285	La Mesa	705	668	-37	410	Garfield	393	456	63	560	Valley	1,684	2,200	516
Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available																
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- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval**

On, September 27, 2007 by Phillip and Pamela Sheets, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for residential units that will be constructed within the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**

No crime prevention or CPTED comments concerning the proposed vacation of public right-of-way at this time.

**FIRE DEPARTMENT**

No comments provided

**PNM ELECTRIC & GAS**

No comments provided

**COMCAST**

No comments provided

**QWEST**

No comments provided

**ENVIRONMENTAL HEALTH**

No comments provided

**M.R.G.C.D**

No Adverse Comments.

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

The Hydrology section has no objection to the vacation request but a public storm drain easement must be retained.

**TRANSPORTATION DEVELOPMENT**

The proposed vacation should extend to 4<sup>th</sup> Street NW

**PARKS AND RECREATION**

Defer to Transportation.

**ABCWUA**

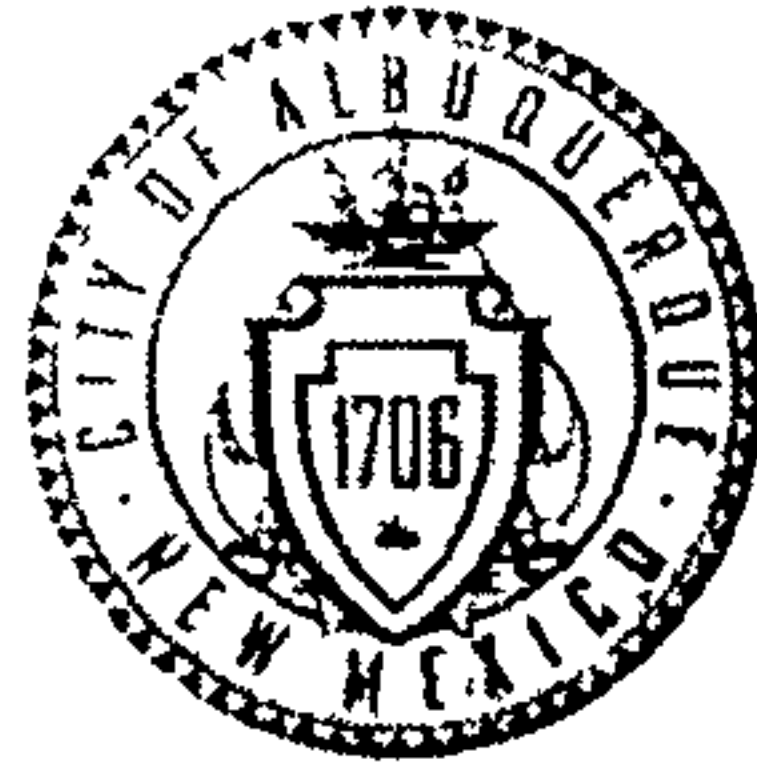
No objection with the Vacation request with the condition that vacated ROW be retained as p water and sanitary sewer easements on Final Plat.

**PLANNING DEPARTMENT**

The Subdivision Ordinance requires that all abutting property owners agree to the proposed vacation, and must participate in replatting the vacated right of way into their property. This likely require the construction or financial guarantee of infrastructure to serve these lots with private access/ public utilities.

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

Cc:



**DEVELOPMENT REVIEW BOARD**

**MINUTES**

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

October 15, 2008

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

**Project# 1002123**

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**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Phillip D. Sheets – P.O Box 6901 – Albuquerque, NM 87197-6901

**PERSONS PRESENT IN INTEREST:**

Priscilla and Billy Stevens – 4220 4<sup>th</sup> St. NW – Albuquerque, NM 87107  
Georgia M. – 2403 San Mateo Blvd Ste W11D – Albuquerque, NM 87110

MR. PHILLIP D. SHEETS SWORN IN

MR. JACK CLOUD: Good Morning.

MR. SHEETS: Mr. Chairman and other board members, my name is Phillip Sheets. I represent the partnership of Del's Hide-a-way Park. My address is P.O. Box 6901 Albuquerque, New Mexico 87197-6901.

MR. CLOUD: Okay, would you like to summarize your request?

MR. SHEETS: Yes sir. Just from a historical perspective, the part of San Clemente that we're dealing with was deeded in 1964 it has remained unpaved until last year. In 1981 a single apartment building was built on the south side there operated as an apartment building until just recently. They have converted it and are trying to sell it off as condominiums. So the affected area would be my property on the north side which is 35 town house lots zoned SU-1 for townhouse use. The property of the south side that would be affected is Gibson addition lots 1-8. The apartment building lies on lot 2 and I am developing lot 1. I split that into 2 separate lots and am developing that as also townhouse units. The advantage of the vacation act is to allow us to develop a property as a gated community. The owners on the south that are affected are in support of this and are happy to sign the plat when one is presented. Today I'd like to get permission for the vacation and a little bit of guidance from the committee on exactly how much I have to dedicate on the north side of my front property there for widening the street to accommodate the gate to City standards and present it as soon as possible for replat of both my commercial lot which is Del's Hide-away tract A and the vacation part of San Clemente.

MR. CLOUD: Okay, thank you. We do have some people that signed up to speak. Priscilla?

MR. BILLY STEVENS SWORN IN

MR. STEVENS: Hi my name is Billy Stevens and we are the property owners south of San Clemente and west of San Clemente on 4<sup>th</sup> street. We are opposed to vacating that section just for the simple reason of the traffic blockage that would take place from entering that north side of the property on San Clemente and 4<sup>th</sup> Street. Historically there has been a lot of traffic problems on that section and with the opening with the El Mesquite market it's even worse. There has been a lot of fender benders and slowing traffic both north and south bound on 4<sup>th</sup> street just from that development. If this went through it would make it even worse just the entering and exiting of the tenants onto that street would slow the traffic in addition to the bus stop that is right on 4<sup>th</sup> street just south of San Clemente. That's kind of been historically a turn around street for people turning around on 4<sup>th</sup> street so definitely, there's a lot of traffic slowing in there and this would just add to that.

MR. CLOUD. Excuse me for a moment but you understand the development is going forward whether it's a public street or a private street right?

MR. STEVENS: I understand that...

MR. CLOUD: The traffic is going to be there whether it's a public street or a private street.

MR. STEVENS: Sure but I'm talking about the access onto our property from the public street will be slowed down if this is gated because of the vehicles being backed up waiting to get in the gate because we have a gate to get into our property on that north side.

MR. CLOUD: Well I think we could control the location of the gate to keep it from interfering with your property.

MR. STEVENS: But even if the gate is in there, the cars blocking the front of our gate to wait to get in.

MR. CLOUD: That's dependent upon where their gate is located so I think that's the key is to make sure that gate is located far enough from that it doesn't block access to your property.

MR. STEVENS: I think that it was proposed to be 100 feet back is that correct? Which would put it 30 feet from our gate?

MR. CLOUD: Mr. Sheets do you want to respond?

MR. SHEETS: Yes the traffic report suggests placement of the gate at least 105 feet. Actually I would propose a little further than that somewhere between 115 to 130 feet.

MR. CLOUD: Mr. Sheets do you have a traffic engineer that's working on this project with you?

MR. SHEETS: Yes sir the traffic report was submitted with the application.

MS. KRISTAL METRO: Do you have a copy of that? I have a copy of that in my file by Harwick Transportation Group

MR. CLOUD: I'm sorry. Go ahead Mr. Stevens.

MR. STEVENS: But anyway just in summary I mean we have the problem with the blocking of our north gate onto our access with the current traffic of 4h street adding that blockage in I think would really slow down that whole area and would definitely affect us on that property and across the street.

MR. CLOUD: Okay, thank you.

MR. SHEETS: Mr. Chairman if I could I'd like to respectfully disagree. Actually the way I'm anticipating handling this is as the traffic study would indicate there would be two 11 foot entrance lanes entering San Clemente and two 11 foot exit lanes with a 6 foot median so curb to curb would extend the street from his

current configuration of 32 feet curb to curb to 50 feet curb to curb. Also there would be as was mentioned historically it is a turn around street right now and people go in all the time thinking that they can get through to 2<sup>nd</sup> street, and as its been developed now it is a dead-end street and they have to turn around within this 32 feet so I think actually it would improve the turn-around situation. As you mentioned Mr. Chairman this is not an application for additional or subtraction of the residential behind the gate, it's simply to control access to the residential development.

MR. CLOUD: Kristal is there a site plan with this traffic study?

MS. METRO: No I did not see a site plan associated with this.

MR. CLOUD: Mr. Sheets are you looking at a site plan now or are you just reading off the recommendation.

Mr. SHEETS: I simply have a drawing that I had a draftsman put together. I'm aware that both an engineer and I hope to have an architect also work on the site plan because of the development of my tract A, as the committee is aware this 4<sup>th</sup> street re-development project is moving forward and is scheduled to go in front of EPC in November. I do believe this project will pass. At that time the entire property that is affected by this vacation act changes zoning and it's one of the only pieces that does change zoning all the way to the Alameda drain both the north side of San Clemente or around San Clemente there, so I believe that it would very well help the idea of the north fourth street plan that is now in the works.

MR. CLOUD: Well whatever drawing you have, could you get us copies of that showing your proposal?

MR. SHEETS: I'm not proud of the drawing, like I say it's done by a draftsman however I'm more than happy to give both these drawings to you.

MR. CLOUD: Well I was hoping you would give them to the Stevens let them see what you're proposing so if you'll do that too.

MS. PRISCILLA STEVENS: On the replatting of that intersection, is the cost of that - is that going to effect our property line when you widen that street? Are you proposing widening that street?

MR. SHEETS: If I understand you correctly would the cost be bared by you?  
No.

MISS STEVENS: But will you take part of our property line?



MR. SHEETS: No. No actually on the south side there your property line exists approximately 9 ft from face of curb, so approximately at your fence line is where your property line is? However I do propose to do some work within the City right-of-way there. As it exists today, the sidewalk is not concrete it's asphalt, and so I think as part of my project I would propose to re-do that as concrete sidewalk because as the sidewalk enters the gated community, I propose to have the walk gate on the south side there. So coming from 4<sup>th</sup> street to the project would be the only sidewalk, and so in front of your property there I would actually take on the responsibility of updating to City standards.

MISS STEVENS: Our biggest concern is the availability to enter into that property on the north side which is the main entrance actually to that property. The 4<sup>th</sup> street entrance is very hard to access because of the traffic flow. We are just concerned mainly of the traffic. The transportation traffic analysis that was done estimated no more than 4 vehicles backed up at one time up to that gate, and I guess there's no, I don't know how valid that is if there's going to be 35 town-homes and apartments totaling 94 residents and some residents will have more than one vehicle - the a.m. and p.m. traffic could be a little bit more than that, or I would estimate it should be. And the replatting of that intersection and that piece of San Clemente going up to the gate I hope will not include a median since there is going to be a double lane for a turn-around lane for non-residents. I visualize a traffic jam in that area.

MR. CLOUD: Well, and perhaps you can provide them a copy of the traffic study as well.

MS. STEVENS: We do have one and I don't know that it's that valid, that *that* is exactly what's going to happen.

MR. CLOUD: Okay, thank you. We did have public hearing comments but no comments from other agencies. Parks and Recreation, Christina, comments on number 2?

Miss Christina Sandoval: I would defer to Transportation.

Mr. Cloud: Okay, City Engineer, Brad?

Mr. Brad Bingham: I would have no objection except I have to retain a public drainage easement for the storm drain on the east side. So when your plat comes you'll have to coordinate with the location of the storm drain at the knuckle.

Mr. Sheets: I understand. Actually on the northeast side of the corner of 4<sup>th</sup> and San Clemente there is a drain and...

MR. BINGHAM: Well all the inlets within that street you'll be maintaining, I'm just going to maintain the trunk line.

MR. SHEETS: Oh I know, I understand:

MR. BINGHAM: That's kind of part of the situation. When you buy the street you'll be buying the inlets as well.

MR. SHEETS: I understand.

MR. CLOUD: Water Authority, Roger?

MR. ROGER GREEN: I'll have no objection as long as we retain the vacated right-of-way as public water and sanitary sewer easement.

MR. SHEETS: Transportation Development, Kristal?

Ms. Metro: Okay, the proposed vacation would need to extend all the way to 4<sup>th</sup> street for this to work. In addition, please be aware that this is not approval for your gate placement I would need to see a detailed layout of that before I would approve a gate. This is just the vacation to make this a private roadway, and that vacation request does need to extend to 4<sup>th</sup> street.

MR. SHEETS: I understand. The only thing I can say to that is the Stevens' are here. If we extend the vacated act, they would, if I understand the process right they would be required to sign the plat.

MR. CLOUD: No. Planning comments – the subdivision ordinance does require that all the property owners have to go along with the vacation. You say that lots 1-7 all those owners to the east of the Stevens are in agreement to this?

MR. SHEETS: Yes they are.

MR. CLOUD: Okay. We do need to replat the whole right-of-way but that is something you can do, and you in turn then provide the roadway easement which allows them to come back and forth up to whatever that point is. Again I haven't seen your drawing so I don't know how that works but then their customers would have access to that easement and it would function basically as a public street but it would be private.

MR. SHEETS: Yes sir I understand. Actually the way I anticipate is the median would actually be behind their driveway and again with two 11 foot lanes there they would always have access to their property probably as much or more than they do now.

MR. CLOUD: And you'll have a turn-around in front of your gate?

MR. SHEETS: That's right.

MR. CLOUD: Okay.

MR. STEVENS: The actual turn-around on here or the gate control which is in front of the turn-around is partially in our driveway, so if there were at least one vehicle that needed to turn around it would block our...

MR. CLOUD: Mr. Stevens I haven't even seen that yet. We'll take a look at it. We're not going to take any ...

MR. STEVENS: I just wanted to make that point we were talking about it being a historic turn-around so if people are always going in there and having to turn around it would block that driveway, that was my point.

MR. CLOUD: As Ms. Metro said earlier this is not approval of a gate at this time, we are hearing a vacation, but I think Mr. Sheets it would behoove you to get the design worked out for the turn-around before we act on the vacation.

MR. BINGHAM: The plat or the vacation?

MR. CLOUD: The vacation.

MR. BINGHAM: We're going to defer this then?

MR. CLOUD: I think we need to defer this so you can actually prepare a drawing that shows – I mean the point of your vacation is that you do want to put up a gate right?

MR. SHEETS: Yes.

MR. CLOUD: Okay. So I think you should prepare an exhibit for a gate that we could approve and then at that time we could act on the vacation.

MR. SHEETS: Okay. What I'm proposing is can I come in with all the drawings for signature on replatting of my front property and the replatting of the vacated street?

MR. CLOUD: Once we approve the vacation all of the right-of-way has to be replatted. You'll have to contact the City Real Estate Office to acquire the right-of-way and they you'll have to have a land surveyor prepare a replat that replats all that right-or-way. You might want to hold off on the replat but I think it behooves you to go ahead and get your turn-around design so that when we approve the vacation we can also say that we'll accept this gate on this street based on the design.

MS. METRO: In addition the vacation request does need to be amended to go to 4<sup>th</sup> street.

MR. CLOUD: I believe we advertised it to cover all of that, yes.

MR. SHEETS: Okay.

MR. CLOUD: Complete your drawings for a turn-around. Let the Stevens' see a copy of that to show how it will work and give us something to review so that we can also say that this will work. I don't know, if you think it's near completion now, we can defer this to next weeks meeting. It sounds like we should defer this at least a couple of weeks and give you a chance to work it out.

MR SHEETS: I actually think I could do that in a week.

MR. CLOUD: Okay. What we'll do is we will not take action we're going to defer it one week, it will be next Wednesday same time – yes ma'am?

MS. STEVENS: Could we defer that a couple weeks because we are going to be out of town next week so we can look at the replat?

MR. CLOUD: He has a drawing now. I really recommend that you try to look at this as soon as possible and give us your comments. If you want to say you still don't approve that fine but I think we are going to defer it one week so that we can move forward with at least the vacation request and the plat would come later.

MR. SHEETS: To reassure you, the only thing that might change is the island would move further to the east.

MR. CLOUD: We'll defer agenda item 2 one week to the meeting of October 22<sup>nd</sup>.

MR. SHEETS: Thank you very much.

MR. CLOUD: Thank you all.



**DEVELOPMENT REVIEW BOARD**

**MINUTES**

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

October 22, 2008

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development**  
**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

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DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN containing approximately .8368 acre(s).

**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Phillip D. Sheets – P.O Box 6901 – Albuquerque, NM 87197-6901

MR. PHILLIP D. SHEETS SWORN IN

MR. SHEETS: Good morning Mr. Chair, Board members. My name is Phillip Sheets I'm here representing Del's Hide-a-way park the purpose being the vacationing of San Clemente Avenue east of 4<sup>th</sup> street and west of Alameda drain.

MR. CLOUD: This was deferred from last weeks meeting of October 15<sup>th</sup>. Did you get a chance to meet with the Stevens' to give them a copy of the proposal for your design of the street?

MR. SHEETS: Yes sir we discussed it after the meeting last week and evidently they're out of town right now and I didn't receive the drawings until yesterday so I haven't given them any new drawings yet.

MR. CLOUD: Okay. Let's review comments from the board again. Parks and recreation, Christina did you have comments on number two.

MISS CHRISTINA SANDOVAL: I defer to transportation.

MR. CLOUD: Okay. City Engineer, Brad?

Mr. Brad Bingham: I'd have no objection to the vacation request, but I need to retain a public storm drain easement where it's appropriate.

MR. SHEETS: I understand.

MR. CLOUD: Water Authority, Roger?

MR. ROGER GREEN: I'll have no objection to the vacation with a condition that the right-of-way be retained as public water and sanitary sewer easements.

MR. SHEETS: I understand.

MR. CLOUD: Transportation Development, Kristal?

MS. KRISTAL METRO: I'll have no objection to the vacation request.

MR. CLOUD: Okay. Can you summarize your meeting with the Stevens' after our public hearing? Did they understand what your design was going to look like?

MR. SHEETS: Yes I reassured them that the median would not block their entrance into their property. They have quite a wide driveway. The median will be east of their driveway sufficient that it should not cause them any trouble whatsoever.

MR. CLOUD: Okay. I hope you understand we can approve the vacation, but the entire right-of-way needs to be vacated. It needs to be purchased and replatted, so we can do that today. Was there anyone else signed up to speak? No? We can do that today and let's go ahead and act on the vacation and there are no further comments. We'll approve the vacation request subject to the findings and conditions of the Subdivision Ordinance that will include a condition that adequate easements be retained for drainage and utilities and access to the adjoining parcels and that the entire right-of-way has to be replatted within one year.

MR. SHEETS: I understand.

MR. CLOUD: Okay. We will be sending notification to you by mail as well as the Stevens'.

MR. SHEETS: I understand:

MR. CLOUD: Okay. Thank you.

MR. SHEETS: Thank you.

# CITY OF ALBUQUERQUE

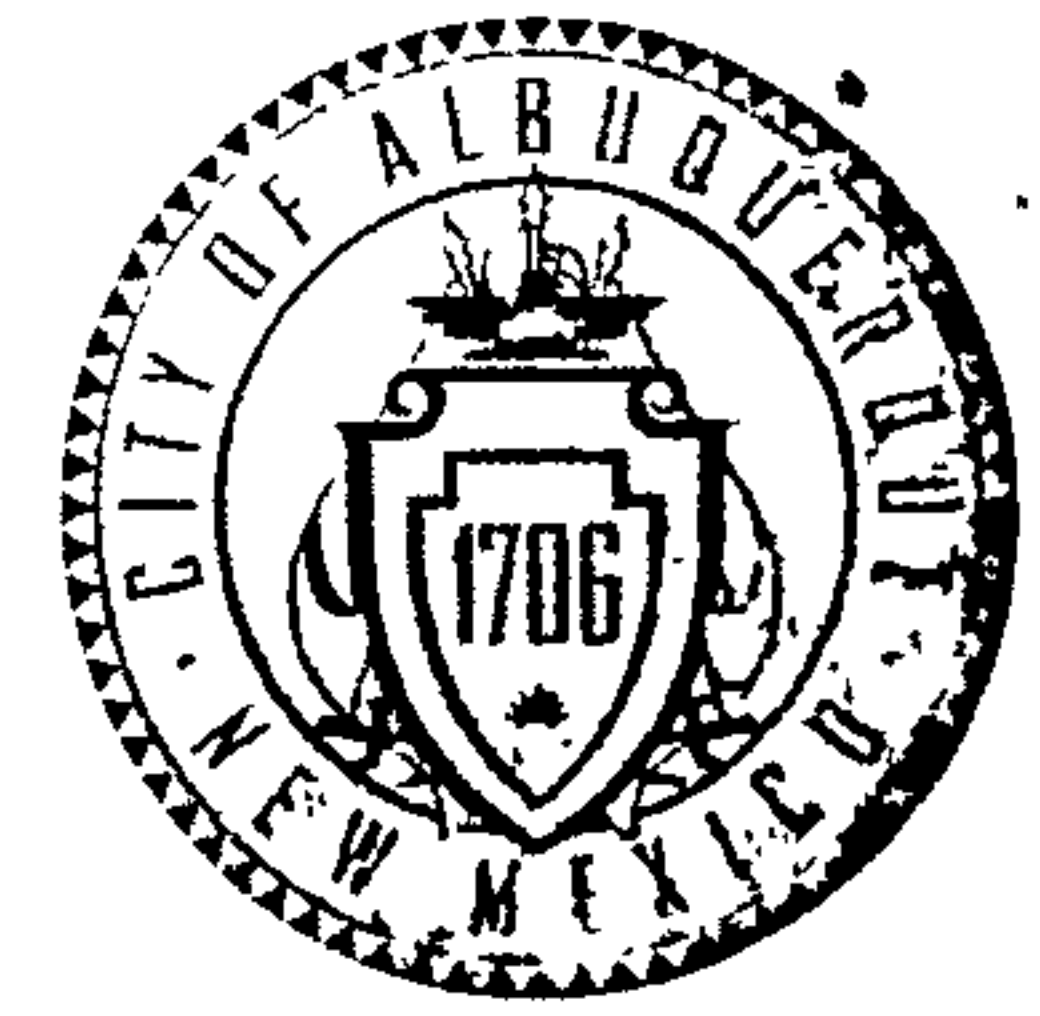
## *Planning Department*

Richard Dineen, Director

### *Development Review Division*

600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor

Albuquerque, NM 87102



## NOTICE OF APPEAL

November 5, 2008

### TO WHOM IT MAY CONCERN:

The Planning Department received the attached appeal on November 4, 2008. You will receive a Notice of Hearing as to when the appeal will be heard by the Land Use Hearing Officer.

***Please refer to enclosed Bill (F/S OC-04-6, Land Use Hearing Officer Rules of Procedure and Qualifications) for any questions you may have regarding the Land Use Hearing Officer rules of procedure.***

Any questions you might have regarding Land Use Hearing Officer policy or procedure that are not answered in the enclosed bill can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

PO Box 1293

**CITY COUNCIL APPEAL NUMBER: AC-08-25**

**PLANNING DEPARTMENT CASE FILE NUMBERS: 1002123  
08DRB-70412**

Albuquerque

**APPELLANT(s): William J. & Priscilla Stevens  
4227 4<sup>th</sup> Street NW  
Albuquerque, NM 87107**

NM 87103

www.cabq.gov

cc: Philip D. Sheets, Del's Hide-A-Way Park, LTD, P.O. Box 6901, Albuquerque, NM 87197-6901  
Georgia M – 2403 San Mateo Blvd, Ste W11D, Albuquerque, NM 87110  
Marilyn Maldonado  
Scott Howell  
DRB File  
Crystal Ortega, Clerk to the Council

Enclosure LUHO Rules of Procedure and Qualifications (6 pages)



**F A C S I M I L E T R A N S M I T T A L**



**CHAVEZ LAW FIRM, P.C.**

643 U.S. Highway 314, S.W., Suite C • P.O. Box 2415 • Los Lunas, N.M. 87031  
telephone: (505) 565-3650  
facsimile: (505) 565-3651  
e-mail: chavezlawfirm@earthlink.net

<b>TO:</b>	Kevin Curran, Esq., Russell D. Brito
<b>FROM:</b>	Steven M. Chavez, Esq.
<b>DATE:</b>	December 30, 2008
<b>SUBJECT:</b>	AC-08-25 Appeal Recommendation
<b>FAX:</b>	768-4525, 924-3339
<b>PAGES:</b>	5

**ENCLOSED PLEASE FIND THE FOLLOWING:**

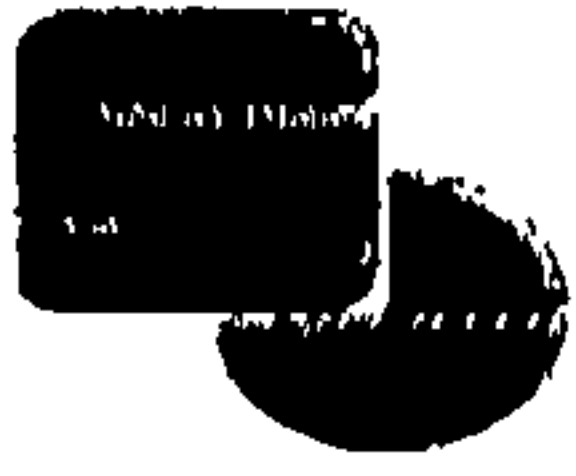
- Correspondence dated: Today's date
- Pleading: \_\_\_\_\_
- Other: AC-08-25 Appeal Recommendation

**MESSAGE:**

- PLEASE CALL UPON REVIEW OF DOCUMENT(S)
- PLEASE CALL WITH YOUR APPROVAL OR TO DISCUSS.
- FOR YOUR RECORDS.
- OTHER

If any pages are not received or if there is a problem in receiving this transmission, please call (505-565-3650)

The information contained in this transmission is legally privileged and confidential as it is intended only for the uses of the individual or agency it is addressed to above. If you are not the intended recipient, be aware that any dissemination, distribution, copy or use of the information in this transmission is strictly prohibited. If you have received this facsimile in error, please notify the sender immediately by telephone so that retrieval or destruction of the facsimile can be arranged.



**CHAVEZ LAW FIRM, P.C.**

STEVEN M. CHAVEZ  
ATTORNEY AT LAW

December 30, 2008

Phillip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197

Priscilla & Billy Stevens  
4220 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Russell D. Brito  
Division Manager  
City of Albuquerque Planning Dept.  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
Via Fax: 924-3339

Kevin J. Curran, Esq.  
City of Albuquerque Legal Dept.  
P.O. Box 2248  
Albuquerque, NM 87103  
Via Fax: 768-4525


RE: Albuquerque Appeal  
No. AC-08-25

Dear Parties:

Enclosed is a copy of my recommendation on the above referenced appeal matter. The Original has been forwarded to the City Council with the Exhibits, if any admitted. Please call the City Council for information about when this matter will be reviewed by the Council. Thank you.

Cordially,

CHAVEZ LAW FIRM, P.C.

By:   
STEVEN M. CHAVEZ  
Land Use Hearing Officer

cc/ Office of the City Council

**LAND USE HEARING OFFICER'S RECOMMENDATION****APPEAL NO. AC-08-25****Project No. 1002123.****William J Stevens and Priscilla E. Stevens, Appellants,****Phillip D. Sheets, Party Opponent.****I. PROCEDURAL BACKGROUND**

This appeal concerns a decision of the Development Review Board (hereinafter "DRB") to approve the vacation of a portion of a public city street pursuant to Section 14-14-7-2(B)(3) of the City of Albuquerque Subdivision Regulations (hereinafter the "Regulations"). On September 19, 2008, the Party Opponent, hereinafter "Mr. Sheets") submitted a Development Plan Review Application to the City Planning Department to vacate a portion of San Clemente Street between Fourth Street and the Alameda Drain (where San Clemente ends).

The stated purpose of the vacation proposal is to block public access to San Clemente Street, just East of Fourth Street, creating a private gated access ingress/egress to 35 residential dwellings. The access gate is located more than 100 feet East of Fourth Street, on San Clemente Street, to allow access to other lots and to provide space for vehicle turn around.

A hearing before the DRB was commenced on October 15, 2008. After evidence and testimony was considered by the DRB, the DRB requested revisions to the proposal. The DRB deferred its decision to the October 22, 2008 public hearing.

At the October 22, 2008 public hearing on the matter, the DRB approved the application to vacate San Clemente Street at the requested location. In its decision it made three findings, and as a condition of approval, it set three conditions Mr. Sheets must satisfy before final approval.<sup>1</sup>

Neighboring property owners, William J. Stevens and Priscilla E. Stevens, filed their timely appeal of the DRB decision on November 3, 2008.<sup>2</sup> Appellants' appeal was heard before this Land Use Hearing Officer on December 19, 2008.

---

<sup>1</sup> See page 4 of the Record .

<sup>2</sup> See Appeal form, Page 1 of the Record.

1       **II. ISSUES PRESENTED BY APPELLANTS**  
2  
3

4           Appellants contend that historically, because San Clemente is a dead end at the Alameda  
5 Drain, vehicular travelers have utilized San Clemente Street, East of Fourth Street, as a turn-  
6 around. Appellants believe that the placement of the proposed gate may impede access to their  
7 tenant's business located on the Southeast corner of Fourth Street and San Clemente Street.  
8  
9

10  
11       **III. STANDARD OF REVIEW**  
12

13           A review of an appeal is a whole record review to determine if there is error:  
14

- 15           1. In applying adopted city plans, policies, and ordinances in arriving at the decision;  
16           2. In the appealed action or decision, including its stated facts;  
17           3. In acting arbitrary, capriciously or manifestly abusive of discretion.  
18

19           The decision and record must be supported by a preponderance of the evidence to be  
20 upheld. The Land Use Hearing Officer may not substitute his judgment for that of the reviewing  
21 Body below. The Land Use Hearing Officer's opinion is advisory to the City Council. The  
22 Land Use Hearing Officer may recommend that the Council "grant, in whole or in part, an  
23 appeal, deny, in whole or in part, an appeal, or remand an appeal for reconsideration if the  
24 remand is necessary to clarify or supplement the record, or if the remand would expeditiously  
25 dispose of the matter."<sup>1</sup>  
26  
27  
28  
29

30       **IV. DISCUSSION**  
31

32           After hearing testimony and arguments from the parties and City Staff, and after  
33 considering the record in this matter, I find that the DRB did not error in applying the applicable  
34 law to the facts. The preponderance of the evidence supports the decision reached by the DRB.  
35 Accordingly, Appellants' appeal should be denied.  
36

37           Section 4-14-7-2(B) of the City of Albuquerque's Subdivision Regulations provide the  
38 burden of proof in this matter. The Regulations requires that the applicant demonstrate that the  
39 public welfare is in no way served by retaining the [right-of way] or easement; or  
40

- 41           a. There is a net benefit to the public welfare because the development made  
42 possible by the vacation is clearly more beneficial to the public welfare than the  
43 minor detriment resulting from the vacation; and

---

<sup>1</sup> See Rules of the Land Use Hearing Officer adopted by the City Council, February 18, 2004.  
Bill No. I/S OC-04-6.

- 1           b.       There is no convincing evidence that any substantial property right is being  
2           abridged against the will of the owner of the right.<sup>2</sup>  
3  
4

5           In its Official Decision, the DRB found that Philip Sheets is the majority land owner of  
6           the lots surrounding the proposed vacated portion of San Clemente Street. The Appellants' did  
7           not dispute that finding. The DRB made a finding that the public welfare is not served by  
8           retaining San Clemente Street, East of Fourth Street. Appellants did not dispute this finding. I  
9           find no error in these findings. There was considerable evidence establishing these findings.  
10

11           Finally, the DRB found that there is no convincing evidence that any substantial property  
12           right is being abridged against the will of the owner of the right. Appellants take the position  
13           that the private access gate will force vehicular traffic to back-up or accumulate on San  
14           Clemente, East of Fourth Street, thus, impeding access to the real property they own on the  
15           Southeast corner of Fourth Street and San Clemente.  
16

17           City Staff takes the position that Appellants do not have a substantial property right in  
18           unimpeded access to their land. I need not address this issue because there is substantial  
19           evidence in the record to support a finding that the gate will not substantially interfere with  
20           Appellants' tenants' access. The DRB required that Mr. Sheets obtain a Traffic Impact Analysis  
21           (TIA) to assess potential impacts associated with the vacation action and the installation of a  
22           private gate across San Clemente.  
23

24           Nevin Harwick, a New Mexico certified engineer with Harwick Transportation Group,  
25           Inc., conducted the traffic assessment. Harwick made several recommendations-all aimed at  
26           mitigating any potential negative impacts resulting from gating the street. Harwick  
27           recommended:  
28

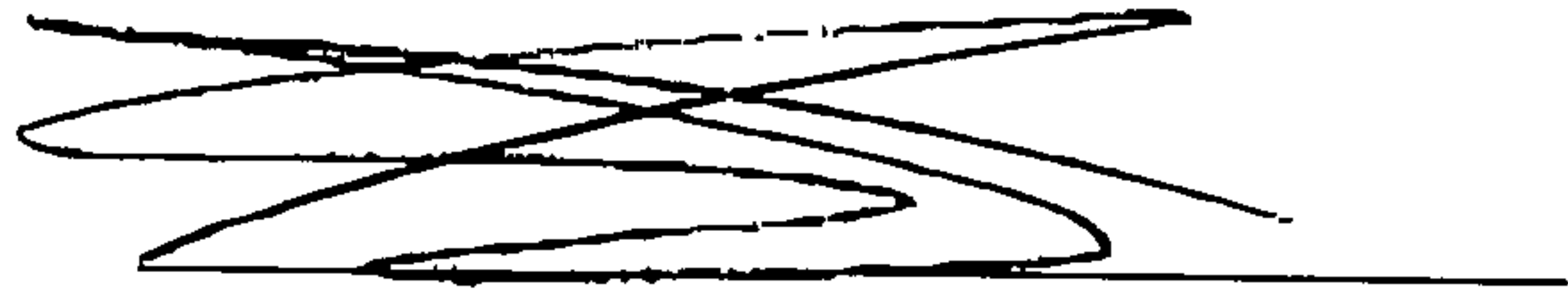
- 29           1.       The site access should have two entry lanes;  
30           2.       The gate should be located no closer than 105 feet from the sidewalk along Fourth  
31           Street;  
32           3.       The call box/ access touch pad should be located at least 69 feet back from the  
33           Fourth Street sidewalk;  
34           4.       A turnaround area should be provided to accommodate visitors who cannot gain  
35           access to the private property;  
36           5.       The turnaround should be designed to City of Albuquerque design standards.  
37

38           The DRB considered and accepted all the recommendations. Moreover, the design  
39           recommendations were included in the revised plans submitted by Mr. Sheets and accepted by  
40           the DRB. The revised design, depicting the roadway between Fourth Street and the gate on San  
41           Clemente Street, provides adequate storage to account for vehicle back-ups. The Appellants did  
42           not submit evidence to demonstrate that access to their property will be blocked. They merely

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<sup>2</sup> See City of Albuquerque Subdivision Regulation, Section 14-14-7-2 Vacation of Public Right of Way, Private Ways and Easements.

1 speculate that the DRB action has the potential of impeding access to their property. Without  
2 evidence to contradict the TIA and the DRB decision, I am left to find that the preponderance of  
3 the evidence supports the DRB decision.  
4

5  
6   
7  
8

9 Steven M. Chavez, Esq.  
10 Land Use Hearing Officer  
11

December 30, 2008

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- \_\_\_ for Subdivision
- \_\_\_ for Building Permit
- \_\_\_ Administrative Amendment (AA)
- \_\_\_ IP Master Development Plan
- \_\_\_ Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- \_\_\_ Storm Drainage Cost Allocation Plan

Supplemental form

**S Z ZONING & PLANNING**

- \_\_\_ Annexation
- \_\_\_ County Submittal
- \_\_\_ EPC Submittal
- \_\_\_ Zone Map Amendment (Establish or Change Zoning)
- \_\_\_ Sector Plan (Phase I, II, III)
- \_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan
- \_\_\_ Text Amendment (Zoning Code/Sub Regs)
- \_\_\_ Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** \_\_\_ 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Del's Hide-A-Way Park, LTD PHONE: (505) 610-410

ADDRESS: P.O. Box 6901 FAX: (505) 345-9622

CITY: Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Josh Garcia List all owners: Jose L. Rodriguez

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way on the easterly 735 feet of San Clemente Ave. N.W.

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

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

Lot or Tract No. Easterly 735' San Clemente Ave Block: N.W. Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Del's Hide-A-Way and Gibson Tract A

Existing Zoning: SU-1 for RT & R-2 Proposed zoning: NA

Zone Atlas page(s): G-14-Z UPC Code: NA MRGCD Map No NA

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 07-ZHE-006  
DRB # 10002123 City Project No. 7404.81

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots: NA No. of proposed lots: NA Total area of site (acres): 0.8368

LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente Ave. N.W.

Between: North Fourth Street and Alameda Drain

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review: 2006/2007

SIGNATURE Philip D. Sheets DATE Sept. 19, 2008

(Print) Philip D. Sheets Applicant:  Agent:

**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>08DRB 70412</u>	<u>VRW</u>	<u>Y</u>	<u>\$ 300.00</u>
_____	<u>ADU</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	_____
_____	_____	_____	_____

Hearing date 10/15/08

Total \$ 395.00

Sandra Handley 09/19/08  
Planner signature / date

Project # 1002123

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
- Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers 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.

*Del's Hide-A-Way Park, LTD*

*Philip D. Sheets*  
 Applicant name (print)  
*Philip D. Sheets* 9/18/08  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
 08DRB - 70A12

*Sandy Handberg* 09/19/08  
 Planner signature / date  
 Project # 1002123



November 3, 2008

City of Albuquerque  
Planning Department  
Development Review Board

RE: Project # 1002123  
08DRB-70412 Vacation of Public Right-of-Way

Dear Sirs,

We are the property owners of 4220 4<sup>th</sup> Street, N.W. located at the south east corner of 4<sup>th</sup> Steet, N.W. and San Clemente Avenue, N.W. intersection.  
Legal Property Description-MRGCD MAP 33 TR 25A1 CONT -.303 AC

It is our concern that the approval of Project# 1002123 will affect access to our commercial property. The traffic assessment prepared for Del's-Hide-A-Way gated community development estimates a total of 94 dwelling units could be located behind the proposed gate. The amount of traffic generated by these residents turning on to San Clemente Avenue from 4<sup>th</sup> Street will affect the flow of traffic on 4<sup>th</sup> Street. The possibility of stopped traffic on San Clemente Avenue waiting to access the gated community will block our San Clemente Avenue driveway which is the main entrance and exit driveway to our property.

Construction time of the proposed townhome units and the proposed reconstruction of the vacated San Clemente Avenue starting at the 4<sup>th</sup> Street intersection could also block or restrict use of our San Clemente Avenue driveway.

We also are the property owners of 4227 4<sup>th</sup> Street N.W. located on the south west corner of the 4<sup>th</sup> Street and San Clement Avenue intersection and have operated Stevens Auto Sales at this location for 58 years. Increased traffic on 4<sup>th</sup> Street and the need for commercial property access for all property owners is a growing problem. With respect to Del's Hide-A-Way Townhome Development we ask you to reconsider the approval of Project# 1002123 to Vacate San Clemente Avenue.

Respectfully,

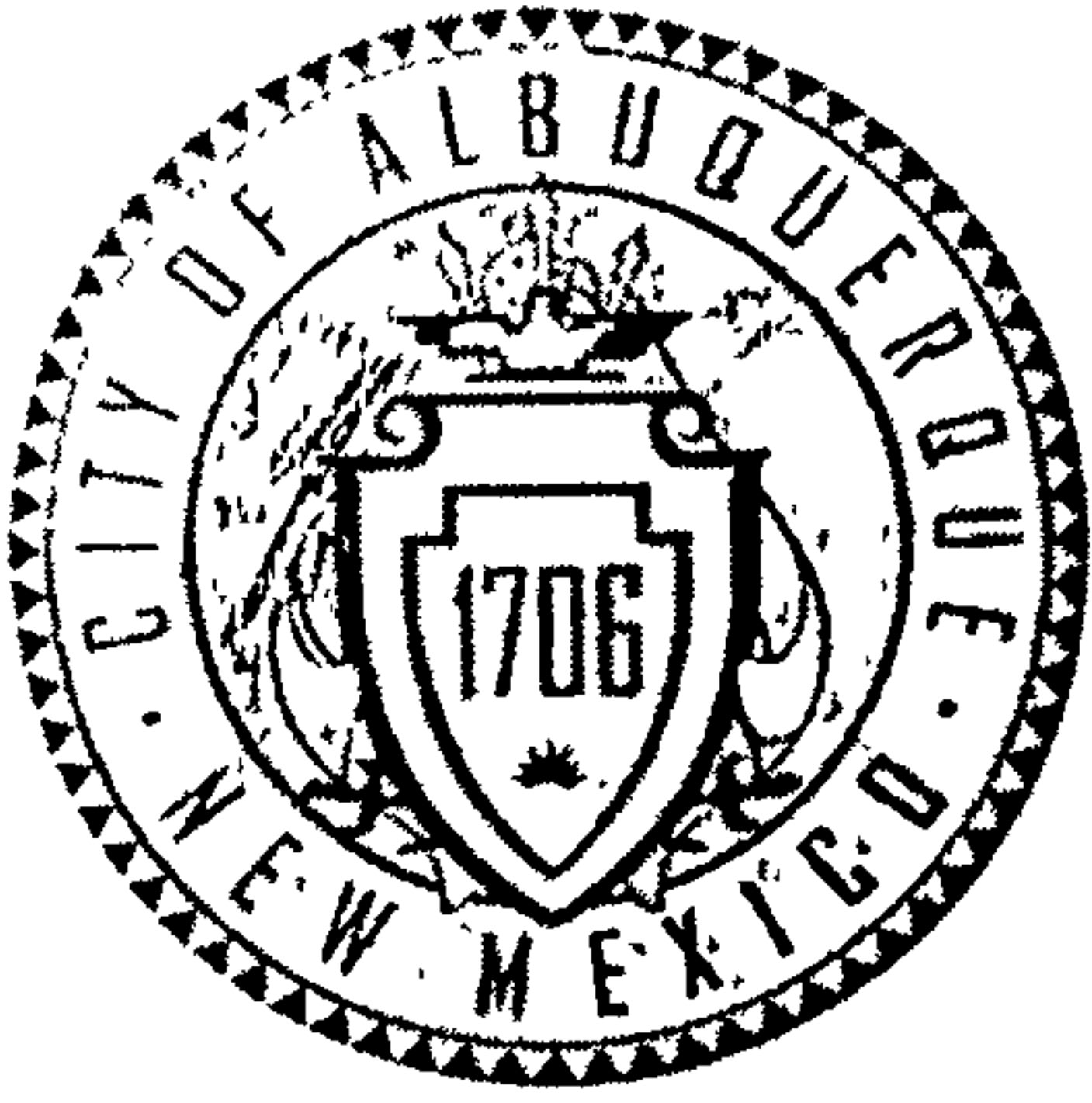
  
William J. Stevens Sr.

  
Priscilla E. Stevens

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298  
7881

Haborgan



**CITY OF ALBUQUERQUE**  
**Albuquerque, New Mexico**  
**Planning Department**

Mayor Martin J. Chávez

**INTER-OFFICE MEMORANDUM**

November, 2008

**TO:** Brad Winter, President, City Council

**FROM:** Richard Dineen, Planning Department Director

**SUBJECT:** AC-08-25 – 08DRB-70412 Project# 10062123– William J. and Priscilla E. Stevens, appeal the decision of the Development Review Board (DRB) to approve a vacation of public right-of-way on the Easterly 735 feet of San Clemente Avenue NW, DEL'S HIDE-A-WAY and GIBSON TRACT A, zoned SU-1 for RT & R-2, located near SAN CLEMENTE AVENUE NW between NORTH FOURTH STREET AND ALAMEDA DRAIN. (G-14)

x.share/council/appeals/ac-08-15

07-116

Jack  
Please provide  
the memo to  
me by 11/19/08.  
Kanter  
Down

200 7021

(c) Cash accounts of the Association shall not be commingled with any other accounts.

(d) No remuneration shall be accepted by the managing agent from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, prizes, gifts, or otherwise; anything of value received shall benefit the Association.

(e) Any financial or other interest that the managing agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors.

(f) Commencing at the end of the month in which the first Lot is sold and closed, financial reports shall be prepared for the Association at least quarterly containing:

(i) an income statement reflecting all income and expense activity for the preceding period on an accrual basis;

(ii) a statement reflecting all cash receipts and disbursements for the preceding period;

(iii) a variance report reflecting the status of all accounts in an "actual" versus "approved" budget format;

(iv) a balance sheet as of the last day of the preceding period; and

(v) a delinquency report listing all owners who are delinquent in paying any assessments at the time of the report and describing the status of any action to collect such assessments that remain delinquent.

(g) An annual report consisting of at least the following shall be distributed to all members within one hundred twenty (120) days after the close of the fiscal year: (1) a balance sheet; (2) an operating (income) statement; and (3) a statement of changes in financial position for the fiscal year. The annual report referred to above shall be prepared on an audited or reviewed basis, as determined by the Board, by an independent public accountants.

**Section 4. Borrowing.** The Board of Directors shall have the power to borrow money for any purpose without the approval of the Members of the Association.

**Section 5. Rights and Obligations of the Association.**

With respect to the Common Areas; (IE, Tract B, C, D, E, F and G,) members of the Association and the Association as a whole, shall bound independently as well as jointly for the maintenance, repair or replacement of asphalt, concrete, landscaping and the Gate, in accordance with the By-Laws and Declaration, the association shall have the right to contract with any person or entity for the performance of various duties and functions. Without limiting the foregoing, this right shall entitle the Association to enter into common management, operational, or other agreements with trusts, condominiums, cooperatives, or other property owner or resident associations, both within and without the Properties. Such agreements shall require the consent of a majority of the total number of directors of the Association.

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	<b>L A APPEAL / PROTEST of...</b>
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<b>STORM DRAINAGE (Form D)</b>	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Del's Hide-A-Way Park, LTD PHONE: 610-4104  
 ADDRESS: P.O. Box 6901 FAX: \_\_\_\_\_  
 CITY: Albuq. STATE N.M. ZIP 87197 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Philip D. Sheets List all owners: Pamela J. Sheets

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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

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

Lot or Tract No Tract "A" Del's Hide-A-Way Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: and portion of San Clemente Avenue N.W.  
 Existing Zoning: C-2 Proposed zoning: same MRGCD Map No 33  
 Zone Atlas page(s) G-14 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App, DRB-, AX\_Z\_, V\_, S\_, etc):  
Project # 1002123 08DRB-70412

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No of existing lots 1 No. of proposed lots: 2 Total area of site (acres): 1.5 Acres  
 LOCATION OF PROPERTY BY STREETS: On or Near. San Clemente Ave.  
 Between Fourth Street N.W. and ALAMEDA NW

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

SIGNATURE Philip D. Sheets DATE Sept. 15, 09  
 (Print) Philip D. Sheets Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- 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>09DRB 70299</u>	<u>SK</u>		\$ <u>0</u>
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
Hearing date <u>09/23/09</u>			Total \$ <u>0</u>

Sandy Handley 09/15/09  
 Planner signature/ date

Project # 1002123

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)**

**Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)**

**Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

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

*Del's Hide-A-Way Park, LTD.*

*Philip D. Sheets*

Applicant name (print)  
*Philip D. Sheets* 09/15/09  
 Applicant signature / date

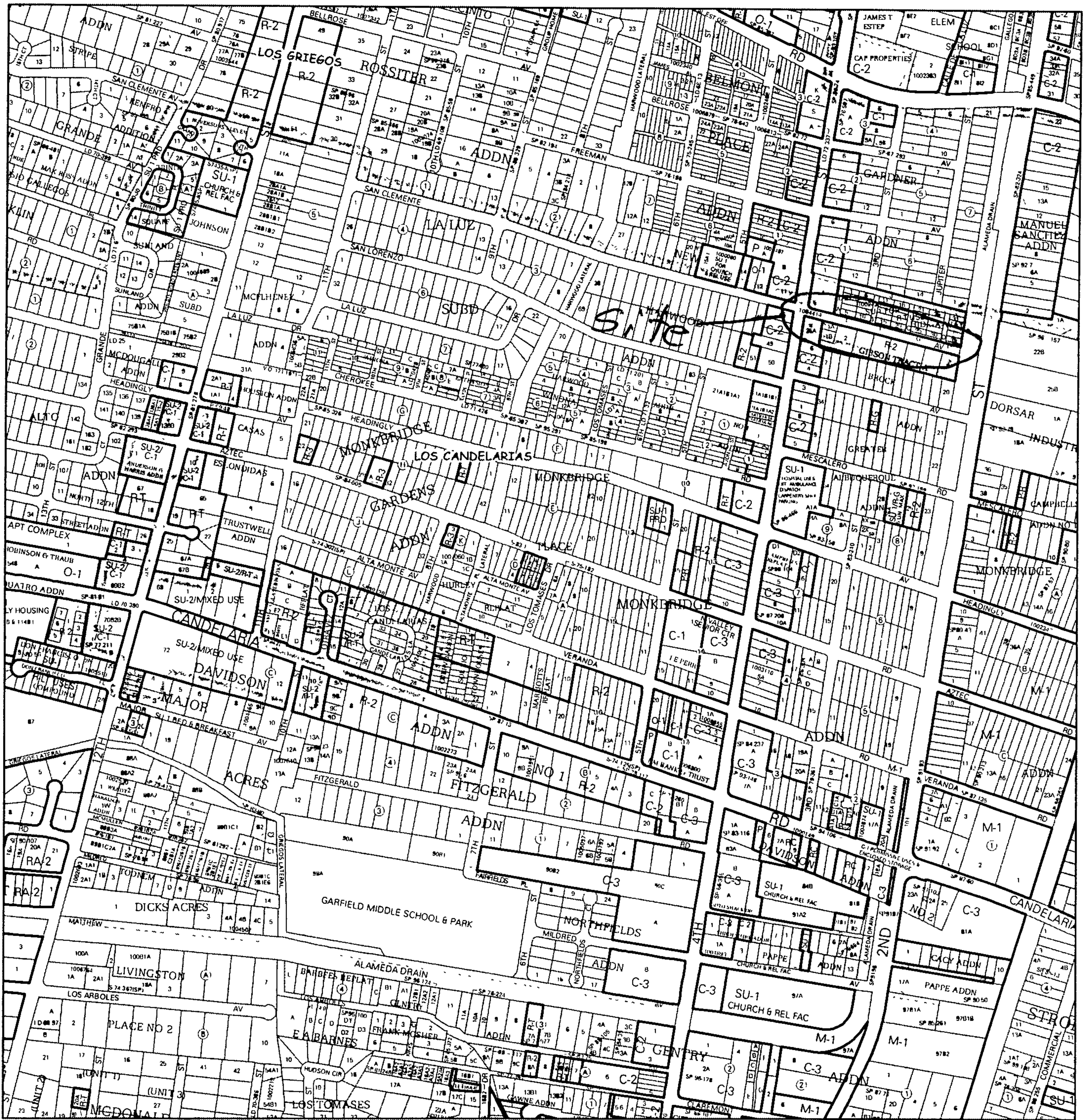


Form revised October 2007

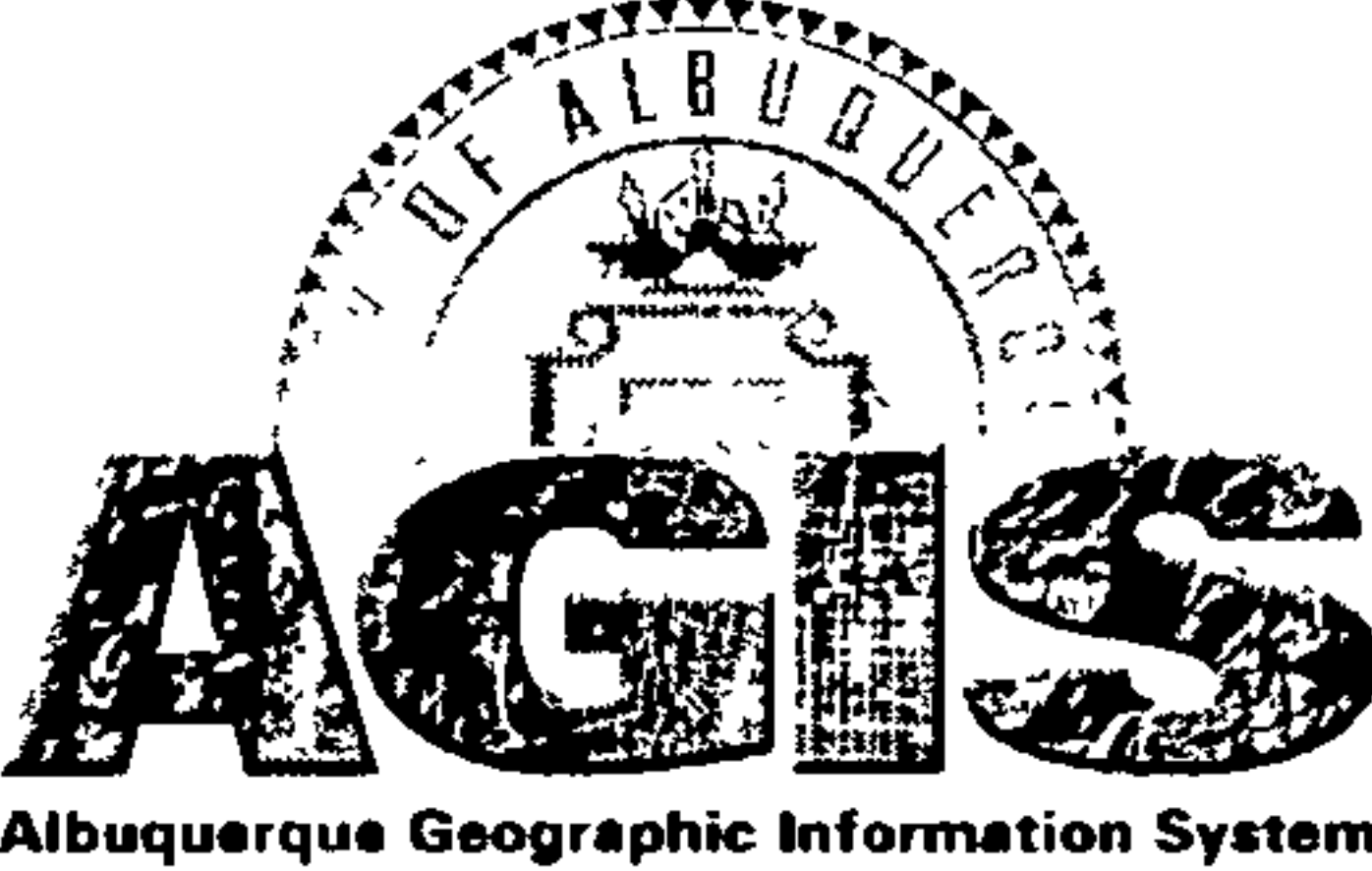
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 09 - DRB - 70299


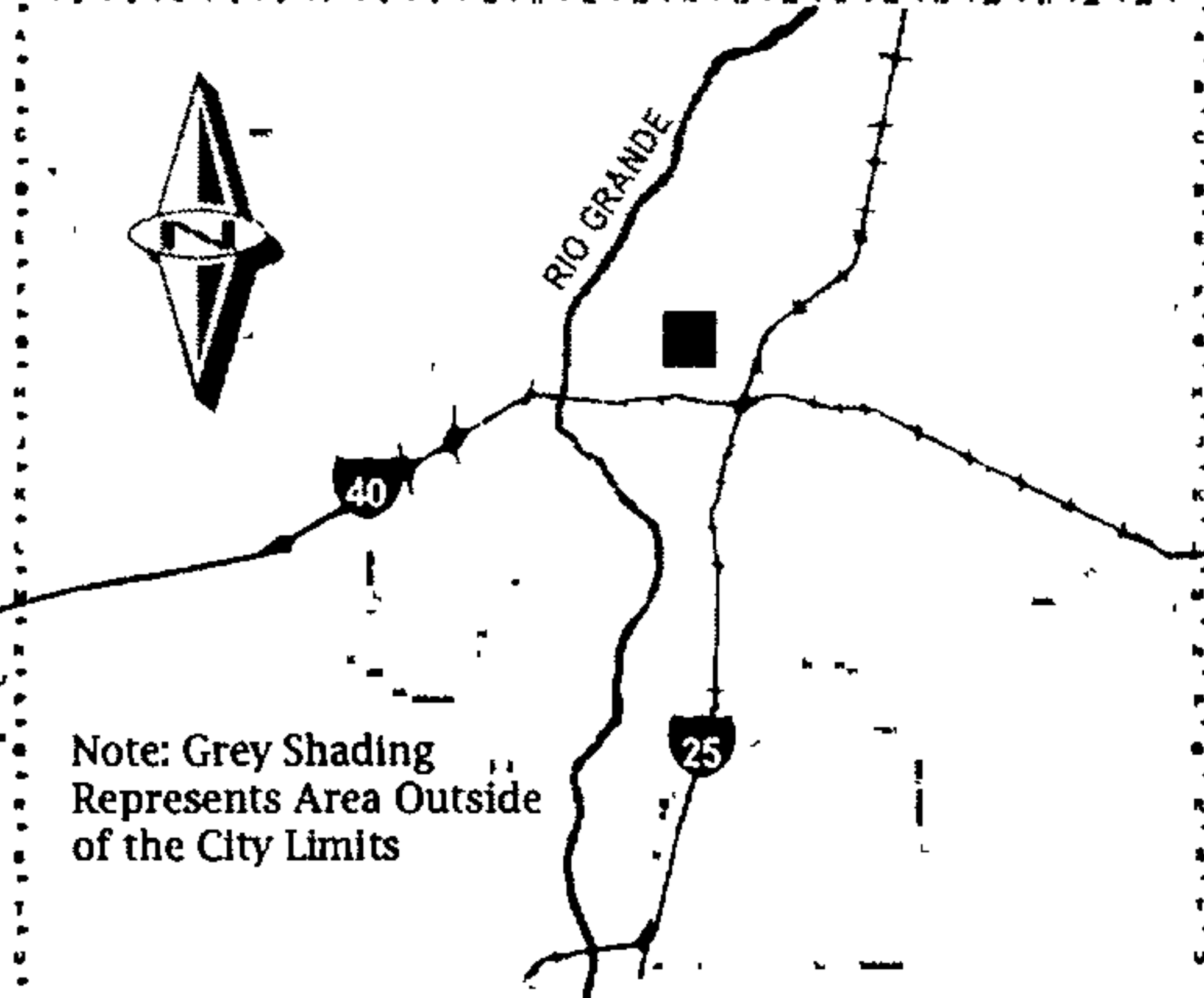
*Sandy Handley* 09/15/09  
 Planner signature / date  
 Project # 1002123



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





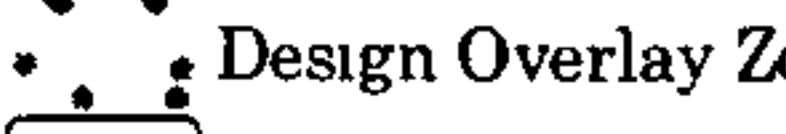
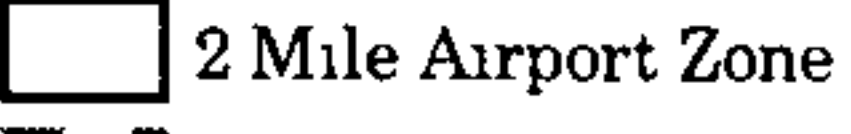

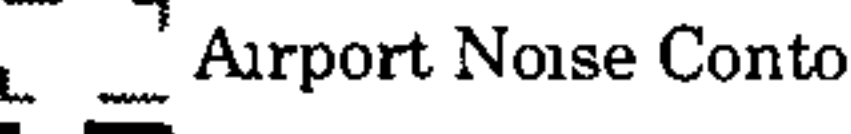
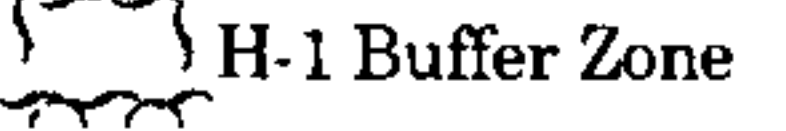
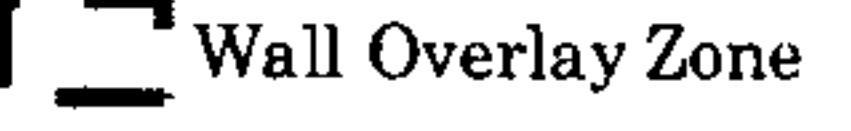
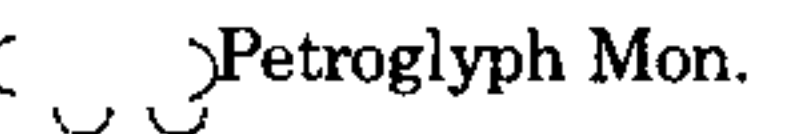
Map amended through: 6/5/2009





Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-14-Z**

Selected Symbols

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



0 750 1500 Feet

To Whom It May Concern:

SKETCH PLAT REVIEW

For the Vacation of Public Right-  
OF-Way on San Clemente Avenue N.W.

Please Review so we can  
Re-Plat with the County Clerks' Office

Thank you for your consideration

Philip D. Steer

Sept. 15, 2009



Mayor Martin J. Chávez

# CITY OF ALBUQUERQUE


## Albuquerque, New Mexico

### Planning Department

#### INTER-OFFICE MEMORANDUM

November 24, 2008

**TO:** Brad Winter, President, City Council

**FROM:**  Richard Dineen, Planning Department Director

**SUBJECT:** AC-08-25 – 08DRB-70412 **Project# 1002123**– William J. and Priscilla E. Stevens, appeal the decision of the Development Review Board (DRB) to approve a vacation of public right-of-way for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN. (G-14)

#### BACKGROUND

This is a request for vacation of public right-of-way. The approval by the Development Review Board required a Public Access Easement which would serve the appellant's property on the southeast corner of 4<sup>th</sup> Street and San Clemente Avenue, while the remainder of the (existing) dead-end street to the east would become a gated, private street.

#### ISSUES

1. The appellants are concerned that the DRB vacation action would affect access to their property on the southeast corner of 4<sup>th</sup> Street and San Clemente Avenue, particularly by cars being backed up trying to get in the gate to the private street.

As noted in the public hearing, and included in this record, a Traffic Assessment was prepared by a professional Transportation Engineer in support of this vacation request. Based on that assessment, along with the proposed improvements that would be constructed in support of the vacation (shown on the exhibit "PRIVACY GATE PLAN") and the Conditions of Approval, the DRB found that the public welfare would not be served by retaining this portion of San Clemente Avenue as public right of way.

The appellants' testimony at the public hearing indicated that existing conditions for this portion of San Clemente Avenue are problematic because people turning off of 4<sup>th</sup> Street end up having to turn around (sometimes onto their property). The existing pavement of this portion of San Clemente is only ~~28~~ <sup>32</sup> feet wide, and then narrows to ~~24~~ <sup>33</sup> feet. The PRIVACY



GATE PLAN shows that the pavement will be widened to have two 11 foot entry lanes and two 11 foot exit lanes, with a 6 foot median to also allow vehicles to turn around within the street pavement (and not have to use the appellant's property).

2. The appellants contend that construction within the San Clemente right of way would also restrict access to their property.

The referenced widening of San Clemente Avenue in the preceding Issue No. 1 would come out of the applicant's property on the north side and be done through a work order, such that the street will still have to be open for access to the appellant's property. The City of Albuquerque has construction management guidelines which should keep any disruption to a minimum.

3. Finally, the appellants note that they also own property on the southwest corner of 4<sup>th</sup> Street and San Clemente Avenue (across 4<sup>th</sup> Street from the subject request) and state that "the need for commercial property access for all property owners is a growing problem."

Again referring to the traffic assessment and the proposed improvements made possible by the vacation, the DRB found that there was no convincing evidence of a property right being abridged by this request; in fact, except for minor disruption during construction (which would happen with or without the vacation), the improvements made possible by the vacation should result in a major improvement with the traffic function for the appellants' property.

APPROVED:

  
\_\_\_\_\_  
Jack Cloud, Chair  
Development Review Board

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**AC-08-25**

08DRB-70412 (Project #2002123)

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Supplemental form

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: William J. Stevens <sup>Priscilla</sup> Priscilla E. Stevens PHONE: 505-344-0447  
 ADDRESS: 4327 4th St. NW FAX: 505-344-0455  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: William J. Stevens Sr. Priscilla E. Stevens

DESCRIPTION OF REQUEST: Appeal Approval Project # 1002123  
DRB-7042 Vacation of Public Right-of-Way

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

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

Lot or Tract No. Easterly 735' San Clemente Ave. NW Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Dels Hide A Way and Gibson Tract A  
 Existing Zoning: SU-1 For RT 4R-2 Proposed zoning: NA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-14-Z UPC Code: NA

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z, V, S, etc.): \_\_\_\_\_  
Project # 1002123 City Project # 7404.81

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 0.8368  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente Ave. NW.  
 Between: North Fourth Street and Alameda Drain

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

SIGNATURE William J. Stevens Sr. Priscilla E. Stevens DATE 11/3/2008  
 (Print) William J. Stevens Sr. Priscilla E. Stevens Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB-30028</u>	<u>Appeal</u>		<u>\$190.00</u>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$30.00</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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>NA</u>			Total
				<u>\$240.00</u>

Planner signature / date: [Signature] 11.4.08 Project # 1002123

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

- DECISION OF THE ZONING HEARING EXAMINER (BOA01)

\_\_\_ Project number of case being appealed: \_\_\_\_\_

\_\_\_ Application number of case being appealed: \_\_\_\_\_

\_\_\_ 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)

Appeal to the Landmarks and Urban Conservation Commission regarding:

- CERTIFICATE OF APPROPRIATENESS  
DECISION OF THE PLANNING DIRECTOR OR STAFF (LUCCAPP)

\_\_\_ Project number of case being appealed: \_\_\_\_\_

\_\_\_ Application number of case being appealed: \_\_\_\_\_

\_\_\_ 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)

Appeal to the Environmental Planning Commission regarding:

- DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER (EPC09)
- DETERMINATION OF THE IMPACT FEE ADMINISTRATOR (EPC10)

\_\_\_ Project number of case being appealed: \_\_\_\_\_

\_\_\_ Application number of case being appealed: \_\_\_\_\_

\_\_\_ 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)

Appeal to the City Council through the Land Use Hearing Officer regarding:

- ADMINISTRATIVE AMENDMENT/DECISION OF PLANNING DIRECTOR/STAFF (CCSTAFF)
- DETERMINATION OR ACTION OF THE EPC (CCEPC)
- DETERMINATION OR ACTION OF THE DRB RE: SUBDIVISION ORD (CCDRB)
- ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL (CCBOA)
- DECISION OF THE LANDMARKS URBAN CONSERVATION COMMISSION (CCLUCC)

\_\_\_ Project number of case being appealed: Project # 1002123

\_\_\_ Application number of case being appealed: 08DRB 70412

\_\_\_ 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.

Priscilla E. Stevens Applicant name (print)  
Priscilla Stevens 11/10/08 Applicant signature / date



Form revised 04/2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	<u>9866</u> - <u>30028</u>
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____

[Signature] 11.4.08  
 Planner signature / date  
 Project # 1002123

November 3, 2008

City of Albuquerque  
Planning Department  
Development Review Board

RE: Project # 1002123  
08DRB-70412 Vacation of Public Right-of-Way

Dear Sirs,

We are the property owners of 4220 4<sup>th</sup> Street, N.W. located at the south east corner of 4<sup>th</sup> Street, N.W. and San Clemente Avenue, N.W. intersection.  
Legal Property Description-MRGCD MAP 33 TR 25A1 CONT -.303 AC

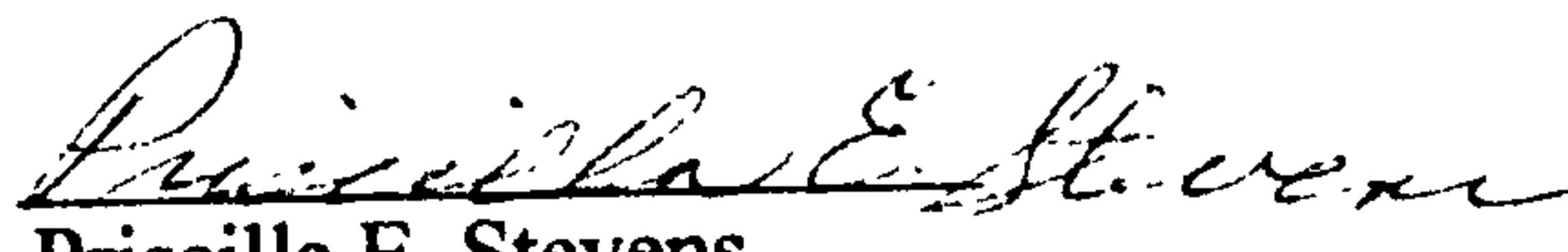
It is our concern that the approval of Project# 1002123 will affect access to our commercial property. The traffic assessment prepared for Del's-Hide-A-Way gated community development estimates a total of 94 dwelling units could be located behind the proposed gate. The amount of traffic generated by these residents turning on to San Clemente Avenue from 4<sup>th</sup> Street will affect the flow of traffic on 4<sup>th</sup> Street. The possibility of stopped traffic on San Clemente Avenue waiting to access the gated community will block our San Clemente Avenue driveway which is the main entrance and exit driveway to our property.

Construction time of the proposed townhome units and the proposed reconstruction of the vacated San Clemente Avenue starting at the 4<sup>th</sup> Street intersection could also block or restrict use of our San Clemente Avenue driveway.

We also are the property owners of 4227 4<sup>th</sup> Street N.W. located on the south west corner of the 4<sup>th</sup> Street and San Clement Avenue intersection and have operated Stevens Auto Sales at this location for 58 years. Increased traffic on 4<sup>th</sup> Street and the need for commercial property access for all property owners is a growing problem. With respect to Del's Hide-A-Way Townhome Development we ask you to reconsider the approval of Project# 1002123 to Vacate San Clemente Avenue.

Respectfully,

  
William J. Stevens Sr.

  
Priscilla E. Stevens



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 22, 2008

**Project# 1002123**  
08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN** containing approximately .8368 acre(s).

At the October 22, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right-of-way.

(B)(3) Based on the following conditions, 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 the 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. Access, drainage and utility easements shall be retained in the vacated right-of-way.

If you wish to appeal this decision, you must do so by November 6, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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.)



Jack Cloud, AICP, DRB Chair

Cc: Phillip D. Sheets – P.O. Box 6901 – Albuquerque, NM 87197  
Cc: ~~Briscilla & Billy Stevens~~ – 4220 4<sup>th</sup> St. NW – Albuquerque, NM 87107  
Cc: Georgia M. – 2403 San Mateo Blvd Ste W11D – Albuquerque, NM 87110  
Cc: Marilyn Maldonado  
Cc: Scott Howell  
File

EXHIBIT B

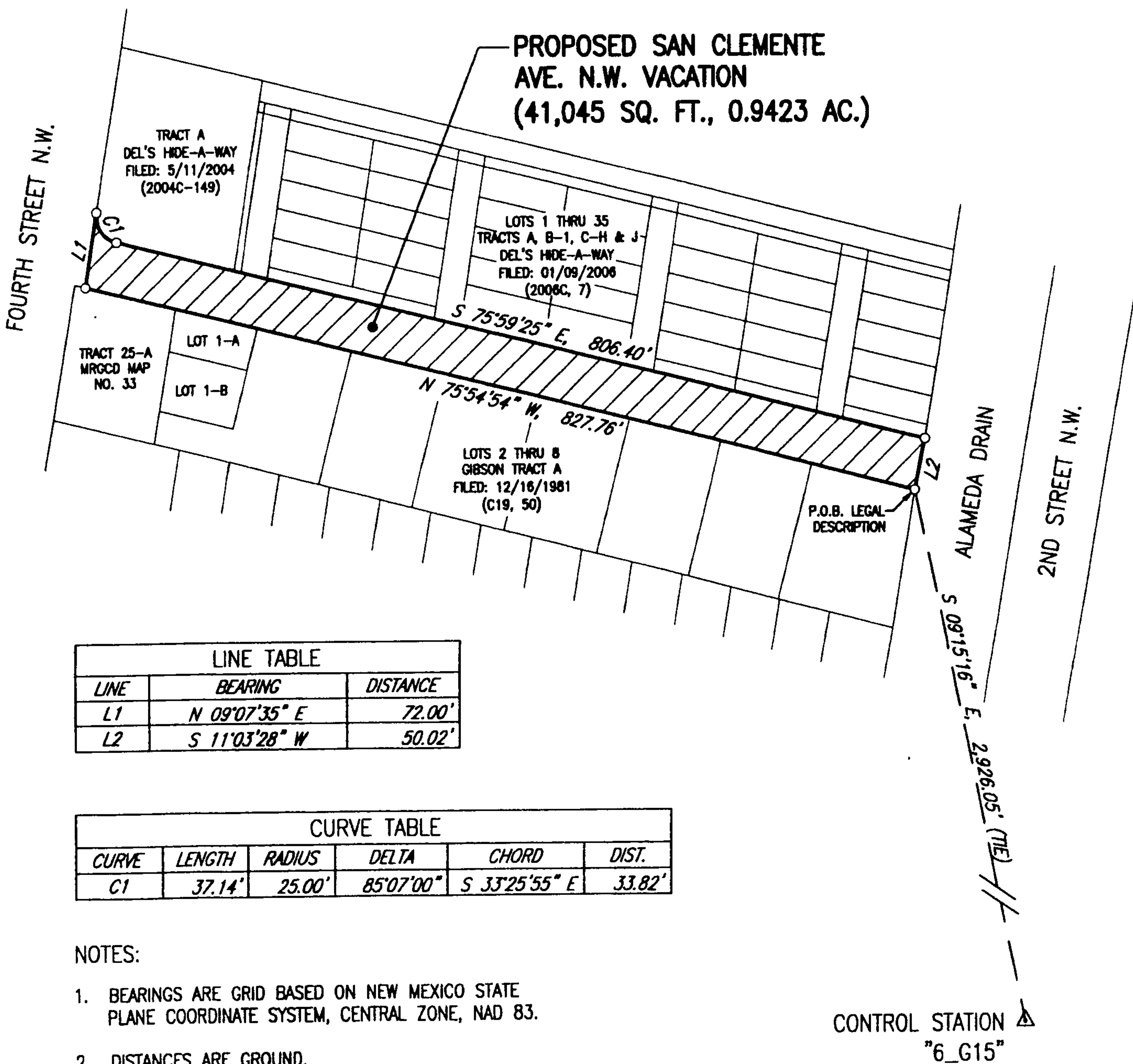
PROPOSED VACATION  
OF PUBLIC RIGHT-OF-WAY  
SAN CLEMENTE AVENUE N.W.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

1002123

10/22/08



SCALE: 1" = 150'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°07'35" E	72.00'
L2	S 11°03'28" W	50.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST.
C1	37.14'	25.00'	85°07'00"	S 33°25'55" E	33.82'

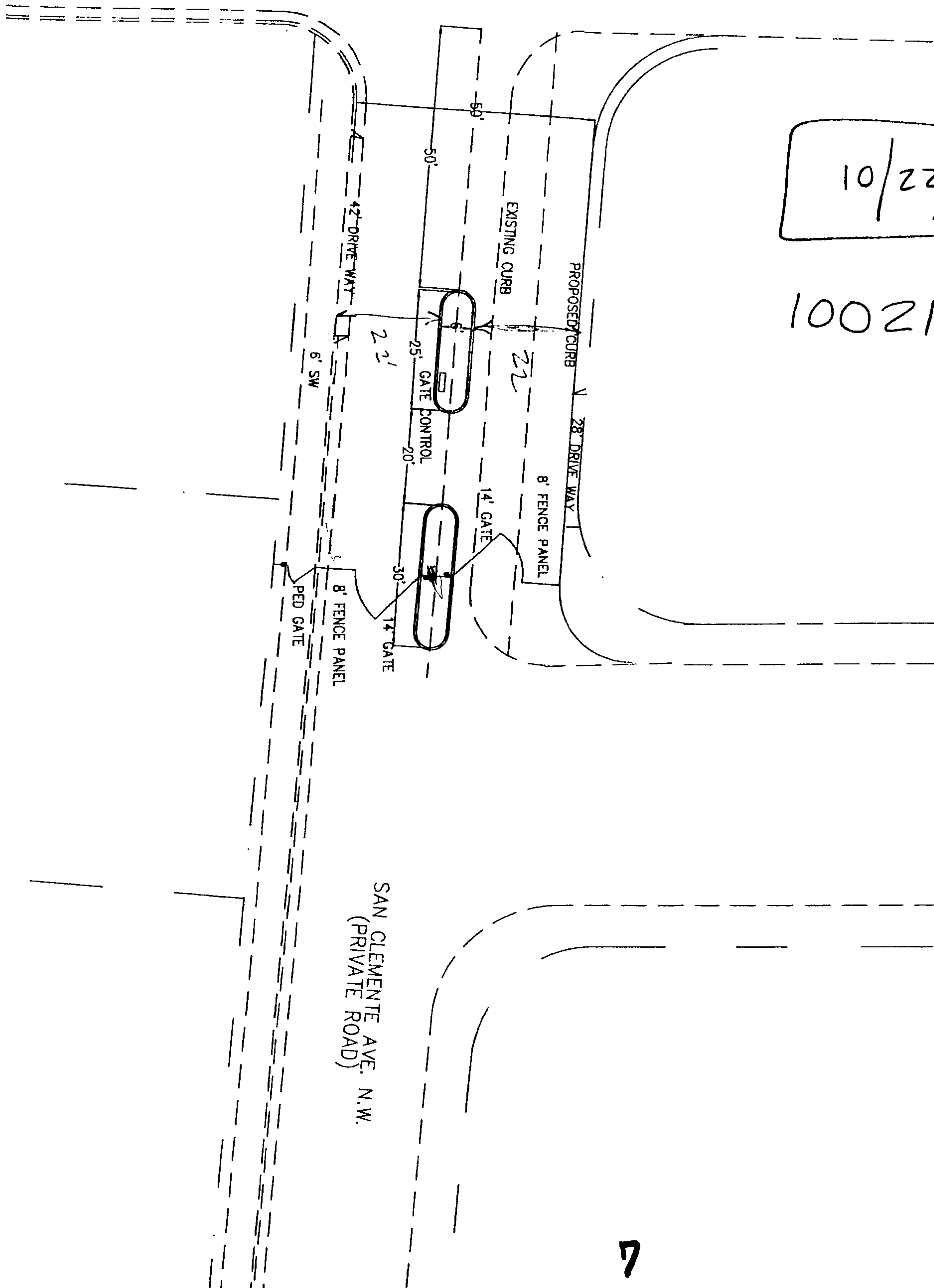
NOTES:

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
- DISTANCES ARE GROUND.

CONTROL STATION  
"6\_G15"



NORTH FOURTH STREET N.W.



10/22/08

1002123



Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	<b>L A APPEAL / PROTEST of...</b>
<input type="checkbox"/> Cert of Appropriateness (LUCC)	<input type="checkbox"/> Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<b>STORM DRAINAGE</b>	<input type="checkbox"/>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

**APPLICANT INFORMATION:**

Professional/Agent (if any) \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL \_\_\_\_\_

APPLICANT Del's Hide-A-Way Park, LTD PHONE (505) 610-410

APPLICANT Philip D. Sheets PHONE (505) 610-410

ADDRESS: P.O. Box 6901 FAX: (505) 345-9622

CITY: Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL \_\_\_\_\_

Proprietary interest in site: Josh Garcia List all owners Jose L. Rodriguez

*is because*

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way on the easterly 735 feet of San Clemente Ave. N.W.

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

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

Lot or Tract No Easterly 735' San Clemente Ave Block: N.W. Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Del's Hide-A-Way and Gibson Tract A

Existing Zoning SU-1 for RT & R-2 Proposed zoning: NA

Zone Atlas page(s) G-14-Z UPC Code: NA MRGCD Map No NA

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj, App, DRB, AX, Z, V, S, etc): 07-ZHE-006

DRB # 10002123 City Project No. 7404.81

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots NA No. of proposed lots: NA Total area of site (acres) 0.8368

LOCATION OF PROPERTY BY STREETS: On or Near San Clemente Ave. N.W.

Between North Fourth Street and Alameda Drain

Check-off if project was previously reviewed by Sketch Plat Plan or Pre-application Review Team  Date of review: 2006/2007

SIGNATURE Philip D. Sheets DATE Sept. 19, 2008

(Print) Philip D. Sheets Applicant  Agent

**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	SF	Fees
<u>08DRB 70412</u>	<u>WRW</u>	<u>Y</u>	<u>\$ 300.00</u>
	<u>ADV</u>		<u>\$ 75.00</u>
	<u>CME</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 395.00</u>

Hearing date 8 10/15/08

Sandy Handley 09/19/08 Planner signature & date

Project # 1002123

- BULK LAND VARIANCE (DRB04) (PUBLIC HEARING CASE)
  - Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
  - List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
  - ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
  - ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
  - ✓ Zone Atlas map with the entire property(ies) clearly outlined
  - ✓ 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)
  - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)
- SIDEWALK WAIVER (DRB21)
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)
  - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)
- VACATION OF RECORDED PLAT (DRB29)
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
  - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers 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.

Del's Hide-A-Way Park, LTD  
 Philip D. Sheets  
 Philip D. Sheets 9/18/08  
 Applicant signature / date



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

Application case numbers  
 08DRB - 78412

Form revised 07  
 Sandy Handberg 09/19/08  
 Planner signature / date  
 Project # 1002123

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from SEPT. 30, 2008 To OCT. 15, 2008

#### 5. REMOVAL

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

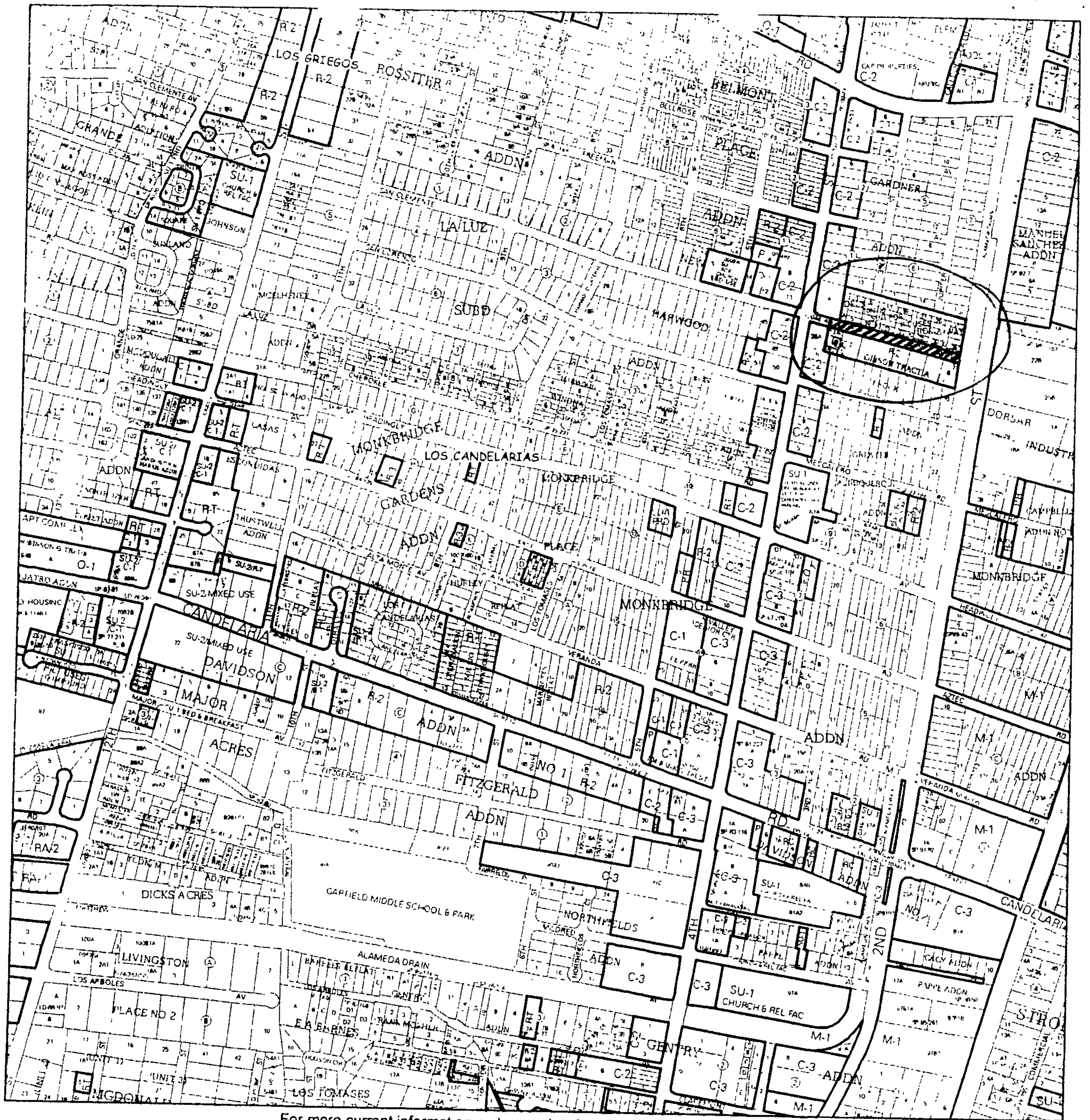
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]  
(Applicant or Agent)

09/19/08  
(Date)

I issued 3 signs for this application, 09/19/08 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002123



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

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-14-Z**

Selected Symbols

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

0 750 1,500 Feet

TION R3E SECT 5

September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901

(505) 610-4104      Cell  
(505) 345-1022      Phone  
(505) 345-9622      Fax

Letter for Justifying Request to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

The existing zoning of the affected properties: Lots 1 through 35, Del's Hide-A-Way Park, LTD  
(North side of San Clemente Ave.), SU-1 for RT

Lots 1A, 1B and 2-8 Gibson Tract "A", ( South side of San Clemente Ave.) R-2

Tract "A" Del's Hide-A-Way, ( North East corner of North Fourth (4<sup>th</sup>) Street and San Clemente Ave.) C-2

Please note that the property on the south east corner of north Fourth Street and San Clemente Ave., 4220 4<sup>th</sup>  
Street NW; Tract 25-A, M.R.G.C.D. Map No. 33 is NOT affected by this action.

Under the North Fourth Street Rank III Corridor Plan that is now on the Environmental Planning Commission  
agenda, the zoning would change to the North Fourth Mixed Use Development (N.F.M.X.D.) District for all of  
the affected properties.

The Action to Vacate, along the additional granted right -of-way will allow this to become a gated community.  
San Clemente Ave. is already dead ended.

San Clemente Ave. will remain in the same configuration as it is now, with the 26 foot public sewer and water  
line easements dedicated to the Albuquerque Bernalillo County Water Utility Authority (A.B.C.W.U.A.).

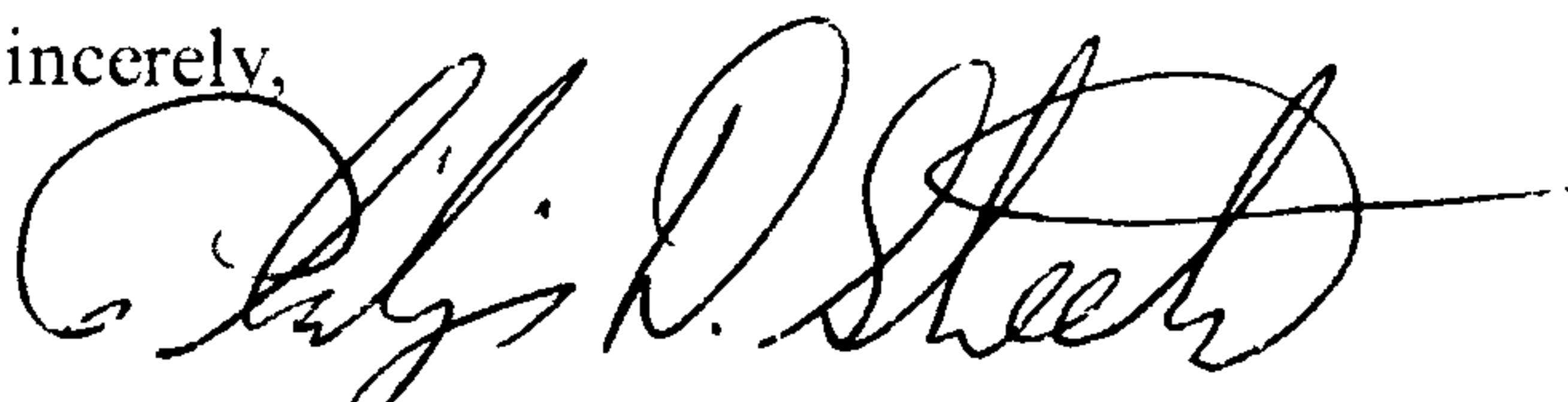
The storm sewer and the public utility easement will remain as previously granted.

The private access easements, sidewalk easements and M.R.G.C.D. access easements will also remain as  
previously granted.

The cul-de-sac shall remain as-is, as accepted by Richard Dourte, P.E. City Engineer on July 23, 2008

Please contact me if you need any additional information or if you have any further questions or concerns  
regarding this Letter of Request.

Sincerely,



Philip D. Sheets

September 18, 2008

Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Proposed Vacation of  
Public Right-of-Way  
San Clemente Avenue, N.W.  
Albuquerque, Bernalillo County, New Mexico

Dear Development Review Board Members:

The purpose of this vacation is to create a private road from a public right-of-way (San Clemente Avenue, NW). The private road is to be used for a proposed gated community. In preparation, the applicants have improved San Clemente Avenue and feel that this will enhance the neighborhood and property value. The applicants will maintain said road if granted this vacation.



# *Harwick Transportation Group, Inc.*

September 18, 2008

Ms. Kristal Metro, PE  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103-1293

**RE: Traffic Assessment for Del's Hide-A-Way Roadway Vacation**

Dear Ms. Metro:

This letter has been prepared to address traffic issues for the above referenced project located along San Clemente Ave NW at 4<sup>th</sup> St, south of Griegos Rd. The City has requested that a trip generation and queuing assessment be performed to assess potential impacts associated with installation of a private gate across San Clemente Ave NW and the vacation of a portion of the road. The trip generation determines the number of peak hour trips generated by the site, and since the site development is residential, the AM peak produces primarily egress movements while the PM peak generates more ingress movements. Since the PM peak generates significantly more ingress movements, that period was evaluated to determine the design queue for the gate. The text below describes the methodology, findings, and recommendations of the assessment, and backup materials are appended as attachments.

***Trip Generation***

The Del's Hide-A-Way site will include 35 residential townhome units along the north side of San Clemente Ave NW. Gating the access will also restrict access to 8 additional parcels along the south side of San Clemente Ave NW. Two of those parcels are currently developed with a total of 11 apartment units and the remaining six parcels could generate an additional 48 apartment/townhome units. Based upon those densities, it is estimated that a total of 94 dwelling units could be located behind the gate being considered.

Site trips were generated using the Institute of Transportation Engineers (ITE) *Trip Generation, 7<sup>th</sup> Edition*. Trips were generated for both the AM and PM peak hours of adjacent street traffic, considering trips generated during each peak commute period - 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. The trip generation values were compared for both Apartments (#220) and

14



Townhomes (#230), and the higher rate for Apartments was applied to all 94 dwelling units. This will yield slightly conservative results. The trip generation worksheet is appended at the end of this report and a summary of the results are as follows:

**Trip Generation**

LU Code	Land Use	Units	Daily	AM Enter	AM Exit	PM Enter	PM Exit
220	Apartments/Townhomes	94	715	10	40	45	24

The results indicate that the PM peak hour will be the critical period during which queuing should be analyzed.

**Queuing**

The principal queuing concern is that drivers entering the site not queue into 4<sup>th</sup> St, potentially blocking traffic and creating a conflict point for through traffic. This is a potential safety concern because 4<sup>th</sup> St is a minor arterial with a daily traffic volume of 17,600 vehicles per day (vpd) based upon the MRCOG 2007 Traffic Flows map. The access pad and gate should be located to minimize vehicles queuing across the sidewalk and into the adjacent street.

The design queue for the site is considered to be the 100<sup>th</sup> percentile queue. The analyses used the following assumptions:

1. All vehicles arrive randomly during the peak hour.
2. Residents will have remote devices to activate the gate and will not have to utilize an access code for each entry.
3. The average queue time to approach, activate, and pass through the gate is assumed to be 30 seconds. The analysis assumes that multiple vehicles will not be allowed per actuation.
4. A separate lane will be provided for guests needing to call a resident for gate activation. It is assumed that when a visitor is present, residents will use a by-pass lane.
5. The average vehicle length is assumed to be 25'.
6. The Poisson negative exponential distribution mathematically represents the probability that 'n' number of vehicles will be present.
7. Summing the Poisson distribution to the 100<sup>th</sup> percentile should provide a conservative design queue length.

The Poisson negative exponential equation is

$$Q_{100} = \sum_{n=0}^{\infty} \frac{e^{-x} x^n}{n!}$$

where:

$Q_{100}$  is the 100<sup>th</sup> percentile queue based upon the summation of the probability of 'n' vehicles present at one time [P(n)],

x is the number of available queue periods per hour - [x = 3600/vehicles per hour]

n is the number of vehicles present at a given time.

The results of the queue analysis are that the 100<sup>th</sup> percentile queue should be 4 vehicles. The probabilities of 0 through 4 vehicles present at the access, if there are 45 peak hour trips, are as follows:

P(0)	=	68.4%
P(1)	=	26.0%
P(2)	=	4.9%
P(3)	=	0.6%
P(4)	=	0.1%

Based upon the analysis, it is unlikely that more than three vehicles will be queued at the gate.

### ***Discussion***

The analysis shows that storage is required for four vehicles entering the site. Assuming 25' per vehicle with a gate that either swings into the site or is a sliding gate, the gate should be located at least 105' east of the back of the 4<sup>th</sup> St sidewalk (allowing a 5' buffer if actuation is delayed). Should the gate open outward, the distance from the back of sidewalk to the vehicle stop line should be a minimum of 105', though this type of operation should be discouraged. The visitor call box/keypad should be located on raised channelization at least 69' east of the 4<sup>th</sup> St back of sidewalk. This distance will permit the storage of 3 vehicles, allowing 6' for the distance from the driver to the front of their vehicle waiting at the call station. This would allow visitors to represent the 99<sup>th</sup> percentile queue and queue within the prescribed area.

An entry by-pass lane shall be provided to ensure that residents are not delayed by visitors trying to access the property. If a by-pass lane is not provided, the analysis would be based upon a 3-minute average actuation time for a visitor, and the design queue length would be 9 vehicles or 225'. In addition, a turnaround area utilizing the exit lane(s) must be provided for vehicles that cannot gain entry. This turnaround area shall be designed to City of Albuquerque standards.

### ***Findings and Recommendations***

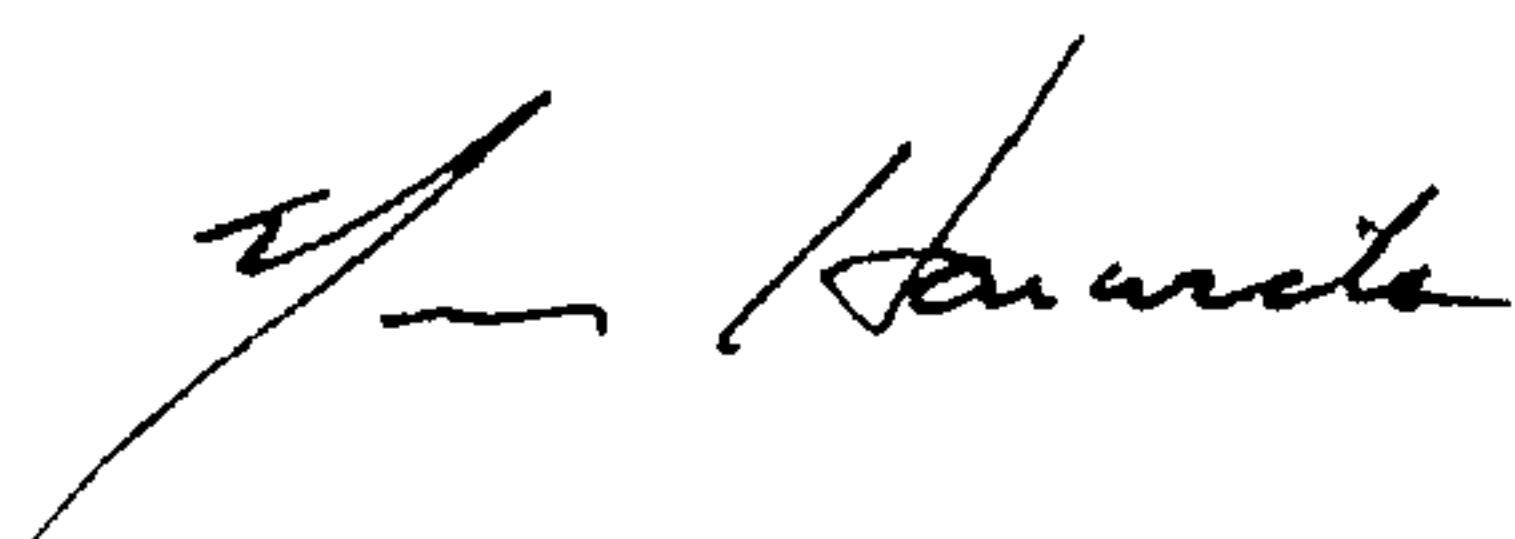
The site access shall provide two entry lanes, each at least 11' wide, to provide access for visitors and a by-pass lane for residents. The gate shall be located no closer than 105' from the back of sidewalk along 4<sup>th</sup> St NW for resident access. The visitor call box/access pad shall be located no closer than 69' from the back of the 4<sup>th</sup> St NW sidewalk. A turnaround area shall be

provided to accommodate visitors who cannot gain access to the property, and should be designed per City of Albuquerque standards.

Please review the information provided above, and let me know if you have any questions. I may be reached at 323-5060 or via e-mail at [nevin@harwicktg.com](mailto:nevin@harwicktg.com).

Sincerely,

HARWICK TRANSPORTATION GROUP, INC.

A handwritten signature in black ink, appearing to read "Nevin Harwick". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Nevin Harwick, PE, PTOE  
Principal

**Attachments:**

Zone Atlas Page J-14  
Trip Generation Worksheet

c: Philip Sheets, Del's Hide-A-Way

## Trip Generation Worksheet

Land Use:	<b>Apartment</b>	<b>220</b>	
Trip Generation Units:		1	Dwelling Unit
Project Units:		94	

### Trip Generation Equations:

Average Vehicle Trip End on a Weekday

$$T = 6.01 (X) + 150.35$$

Enter	50%
Exit	50%

Peak Hour of Adjacent St, Traffic 7 to 9 AM

$$T = 0.49 (X) + 3.73$$

Enter	20%
Exit	80%

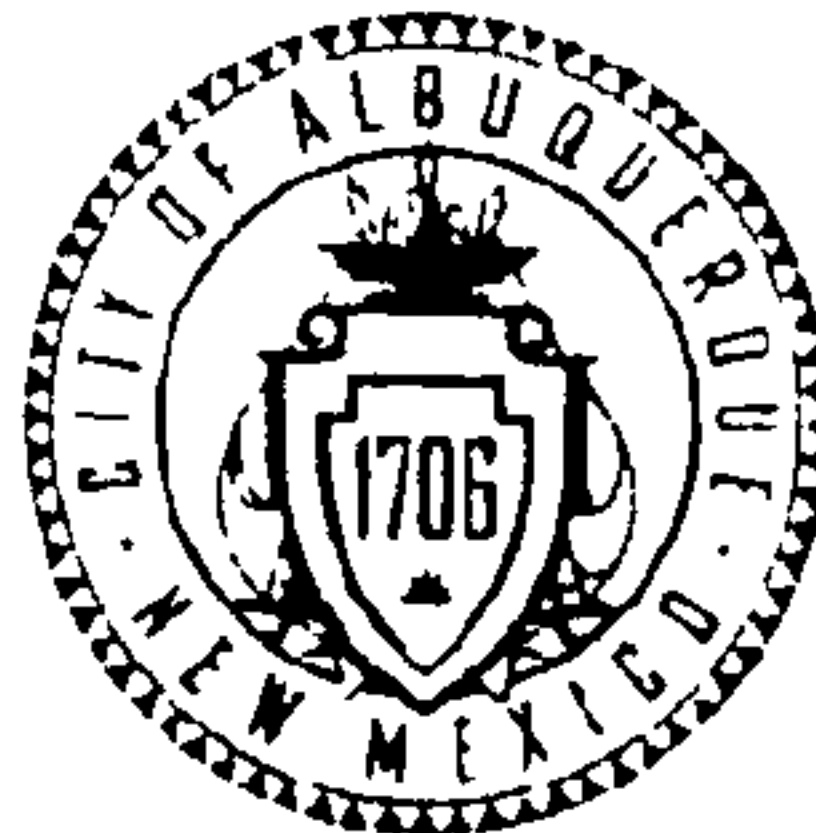
Peak Hour of Adjacent St Traffic, 4 to 6 PM

$$T = 0.55 (X) + 17.65$$

Enter	65%
Exit	35%

<b>Daily Trips</b>		<b>715</b>	
	Enter	358	
	Exit	357	
<b>AM Peak Trips</b>		<b>50</b>	
	Enter	10	
	Exit	40	
<b>PM Peak Trips</b>		<b>69</b>	
	Enter	45	
	Exit	24	

Trip Generation based upon ITE *Trip Generation*, 7th Edition.



# 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: 9-9-08

TO CONTACT NAME: Phillip Sheets  
 COMPANY/AGENCY: Del's Hide a Way Park  
 ADDRESS/ZIP: Box 6901 87197  
 PHONE/FAX #: 410-4104 345-9622

Thank you for your inquiry of 9-9-08 (date) requesting the names of **ALL Affected**

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at San Clemente Ave N.W  
between 2nd and 3rd  
 zone map page(s) 6-14

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

GREATER GARDNER  
 Neighborhood or Homeowner Association

NORTH FOURTH CAMINO ROAD  
 Neighborhood or Homeowner Association

Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
list attached  
 \_\_\_\_\_  
 \_\_\_\_\_

Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
list attached  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood and/or Homeowner Associations Information:**

YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,  
  
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**THE GREATER GARDNER N.A. (GRG) "R"**

**\*Kyle Silfer** *e-mail:* [kyle@rtoads.com](mailto:kyle@rtoads.com)

4465 Jupiter St. NW/87107 265-5840 (h)

Katharine Lowey *e-mail:* [kelowey@state.nm.us](mailto:kelowey@state.nm.us)

4445 Jupiter St. NW/87107 343-9459 (h)

**Website:** [ggna-abq.org](http://ggna-abq.org)

**NA E-mail:** [ggna@macmountain.org](mailto:ggna@macmountain.org)

**Council District:** 2

**County District:** 1

**Police Beat:** 238/VA

**Zone Map #:** G-14

**NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"**

**\*Scot Steinberg** *e-mail:* [ssteinberg11@comcast.net](mailto:ssteinberg11@comcast.net)

3906 4<sup>th</sup> St. NW/87107 344-1777 (w)

Pat Hopkins *e-mail:* [mesatrinc@aol.com](mailto:mesatrinc@aol.com)

3826 4<sup>th</sup> St. NW/87107 344-1631 (w)

**Council District:** 2,3&County

**County District:** 1

**Police Beat:** 225,232-234,236,238-239/VA

**Zone Map #:** E-J-14-15

September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901  
(505) 610-4104 Cell, (505) 345-1022 Phone, (505) 345-9622 Fax

To: Kyle Silfer  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Katharine Lowey  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Scot Steinberg  
North Fourth Camino Real Merchants Association, Inc.  
3906 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Pat Hopkins  
North Fourth Camino Real Merchants Association, Inc.  
3826 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Re: Action to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

Dear Merchants and/or Neighborhood Representatives:

As the property owner of 37 residential lots off of San Clemente Ave., east of 4th Street, I have presented an Action to Vacate that would allow the formation of a gated community. This action is supported by the other property owners on San Clemente Ave. directly affected by vacating the public street.

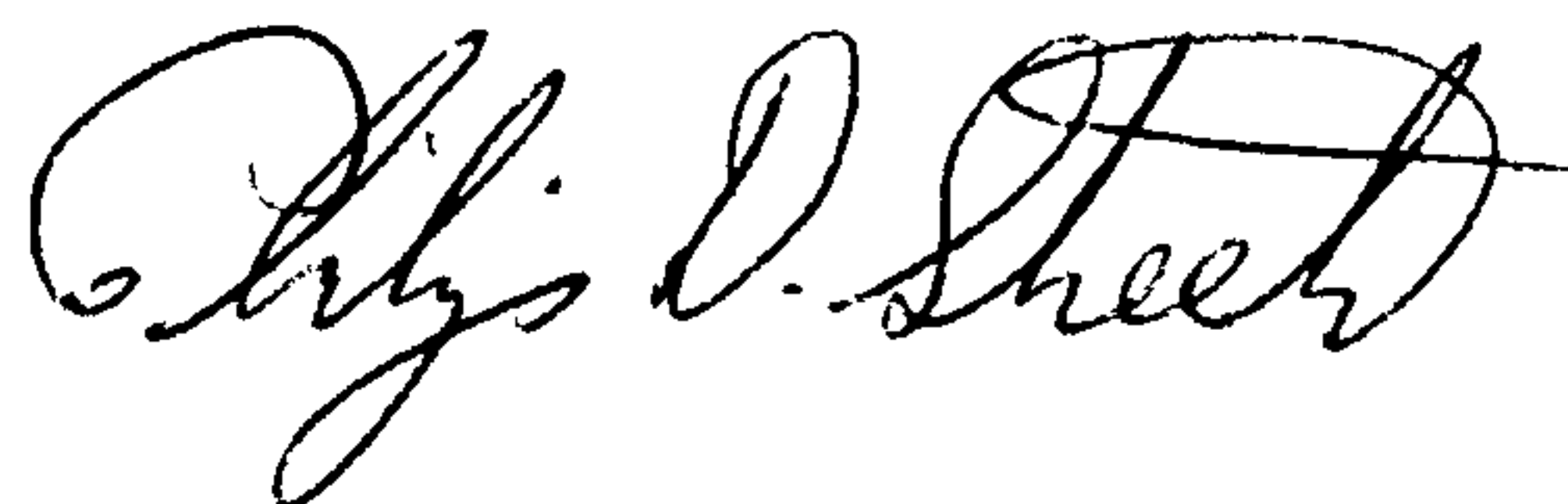
If our application is accepted on September 19<sup>th</sup>, 2008 the action will be heard by the DRB on October 15<sup>th</sup>, 2008. However, please watch for the Yellow Sign Posting on the property for the exact date and time. If you have any questions please contact me at 610-4104.

This application can also be reviewed at the City Planning office, located downtown at the Plaza del Sol Building, 600 2<sup>nd</sup> St. NW, Albuquerque, NM. The gate would be about 125 feet east of 4<sup>th</sup> Street and a turnaround would be provided in front of the gate.

You should agree that this will be positive for the neighborhood and the area can only be enhanced by this change. You have the right to your input regarding this matter. Thank you for your community involvement and I'm looking forward to seeing you at the meeting.

Sincerely

Philip D. Sheets



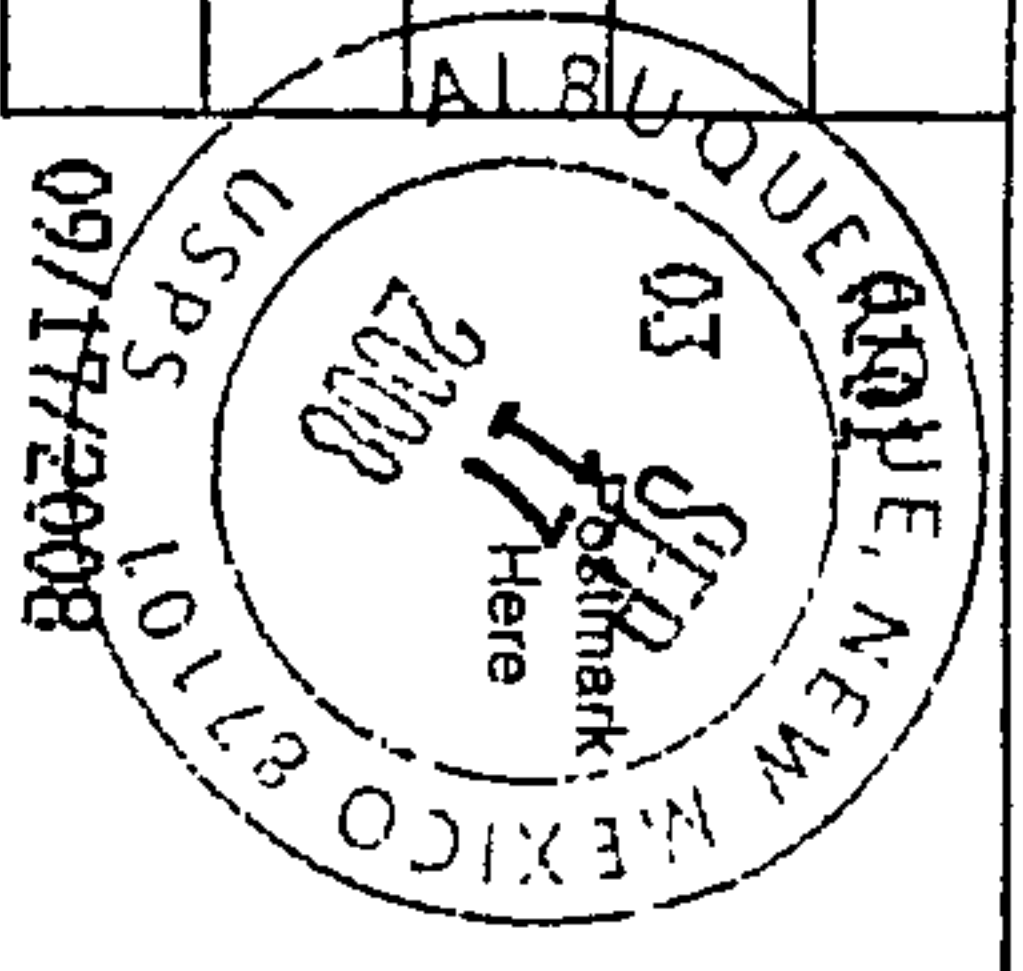
7008 0150 0000 6535 1791

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Sent To: **Katharine Lowey**  
 Street, Apt. No. or PO Box No.: **4445 Jupiter St. N.W.**  
 City, State, ZIP+4: **Albuquerque, N.M. 87107**  
 PS Form 3800, August 2008

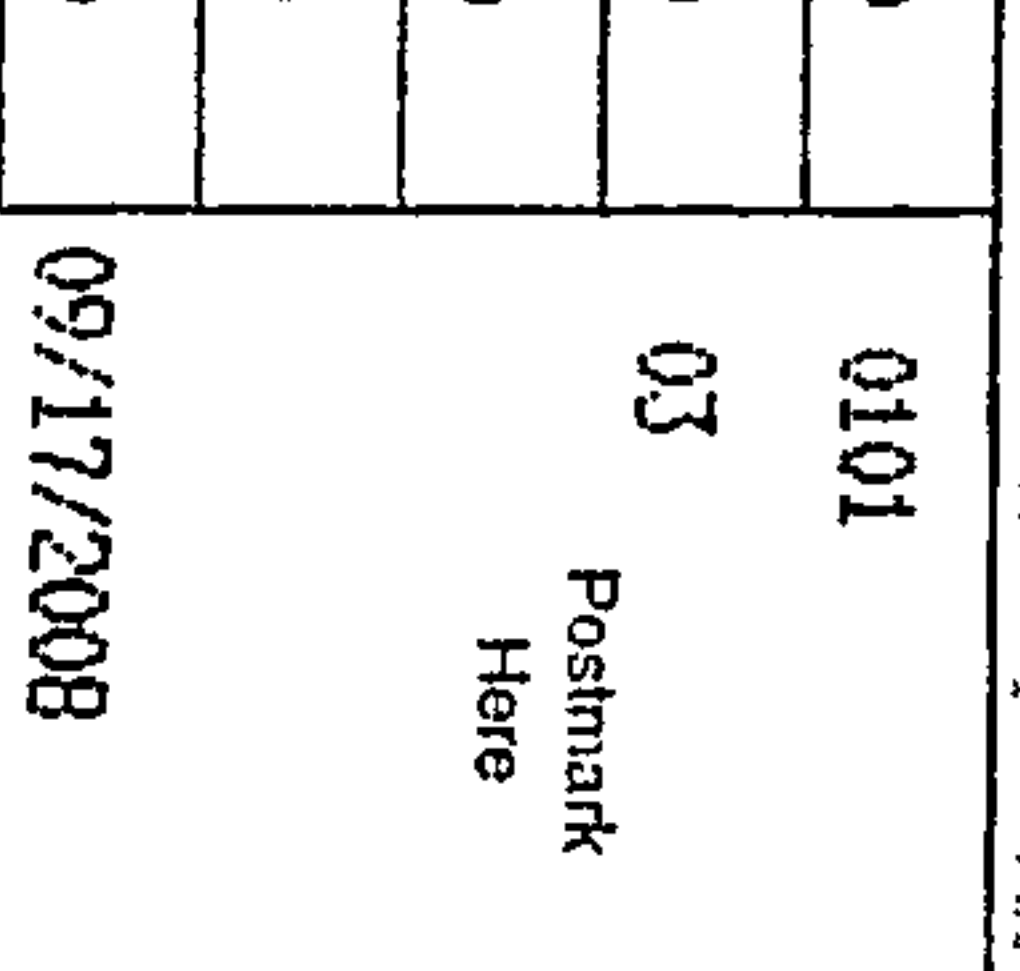
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.70



Sent To: **Pat Hopkins**  
 Street, Apt. No. or PO Box No.: **3826 4th St. NW**  
 City, State, ZIP+4: **Albuquerque, N.M. 87107**  
 PS Form 3800, August 2008

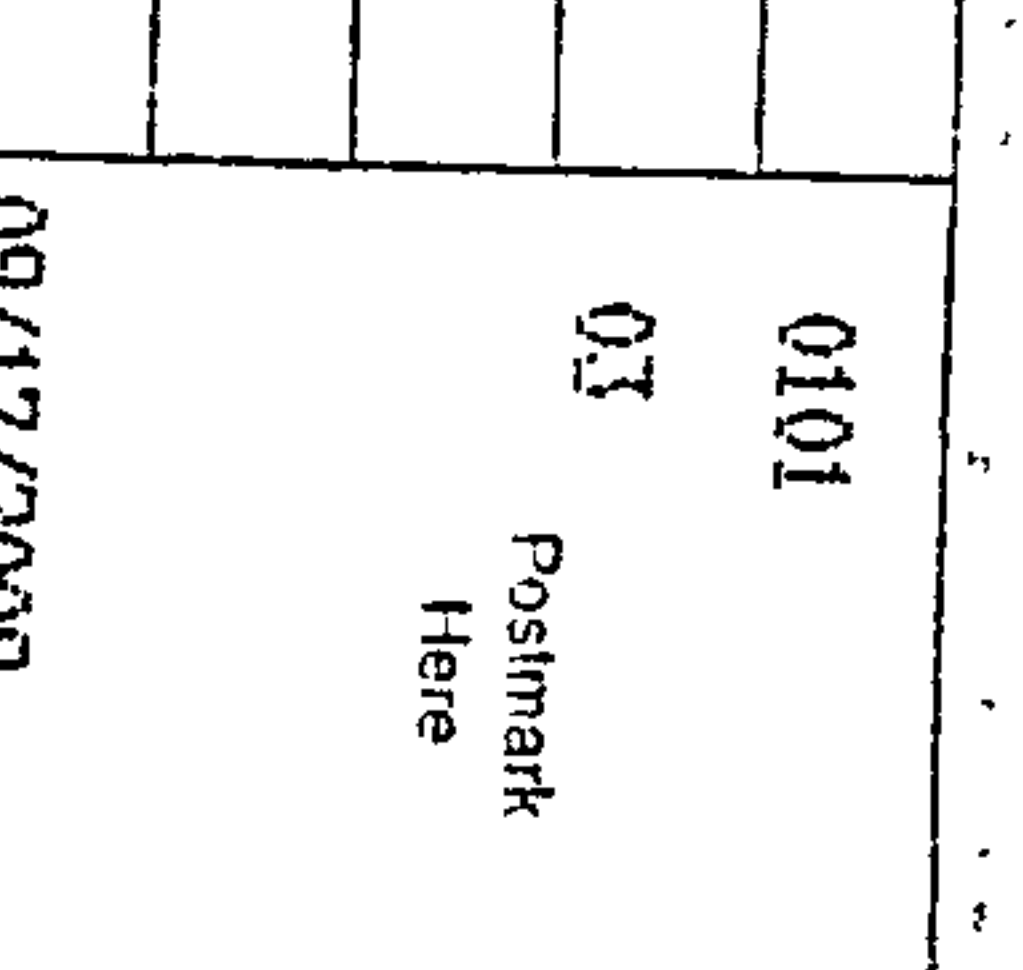
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.70



Sent To: **Ayle Silber**  
 Street, Apt. No. or PO Box No.: **4445 Jupiter St. NW**  
 City, State, ZIP+4: **Albuquerque, N.M. 87107**  
 PS Form 3800, August 2008

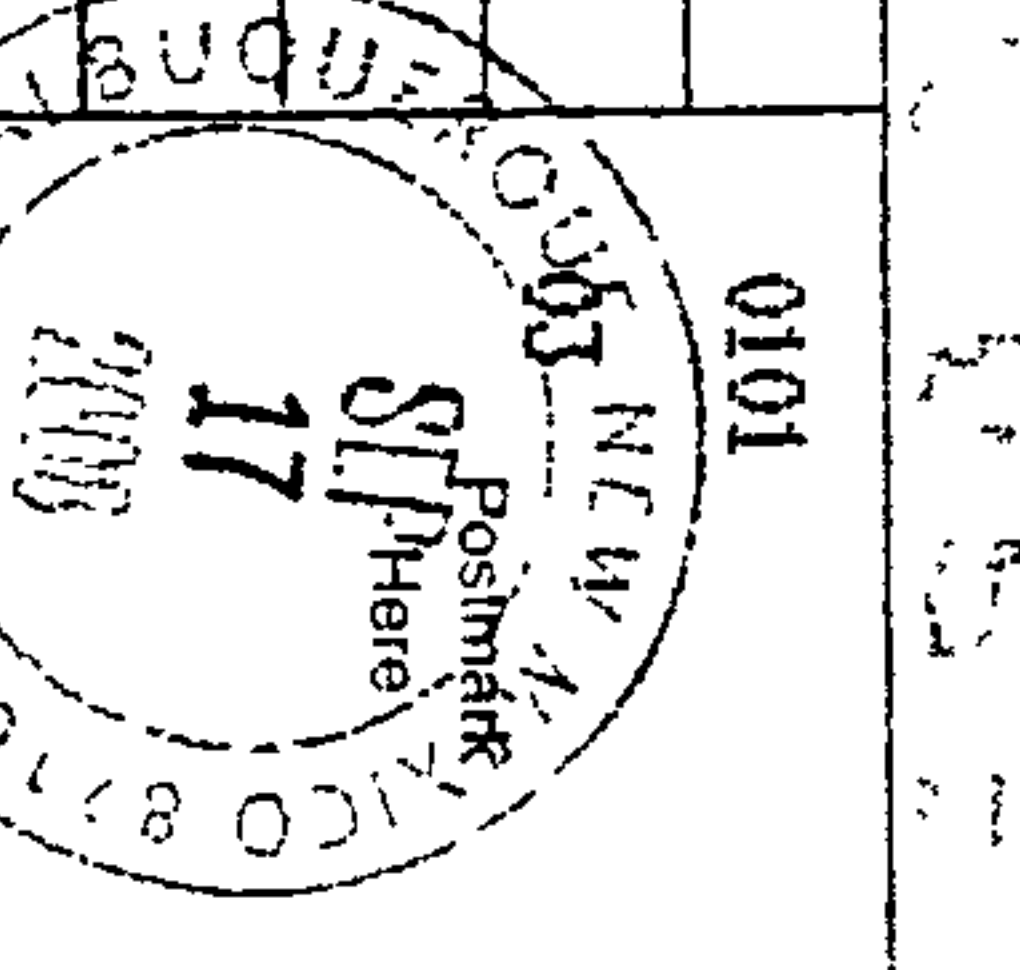
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Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.70



Sent To: **Scott Steinberg**  
 Street, Apt. No. or PO Box No.: **3906 4th St. NW**  
 City, State, ZIP+4: **Albuquerque, N.M. 87107**  
 PS Form 3800, August 2008

22





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 15, 2008

**Project# 1002123**  
 08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN** containing approximately .8368 acre(s).

<b>AMAFCA</b>				
No comment.				
<b>COG</b>				
MRCOG staff have no comment on the proposed development.				
<b>TRANSIT</b>				
No comments provided				
<b>ZONING ENFORCEMENT</b>				
No comment				
<b>NEIGHBORHOOD COORDINATION</b>				
Letters sent to: <b>Greater Gardner NA (R), North Fourth Camino Real Merchants Assoc. (</b>				
<b>APS</b>				
<p><b>Del's Hide-A-Way and Gibson Tract A</b>, is located on San Clemente Av NW between Fourth Street and Alameda Drain. The owner of the above property requests a Vacation of Public Right-of-Way for a development that will consist of 37 residential units. This will impact La Luz Elementary School, Garfield Middle School, and Valley High School. La Mesa Elementary School is exceeding capacity; Garfield Middle School and Valley High School have excess capacity.</p>				
<b>Loc No</b>	<b>School</b>	<b>2007-08 40th Day</b>	<b>2007-08 Capacity</b>	<b>Space Available</b>
285	La Mesa	705	668	-37
410	Garfield	393	456	63
560	Valley	1,684	2,200	516
<p><b>Residential Units: 37</b>  <b>Est. Elementary School Students: 10</b>  <b>Est. Middle School Students: 4</b>  <b>Est. High School Students: 4</b>  <b>Est. Total # of Students from Project: 18</b></p> <p>*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.</p> <p>To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.</p> <ul style="list-style-type: none"> <li>• Provide new capacity (long term solution)             <ul style="list-style-type: none"> <li>○ Construct new schools or additions</li> </ul> </li> </ul>				

- Add portable
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval**

On, September 27, 2007 by Phillip and Pamela Sheets, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for residential units that will be constructed within the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**

No crime prevention or CPTED comments concerning the proposed vacation of public right-of-way at this time.

**FIRE DEPARTMENT**

No comments provided

**PNM ELECTRIC & GAS**

No comments provided

**COMCAST**

No comments provided

**QWEST**

No comments provided

**ENVIRONMENTAL HEALTH**

No comments provided

**M.R.G.C.D**

No Adverse Comments.

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

The Hydrology section has no objection to the vacation request but a public storm drain easement must be retained.

**TRANSPORTATION DEVELOPMENT**

The proposed vacation should extend to 4<sup>th</sup> Street NW

**PARKS AND RECREATION**

Defer to Transportation.

**ABCWUA**

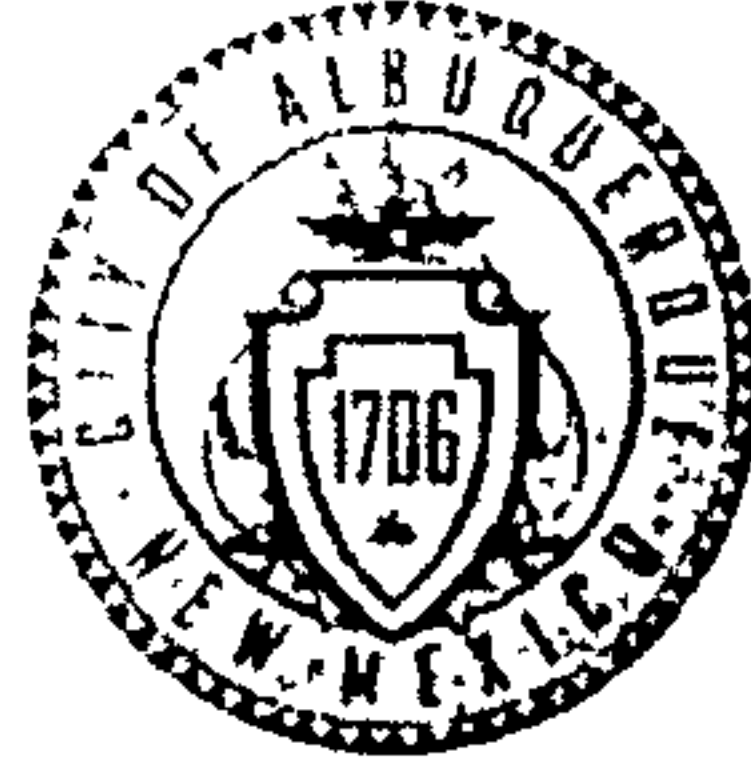
No objection with the Vacation request with the condition that vacated ROW be retained as p water and sanitary sewer easements on Final Plat.

**PLANNING DEPARTMENT**

The Subdivision Ordinance requires that all abutting property owners agree to the proposed vacation, and must participate in replatting the vacated right of way into their property. This likely require the construction or financial guarantee of infrastructure to serve these lots with private access/ public utilities.

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

Cc:



**DEVELOPMENT REVIEW BOARD**

**MINUTES**

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

October 15, 2008

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development**

**Roger Green, P.E., Albuquerque/ Bernalillo Co. WUA**

**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Christina Sandoval, Parks/Municipal Development**

**Project# 1002123**

**08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY**

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN containing approximately .8368 acre(s).

**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Phillip D. Sheets – P.O Box 6901 – Albuquerque, NM 87197-6901

**PERSONS PRESENT IN INTEREST:**

Priscilla and Billy Stevens – 4220 4<sup>th</sup> St. NW – Albuquerque, NM 87107

Georgia M. – 2403 San Mateo Blvd Ste W11D – Albuquerque, NM 87110

MR. PHILLIP D. SHEETS SWORN IN

MR. JACK CLOUD: Good Morning.

MR. SHEETS: Mr. Chairman and other board members, my name is Phillip Sheets. I represent the partnership of Del's Hide-a-way Park. My address is P.O. Box 6901 Albuquerque, New Mexico 87197-6901.

MR. CLOUD: Okay, would you like to summarize your request?

MR. SHEETS: Yes sir. Just from a historical perspective, the part of San Clemente that we're dealing with was deeded in 1964 it has remained unpaved until last year. In 1981 a single apartment building was built on the south side there operated as an apartment building until just recently. They have converted it and are trying to sell it off as condominiums. So the affected area would be my property on the north side which is 35 town house lots zoned SU-1 for townhouse use. The property of the south side that would be affected is Gibson addition lots 1-8. The apartment building lies on lot 2 and I am developing lot 1. I split that into 2 separate lots and am developing that as also townhouse units. The advantage of the vacation act is to allow us to develop a property as a gated community. The owners on the south that are affected are in support of this and are happy to sign the plat when one is presented. Today I'd like to get permission for the vacation and a little bit of guidance from the committee on exactly how much I have to dedicate on the north side of my front property there for widening the street to accommodate the gate to City standards and present it as soon as possible for replat of both my commercial lot which is Del;s Hide-a-way tract A and the vacation part of San Clemente.

MR. CLOUD: Okay, thank you. We do have some people that signed up to speak. Priscilla?

MR. BILLY STEVENS SWORN IN

MR. STEVENS: Hi my name is Billy Stevens and we are the property owners south of San Clemente and west of San Clemente on 4<sup>th</sup> street. We are opposed to vacating that section just for the simple reason of the traffic blockage that would take place from entering that north side of the property on San Clemente and 4<sup>th</sup> Street. Historically there has been a lot of traffic problems on that section and with the opening with the El Mesquite market it's even worse. There has been a lot of fender benders and slowing traffic both north and south bound on 4<sup>th</sup> street just from that development. If this went through it would make it even worse just the entering and exiting of the tenants onto that street would slow the traffic in addition to the bus stop that is right on 4<sup>th</sup> street just south of San Clemente. That's kind of been historically a turn around street for people turning around on 4<sup>th</sup> street so definitely, there's a lot of traffic slowing in there and this would just add to that.

MR. CLOUD. Excuse me for a moment but you understand the development is going forward whether it's a public street or a private street right?

MR. STEVENS: I understand that...

MR. CLOUD: The traffic is going to be there whether it's a public street or a private street.

MR. STEVENS: Sure but I'm talking about the access onto our property from the public street will be slowed down if this is gated because of the vehicles being backed up waiting to get in the gate because we have a gate to get into our property on that north side.

MR. CLOUD: Well I think we could control the location of the gate to keep it from interfering with your property.

MR. STEVENS: But even if the gate is in there, the cars blocking the front of our gate to wait to get in.

MR. CLOUD: That's dependent upon where their gate is located so I think that's the key is to make sure that gate is located far enough from that it doesn't block access to your property.

MR. STEVENS: I think that it was proposed to be 100 feet back is that correct? Which would put it 30 feet from our gate?

MR. CLOUD: Mr. Sheets do you want to respond?

MR. SHEETS: Yes the traffic report suggests placement of the gate at least 105 feet. Actually I would propose a little further than that somewhere between 115 to 130 feet.

MR. CLOUD: Mr. Sheets do you have a traffic engineer that's working on this project with you?

MR. SHEETS: Yes sir the traffic report was submitted with the application.

MS. KRISTAL METRO: Do you have a copy of that? I have a copy of that in my file by Harwick Transportation Group

MR. CLOUD: I'm sorry. Go ahead Mr. Stevens.

MR. STEVENS: But anyway just in summary I mean we have the problem with the blocking of our north gate onto our access with the current traffic of 4h street adding that blockage in I think would really slow down that whole area and would definitely affect us on that property and across the street.

MR. CLOUD: Okay, thank you.

MR. SHEETS: Mr. Chairman if I could I'd like to respectfully disagree. Actually the way I'm anticipating handling this is as the traffic study would indicate there would be two 11 foot entrance lanes entering San Clemente and two 11 foot exit lanes with a 6 foot median so curb to curb would extend the street from his

current configuration of 32 feet curb to curb to 50 feet curb to curb. Also there would be as was mentioned historically it is a turn around street right now and people go in all the time thinking that they can get through to 2<sup>nd</sup> street, and as its been developed now it is a dead-end street and they have to turn around within this 32 feet so I think actually it would improve the turn-around situation. As you mentioned Mr. Chairman this is not an application for additional or subtraction of the residential behind the gate, it's simply to control access to the residential development.

MR. CLOUD: Kristal is there a site plan with this traffic study?

MS. METRO: No I did not see a site plan associated with this.

MR. CLOUD: Mr. Sheets are you looking at a site plan now or are you just reading off the recommendation.

Mr. SHEETS: I simply have a drawing that I had a draftsman put together. I'm aware that both an engineer and I hope to have an architect also work on the site plan because of the development of my tract A, as the committee is aware this 4<sup>th</sup> street re-development project is moving forward and is scheduled to go in front of EPC in November. I do believe this project will pass. At that time the entire property that is affected by this vacation act changes zoning and it's one of the only pieces that does change zoning all the way to the Alameda drain both the north side of San Clemente or around San Clemente there, so I believe that it would very well help the idea of the north fourth street plan that is now in the works.

MR. CLOUD: Well whatever drawing you have, could you get us copies of that showing your proposal?

MR. SHEETS: I'm not proud of the drawing, like I say it's done by a draftsman however I'm more than happy to give both these drawings to you.

MR. CLOUD: Well I was hoping you would give them to the Stevens let them see what you're proposing so if you'll do that too.

MS. PRISCILLA STEVENS: On the replatting of that intersection, is the cost of that - is that going to effect our property line when you widen that street? Are you proposing widening that street?

MR. SHEETS: If I understand you correctly would the cost be bared by you?  
No.

MISS STEVENS: But will you take part of our property line?

MR. SHEETS: No. No actually on the south side there your property line exists approximately 9 ft from face of curb, so approximately at your fence line is where your property line is? However I do propose to do some work within the City right-of-way there. As it exists today, the sidewalk is not concrete it's asphalt, and so I think as part of my project I would propose to re-do that as concrete sidewalk because as the sidewalk enters the gated community, I propose to have the walk gate on the south side there. So coming from 4<sup>th</sup> street to the project would be the only sidewalk, and so in front of your property there I would actually take on the responsibility of updating to City standards.

MISS STEVENS: Our biggest concern is the availability to enter into that property on the north side which is the main entrance actually to that property. The 4<sup>th</sup> street entrance is very hard to access because of the traffic flow. We are just concerned mainly of the traffic. The transportation traffic analysis that was done estimated no more than 4 vehicles backed up at one time up to that gate, and I guess there's no, I don't know how valid that is if there's going to be 35 town-homes and apartments totaling 94 residents and some residents will have more than one vehicle - the a.m. and p.m. traffic could be a little bit more than that, or I would estimate it should be. And the replatting of that intersection and that piece of San Clemente going up to the gate I hope will not include a median since there is going to be a double lane for a turn-around lane for non-residents. I visualize a traffic jam in that area.

MR. CLOUD: Well, and perhaps you can provide them a copy of the traffic study as well.

MS. STEVENS: We do have one and I don't know that it's that valid, that **that** is exactly what's going to happen.

MR. CLOUD: Okay, thank you. We did have public hearing comments but no comments from other agencies. Parks and Recreation, Christina, comments on number 2?

Miss Christina Sandoval: I would defer to Transportation.

Mr. Cloud: Okay, City Engineer, Brad?

Mr. Brad Bingham: I would have no objection except I have to retain a public drainage easement for the storm drain on the east side. So when your plat comes you'll have to coordinate with the location of the storm drain at the knuckle.

Mr. Sheets: I understand. Actually on the northeast side of the corner of 4<sup>th</sup> and San Clemente there is a drain and...



MR. BINGHAM: Well all the inlets within that street you'll be maintaining, I'm just going to maintain the trunk line.

MR. SHEETS: Oh I know, I understand:

MR. BINGHAM: That's kind of part of the situation. When you buy the street you'll be buying the inlets as well.

MR. SHEETS: I understand.

MR. CLOUD: Water Authority, Roger?

MR. ROGER GREEN: I'll have no objection as long as we retain the vacated right-of-way as public water and sanitary sewer easement.

MR. SHEETS: Transportation Development, Kristal?

Ms. Metro: Okay, the proposed vacation would need to extend all the way to 4<sup>th</sup> street for this to work. In addition, please be aware that this is not approval for your gate placement I would need to see a detailed layout of that before I would approve a gate. This is just the vacation to make this a private roadway, and that vacation request does need to extend to 4<sup>th</sup> street.

MR. SHEETS: I understand. The only thing I can say to that is the Stevens' are here. If we extend the vacated act, they would, if I understand the process right they would be required to sign the plat.

MR. CLOUD: No. Planning comments – the subdivision ordinance does require that all the property owners have to go along with the vacation. You say that lots 1-7 all those owners to the east of the Stevens are in agreement to this?

MR. SHEETS: Yes they are.

MR. CLOUD: Okay. We do need to replat the whole right-of-way but that is something you can do, and you in turn then provide the roadway easement which allows them to come back and forth up to whatever that point is. Again I haven't seen your drawing so I don't know how that works but then their customers would have access to that easement and it would function basically as a public street but it would be private.

MR. SHEETS: Yes sir I understand. Actually the way I anticipate is the median would actually be behind their driveway and again with two 11 foot lanes there they would always have access to their property probably as much or more than they do now.

MR. CLOUD: And you'll have a turn-around in front of your gate?

MR. SHEETS: That's right.

MR. CLOUD: Okay.

MR. STEVENS: The actual turn-around on here or the gate control which is in front of the turn-around is partially in our driveway, so if there were at least one vehicle that needed to turn around it would block our...

MR. CLOUD: Mr. Stevens I haven't even seen that yet. We'll take a look at it. We're not going to take any ...

MR. STEVENS: I just wanted to make that point we were talking about it being a historic turn-around so if people are always going in there and having to turn around it would block that driveway, that was my point.

MR. CLOUD: As Ms. Metro said earlier this is not approval of a gate at this time, we are hearing a vacation, but I think Mr. Sheets it would behoove you to get the design worked out for the turn-around before we act on the vacation.

MR. BINGHAM: The plat or the vacation?

MR. CLOUD: The vacation.

MR. BINGHAM: We're going to defer this then?

MR. CLOUD: I think we need to defer this so you can actually prepare a drawing that shows – I mean the point of your vacation is that you do want to put up a gate right?

MR. SHEETS: Yes.

MR. CLOUD: Okay. So I think you should prepare an exhibit for a gate that we could approve and then at that time we could act on the vacation.

MR. SHEETS: Okay. What I'm proposing is can I come in with all the drawings for signature on replatting of my front property and the replatting of the vacated street?

MR. CLOUD: Once we approve the vacation all of the right-of-way has to be replatted. You'll have to contact the City Real Estate Office to acquire the right-of-way and they you'll have to have a land surveyor prepare a replat that replats all that right-or-way. You might want to hold off on the replat but I think it behooves you to go ahead and get your turn-around design so that when we approve the vacation we can also say that we'll accept this gate on this street based on the design.

MS. METRO: In addition the vacation request does need to be amended to go to 4<sup>th</sup> street.

MR. CLOUD: I believe we advertised it to cover all of that, yes.

MR. SHEETS: Okay.

MR. CLOUD: Complete your drawings for a turn-around. Let the Stevens' see a copy of that to show how it will work and give us something to review so that we can also say that this will work. I don't know, if you think it's near completion now, we can defer this to next weeks meeting. It sounds like we should defer this at least a couple of weeks and give you a chance to work it out.

MR SHEETS: I actually think I could do that in a week.

MR. CLOUD: Okay. What we'll do is we will not take action we're going to defer it one week, it will be next Wednesday same time – yes ma'am?

MS. STEVENS: Could we defer that a couple weeks because we are going to be out of town next week so we can look at the replat?

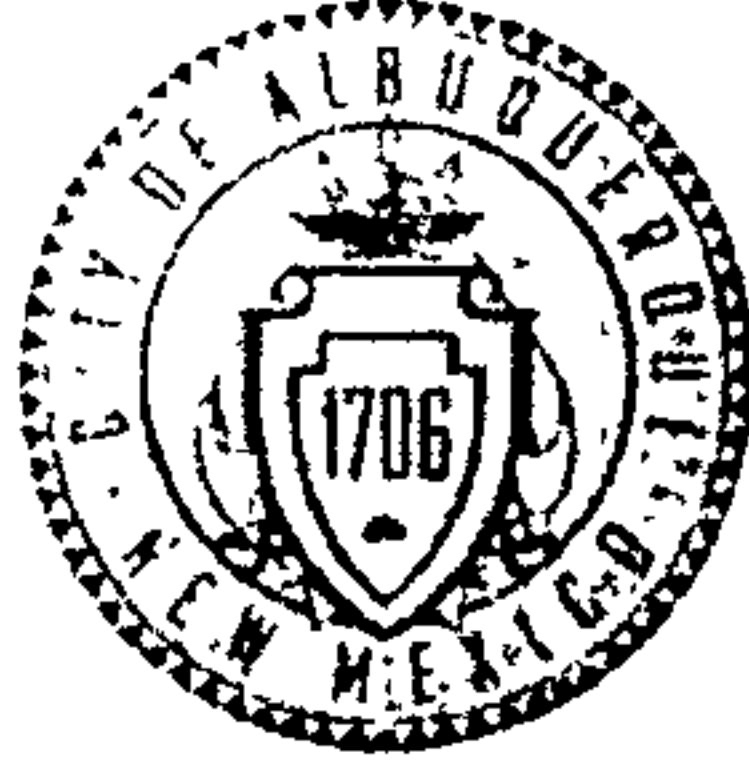
MR. CLOUD: He has a drawing now. I really recommend that you try to look at this as soon as possible and give us your comments. If you want to say you still don't approve that fine but I think we are going to defer it one week so that we can move forward with at least the vacation request and the plat would come later.

MR. SHEETS: To reassure you, the only thing that might change is the island would move further to the east.

MR. CLOUD: We'll defer agenda item 2 one week to the meeting of October 22<sup>nd</sup>.

MR. SHEETS: Thank you very much.

MR. CLOUD: Thank you all.



**DEVELOPMENT REVIEW BOARD**

**MINUTES**

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

**October 22, 2008**

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co. WUA  
Christina Sandoval, Parks/Municipal Development**

**Project# 1002123**

**08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY**

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN containing approximately .8368 acre(s).

**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Phillip D. Sheets – P.O Box 6901 – Albuquerque, NM 87197-6901

MR. PHILLIP D. SHEETS SWORN IN

MR. SHEETS: Good morning Mr. Chair, Board members. My name is Phillip Sheets I'm here representing Del's Hide-a-way park the purpose being the vacationing of San Clemente Avenue east of 4<sup>th</sup> street and west of Alameda drain.

MR. CLOUD: This was deferred from last weeks meeting of October 15<sup>th</sup>. Did you get a chance to meet with the Stevens' to give them a copy of the proposal for your design of the street?

MR. SHEETS: Yes sir we discussed it after the meeting last week and evidently they're out of town right now and I didn't receive the drawings until yesterday so I haven't given them any new drawings yet.

MR. CLOUD: Okay. Let's review comments from the board again. Parks and recreation, Christina did you have comments on number two.

MISS CHRISTINA SANDOVAL: I defer to transportation.

MR. CLOUD: Okay. City Engineer, Brad?

Mr. Brad Bingham: I'd have no objection to the vacation request, but I need to retain a public storm drain easement where it's appropriate.

MR. SHEETS: I understand.

MR. CLOUD: Water Authority, Roger?

MR. ROGER GREEN: I'll have no objection to the vacation with a condition that the right-of-way be retained as public water and sanitary sewer easements.

MR. SHEETS: I understand.

MR. CLOUD: Transportation Development, Kristal?

MS. KRISTAL METRO: I'll have no objection to the vacation request.

MR. CLOUD: Okay. Can you summarize your meeting with the Stevens' after our public hearing? Did they understand what your design was going to look like?

MR. SHEETS: Yes I reassured them that the median would not block their entrance into their property. They have quite a wide driveway. The median will be east of their driveway sufficient that it should not cause them any trouble whatsoever.

MR. CLOUD: Okay. I hope you understand we can approve the vacation, but the entire right-of-way needs to be vacated. It needs to be purchased and replatted, so we can do that today. Was there anyone else signed up to speak? No? We can do that today and let's go ahead and act on the vacation and there are no further comments. We'll approve the vacation request subject to the findings and conditions of the Subdivision Ordinance that will include a condition that adequate easements be retained for drainage and utilities and access to the adjoining parcels and that the entire right-of-way has to be replatted within one year.

MR. SHEETS: I understand.

MR. CLOUD: Okay. We will be sending notification to you by mail as well as the Stevens'.

MR. SHEETS: I understand:

MR. CLOUD: Okay. Thank you.

MR. SHEETS: Thank you.

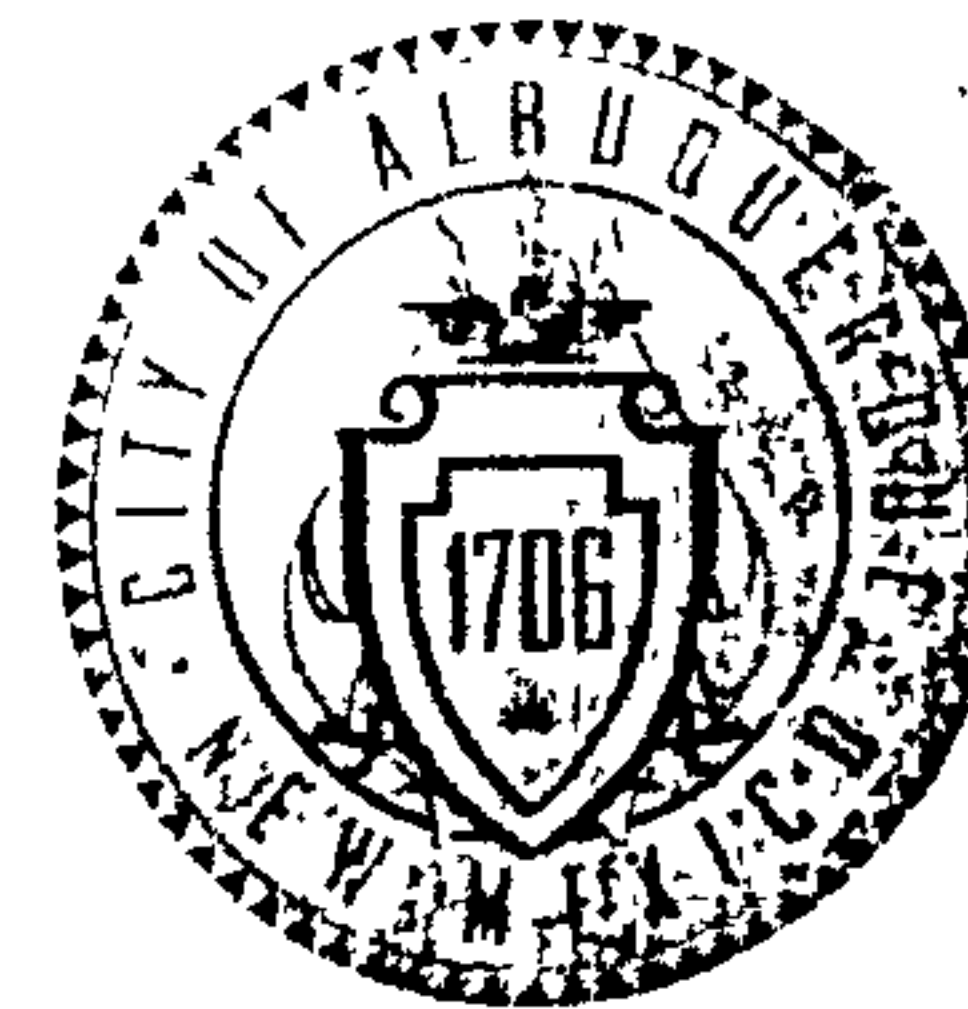
Planning Department

Richard Dineen, Director

Development Review Division

600 2nd Street NW - 3rd Floor

Albuquerque, NM 87102



NOTICE OF APPEAL

November 5, 2008

TO WHOM IT MAY CONCERN:

The Planning Department received the attached appeal on November 4, 2008. You will receive a Notice of Hearing as to when the appeal will be heard by the Land Use Hearing Officer.

Please refer to enclosed Bill (F/S OC-04-6, Land Use Hearing Officer Rules of Procedure and Qualifications) for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedure that are not answered in the enclosed bill can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

CITY COUNCIL APPEAL NUMBER: AC-08-25

PLANNING DEPARTMENT CASE FILE NUMBERS: 1002123  
08DRB-70412

APPELLANT(s): William J. & Priscilla Stevens  
4227 4th Street NW  
Albuquerque, NM 87107

cc Philip D Sheets, Del's Hide-A-Way Park, LTD, P O Box 6901, Albuquerque, NM 87197-6901  
Georgia M - 2403 San Mateo Blvd, Ste W11D, Albuquerque, NM 87110  
Marilyn Maldonado  
Scott Howell  
DRB File  
Crystal Ortega, Clerk to the Council

Enclosure LUHO Rules of Procedure and Qualifications (6 pages)

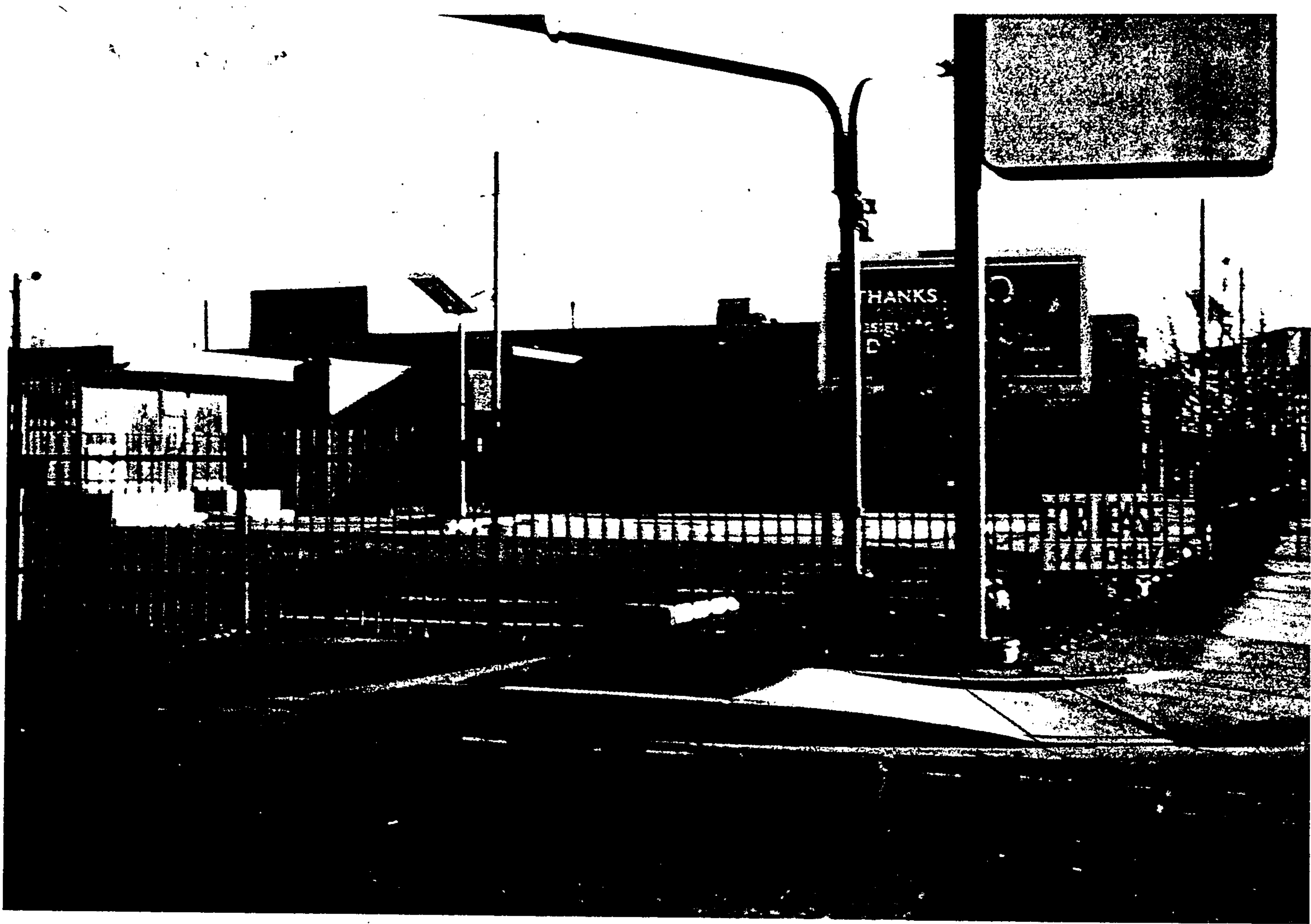
Parking - new concern

PO Box 1293

Albuquerque

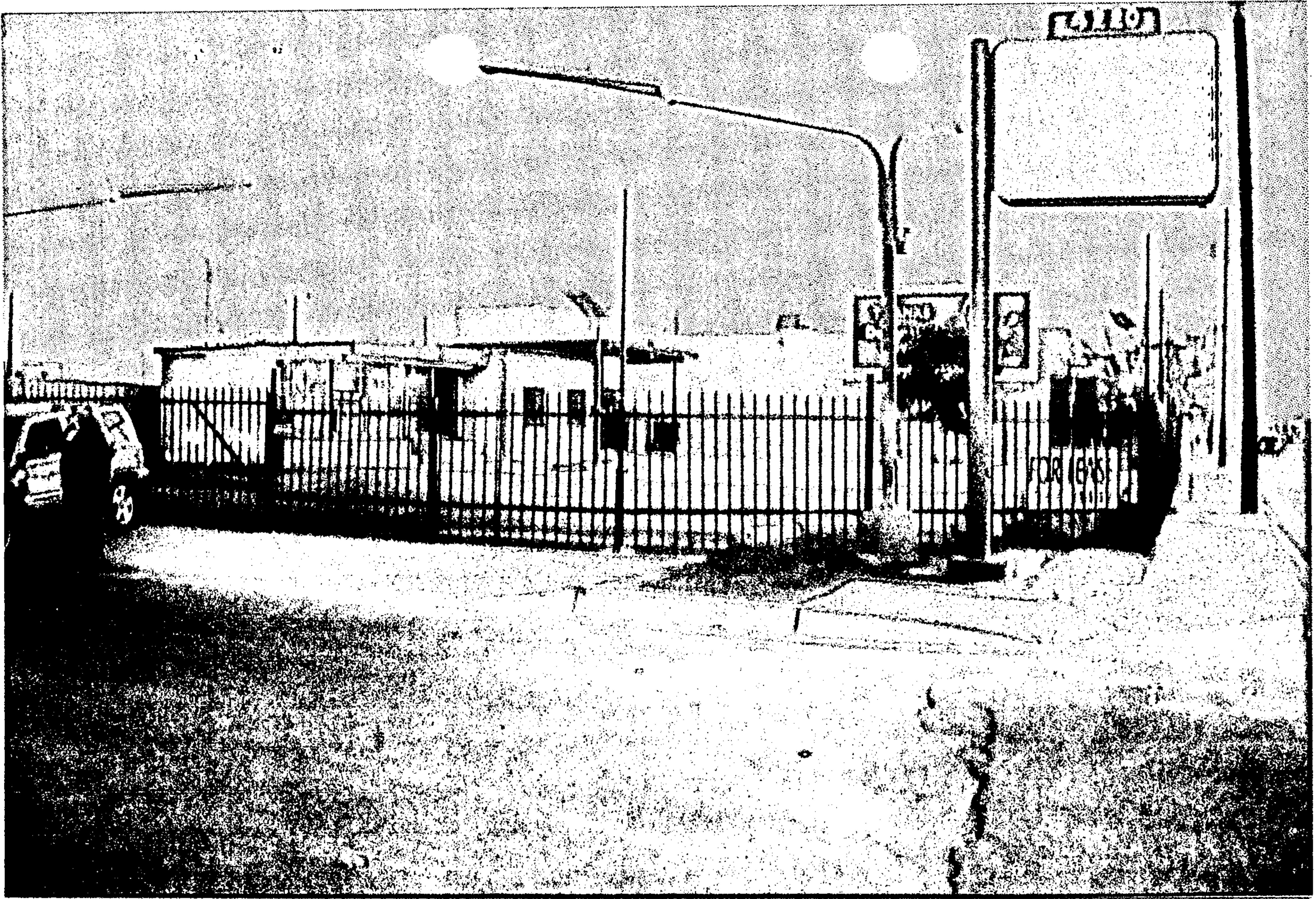
NM 87103

www.cabq.gov



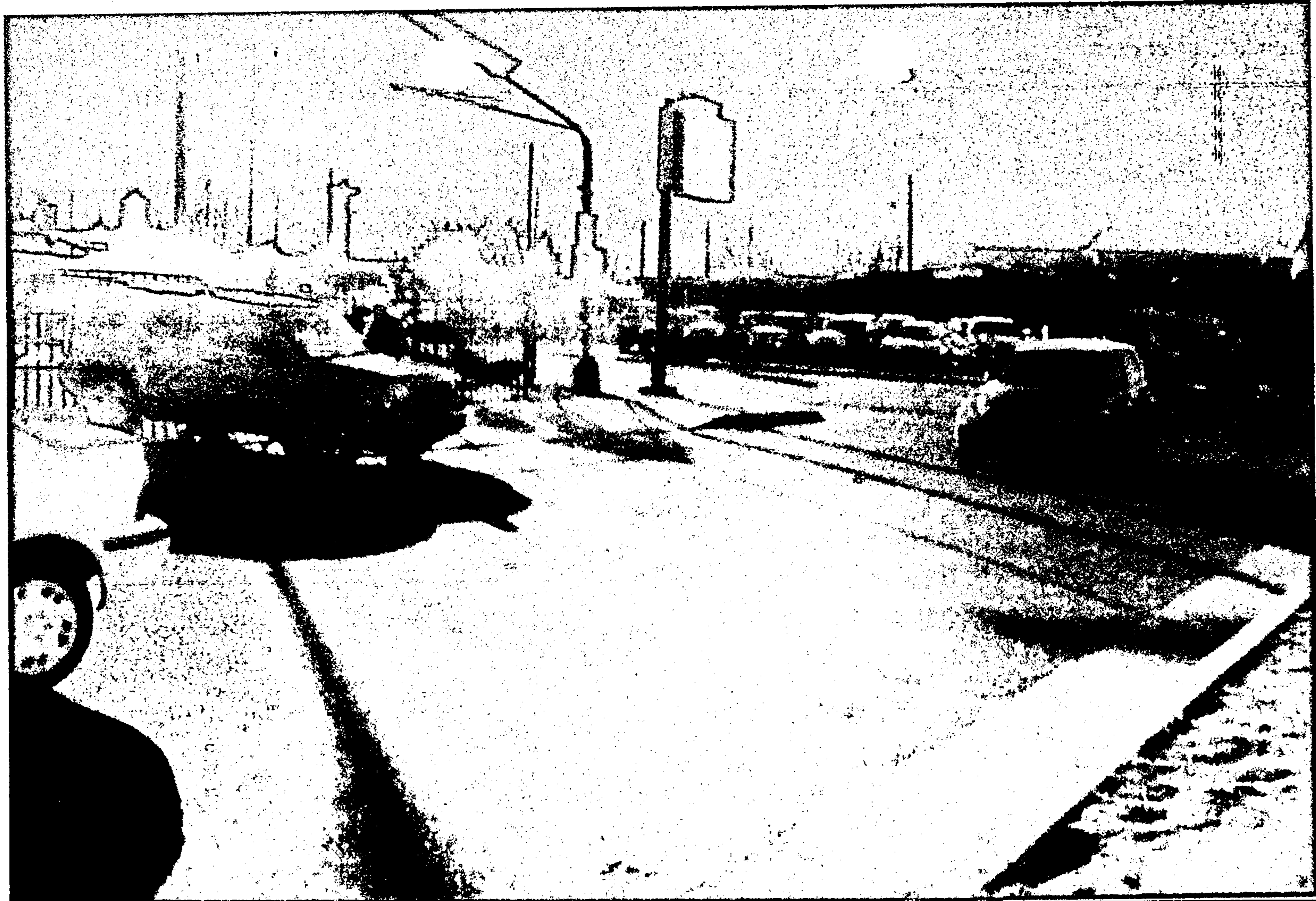
Looking South-East at Subject Property.  
The West end of the driveway on San Clemente  
is showing. The fence is fixed, (no gate)  
at this end.





Looking South-East, Jeep is at  
the west end of the gate opening  
in the San Clemente drive pad.

1-A



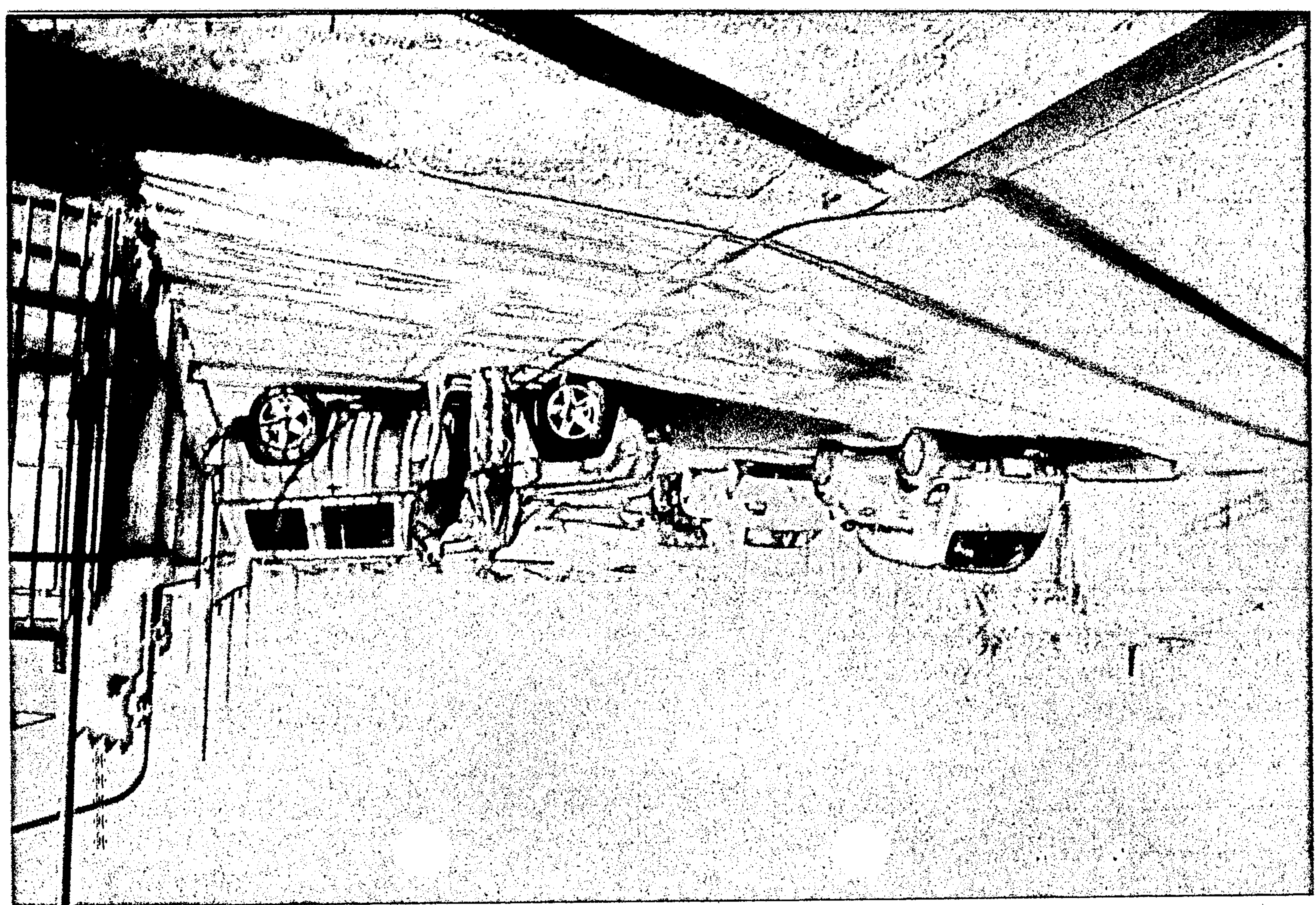
Looking South-West at Subject Property.  
Jeep is exiting Subject Property between  
2nd and 3rd Car waiting at the  
gate control.

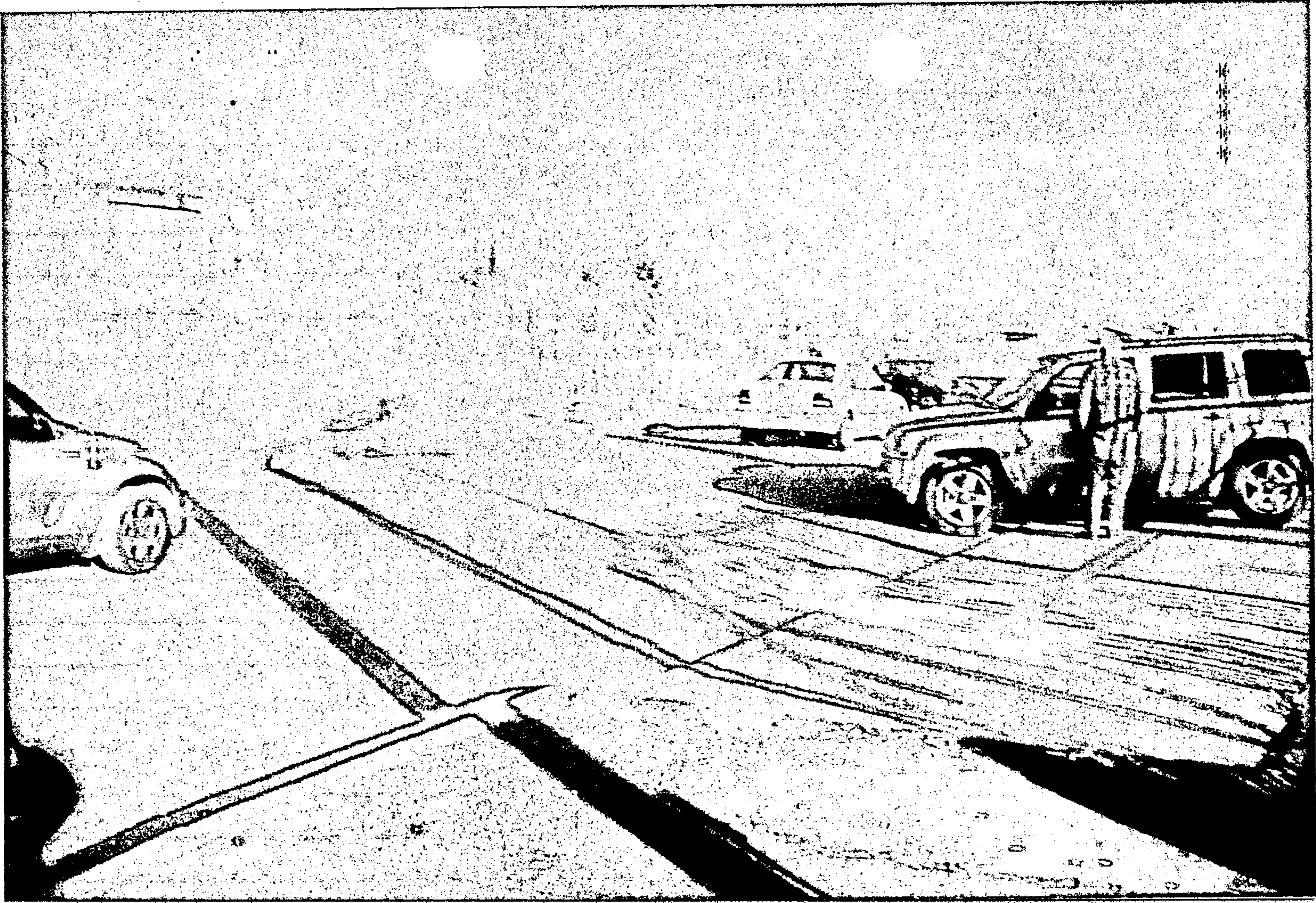
gate control.

behind 3 cars waiting at the new

of the gate onto San Clemente,

Looking East. Deep is exiting  
subject property, at the west end





Looking East. Jeep is exiting  
Subject property between the  
2nd and 3rd Car waiting  
at the new gate control.



Look West. Jeep is exiting  
property between 2nd. and 3rd.  
Car waiting at the new gate  
control.

4-A



Looking East across 4th St.  
Jeep is exiting subject property  
into San Clemente behind  
3 cars waiting at the new  
gate control.

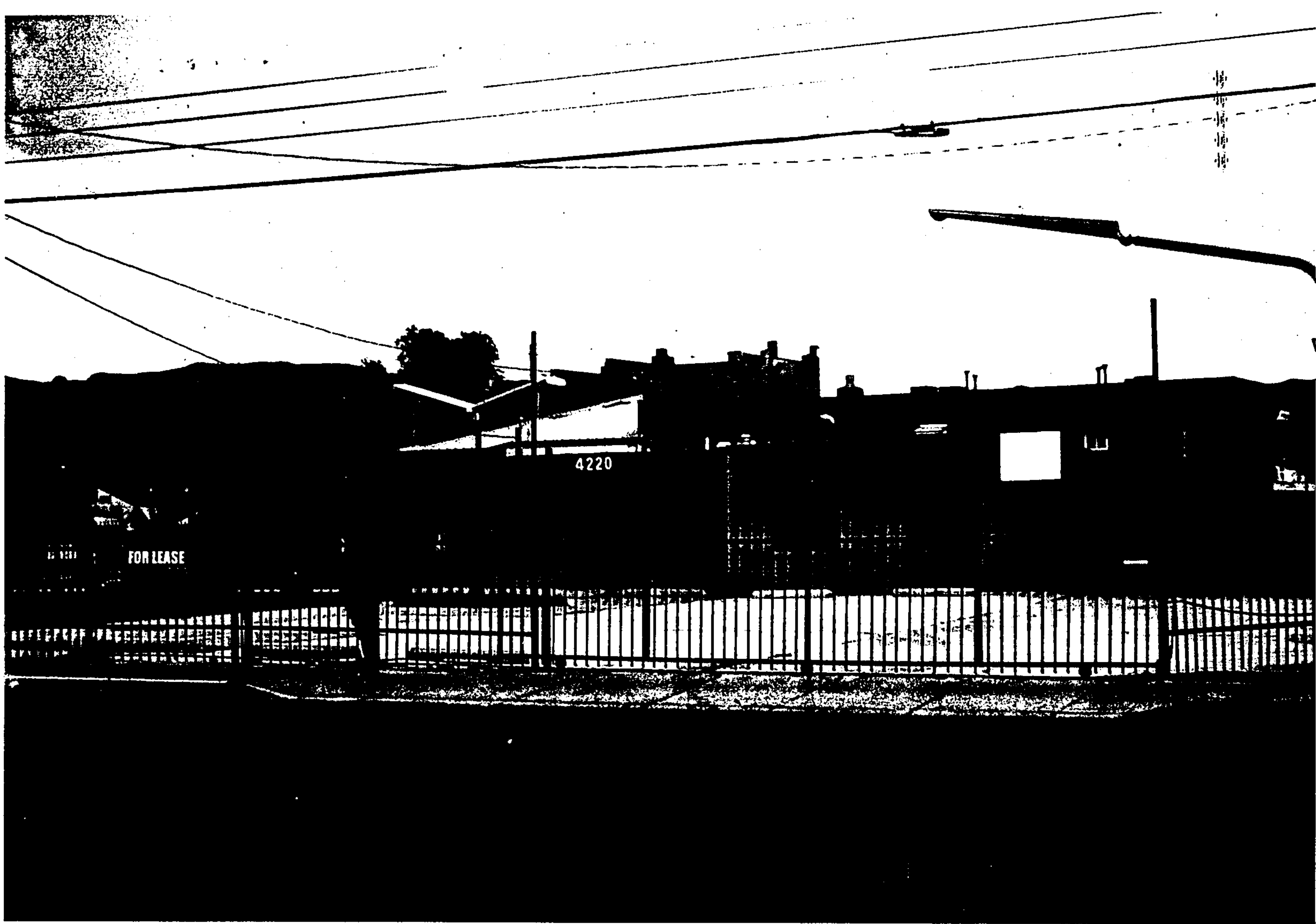


Looking West. Jeep is exiting  
subject property behind 3 car  
waiting at the new gate control.

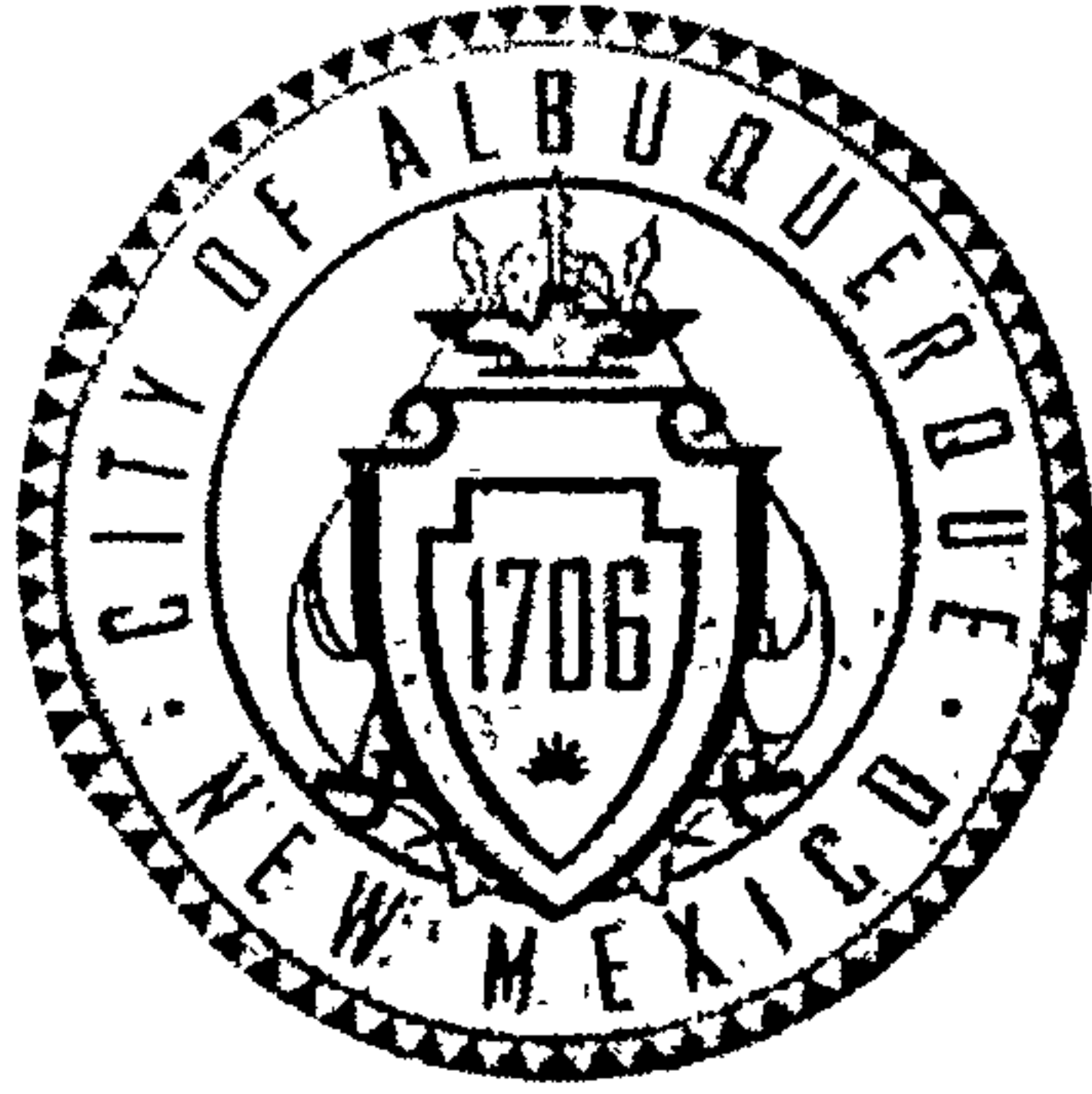


Looking South East. Jeep is exiting  
subject property behind 3 cars  
waiting at the new gate control.





Looking East at the Subject  
property's 4th. Street Gate



Mayor Martin J. Chávez

# CITY OF ALBUQUERQUE


## Albuquerque, New Mexico

### Planning Department

#### INTER-OFFICE MEMORANDUM

November 24, 2008

**TO:** Brad Winter, President, City Council

**FROM:**  Richard Dineen, Planning Department Director

**SUBJECT:** AC-08-25 – 08DRB-70412 **Project# 1002123**– William J. and Priscilla E. Stevens, appeal the decision of the Development Review Board (DRB) to approve a vacation of public right-of-way for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN. (G-14)

#### BACKGROUND

This is a request for vacation of public right-of-way. The approval by the Development Review Board required a Public Access Easement which would serve the appellant's property on the southeast corner of 4<sup>th</sup> Street and San Clemente Avenue, while the remainder of the (existing) dead-end street to the east would become a gated, private street.

#### ISSUES

1. The appellants are concerned that the DRB vacation action would affect access to their property on the southeast corner of 4<sup>th</sup> Street and San Clemente Avenue, particularly by cars being backed up trying to get in the gate to the private street.

As noted in the public hearing, and included in this record, a Traffic Assessment was prepared by a professional Transportation Engineer in support of this vacation request. Based on that assessment, along with the proposed improvements that would be constructed in support of the vacation (shown on the exhibit "PRIVACY GATE PLAN") and the Conditions of Approval, the DRB found that the public welfare would not be served by retaining this portion of San Clemente Avenue as public right of way.

The appellants' testimony at the public hearing indicated that existing conditions for this portion of San Clemente Avenue are problematic because people turning off of 4<sup>th</sup> Street end up having to turn around (sometimes onto their property). The existing pavement of this portion of San Clemente is only 28 feet wide, and then narrows to 24 feet. The PRIVACY

GATE PLAN shows that the pavement will be widened to have two 11 foot entry lanes and two 11 foot exit lanes, with a 6 foot median to also allow vehicles to turn around within the street pavement (and not have to use the appellant's property).

2. The appellants contend that construction within the San Clemente right of way would also restrict access to their property.

The referenced widening of San Clemente Avenue in the preceding Issue No. 1 would come out of the applicant's property on the north side and be done through a work order, such that the street will still have to be open for access to the appellant's property. The City of Albuquerque has construction management guidelines which should keep any disruption to a minimum.

3. Finally, the appellants note that they also own property on the southwest corner of 4<sup>th</sup> Street and San Clemente Avenue (across 4<sup>th</sup> Street from the subject request) and state that "the need for commercial property access for all property owners is a growing problem."

Again referring to the traffic assessment and the proposed improvements made possible by the vacation, the DRB found that there was no convincing evidence of a property right being abridged by this request; in fact, except for minor disruption during construction (which would happen with or without the vacation), the improvements made possible by the vacation should result in a major improvement with the traffic function for the appellants' property.

APPROVED:



Jack Cloud, Chair  
Development Review Board

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**AC-08-25**

08DRB-70412 (Project #2002123)

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# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
___ Major Subdivision action	___	___	___ Annexation
___ Minor Subdivision action	___	___	___ County Submittal
<input checked="" type="checkbox"/> Vacation	<b>V</b>	___	___ EPC Submittal
___ Variance (Non-Zoning)	___	___	___ Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	___	___ Sector Plan (Phase I, II, III)
___ for Subdivision	___	___	___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit	___	___	___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)	<b>D</b>	___	___ Street Name Change (Local & Collector)
___ IP Master Development Plan	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
___ Cert. of Appropriateness (LUCC)	___	<input checked="" type="checkbox"/>	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<b>STORM DRAINAGE (Form D)</b>	___	___	___
___ Storm Drainage Cost Allocation Plan	___	___	___

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: William J. Stevens Sr. Priscilla E. Stevens PHONE: 505-344-0447  
 ADDRESS: 4227 4th St. NW FAX: 505-344-0455  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: William J. Stevens Sr. Priscilla E. Stevens

DESCRIPTION OF REQUEST: Appeal Approval Project # 1002123  
DRB DRB-70412 Vacation of Public Right-of-Way

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

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

Lot or Tract No. Easterly 735' San Clemente Ave. NW Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Dels Hide A Way and Gibson Tract A  
 Existing Zoning: SD-1 Fac RT 4P-2 Proposed zoning: NA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-14-2 UPC Code: NA

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
Project # 1002123 City Project # 740481

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 0.8368  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente Ave. NW.  
 Between: North Fourth Street and Alameda Drain  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE William J. Stevens Sr. Priscilla E. Stevens DATE 11/3/2008  
 (Print) William J. Stevens Sr. Priscilla E. Stevens Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

NA <input type="checkbox"/> INTERNAL ROUTING DRB <input type="checkbox"/> All checklists are complete DRB <input type="checkbox"/> All fees have been collected DRB <input type="checkbox"/> All case #s are assigned DRB <input type="checkbox"/> AGIS copy has been sent DRB <input type="checkbox"/> Case history #s are listed DRB <input type="checkbox"/> Site is within 1000ft of a landfill DRB <input type="checkbox"/> F.H.D.P. density bonus DRB <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>DRCC</u> <u>30028</u>	<u>Appeal</u>	___	<u>\$190.00</u>
	___	___	___	<u>\$ 90.00</u>
	___	___	___	\$ _____
	___	___	___	\$ _____
	___	___	___	\$ _____
Hearing date <u>NA</u>	Total		<u>\$ 240.00</u>	

Planner signature / date [Signature] 11.4.08 Project # 1002123

4  
4  
4  
4  
4

**FORM A: APPEAL**

**Appeal to the Zoning Board of Appeals regarding:**

- DECISION OF THE ZONING HEARING EXAMINER** (BOA01)

\_\_\_ Project number of case being appealed: \_\_\_\_\_

\_\_\_ Application number of case being appealed: \_\_\_\_\_

\_\_\_ 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)

**Appeal to the Landmarks and Urban Conservation Commission regarding:**

- CERTIFICATE OF APPROPRIATENESS**
- DECISION OF THE PLANNING DIRECTOR OR STAFF** (LUCCAPP)

\_\_\_ Project number of case being appealed: \_\_\_\_\_

\_\_\_ Application number of case being appealed: \_\_\_\_\_

\_\_\_ 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)

**Appeal to the Environmental Planning Commission regarding:**

- DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER** (EPC09)
- DETERMINATION OF THE IMPACT FEE ADMINISTRATOR** (EPC10)

\_\_\_ Project number of case being appealed: \_\_\_\_\_

\_\_\_ Application number of case being appealed: \_\_\_\_\_

\_\_\_ 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)

**Appeal to the City Council through the Land Use Hearing Officer regarding:**

- ADMINISTRATIVE AMENDMENT/DECISION OF PLANNING DIRECTOR/STAFF** (CCSTAFF)
- DETERMINATION OR ACTION OF THE EPC** (CCEPC)
- DETERMINATION OR ACTION OF THE DRB RE: SUBDIVISION ORD** (CCDRB)
- ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL** (CCBOA)
- DECISION OF THE LANDMARKS URBAN CONSERVATION COMMISSION** (CCLUCC)

\_\_\_ Project number of case being appealed: Project # 1002123

\_\_\_ Application number of case being appealed: 08 DRB 70412

\_\_\_ 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.

Priscilla E Stevens  
Applicant name (pnnt)

Priscilla Stevens 11/4/08  
Applicant signature / date



Form revised 04/2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	<u>08CC</u> - <u>30028</u>
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____

[Signature] 11.4.08  
Planner signature / date

Project # 1002123

November 3, 2008

City of Albuquerque  
Planning Department  
Development Review Board

RE: Project # 1002123  
08DRB-70412 Vacation of Public Right-of-Way

Dear Sirs,

We are the property owners of 4220 4<sup>th</sup> Street, N.W. located at the south east corner of 4<sup>th</sup> Street, N.W. and San Clemente Avenue, N.W. intersection.  
Legal Property Description-MRGCD MAP 33 TR 25A1 CONT -.303 AC

It is our concern that the approval of Project# 1002123 will affect access to our commercial property. The traffic assessment prepared for Del's-Hide-A-Way gated community development estimates a total of 94 dwelling units could be located behind the proposed gate. The amount of traffic generated by these residents turning on to San Clemente Avenue from 4<sup>th</sup> Street will affect the flow of traffic on 4<sup>th</sup> Street. The possibility of stopped traffic on San Clemente Avenue waiting to access the gated community will block our San Clemente Avenue driveway which is the main entrance and exit driveway to our property.

Construction time of the proposed townhome units and the proposed reconstruction of the vacated San Clemente Avenue starting at the 4<sup>th</sup> Street intersection could also block or restrict use of our San Clemente Avenue driveway.

We also are the property owners of 4227 4<sup>th</sup> Street N.W. located on the south west corner of the 4<sup>th</sup> Street and San Clement Avenue intersection and have operated Stevens Auto Sales at this location for 58 years. Increased traffic on 4<sup>th</sup> Street and the need for commercial property access for all property owners is a growing problem. With respect to Del's Hide-A-Way Townhome Development we ask you to reconsider the approval of Project# 1002123 to Vacate San Clemente Avenue.

Respectfully,

  
William J. Stevens Sr.

  
Priscilla E. Stevens



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 22, 2008

**Project# 1002123**  
08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN** containing approximately .8368 acre(s).

At the October 22, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right-of-way.

(B)(3) Based on the following conditions, 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 the 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. Access, drainage and utility easements shall be retained in the vacated right-of-way.

If you wish to appeal this decision, you must do so by November 6, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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.)



Jack Cloud, AICP, DRB Chair

- Cc: Phillip D. Sheets – P.O. Box 6901 – Albuquerque, NM 87197
- Cc: ~~Priscilla & Billy Stevens~~ – 4220 4<sup>th</sup> St. NW – Albuquerque, NM 87107
- Cc: Georgia M. – 2403 San Mateo Blvd Ste W11D – Albuquerque, NM 87110
- Cc: Marilyn Maldonado
- Cc: Scott Howell
- File

EXHIBIT B

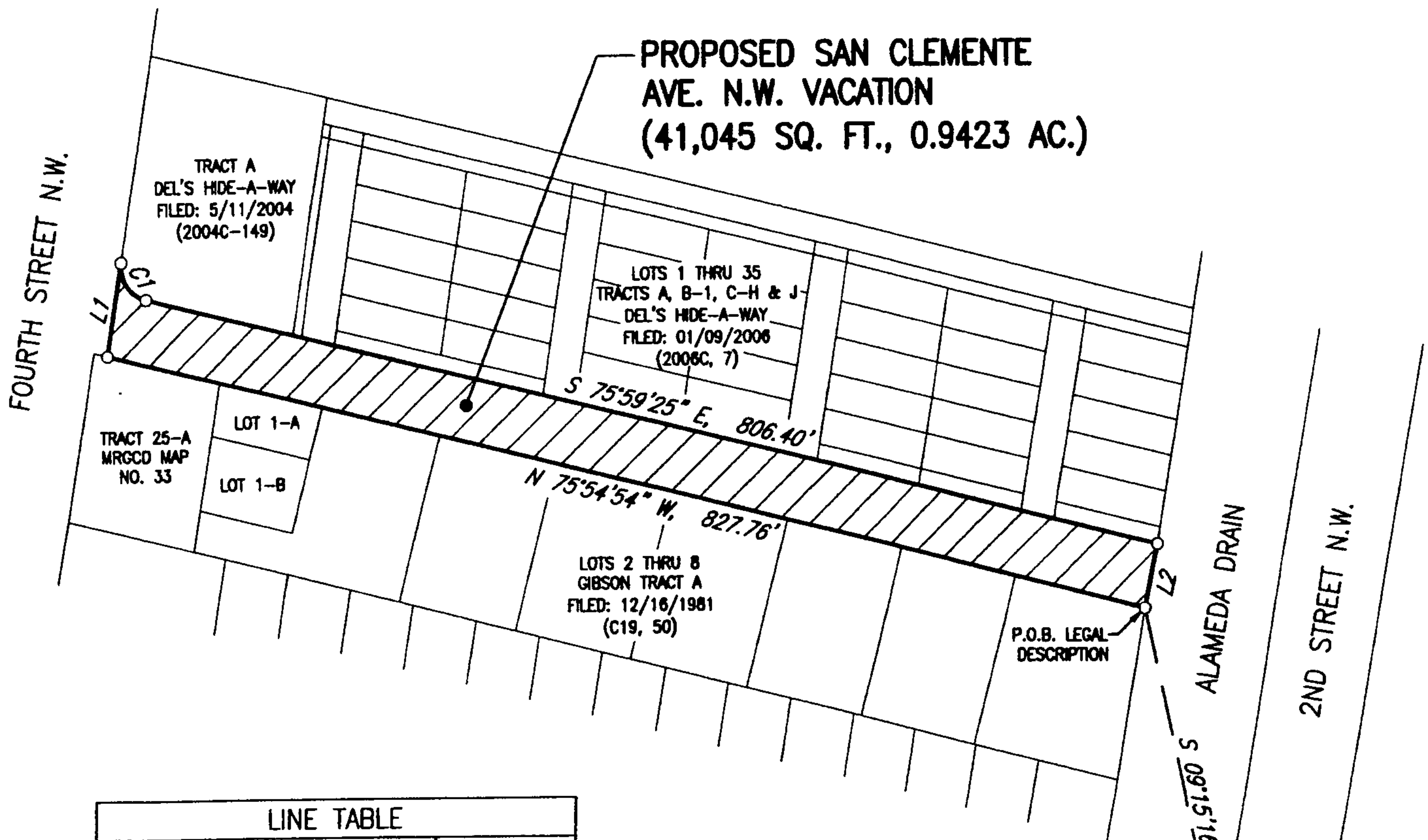
PROPOSED VACATION  
OF PUBLIC RIGHT-OF-WAY  
SAN CLEMENTE AVENUE N.W.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

1002123

10/22/08



SCALE: 1" = 150'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°07'35" E	72.00'
L2	S 11°03'28" W	50.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST.
C1	37.14'	25.00'	85°07'00"	S 33°25'55" E	33.82'

NOTES:

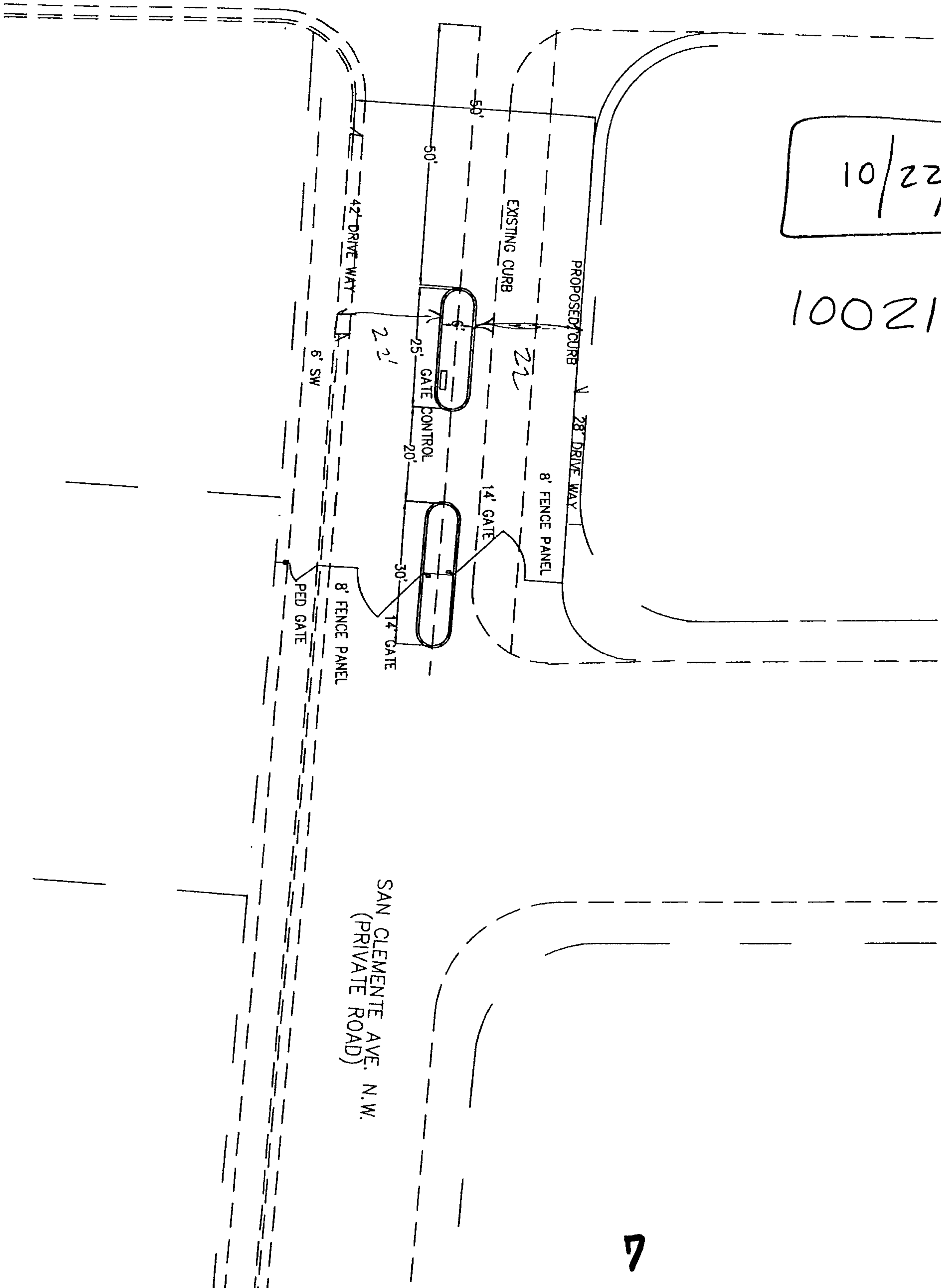
- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
- DISTANCES ARE GROUND.

CONTROL STATION  $\Delta$   
"6\_G15"

NORTH FOURTH STREET N.W.

80/22/01

1002123





### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- \_\_\_ for Subdivision
- \_\_\_ for Building Permit
- \_\_\_ Administrative Amendment (AA)
- \_\_\_ IP Master Development Plan
- \_\_\_ Cert. of Appropriateness (LUCC)

### STORM DRAINAGE

- \_\_\_ Storm Drainage Cost Allocation Plan

### Supplemental form

- S Z ZONING & PLANNING
- \_\_\_ Annexation
  - \_\_\_ County Submittal
  - V \_\_\_ EPC Submittal
  - \_\_\_ Zone Map Amendment (Establish or Change Zoning)
  - P \_\_\_ Sector Plan (Phase I, II, III)
  - \_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan
  - \_\_\_ Text Amendment (Zoning Code/Sub Regs)
  - \_\_\_ Street Name Change (Local & Collector)
  - L A APPEAL / PROTEST of...
  - D \_\_\_ 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:

Professional/Agent (if any) \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL \_\_\_\_\_

APPLICANT Del's Hide-A-Way Park, LTD PHONE (505) 610-410

ADDRESS: P.O. Box 6901 FAX: (505) 345-9622

CITY: Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL \_\_\_\_\_

Proprietary interest in site: Josh Garcia List all owners: Jose L. Rodriguez

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way on the easterly 735 feet of San Clemente Ave. N.W.

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

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

Lot or Tract No: Easterly 735' San Clemente Ave Block: N.W. Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Del's Hide-A-Way and Gibson Tract A

Existing Zoning: SU-1 for RT & R-2 Proposed zoning: NA

Zone Atlas page(s): G-14-Z UPC Code NA MRGCD Map No NA

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc) 07-ZHE-006  
DRB # 10002123 City Project No. 7404.81

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots: NA No. of proposed lots NA Total area of site (acres): 0.8368

LOCATION OF PROPERTY BY STREETS: On or Near San Clemente Ave. N.W.

Between North Fourth Street and Alameda Drain

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review: 2006/2007

SIGNATURE Philip D. Sheets DATE Sept. 19, 2008

(Print) Philip D. Sheets Applicant  Agent

### 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>08DRB 70412</u>	<u>IKRW</u>	<u>Y</u>	<u>\$ 300.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMT</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	_____
_____	_____	_____	_____
<u>8</u>	_____	_____	_____
Hearing date <u>10/15/08</u>	_____	_____	Total <u>\$ 395.00</u>

Sandy Handley 09/19/08 Project # 1002123  
Planner signature / date

Form revised 4/07

- BULK LAND VARIANCE (DRB04) (PUBLIC HEARING CASE)
    - Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
    - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
    - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
    - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
    - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
    - Zone Atlas map with the entire property(ies) clearly outlined
    - 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)
    - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)
  - SIDEWALK WAIVER (DRB21) 6 copies
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance or waiver
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25) 24 copies
    - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14")
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07) 6 copies
    - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the deferral or extension
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)
  - VACATION OF RECORDED PLAT (DRB29) 6 copies
    - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
    - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
    - Letter of authorization from the grantors and the beneficiaries (private easement only)
    - Fee (see schedule)
    - List any original and/or related file numbers 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.

Del's Hide-A-Way Park, LTD  
 Philip D. Sheets  
 Philip D. Sheets 9/18/08  
 Applicant name (print)  
 Applicant signature / date



9

Form revised 4/07

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

Application case numbers  
 08DRB - 70A12

Sandy Handberg 09/19/08  
 Planner signature / date  
 Project # 1002123

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from SEPT. 30, 2008 to OCT. 15, 2008

5. REMOVAL

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

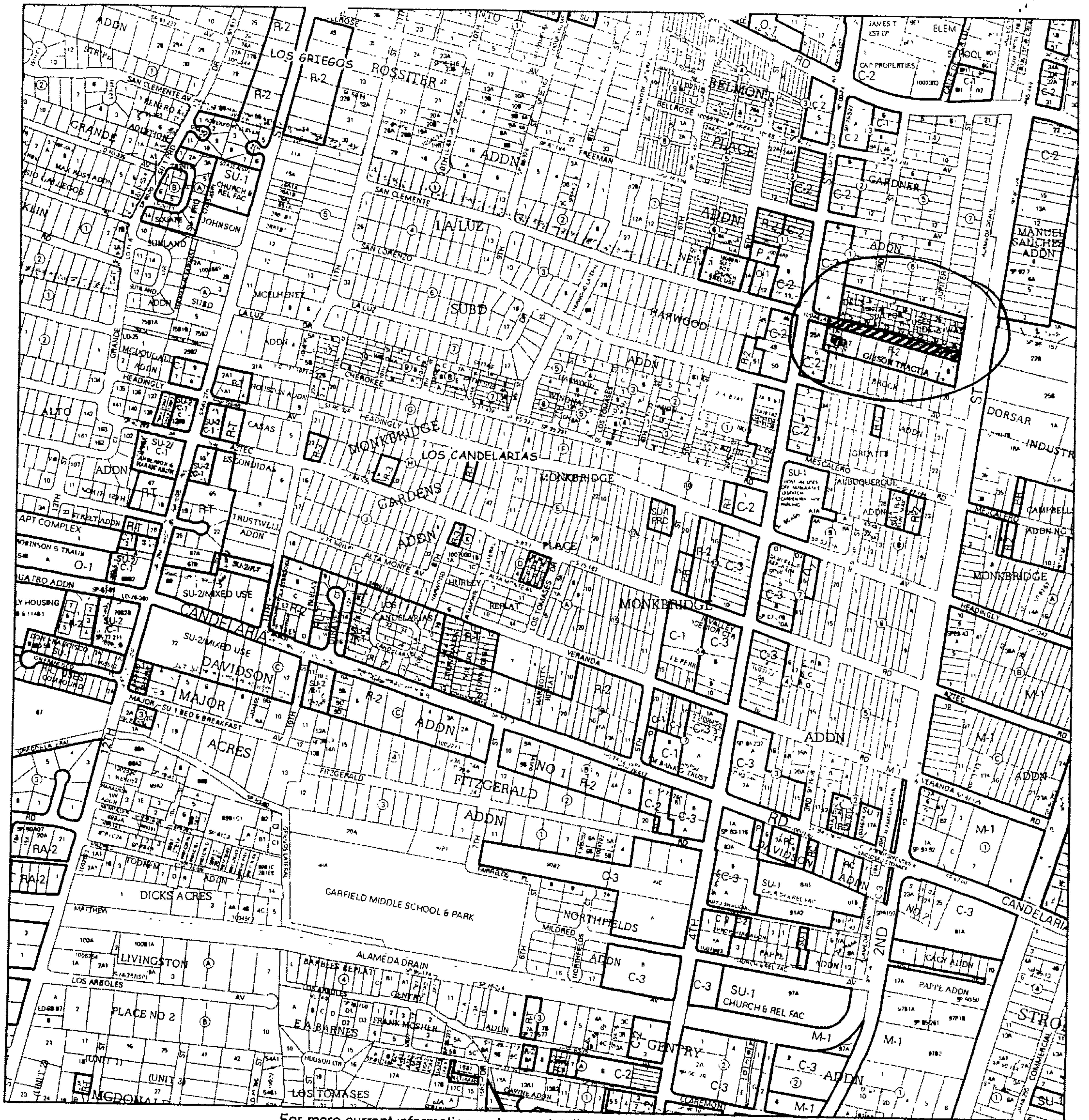
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]  
(Applicant or Agent)

09/19/08  
(Date)

I issued 3 signs for this application, 09/19/08 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002123



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page.

## G-14-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through. 6/13/2008

11

TION R3E SEC 5

September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901

(505) 610-4104      Cell  
(505) 345-1022      Phone  
(505) 345-9622      Fax

Letter for Justifying Request to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

The existing zoning of the affected properties: Lots 1 through 35, Del's Hide-A-Way Park, LTD  
(North side of San Clemente Ave.), SU-1 for RT

Lots 1A, 1B and 2-8 Gibson Tract "A", ( South side of San Clemente Ave.) R-2

Tract "A" Del's Hide-A-Way, ( North East corner of North Fourth (4<sup>th</sup>) Street and San Clemente Ave.) C-2

Please note that the property on the south east corner of north Fourth Street and San Clemente Ave., 4220 4<sup>th</sup>  
Street NW; Tract 25-A, M.R.G.C.D. Map No. 33 is NOT affected by this action.

Under the North Fourth Street Rank III Corridor Plan that is now on the Environmental Planning Commission  
agenda, the zoning would change to the North Fourth Mixed Use Development (N.F.M.X.D.) District for all of  
the affected properties.

The Action to Vacate, along the additional granted right -of-way will allow this to become a gated community.  
San Clemente Ave. is already dead ended.

San Clemente Ave. will remain in the same configuration as it is now, with the 26 foot public sewer and water  
line easements dedicated to the Albuquerque Bernalillo County Water Utility Authority (A.B.C.W.U.A.).

The storm sewer and the public utility easement will remain as previously granted.

The private access easements, sidewalk easements and M.R.G.C.D. access easements will also remain as  
previously granted.

The cul-de-sac shall remain as-is, as accepted by Richard Dourte, P.E. City Engineer on July 23, 2008

Please contact me if you need any additional information or if you have any further questions or concerns  
regarding this Letter of Request.

Sincerely,



Philip D. Sheets



September 18, 2008

Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Proposed Vacation of  
Public Right-of-Way  
San Clemente Avenue, N.W.  
Albuquerque, Bernalillo County, New Mexico

Dear Development Review Board Members:

The purpose of this vacation is to create a private road from a public right-of-way (San Clemente Avenue, NW). The private road is to be used for a proposed gated community. In preparation, the applicants have improved San Clemente Avenue and feel that this will enhance the neighborhood and property value. The applicants will maintain said road if granted this vacation.



# Harwick Transportation Group, Inc.

September 18, 2008

Ms. Kristal Metro, PE  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103-1293

**RE: Traffic Assessment for Del's Hide-A-Way Roadway Vacation**

Dear Ms. Metro:

This letter has been prepared to address traffic issues for the above referenced project located along San Clemente Ave NW at 4<sup>th</sup> St, south of Griegos Rd. The City has requested that a trip generation and queuing assessment be performed to assess potential impacts associated with installation of a private gate across San Clemente Ave NW and the vacation of a portion of the road. The trip generation determines the number of peak hour trips generated by the site, and since the site development is residential, the AM peak produces primarily egress movements while the PM peak generates more ingress movements. Since the PM peak generates significantly more ingress movements, that period was evaluated to determine the design queue for the gate. The text below describes the methodology, findings, and recommendations of the assessment, and backup materials are appended as attachments.

### ***Trip Generation***

The Del's Hide-A-Way site will include 35 residential townhome units along the north side of San Clemente Ave NW. Gating the access will also restrict access to 8 additional parcels along the south side of San Clemente Ave NW. Two of those parcels are currently developed with a total of 11 apartment units and the remaining six parcels could generate an additional 48 apartment/townhome units. Based upon those densities, it is estimated that a total of 94 dwelling units could be located behind the gate being considered.

Site trips were generated using the Institute of Transportation Engineers (ITE) *Trip Generation, 7<sup>th</sup> Edition*. Trips were generated for both the AM and PM peak hours of adjacent street traffic, considering trips generated during each peak commute period - 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. The trip generation values were compared for both Apartments (#220) and

14

Townhomes (#230), and the higher rate for Apartments was applied to all 94 dwelling units. This will yield slightly conservative results. The trip generation worksheet is appended at the end of this report and a summary of the results are as follows:

**Trip Generation**

LU Code	Land Use	Units	Daily	AM Enter	AM Exit	PM Enter	PM Exit
220	Apartments/Townhomes	94	715	10	40	45	24

The results indicate that the PM peak hour will be the critical period during which queuing should be analyzed.

***Queuing***

The principal queuing concern is that drivers entering the site not queue into 4<sup>th</sup> St, potentially blocking traffic and creating a conflict point for through traffic. This is a potential safety concern because 4<sup>th</sup> St is a minor arterial with a daily traffic volume of 17,600 vehicles per day (vpd) based upon the MRCOG 2007 Traffic Flows map. The access pad and gate should be located to minimize vehicles queuing across the sidewalk and into the adjacent street.

The design queue for the site is considered to be the 100<sup>th</sup> percentile queue. The analyses used the following assumptions:

1. All vehicles arrive randomly during the peak hour.
2. Residents will have remote devices to activate the gate and will not have to utilize an access code for each entry.
3. The average queue time to approach, activate, and pass through the gate is assumed to be 30 seconds. The analysis assumes that multiple vehicles will not be allowed per actuation.
4. A separate lane will be provided for guests needing to call a resident for gate activation. It is assumed that when a visitor is present, residents will use a by-pass lane.
5. The average vehicle length is assumed to be 25'.
6. The Poisson negative exponential distribution mathematically represents the probability that 'n' number of vehicles will be present.
7. Summing the Poisson distribution to the 100<sup>th</sup> percentile should provide a conservative design queue length.

The Poisson negative exponential equation is

$$Q_{100} = \sum_{n=0}^{\infty} \frac{e^{-x} x^n}{n!}$$

where:

$Q_{100}$  is the 100<sup>th</sup> percentile queue based upon the summation of the probability of 'n' vehicles present at one time [P(n)],

$x$  is the number of available queue periods per hour - [ $x = 3600/\text{vehicles per hour}$ ]

$n$  is the number of vehicles present at a given time.

The results of the queue analysis are that the 100<sup>th</sup> percentile queue should be 4 vehicles. The probabilities of 0 through 4 vehicles present at the access, if there are 45 peak hour trips, are as follows:

$$P(0) = 68.4\%$$

$$P(1) = 26.0\%$$

$$P(2) = 4.9\%$$

$$P(3) = 0.6\%$$

$$P(4) = 0.1\%$$

Based upon the analysis, it is unlikely that more than three vehicles will be queued at the gate.

### ***Discussion***

The analysis shows that storage is required for four vehicles entering the site. Assuming 25' per vehicle with a gate that either swings into the site or is a sliding gate, the gate should be located at least 105' east of the back of the 4<sup>th</sup> St sidewalk (allowing a 5' buffer if actuation is delayed). Should the gate open outward, the distance from the back of sidewalk to the vehicle stop line should be a minimum of 105', though this type of operation should be discouraged. The visitor call box/keypad should be located on raised channelization at least 69' east of the 4<sup>th</sup> St back of sidewalk. This distance will permit the storage of 3 vehicles, allowing 6' for the distance from the driver to the front of their vehicle waiting at the call station. This would allow visitors to represent the 99<sup>th</sup> percentile queue and queue within the prescribed area.

An entry by-pass lane shall be provided to ensure that residents are not delayed by visitors trying to access the property. If a by-pass lane is not provided, the analysis would be based upon a 3-minute average actuation time for a visitor, and the design queue length would be 9 vehicles or 225'. In addition, a turnaround area utilizing the exit lane(s) must be provided for vehicles that cannot gain entry. This turnaround area shall be designed to City of Albuquerque standards.

### ***Findings and Recommendations***

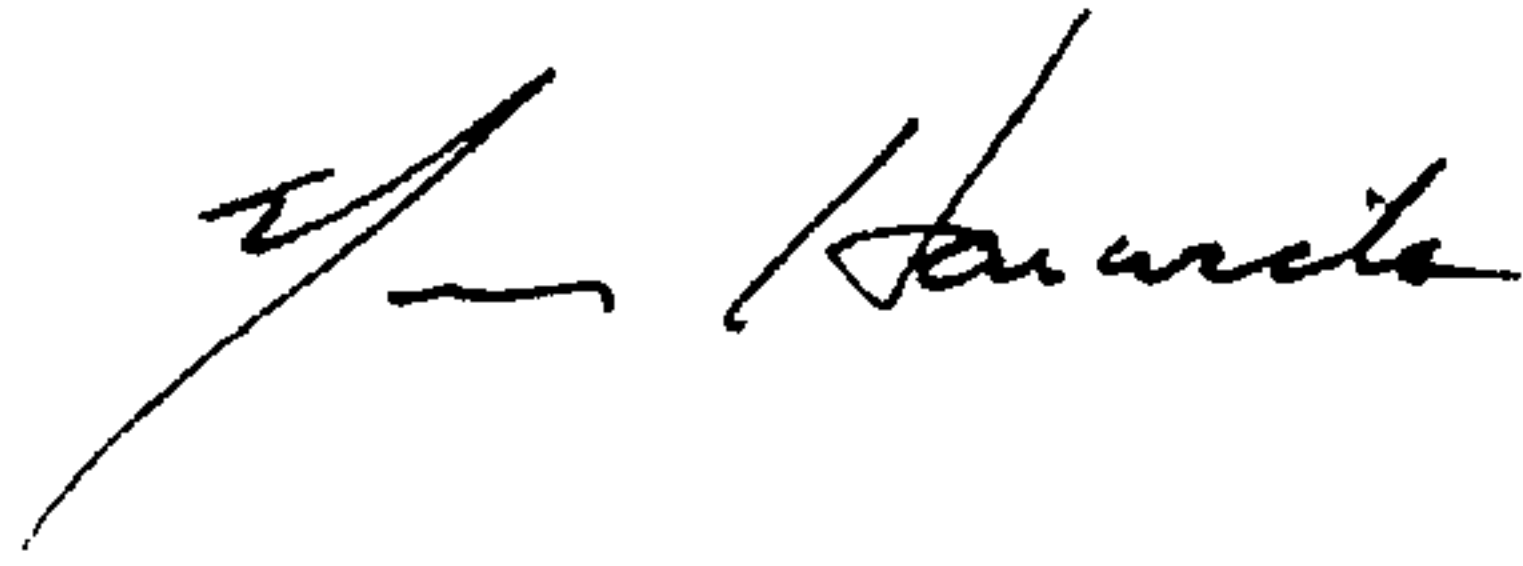
The site access shall provide two entry lanes, each at least 11' wide, to provide access for visitors and a by-pass lane for residents. The gate shall be located no closer than 105' from the back of sidewalk along 4<sup>th</sup> St NW for resident access. The visitor call box/access pad shall be located no closer than 69' from the back of the 4<sup>th</sup> St NW sidewalk. A turnaround area shall be

provided to accommodate visitors who cannot gain access to the property, and should be designed per City of Albuquerque standards.

Please review the information provided above, and let me know if you have any questions. I may be reached at 323-5060 or via e-mail at [nevin@harwicktg.com](mailto:nevin@harwicktg.com).

Sincerely,

HARWICK TRANSPORTATION GROUP, INC.

A handwritten signature in black ink, appearing to read "Nevin Harwick". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Nevin Harwick, PE, PTOE  
Principal

Attachments:

Zone Atlas Page J-14  
Trip Generation Worksheet

c: Philip Sheets, Del's Hide-A-Way

# Trip Generation Worksheet

11/17/08  
 11/17/08  
 11/17/08  
 11/17/08

Land Use:	<b>Apartment</b>	<b>220</b>	
Trip Generation Units:		1	Dwelling Unit
Project Units:		94	

### Trip Generation Equations:

Average Vehicle Trip End on a Weekday

$$T = 6.01 (X) + 150.35$$

Enter	50%
Exit	50%

Peak Hour of Adjacent St, Traffic 7 to 9 AM

$$T = 0.49 (X) + 3.73$$

Enter	20%
Exit	80%

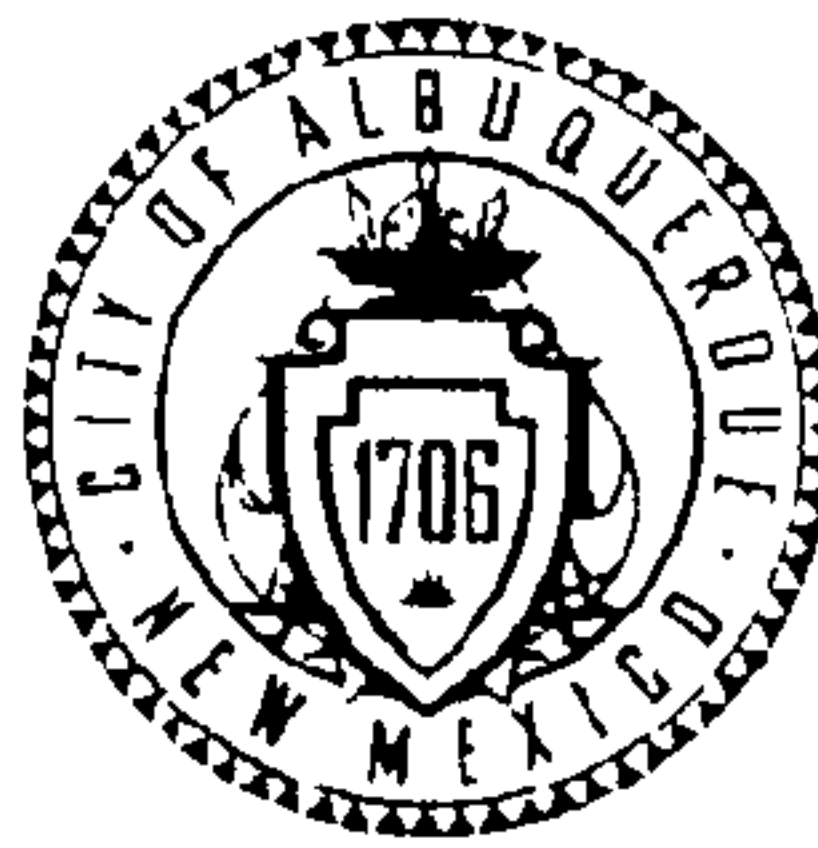
Peak Hour of Adjacent St Traffic, 4 to 6 PM

$$T = 0.55 (X) + 17.65$$

Enter	65%
Exit	35%

<b>Daily Trips</b>		<b>715</b>
	Enter	358
	Exit	357
<b>AM Peak Trips</b>		<b>50</b>
	Enter	10
	Exit	40
<b>PM Peak Trips</b>		<b>69</b>
	Enter	45
	Exit	24

Trip Generation based upon ITE *Trip Generation*, 7th Edition.



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: 9-9-08

TO CONTACT NAME: Phillip Sheets
COMPANY/AGENCY: Dell's Hide a Way Park
ADDRESS/ZIP: Box 6901 87197
PHONE/FAX #: 410-4104 345-9622

Thank you for your inquiry of 9-9-08 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at 177 Clomonte Ave N.W. between 2nd and 3rd zone map page(s) 6-14.

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

GREATER GARDNER Neighborhood or Homeowner Association

NORTH FOURTH CAMINO ROAD Neighborhood or Homeowner Association

Contacts: list attached

Contacts: list attached

See reverse side for additional Neighborhood and/or Homeowner Associations 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.

Sincerely, [Signature] OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

11  
11  
11  
11

**THE GREATER GARDNER N.A. (GRG) "R"**

**\*Kyle Silfer** *e-mail:* [kyle@rtoads.com](mailto:kyle@rtoads.com)

4465 Jupiter St. NW/87107 265-5840 (h)

Katharine Lowey *e-mail:* [kelowey@state.nm.us](mailto:kelowey@state.nm.us)

4445 Jupiter St. NW/87107 343-9459 (h)

**Website:** [ggna-abq.org](http://ggna-abq.org)

**NA E-mail:** [ggna@macmountain.org](mailto:ggna@macmountain.org)

**Council District:** 2

**County District:** 1

**Police Beat:** 238/VA

**Zone Map #:** G-14

**NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"**

**\*Scot Steinberg** *e-mail:* [ssteinberg11@comcast.net](mailto:ssteinberg11@comcast.net)

3906 4<sup>th</sup> St. NW/87107 344-1777 (w)

Pat Hopkins *e-mail:* [mesatrinc@aol.com](mailto:mesatrinc@aol.com)

3826 4<sup>th</sup> St. NW/87107 344-1631 (w)

**Council District:** 2,3&County

**County District:** 1

**Police Beat:** 225,232-234,236,238-239/VA

**Zone Map #:** E-J-14-15



September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901  
(505) 610-4104 Cell, (505) 345-1022 Phone, (505) 345-9622 Fax

To: Kyle Silber  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Katharine Lowey  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Scot Steinberg  
North Fourth Camino Real Merchants Association, Inc.  
3906 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Pat Hopkins  
North Fourth Camino Real Merchants Association, Inc.  
3826 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Re: Action to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

Dear Merchants and/or Neighborhood Representatives:

As the property owner of 37 residential lots off of San Clemente Ave., east of 4th Street, I have presented an Action to Vacate that would allow the formation of a gated community. This action is supported by the other property owners on San Clemente Ave. directly affected by vacating the public street.

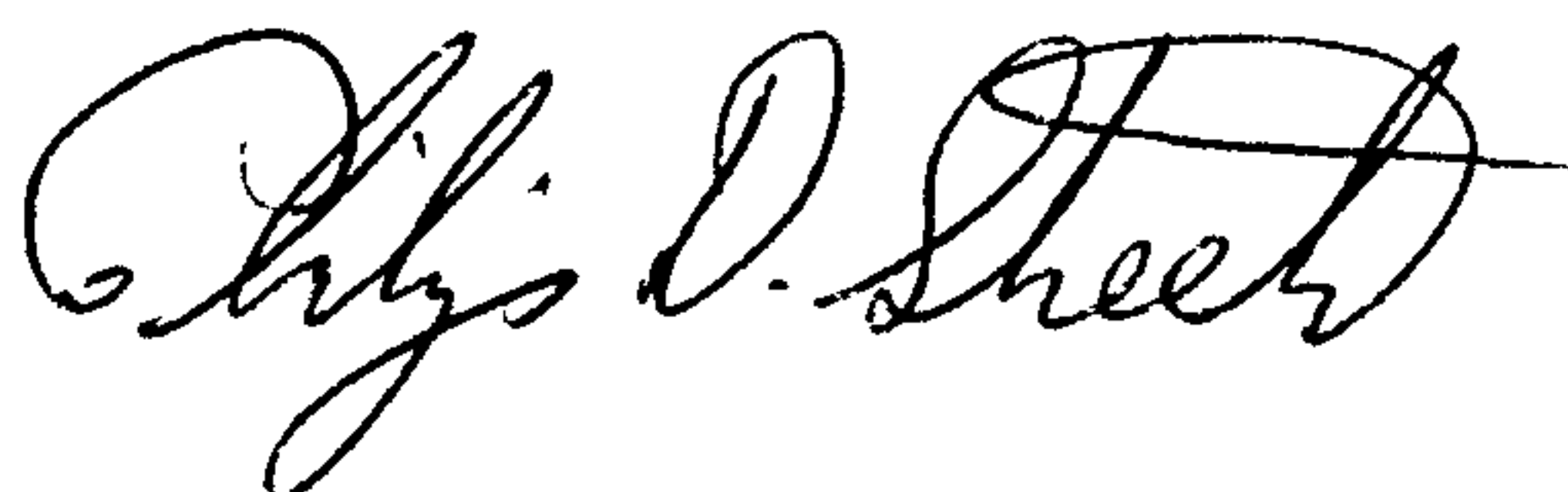
If our application is accepted on September 19<sup>th</sup>, 2008 the action will be heard by the DRB on October 15<sup>th</sup>, 2008. However, please watch for the Yellow Sign Posting on the property for the exact date and time. If you have any questions please contact me at 610-4104.

This application can also be reviewed at the City Planning office, located downtown at the Plaza del Sol Building, 600 2<sup>nd</sup> St. NW, Albuquerque, NM. The gate would be about 125 feet east of 4<sup>th</sup> Street and a turnaround would be provided in front of the gate.

You should agree that this will be positive for the neighborhood and the area can only be enhanced by this change. You have the right to your input regarding this matter. Thank you for your community involvement and I'm looking forward to seeing you at the meeting.

Sincerely

Philip D. Sheets

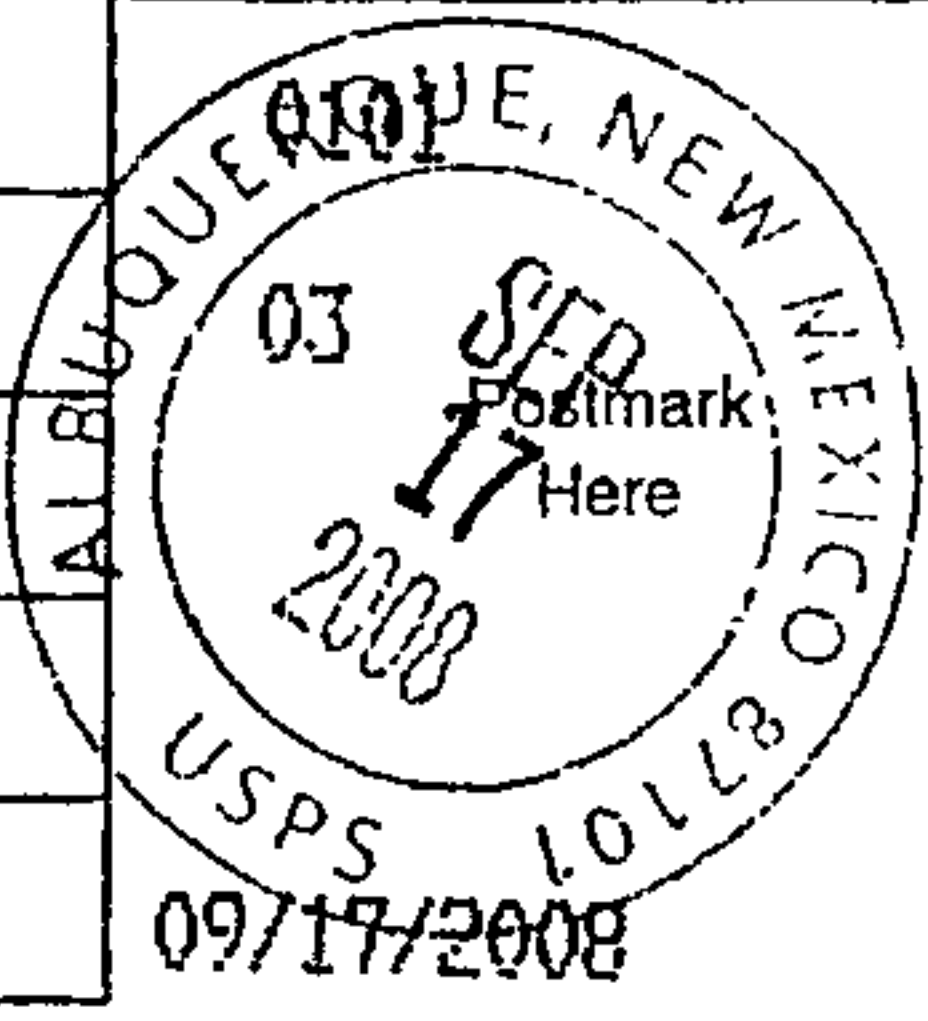


7008 0150 0000 6539 1791

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87107 **AL USE**

Postage	\$ 1.00	
Certified Fee	\$2.70	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.70	

Sent To Katharine Lowey  
 Street, Apt. No., or PO Box No. 4445 Jupiter St. N.W.  
 City, State, ZIP+4 Albuquerque, N.M. 87107  
 PS Form 3800, August 2008 See Reverse for Instructions

7008 0150 0000 6539 1784

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87107 **AL USE**

Postage	\$ 1.00	0101
Certified Fee	\$2.70	03
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.70	09/17/2008

Sent To Kyle Silber  
 Street, Apt. No., or PO Box No. 4465 Jupiter St. NW  
 City, State, ZIP+4 Albuq, N.M. 87107  
 PS Form 3800, August 2008 See Reverse for Instructions

22

7008 0150 0000 6539 1760

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CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 15, 2008

**Project# 1002123**  
 08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located **BETWEEN 4TH ST NW AND ALAMEDA DRAIN** containing approximately .8368 acre(s).

<b>AMAFCA</b> No comment.				
<b>COG</b> MRCOG staff have no comment on the proposed development.				
<b>TRANSIT</b> No comments provided				
<b>ZONING ENFORCEMENT</b> No comment				
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: <b>Greater Gardner NA (R), North Fourth Camino Real Merchants Assoc. (I</b>				
<b>APS</b> Del's Hide-A-Way and Gibson Tract A, is located on San Clemente Av NW between Fourth Street and Alameda Drain. The owner of the above property requests a Vacation of Public Right-of-Way for a development that will consist of 37 residential units. This will impact La Luz Elementary School, Garfield Middle School, and Valley High School. La Mesa Elementary School is exceeding capacity; Garfield Middle School and Valley High School have excess capacity.				
<b>Loc No</b>	<b>School</b>	<b>2007-08 40th Day</b>	<b>2007-08 Capacity</b>	<b>Space Available</b>
285	La Mesa	705	668	-37
410	Garfield	393	456	63
560	Valley	1,684	2,200	516
<b>Residential Units: 37</b>				
<b>Est. Elementary School Students: 10</b>				
<b>Est. Middle School Students: 4</b>				
<b>Est. High School Students: 4</b>				
<b>Est. Total # of Students from Project: 18</b>				
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.				
To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.				
<ul style="list-style-type: none"> <li>• Provide new capacity (long term solution)           <ul style="list-style-type: none"> <li>○ Construct new schools or additions</li> </ul> </li> </ul>				

- Add portable
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval**

On, September 27, 2007 by Phillip and Pamela Sheets, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for residential units that will be constructed within the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**  
No crime prevention or CPTED comments concerning the proposed vacation of public right-of-way at this time.

**FIRE DEPARTMENT**  
No comments provided

**PNM ELECTRIC & GAS**  
No comments provided

**COMCAST**  
No comments provided

**QWEST**  
No comments provided

**ENVIRONMENTAL HEALTH**  
No comments provided

**M.R.G.C.D**  
No Adverse Comments.

**OPEN SPACE DIVISION**  
Open Space has no adverse comments

**CITY ENGINEER**  
The Hydrology section has no objection to the vacation request but a public storm drain easement must be retained.

**TRANSPORTATION DEVELOPMENT**  
The proposed vacation should extend to 4<sup>th</sup> Street NW

**PARKS AND RECREATION**  
Defer to Transportation.

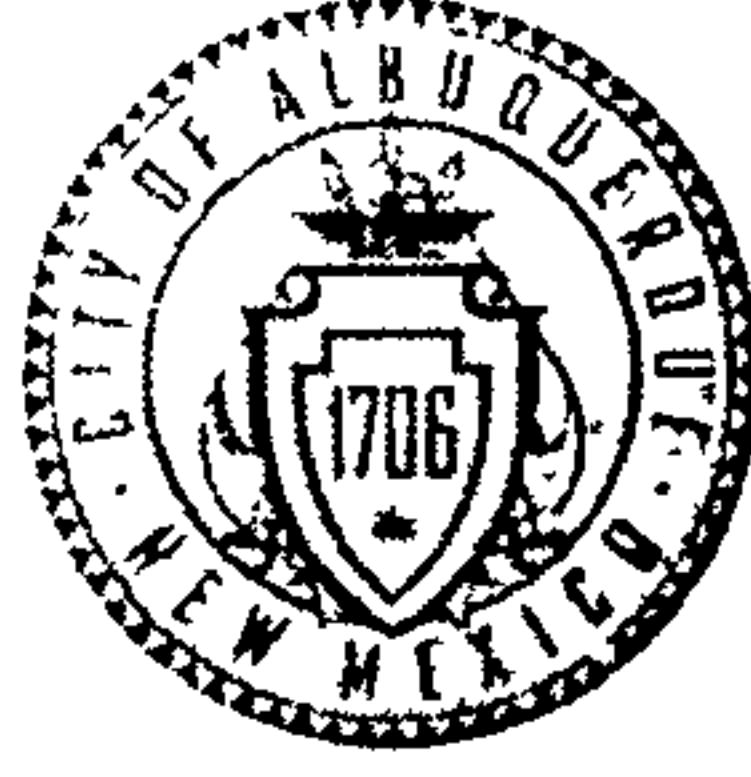
**ABCWUA**  
No objection with the Vacation request with the condition that vacated ROW be retained as p water and sanitary sewer easements on Final Plat.

**PLANNING DEPARTMENT**

The Subdivision Ordinance requires that all abutting property owners agree to the proposed vacation, and must participate in replatting the vacated right of way into their property. This likely require the construction or financial guarantee of infrastructure to serve these lots with private access/ public utilities.

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

Cc:



**DEVELOPMENT REVIEW BOARD**

**MINUTES**

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

October 15, 2008

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**

**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Christina Sandoval, Parks/Municipal Development**

**Project# 1002123**

**08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY**

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN containing approximately .8368 acre(s).

**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Phillip D. Sheets – P.O Box 6901 – Albuquerque, NM 87197-6901

**PERSONS PRESENT IN INTEREST:**

Priscilla and Billy Stevens – 4220 4<sup>th</sup> St. NW – Albuquerque, NM 87107

Georgia M. – 2403 San Mateo Blvd Ste W11D – Albuquerque, NM 87110

MR. PHILLIP D. SHEETS SWORN IN

MR. JACK CLOUD: Good Morning.

MR. SHEETS: Mr. Chairman and other board members, my name is Phillip Sheets. I represent the partnership of Del's Hide-a-way Park. My address is P.O. Box 6901 Albuquerque, New Mexico 87197-6901.

MR. CLOUD: Okay, would you like to summarize your request?

MR. SHEETS: Yes sir. Just from a historical perspective, the part of San Clemente that we're dealing with was deeded in 1964 it has remained unpaved until last year. In 1981 a single apartment building was built on the south side there operated as an apartment building until just recently. They have converted it and are trying to sell it off as condominiums. So the affected area would be my property on the north side which is 35 town house lots zoned SU-1 for townhouse use. The property of the south side that would be affected is Gibson addition lots 1-8. The apartment building lies on lot 2 and I am developing lot 1. I split that into 2 separate lots and am developing that as also townhouse units. The advantage of the vacation act is to allow us to develop a property as a gated community. The owners on the south that are affected are in support of this and are happy to sign the plat when one is presented. Today I'd like to get permission for the vacation and a little bit of guidance from the committee on exactly how much I have to dedicate on the north side of my front property there for widening the street to accommodate the gate to City standards and present it as soon as possible for replat of both my commercial lot which is Del;s Hide-a-way tract A and the vacation part of San Clemente.

MR. CLOUD: Okay, thank you. We do have some people that signed up to speak. Priscilla?

MR. BILLY STEVENS SWORN IN

MR. STEVENS: Hi my name is Billy Stevens and we are the property owners south of San Clemente and west of San Clemente on 4<sup>th</sup> street. We are opposed to vacating that section just for the simple reason of the traffic blockage that would take place from entering that north side of the property on San Clemente and 4<sup>th</sup> Street. Historically there has been a lot of traffic problems on that section and with the opening with the El Mesquite market it's even worse. There has been a lot of fender benders and slowing traffic both north and south bound on 4<sup>th</sup> street just from that development. If this went through it would make it even worse just the entering and exiting of the tenants onto that street would slow the traffic in addition to the bus stop that is right on 4<sup>th</sup> street just south of San Clemente. That's kind of been historically a turn around street for people turning around on 4<sup>th</sup> street so definitely, there's a lot of traffic slowing in there and this would just add to that.

MR. CLOUD. Excuse me for a moment but you understand the development is going forward whether it's a public street or a private street right?

MR. STEVENS: I understand that...

MR. CLOUD: The traffic is going to be there whether it's a public street or a private street.

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MR. STEVENS: Sure but I'm talking about the access onto our property from the public street will be slowed down if this is gated because of the vehicles being backed up waiting to get in the gate because we have a gate to get into our property on that north side.

MR. CLOUD: Well I think we could control the location of the gate to keep it from interfering with your property.

MR. STEVENS: But even if the gate is in there, the cars blocking the front of our gate to wait to get in.

MR. CLOUD: That's dependent upon where their gate is located so I think that's the key is to make sure that gate is located far enough from that it doesn't block access to your property.

MR. STEVENS: I think that it was proposed to be 100 feet back is that correct? Which would put it 30 feet from our gate?

MR. CLOUD: Mr. Sheets do you want to respond?

MR. SHEETS: Yes the traffic report suggests placement of the gate at least 105 feet. Actually I would propose a little further than that somewhere between 115 to 130 feet.

MR. CLOUD: Mr. Sheets do you have a traffic engineer that's working on this project with you?

MR. SHEETS: Yes sir the traffic report was submitted with the application.

MS. KRISTAL METRO: Do you have a copy of that? I have a copy of that in my file by Harwick Transportation Group

MR. CLOUD: I'm sorry. Go ahead Mr. Stevens.

MR. STEVENS: But anyway just in summary I mean we have the problem with the blocking of our north gate onto our access with the current traffic of 4h street adding that blockage in I think would really slow down that whole area and would definitely affect us on that property and across the street.

MR. CLOUD: Okay, thank you.

MR. SHEETS: Mr. Chairman if I could I'd like to respectfully disagree. Actually the way I'm anticipating handling this is as the traffic study would indicate there would be two 11 foot entrance lanes entering San Clemente and two 11 foot exit lanes with a 6 foot median so curb to curb would extend the street from his



current configuration of 32 feet curb to curb to 50 feet curb to curb. Also there would be as was mentioned historically it is a turn around street right now and people go in all the time thinking that they can get through to 2<sup>nd</sup> street, and as its been developed now it is a dead-end street and they have to turn around within this 32 feet so I think actually it would improve the turn-around situation. As you mentioned Mr. Chairman this is not an application for additional or subtraction of the residential behind the gate, it's simply to control access to the residential development.

MR. CLOUD: Kristal is there a site plan with this traffic study?

MS. METRO: No I did not see a site plan associated with this.

MR. CLOUD: Mr. Sheets are you looking at a site plan now or are you just reading off the recommendation.

Mr. SHEETS: I simply have a drawing that I had a draftsman put together. I'm aware that both an engineer and I hope to have an architect also work on the site plan because of the development of my tract A, as the committee is aware this 4<sup>th</sup> street re-development project is moving forward and is scheduled to go in front of EPC in November. I do believe this project will pass. At that time the entire property that is affected by this vacation act changes zoning and it's one of the only pieces that does change zoning all the way to the Alameda drain both the north side of San Clemente or around San Clemente there, so I believe that it would very well help the idea of the north fourth street plan that is now in the works.

MR. CLOUD: Well whatever drawing you have, could you get us copies of that showing your proposal?

MR. SHEETS: I'm not proud of the drawing, like I say it's done by a draftsman however I'm more than happy to give both these drawings to you.

MR. CLOUD: Well I was hoping you would give them to the Stevens let them see what you're proposing so if you'll do that too.

MS. PRISCILLA STEVENS: On the replatting of that intersection, is the cost of that - is that going to effect our property line when you widen that street? Are you proposing widening that street?

MR. SHEETS: If I understand you correctly would the cost be bared by you?  
No.

MISS STEVENS: But will you take part of our property line?

MR. SHEETS: No. No actually on the south side there your property line exists approximately 9 ft from face of curb, so approximately at your fence line is where your property line is? However I do propose to do some work within the City right-of-way there. As it exists today, the sidewalk is not concrete it's asphalt, and so I think as part of my project I would propose to re-do that as concrete sidewalk because as the sidewalk enters the gated community, I propose to have the walk gate on the south side there. So coming from 4<sup>th</sup> street to the project would be the only sidewalk, and so in front of your property there I would actually take on the responsibility of updating to City standards.

MISS STEVENS: Our biggest concern is the availability to enter into that property on the north side which is the main entrance actually to that property. The 4<sup>th</sup> street entrance is very hard to access because of the traffic flow. We are just concerned mainly of the traffic. The transportation traffic analysis that was done estimated no more than 4 vehicles backed up at one time up to that gate, and I guess there's no, I don't know how valid that is if there's going to be 35 town-homes and apartments totaling 94 residents and some residents will have more than one vehicle - the a.m. and p.m. traffic could be a little bit more than that, or I would estimate it should be. And the replatting of that intersection and that piece of San Clemente going up to the gate I hope will not include a median since there is going to be a double lane for a turn-around lane for non-residents. I visualize a traffic jam in that area.

MR. CLOUD: Well, and perhaps you can provide them a copy of the traffic study as well.

MS. STEVENS: We do have one and I don't know that it's that valid, that *that* is exactly what's going to happen.

MR. CLOUD: Okay, thank you. We did have public hearing comments but no comments from other agencies. Parks and Recreation, Christina, comments on number 2?

Miss Christina Sandoval: I would defer to Transportation.

Mr. Cloud: Okay, City Engineer, Brad?

Mr. Brad Bingham: I would have no objection except I have to retain a public drainage easement for the storm drain on the east side. So when your plat comes you'll have to coordinate with the location of the storm drain at the knuckle.

Mr. Sheets: I understand. Actually on the northeast side of the corner of 4<sup>th</sup> and San Clemente there is a drain and...

MR. BINGHAM: Well all the inlets within that street you'll be maintaining, I'm just going to maintain the trunk line.

MR. SHEETS: Oh I know, I understand:

MR. BINGHAM: That's kind of part of the situation. When you buy the street you'll be buying the inlets as well.

MR. SHEETS: I understand.

MR. CLOUD: Water Authority, Roger?

MR. ROGER GREEN: I'll have no objection as long as we retain the vacated right-of-way as public water and sanitary sewer easement.

MR. SHEETS: Transportation Development, Kristal?

Ms. Metro: Okay, the proposed vacation would need to extend all the way to 4<sup>th</sup> street for this to work. In addition, please be aware that this is not approval for your gate placement I would need to see a detailed layout of that before I would approve a gate. This is just the vacation to make this a private roadway, and that vacation request does need to extend to 4<sup>th</sup> street.

MR. SHEETS: I understand. The only thing I can say to that is the Stevens' are here. If we extend the vacated act, they would, if I understand the process right they would be required to sign the plat.

MR. CLOUD: No. Planning comments – the subdivision ordinance does require that all the property owners have to go along with the vacation. You say that lots 1-7 all those owners to the east of the Stevens are in agreement to this?

MR. SHEETS: Yes they are.

MR. CLOUD: Okay. We do need to replat the whole right-of-way but that is something you can do, and you in turn then provide the roadway easement which allows them to come back and forth up to whatever that point is. Again I haven't seen your drawing so I don't know how that works but then their customers would have access to that easement and it would function basically as a public street but it would be private.

MR. SHEETS: Yes sir I understand. Actually the way I anticipate is the median would actually be behind their driveway and again with two 11 foot lanes there they would always have access to their property probably as much or more than they do now.

MR. CLOUD: And you'll have a turn-around in front of your gate?

MR. SHEETS: That's right.

MR. CLOUD: Okay.

MR. STEVENS: The actual turn-around on here or the gate control which is in front of the turn-around is partially in our driveway, so if there were at least one vehicle that needed to turn around it would block our...

MR. CLOUD: Mr. Stevens I haven't even seen that yet. We'll take a look at it. We're not going to take any ...

MR. STEVENS: I just wanted to make that point we were talking about it being a historic turn-around so if people are always going in there and having to turn around it would block that driveway, that was my point.

MR. CLOUD: As Ms. Metro said earlier this is not approval of a gate at this time, we are hearing a vacation, but I think Mr. Sheets it would behoove you to get the design worked out for the turn-around before we act on the vacation.

MR. BINGHAM: The plat or the vacation?

MR. CLOUD: The vacation.

MR. BINGHAM: We're going to defer this then?

MR. CLOUD: I think we need to defer this so you can actually prepare a drawing that shows – I mean the point of your vacation is that you do want to put up a gate right?

MR. SHEETS: Yes.

MR. CLOUD: Okay. So I think you should prepare an exhibit for a gate that we could approve and then at that time we could act on the vacation.

MR. SHEETS: Okay. What I'm proposing is can I come in with all the drawings for signature on replatting of my front property and the replatting of the vacated street?

MR. CLOUD: Once we approve the vacation all of the right-of-way has to be replatted. You'll have to contact the City Real Estate Office to acquire the right-of-way and they you'll have to have a land surveyor prepare a replat that replats all that right-or-way. You might want to hold off on the replat but I think it behooves you to go ahead and get your turn-around design so that when we approve the vacation we can also say that we'll accept this gate on this street based on the design.

MS. METRO: In addition the vacation request does need to be amended to go to 4<sup>th</sup> street.

MR. CLOUD: I believe we advertised it to cover all of that, yes.

MR. SHEETS: Okay.

MR. CLOUD: Complete your drawings for a turn-around. Let the Stevens' see a copy of that to show how it will work and give us something to review so that we can also say that this will work. I don't know, if you think it's near completion now, we can defer this to next weeks meeting. It sounds like we should defer this at least a couple of weeks and give you a chance to work it out.

MR SHEETS: I actually think I could do that in a week.

MR. CLOUD: Okay. What we'll do is we will not take action we're going to defer it one week, it will be next Wednesday same time – yes ma'am?

MS. STEVENS: Could we defer that a couple weeks because we are going to be out of town next week so we can look at the replat?

MR. CLOUD: He has a drawing now. I really recommend that you try to look at this as soon as possible and give us your comments. If you want to say you still don't approve that fine but I think we are going to defer it one week so that we can move forward with at least the vacation request and the plat would come later.

MR. SHEETS: To reassure you, the only thing that might change is the island would move further to the east.

MR. CLOUD: We'll defer agenda item 2 one week to the meeting of October 22<sup>nd</sup>.

MR. SHEETS: Thank you very much.

MR. CLOUD: Thank you all.



**DEVELOPMENT REVIEW BOARD**

**MINUTES**

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

October 22, 2008

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development**  
**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**  
**Christina Sandoval, Parks/Municipal Development**

**Project# 1002123**

**08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY**

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN containing approximately .8368 acre(s).

**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Phillip D. Sheets – P.O Box 6901 – Albuquerque, NM 87197-6901

MR. PHILLIP D. SHEETS SWORN IN

MR. SHEETS: Good morning Mr. Chair, Board members. My name is Phillip Sheets I'm here representing Del's Hide-a-way park the purpose being the vacationing of San Clemente Avenue east of 4<sup>th</sup> street and west of Alameda drain.

MR. CLOUD: This was deferred from last weeks meeting of October 15<sup>th</sup>. Did you get a chance to meet with the Stevens' to give them a copy of the proposal for your design of the street?

MR. SHEETS: Yes sir we discussed it after the meeting last week and evidently they're out of town right now and I didn't receive the drawings until yesterday so I haven't given them any new drawings yet.

MR. CLOUD: Okay. Let's review comments from the board again. Parks and recreation, Christina did you have comments on number two.

MISS CHRISTINA SANDOVAL: I defer to transportation.

MR. CLOUD: Okay. City Engineer, Brad?

Mr. Brad Bingham: I'd have no objection to the vacation request, but I need to retain a public storm drain easement where it's appropriate.

MR. SHEETS: I understand.

MR. CLOUD: Water Authority, Roger?

MR. ROGER GREEN: I'll have no objection to the vacation with a condition that the right-of-way be retained as public water and sanitary sewer easements.

MR. SHEETS: I understand.

MR. CLOUD: Transportation Development, Kristal?

MS. KRISTAL METRO: I'll have no objection to the vacation request.

MR. CLOUD: Okay. Can you summarize your meeting with the Stevens' after our public hearing? Did they understand what your design was going to look like?

MR. SHEETS: Yes I reassured them that the median would not block their entrance into their property. They have quite a wide driveway. The median will be east of their driveway sufficient that it should not cause them any trouble whatsoever.

MR. CLOUD: Okay. I hope you understand we can approve the vacation, but the entire right-of-way needs to be vacated. It needs to be purchased and replatted, so we can do that today. Was there anyone else signed up to speak? No? We can do that today and let's go ahead and act on the vacation and there are no further comments. We'll approve the vacation request subject to the findings and conditions of the Subdivision Ordinance that will include a condition that adequate easements be retained for drainage and utilities and access to the adjoining parcels and that the entire right-of-way has to be replatted within one year.

MR. SHEETS: I understand.

MR. CLOUD: Okay. We will be sending notification to you by mail as well as the Stevens'.

MR. SHEETS: I understand:

MR. CLOUD: Okay. Thank you.

MR. SHEETS: Thank you.



# CITY OF ALBUQUERQUE

## *Planning Department*

Richard Dineen, Director

### *Development Review Division*

600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor

Albuquerque, NM 87102



## NOTICE OF APPEAL

November 5, 2008

### TO WHOM IT MAY CONCERN:

The Planning Department received the attached appeal on November 4, 2008. You will receive a Notice of Hearing as to when the appeal will be heard by the **Land Use Hearing Officer**.

***Please refer to enclosed Bill (F/S OC-04-6, Land Use Hearing Officer Rules of Procedure and Qualifications) for any questions you may have regarding the Land Use Hearing Officer rules of procedure.***

Any questions you might have regarding Land Use Hearing Officer policy or procedure that are not answered in the enclosed bill can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

**CITY COUNCIL APPEAL NUMBER: AC-08-25**

**PLANNING DEPARTMENT CASE FILE NUMBERS: 1002123  
08DRB-70412**

**APPELLANT(s): William J. & Priscilla Stevens  
4227 4<sup>th</sup> Street NW  
Albuquerque, NM 87107**

cc Philip D. Sheets, Del's Hide-A-Way Park, LTD, P O Box 6901, Albuquerque, NM 87197-6901  
Georgia M – 2403 San Mateo Blvd, Ste W11D, Albuquerque, NM 87110  
Marilyn Maldonado  
Scott Howell  
DRB File  
Crystal Ortega, Clerk to the Council

Enclosure LUHO Rules of Procedure and Qualifications (6 pages)

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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November 3, 2008

City of Albuquerque  
Planning Department  
Development Review Board

RE: Project # 1002123  
08DRB-70412 Vacation of Public Right-of-Way

Dear Sirs,

We are the property owners of 4220 4<sup>th</sup> Street, N.W. located at the south east corner of 4<sup>th</sup> Steet, N.W. and San Clemente Avenue, N.W. intersection.  
Legal Property Description-MRGCD MAP 33 TR 25A1 CONT -.303 AC

It is our concern that the approval of Project# 1002123 will affect access to our commercial property. The traffic assessment prepared for Del's-Hide-A-Way gated community development estimates a total of 94 dwelling units could be located behind the proposed gate. The amount of traffic generated by these residents turning on to San Clemente Avenue from 4<sup>th</sup> Street will affect the flow of traffic on 4<sup>th</sup> Street. The possibility of stopped traffic on San Clemente Avenue waiting to access the gated community will block our San Clemente Avenue driveway which is the main entrance and exit driveway to our property.

Construction time of the proposed townhome units and the proposed reconstruction of the vacated San Clemente Avenue starting at the 4<sup>th</sup> Street intersection could also block or restrict use of our San Clemente Avenue driveway.

We also are the property owners of 4227 4<sup>th</sup> Street N.W. located on the south west corner of the 4<sup>th</sup> Street and San Clement Avenue intersection and have operated Stevens Auto Sales at this location for 58 years. Increased traffic on 4<sup>th</sup> Street and the need for commercial property access for all property owners is a growing problem. With respect to Del's Hide-A-Way Townhome Development we ask you to reconsider the approval of Project# 1002123 to Vacate San Clemente Avenue.

Respectfully,

  
William J. Stevens Sr.

  
Priscilla E. Stevens





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 22, 2008

**Project# 1002123**

08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

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At the October 22, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right-of-way.

(B)(3) Based on the following conditions, 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 the 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. Access, drainage and utility easements shall be retained in the vacated right-of-way.

If you wish to appeal this decision, you must do so by November 6, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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 OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 22, 2008

**Project# 1002123**  
08DRB-70412 VACATION OF PUBLIC RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action for all or a portion of **SAN CLEMENTE AVENUE NW**, located BETWEEN 4TH ST NW AND ALAMEDA DRAIN containing approximately .8368 acre(s).

At the October 22, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right-of-way.

(B)(3) Based on the following conditions, 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 the 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. Access, drainage and utility easements shall be retained in the vacated right-of-way.

If you wish to appeal this decision, you must do so by November 6, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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.)



Jack Cloud, AICP, DRB Chair

Cc: Phillip D. Sheets – P.O. Box 6901 – Albuquerque, NM 87197  
Cc: ~~Priscilla & Billy Stevens~~ 4220 4<sup>th</sup> St. NW – Albuquerque, NM 87107  
Cc: Georgia M. – 2403 San Mateo Blvd Ste W11D – Albuquerque, NM 87110  
Cc: Marilyn Maldonado  
Cc: Scott Howell  
File



Supplemental form

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><input checked="" type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: William J. Stevens Sr. Priscilla E. Stevens PHONE: 505-344-0447

ADDRESS: 4227 4th St. NW FAX: 505-344-0455

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: William J. Stevens Sr. Priscilla E. Stevens

DESCRIPTION OF REQUEST: Appeal Approval Project # 1002123  
DRB-70412 Vacation of Public Right-of-Way

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

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

Lot or Tract No. Easterly 735' San Clemente Ave. NW Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Dels Hide A Way and Gibson Tract A

Existing Zoning: SU-1 For RT 4P-2 Proposed zoning: NA MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): G-14-Z UPC Code: NA

**CASE HISTORY:**

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

Project # 1002123 City Project # 7404.81

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO

No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 0.8368

LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente Ave. N.W.

Between: North Fourth Street and Alameda Drain

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

SIGNATURE William J. Stevens Sr. Priscilla E. Stevens DATE 11/3/2008

(Print) William J. Stevens Sr. Priscilla E. Stevens Applicant:  Agent:

**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

DRB - 30028

Action

Appeal

Form revised 4/07

S.F.

Fees

\$ 190.00

\$ 50.00

\$

\$

\$

\$

Total

\$ 240.00

Hearing date NA

[Signature] 11.4.08  
Planner signature / date

Project # 1002123

**FORM A: APPEAL**

**Appeal to the Zoning Board of Appeals regarding:**

- DECISION OF THE ZONING HEARING EXAMINER** (BOA01)

\_\_\_ Project number of case being appealed: \_\_\_\_\_

\_\_\_ Application number of case being appealed: \_\_\_\_\_

\_\_\_ 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)

**Appeal to the Landmarks and Urban Conservation Commission regarding:**

- CERTIFICATE OF APPROPRIATENESS**
- DECISION OF THE PLANNING DIRECTOR OR STAFF** (LUCCAPP)

\_\_\_ Project number of case being appealed: \_\_\_\_\_

\_\_\_ Application number of case being appealed: \_\_\_\_\_

\_\_\_ 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)

**Appeal to the Environmental Planning Commission regarding:**

- DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER** (EPC09)
- DETERMINATION OF THE IMPACT FEE ADMINISTRATOR** (EPC10)

\_\_\_ Project number of case being appealed: \_\_\_\_\_

\_\_\_ Application number of case being appealed: \_\_\_\_\_

\_\_\_ 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)

**Appeal to the City Council through the Land Use Hearing Officer regarding:**

- ADMINISTRATIVE AMENDMENT/DECISION OF PLANNING DIRECTOR/STAFF** (CCSTAFF)
- DETERMINATION OR ACTION OF THE EPC** (CCEPC)
- DETERMINATION OR ACTION OF THE DRB RE: SUBDIVISION ORD** (CCDRB)
- ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL** (CCBOA)
- DECISION OF THE LANDMARKS URBAN CONSERVATION COMMISSION** (CCLUCC)

\_\_\_ Project number of case being appealed: Project # 1002123

\_\_\_ Application number of case being appealed: DRB 70412

\_\_\_ 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.

Priscilla E. Stevens  
Applicant name (print)

Priscilla Stevens 11/4/08  
Applicant signature / date



Form revised 04/2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                            |  |
|----------------------------|--|
| Application case numbers   |  |
| <u>PLCC</u> - <u>30028</u> |  |
| _____ - _____              |  |
| _____ - _____              |  |

[Signature] 11.4.08  
Planner signature / date

Project # 1002123

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER (BOA01)

Project # 1002123

Project number of case being appealed: 08DRB-70412 Vacation of Public Right of Way

Application number of case being appealed: 08DRB-70412

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)

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS  
 DECISION OF THE PLANNING DIRECTOR OR STAFF (LUCCAPP)

Project number of case being appealed: \_\_\_\_\_

Application number of case being appealed: \_\_\_\_\_

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)

Appeal to the Environmental Planning Commission regarding:

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER (EPC09)

DETERMINATION OF THE IMPACT FEE ADMINISTRATOR (EPC10)

Project number of case being appealed: \_\_\_\_\_

Application number of case being appealed: \_\_\_\_\_

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)

Appeal to the City Council through the Land Use Hearing Officer regarding:

ADMINISTRATIVE AMENDMENT/DECISION OF PLANNING DIRECTOR/STAFF (CCSTAFF)

DETERMINATION OR ACTION OF THE EPC (CCEPC)

DETERMINATION OR ACTION OF THE DRB RE: SUBDIVISION ORD (CCDRB)

ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL (CCBOA)

DECISION OF THE LANDMARKS URBAN CONSERVATION COMMISSION (CCLUCC)

Project number of case being appealed: \_\_\_\_\_

Application number of case being appealed: \_\_\_\_\_

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.

William J. Stevens Sr. & Priscilla E. Stevens

*William J. Stevens Sr. Priscilla E. Stevens*  
Applicant signature / date



Form revised 04/2007

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

Application case numbers  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planner signature / date  
Project # \_\_\_\_\_



FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER (BOA01)

Project # 1002123

Project number of case being appealed: 08DRB-70412 Vacation of Public Right of Way

Application number of case being appealed: 08DRB-70412

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)

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS (LUCCAPP)  
 DECISION OF THE PLANNING DIRECTOR OR STAFF

Project number of case being appealed: \_\_\_\_\_

Application number of case being appealed: \_\_\_\_\_

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)

Appeal to the Environmental Planning Commission regarding:

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER (EPC09)  
 DETERMINATION OF THE IMPACT FEE ADMINISTRATOR (EPC10)

Project number of case being appealed: \_\_\_\_\_

Application number of case being appealed: \_\_\_\_\_

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)

Appeal to the City Council through the Land Use Hearing Officer regarding:

ADMINISTRATIVE AMENDMENT/DECISION OF PLANNING DIRECTOR/STAFF (CCSTAFF)  
 DETERMINATION OR ACTION OF THE EPC (CCEPC)  
 DETERMINATION OR ACTION OF THE DRB RE: SUBDIVISION ORD (CCDRB)  
 ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL (CCBOA)  
 DECISION OF THE LANDMARKS URBAN CONSERVATION COMMISSION (CCLUCC)

Project number of case being appealed: \_\_\_\_\_

Application number of case being appealed: \_\_\_\_\_

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

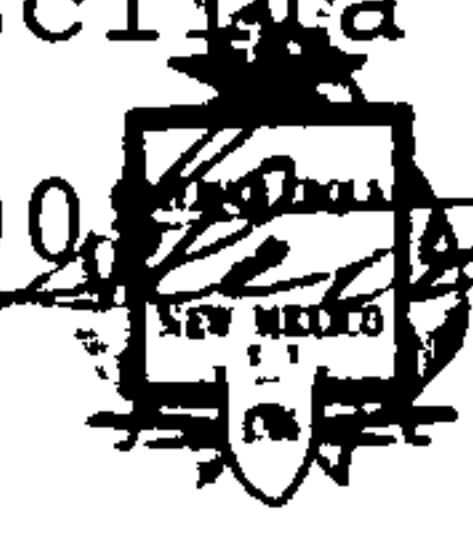
Fee (see schedule)

\* 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.

William J. Stevens Sr. & Priscilla E. Stevens

*William J. Stevens Sr. Priscilla E. Stevens*  
Applicant name (print)  
Applicant signature / date



Form revised 04/2007

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

Application case numbers  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planner signature / date  
Project # \_\_\_\_\_

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

09/19/2008 Issued By: PLNSDH

**Permit Number:** 2008 070 412 **Category Code 910**  
**Application Number:** 08DRB-70412, Vacation Of Public Right-Of-Way  
**Address:**  
**Location Description:** SAN CLEMENTA AVE NW BETWEEN 4TH ST NW AND ALAMEDA DRAIN  
**Project Number:** 1002123

**Applicant**  
Del'S Hide-A-Way Park Ltd  
Philip D Sheets  
Po Box 8901  
Albuquerque NM 87197  
810-4104

**Agent / Contact**  
Del'S Hide-A-Way Park Ltd  
Philip D Sheets  
Po Box 8901  
Albuquerque NM 87197  
810-4104

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$300.00
<b>TOTAL:</b>		<b>\$395.00</b>

City Of Albuquerque  
Treasury Division

9/19/2008 9:40AM LOC: ANNX  
WS# 006 TRANSH 0007  
RECEIPT# 00097939-00097939  
PERMITH 2008070412 TRSDMG  
Trans Amt \$395.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$300.00  
CA \$400.00  
CHANGE \$5.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Del's Hide-A-Way Park, LTD PHONE: (505) 610-4104  
Philip D. Sheets

ADDRESS: P.O. Box 6901 FAX: (505) 345-9622

CITY: Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Josh Garcia List all owners: Jose L. Rodriguez

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way on the easterly 735 feet of San Clemente Ave. N.W.

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

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

Lot or Tract No. Easterly 735' San Clemente Ave Block: N.W. Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Del's Hide-A-Way and Gibson Tract A

Existing Zoning: SU-1 for RT & R-2 Proposed zoning: NA

Zone Atlas page(s): G-14-Z UPC Code: NA MRGCD Map No NA

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 07-ZHE-00628

DRB # 10002123 City Project No. 7404.81

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots: NA No. of proposed lots: NA Total area of site (acres): 0.8368

LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente Ave. N.W.

Between: North Fourth Street and Alameda Drain

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review: 2006/2007

SIGNATURE Philip D. Sheets DATE Sept. 19, 2008

(Print) Philip D. Sheets Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- 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>08DEC 70412</u>	<u>WRW</u>	<u>Y</u>	<u>\$ 300.00</u>
_____	<u>ADU</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date 10/15/08

Total \$ 395.00

Sandy Handley 09/19/08  
 Planner signature / date

Project # 1002123

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**  
 \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**  
 \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**  
 **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**  
 ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
 (Not required for City owned public right-of-way.)  
 ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**  
 ✓ Zone Atlas map with the entire property(ies) clearly outlined  
 ✓ 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)  
 \_\_\_ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**  
 **SIDEWALK WAIVER (DRB21)**  
 \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**  
 \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**  
 **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**  
 \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**  
 **VACATION OF RECORDED PLAT (DRB29)**  
 \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**  
 \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers 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.

Del's Hide-A-Way Park, LTD  
 Philip D. Sheets  
 Philip D. Sheets 9/18/08  
 Applicant name (print)  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
 08DRB - 70A12  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handberg 09/19/08  
 Planner signature / date  
 Project # 1002123

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from SEPT. 30, 2008 To OCT. 15, 2008

5. REMOVAL

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

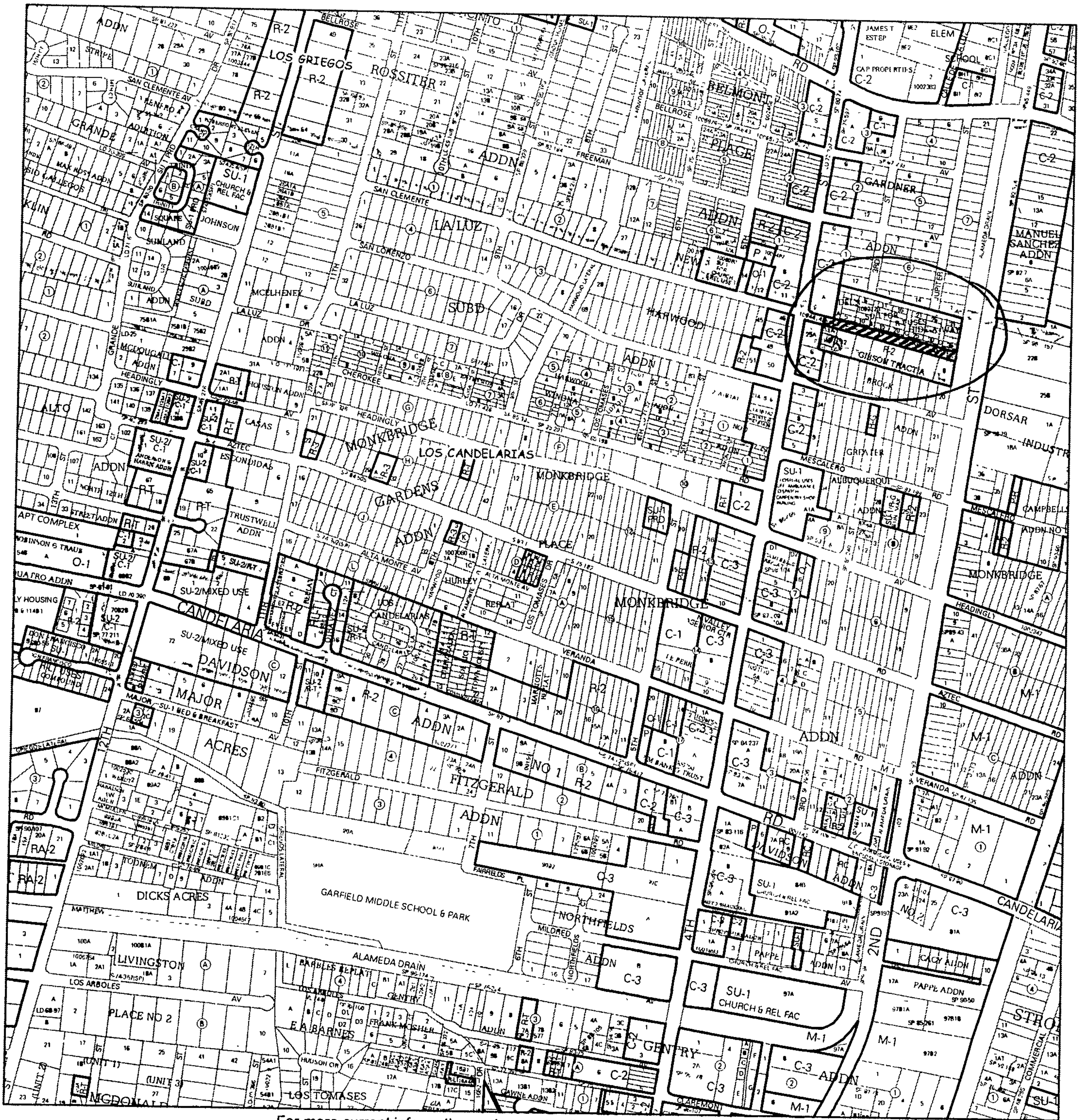
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]  
(Applicant or Agent)

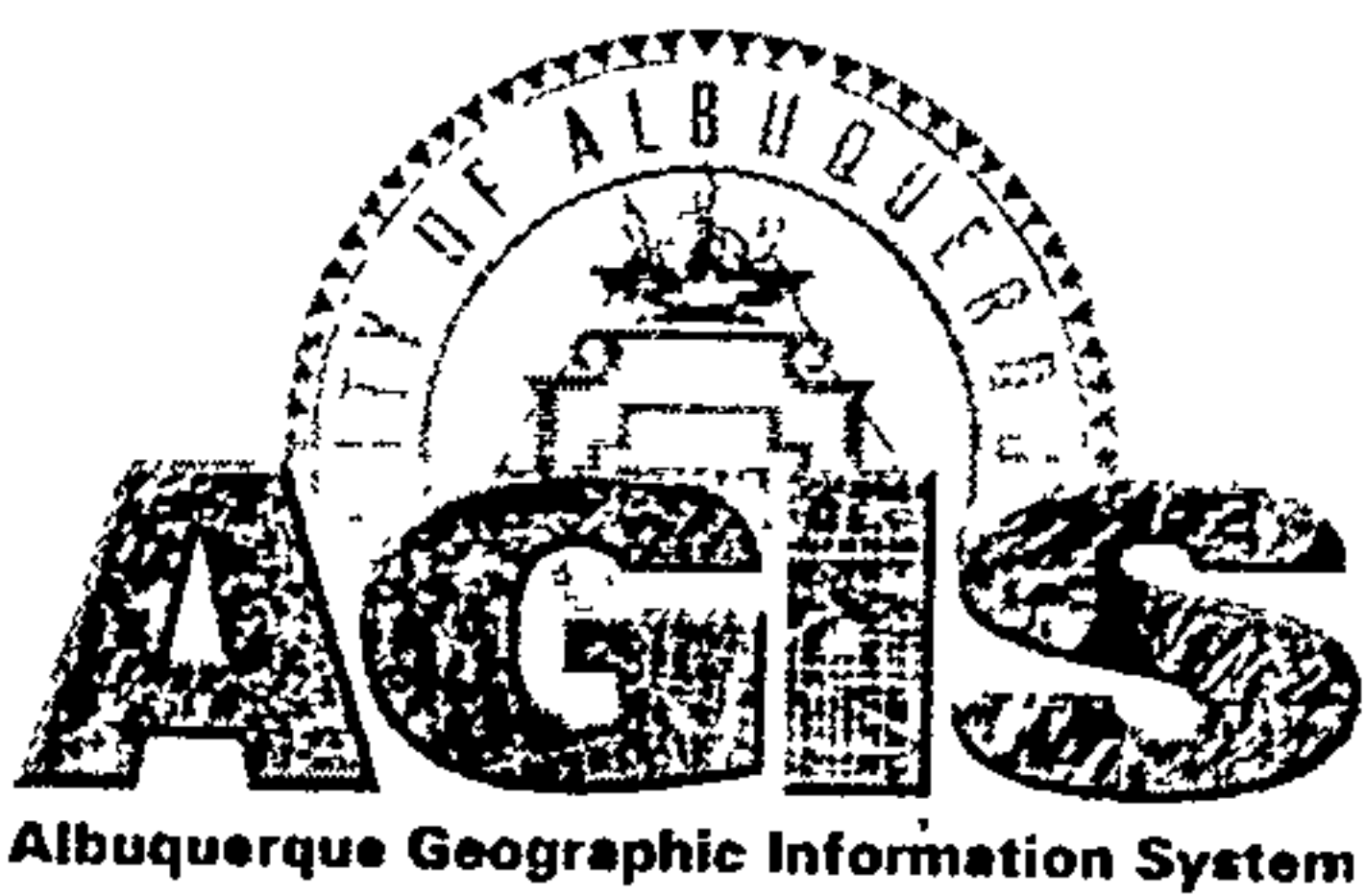
09/19/08  
(Date)

I issued 3 signs for this application, 09/19/08 Sandy Handley  
(Date) (Staff Member)

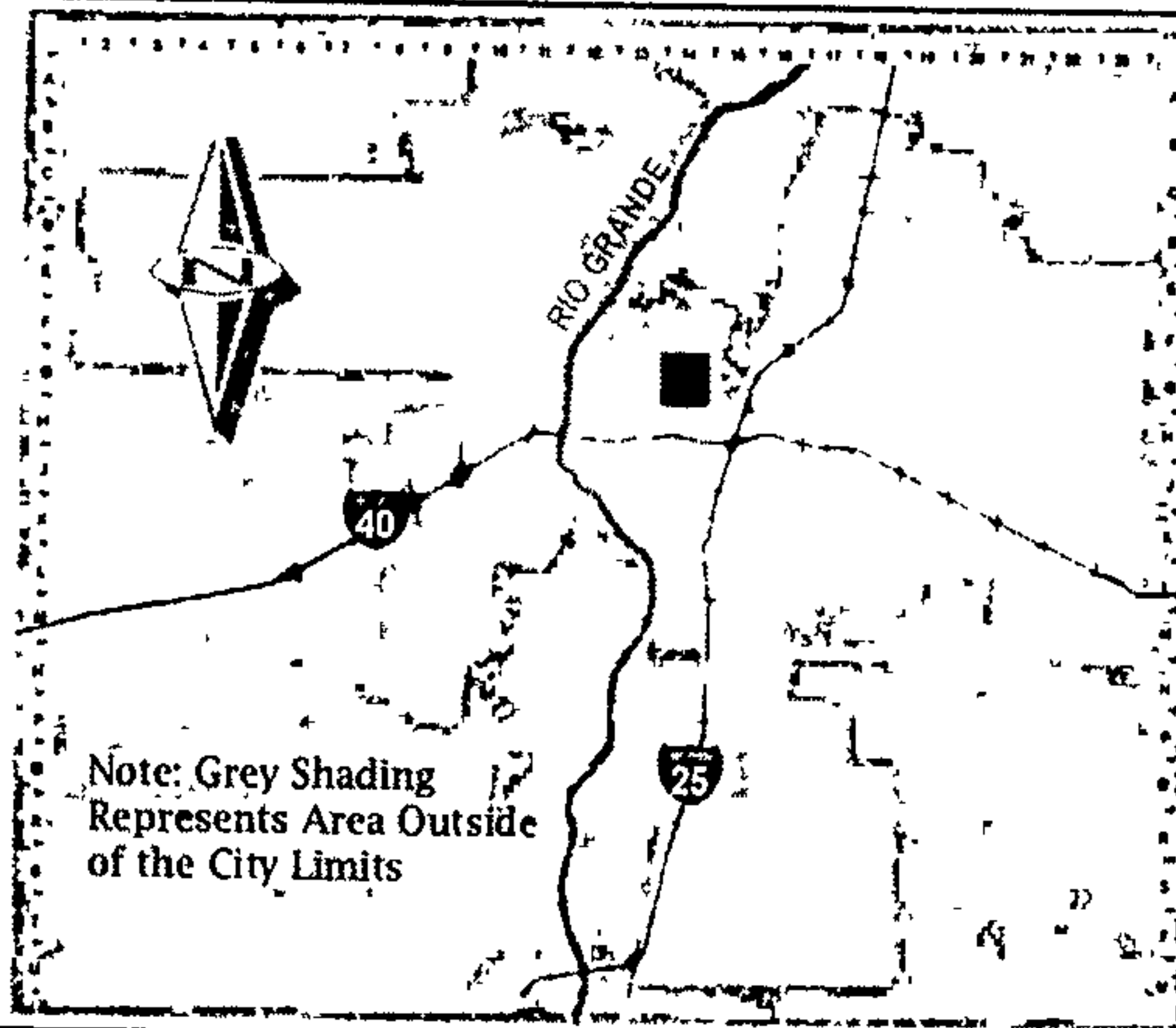
DRB PROJECT NUMBER: 1002123



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



Map amended through: 6/13/2008



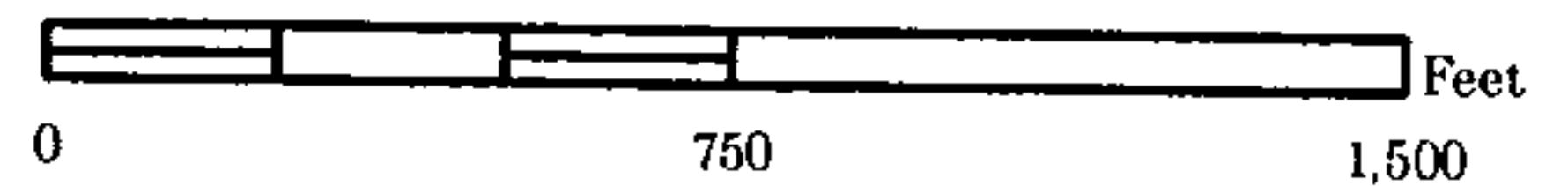
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**G-14-Z**

Selected Symbols

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



*TION R3E SEC 5*

September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901

(505) 610-4104      Cell  
(505) 345-1022      Phone  
(505) 345-9622      Fax

Letter for Justifying Request to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

The existing zoning of the affected properties: Lots 1 through 35, Del's Hide-A-Way Park, LTD  
(North side of San Clemente Ave.), SU-1 for RT

Lots 1A, 1B and 2-8 Gibson Tract "A:, ( South side of San Clemente Ave.) R-2

Tract "A" Del's Hide-A-Way, ( North East corner of North Fourth (4<sup>th</sup>) Street and San Clemente Ave.) C-2

Please note that the property on the south east corner of north Fourth Street and San Clemente Ave., 4220 4<sup>th</sup>  
Street NW; Tract 25-A, M.R.G.C.D. Map No. 33 is NOT affected by this action.

Under the North Fourth Street Rank III Corridor Plan that is now on the Environmental Planning Commission  
agenda, the zoning would change to the North Fourth Mixed Use Development (N.F.M.X.D.) District for all of  
the affected properties.

The Action to Vacate, along the additional granted right -of-way will allow this to become a gated community.  
San Clemente Ave. is already dead ended.

San Clemente Ave. will remain in the same configuration as it is now, with the 26 foot public sewer and water  
line easements dedicated to the Albuquerque Bernalillo County Water Utility Authority (A.B.C.W.U.A.).

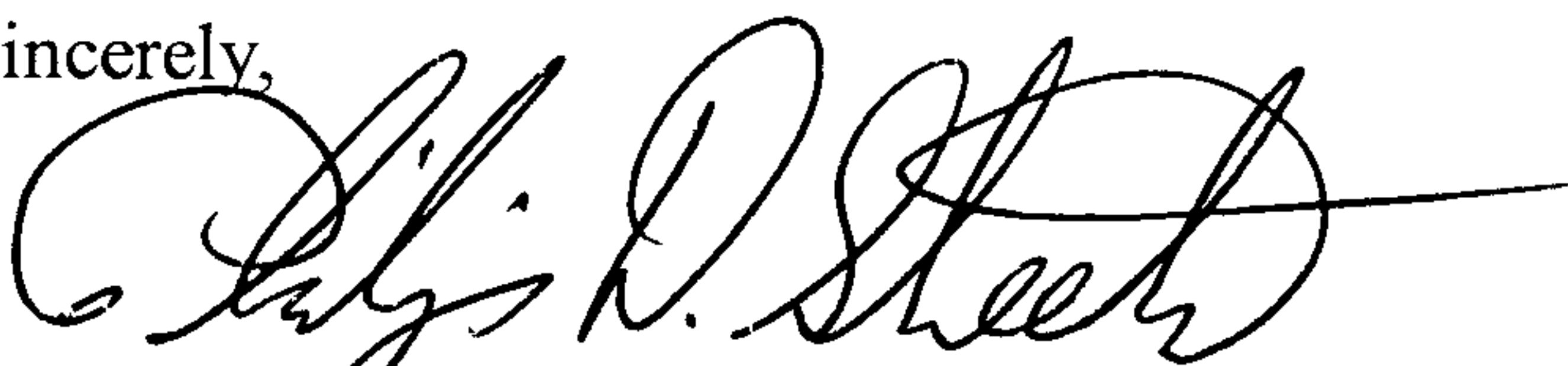
The storm sewer and the public utility easement will remain as previously granted.

The private access easements, sidewalk easements and M.R.G.C.D. access easements will also remain as  
previously granted.

The cul-de-sac shall remain as-is, as accepted by Richard Dourte, P.E. City Engineer on July 23, 2008

Please contact me if you need any additional information or if you have any further questions or concerns  
regarding this Letter of Request.

Sincerely,



Philip D. Sheets

September 18, 2008

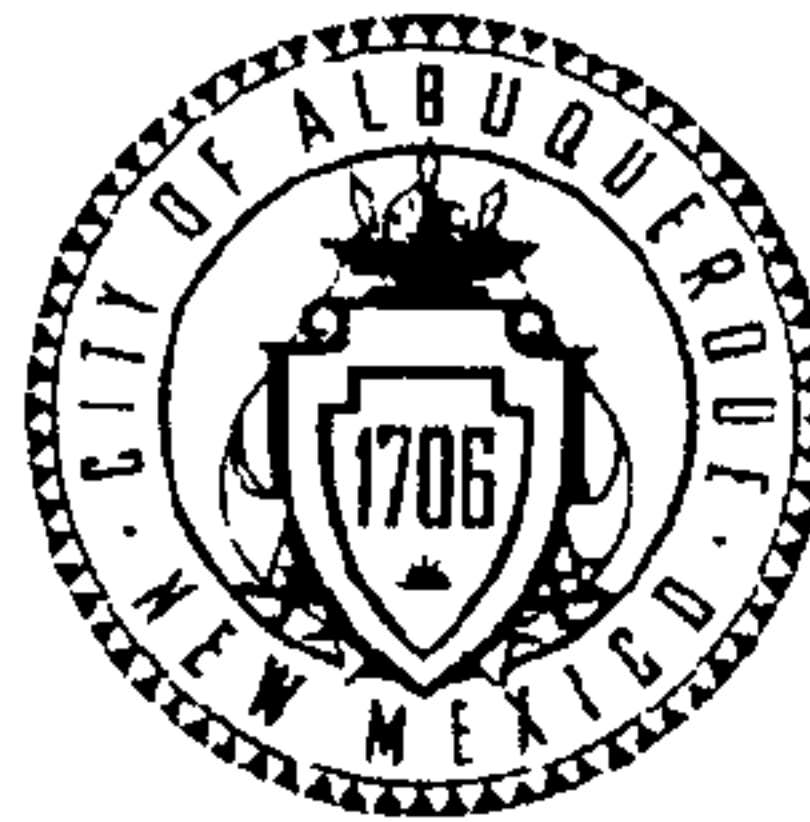
Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Proposed Vacation of  
Public Right-of-Way  
San Clemente Avenue, N.W.  
Albuquerque, Bernalillo County, New Mexico

Dear Development Review Board Members:

The purpose of this vacation is to create a private road from a public right-of-way (San Clemente Avenue, NW). The private road is to be used for a proposed gated community. In preparation, the applicants have improved San Clemente Avenue and feel that this will enhance the neighborhood and property value. The applicants will maintain said road if granted this vacation.





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: 9-9-08

TO CONTACT NAME: Phillip Sheets
COMPANY/AGENCY: Dell's Hide a Way Park
ADDRESS/ZIP: Box 6901 87197
PHONE/FAX #: 505-410-4104 345-9622

Thank you for your inquiry of 9-9-08 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at San Clemente Ave N.W. between 7th and 2nd. zone map page(s) 6-14.

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

GREATER GARDNER

NORTH FOURTH CAMINO ROAD

Neighborhood or Homeowner Association

Neighborhood or Homeowner Association

Contacts:

Contacts:

list attached

list attached

See reverse side for additional Neighborhood and/or Homeowner Associations 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, [Signature] OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**THE GREATER GARDNER N.A. (GRG) "R"**

**\*Kyle Silfer** *e-mail:* [kyle@rtoads.com](mailto:kyle@rtoads.com)

4465 Jupiter St. NW/87107 265-5840 (h)

Katharine Lowey *e-mail:* [kelowey@state.nm.us](mailto:kelowey@state.nm.us)

4445 Jupiter St. NW/87107 343-9459 (h)

**Website:** [ggna-abq.org](http://ggna-abq.org)

**NA E-mail:** [ggna@macmountain.org](mailto:ggna@macmountain.org)

***Council District:*** 2

***County District:*** 1

***Police Beat:*** 238/VA

***Zone Map #:*** G-14

**NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"**

**\*Scot Steinberg** *e-mail:* [ssteinberg11@comcast.net](mailto:ssteinberg11@comcast.net)

3906 4<sup>th</sup> St. NW/87107 344-1777 (w)

Pat Hopkins *e-mail:* [mesatrinc@aol.com](mailto:mesatrinc@aol.com)

3826 4<sup>th</sup> St. NW/87107 344-1631 (w)

***Council District:*** 2,3&County

***County District:*** 1

***Police Beat:*** 225,232-234,236,238-239/VA

***Zone Map #:*** E-J-14-15

September 15, 2008

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, NM 87197-6901  
(505) 610-4104 Cell, (505) 345-1022 Phone, (505) 345-9622 Fax

To: Kyle Silfer  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Katharine Lowey  
The Greater Gardner Neighborhood Association  
4465 Jupiter St. NW  
Albuquerque, NM 87107

Scot Steinberg  
North Fourth Camino Real Merchants Association, Inc.  
3906 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Pat Hopkins  
North Fourth Camino Real Merchants Association, Inc.  
3826 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

Re: Action to Vacate of Public Right-Of-Way (DRB28)  
The Eastern 740 Sect of San Clemente Ave. NW

Dear Merchants and/or Neighborhood Representatives:

As the property owner of 37 residential lots off of San Clemente Ave., east of 4th Street, I have presented an Action to Vacate that would allow the formation of a gated community. This action is supported by the other property owners on San Clemente Ave. directly affected by vacating the public street.

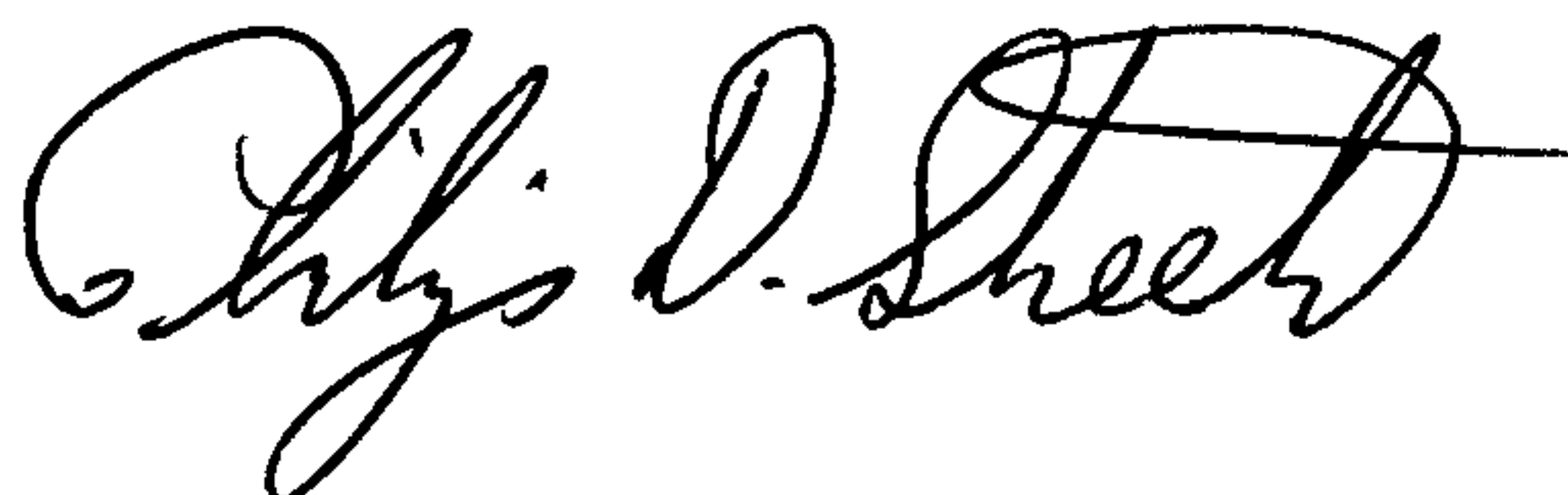
If our application is accepted on September 19<sup>th</sup>, 2008 the action will be heard by the DRB on October 15<sup>th</sup>, 2008. However, please watch for the Yellow Sign Posting on the property for the exact date and time. If you have any questions please contact me at 610-4104.

This application can also be reviewed at the City Planning office, located downtown at the Plaza del Sol Building, 600 2<sup>nd</sup> St. NW, Albuquerque, NM. The gate would be about 125 feet east of 4<sup>th</sup> Street and a turnaround would be provided in front of the gate.

You should agree that this will be positive for the neighborhood and the area can only be enhanced by this change. You have the right to your input regarding this matter. Thank you for your community involvement and I'm looking forward to seeing you at the meeting.

Sincerely

Philip D. Sheets



7008 0150 0000 6535 1791

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
ALBUQUERQUE NM 87107 **A L U S E**

Postage	\$ 1.00
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 3.70</b>



Sent To **Katharine Lowey**  
 Street, Apt. No., or PO Box No. **4445 Jupiter St. N.W.**  
 City, State, ZIP+4 **Albuquerque, N.M. 87107**  
 PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0000 6535 1784

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
ALBUQUERQUE NM 87107 **A L U S E**

Postage	\$ 1.00
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 3.70</b>

0101  
03 Postmark Here  
09/17/2008

Sent To **Kyle Silver**  
 Street, Apt. No., or PO Box No. **4465 Jupiter St. NW**  
 City, State, ZIP+4 **Albuq., N.M. 87107**  
 PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0000 6535 1760

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
ALBUQUERQUE NM 87107 **A L U S E**

Postage	\$ 1.00
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Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 3.70</b>

0101  
03 Postmark Here  
09/17/2008

Sent To **Pat Hopkins**  
 Street, Apt. No., or PO Box No. **3826 4th St. NW**  
 City, State, ZIP+4 **Albuq., N.M. 87107**  
 PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0000 6535 1758

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
ALBUQUERQUE NM 87107 **A L U S E**

Postage	\$ 1.00
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 3.70</b>

0101  
03 Postmark Here  
09/17/2008

Sent To **Scot Steinberg**  
 Street, Apt. No., or PO Box No. **3906 4th St. NW**  
 City, State, ZIP+4 **Albuq., N.M. 87107**  
 PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT A

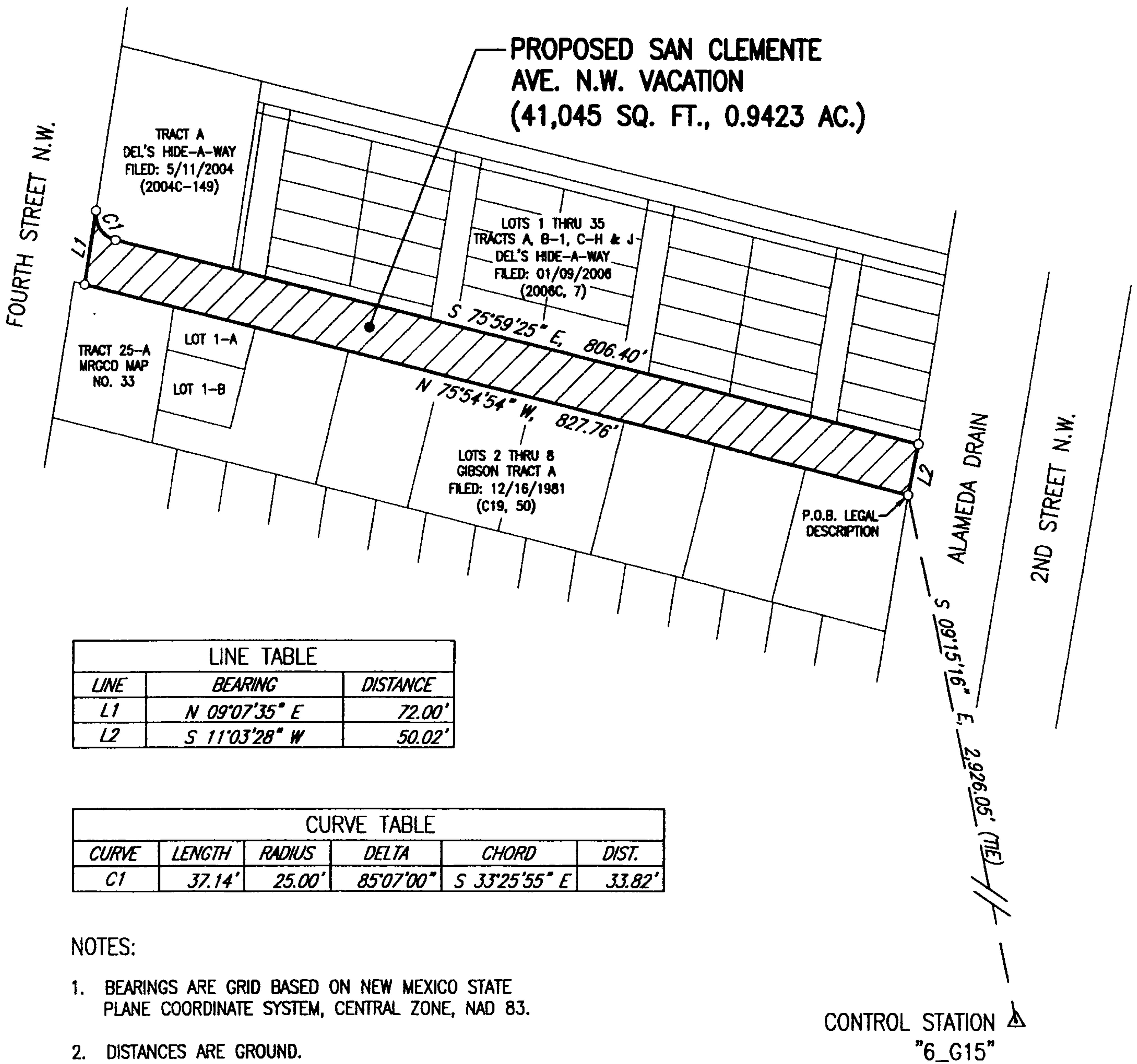
PROPOSED VACATION  
OF PUBLIC RIGHT-OF-WAY  
SAN CLEMENTE AVENUE N.W.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



SCALE: 1" = 150'

1002123

10/22/08



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°07'35" E	72.00'
L2	S 11°03'28" W	50.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST.
C1	37.14'	25.00'	85°07'00"	S 33°25'55" E	33.82'

NOTES:

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
- DISTANCES ARE GROUND.

CONTROL STATION  
"6\_G15"



# *Harwick Transportation Group, Inc.*

September 18, 2008

Ms. Kristal Metro, PE  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103-1293

**RE: Traffic Assessment for Del's Hide-A-Way Roadway Vacation**

Dear Ms. Metro:

This letter has been prepared to address traffic issues for the above referenced project located along San Clemente Ave NW at 4<sup>th</sup> St, south of Griegos Rd. The City has requested that a trip generation and queuing assessment be performed to assess potential impacts associated with installation of a private gate across San Clemente Ave NW and the vacation of a portion of the road. The trip generation determines the number of peak hour trips generated by the site, and since the site development is residential, the AM peak produces primarily egress movements while the PM peak generates more ingress movements. Since the PM peak generates significantly more ingress movements, that period was evaluated to determine the design queue for the gate. The text below describes the methodology, findings, and recommendations of the assessment, and backup materials are appended as attachments.

### ***Trip Generation***

The Del's Hide-A-Way site will include 35 residential townhome units along the north side of San Clemente Ave NW. Gating the access will also restrict access to 8 additional parcels along the south side of San Clemente Ave NW. Two of those parcels are currently developed with a total of 11 apartment units and the remaining six parcels could generate an additional 48 apartment/townhome units. Based upon those densities, it is estimated that a total of 94 dwelling units could be located behind the gate being considered.

Site trips were generated using the Institute of Transportation Engineers (ITE) *Trip Generation, 7<sup>th</sup> Edition*. Trips were generated for both the AM and PM peak hours of adjacent street traffic, considering trips generated during each peak commute period - 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. The trip generation values were compared for both Apartments (#220) and

Townhomes (#230), and the higher rate for Apartments was applied to all 94 dwelling units. This will yield slightly conservative results. The trip generation worksheet is appended at the end of this report and a summary of the results are as follows:

**Trip Generation**

LU Code	Land Use	Units	Daily	AM Enter	AM Exit	PM Enter	PM Exit
220	Apartments/Townhomes	94	715	10	40	45	24

The results indicate that the PM peak hour will be the critical period during which queuing should be analyzed.

***Queuing***

The principal queuing concern is that drivers entering the site not queue into 4<sup>th</sup> St, potentially blocking traffic and creating a conflict point for through traffic. This is a potential safety concern because 4<sup>th</sup> St is a minor arterial with a daily traffic volume of 17,600 vehicles per day (vpd) based upon the MRCOG 2007 Traffic Flows map. The access pad and gate should be located to minimize vehicles queuing across the sidewalk and into the adjacent street.

The design queue for the site is considered to be the 100<sup>th</sup> percentile queue. The analyses used the following assumptions:

1. All vehicles arrive randomly during the peak hour.
2. Residents will have remote devices to activate the gate and will not have to utilize an access code for each entry.
3. The average queue time to approach, activate, and pass through the gate is assumed to be 30 seconds. The analysis assumes that multiple vehicles will not be allowed per actuation.
4. A separate lane will be provided for guests needing to call a resident for gate activation. It is assumed that when a visitor is present, residents will use a by-pass lane.
5. The average vehicle length is assumed to be 25'.
6. The Poisson negative exponential distribution mathematically represents the probability that 'n' number of vehicles will be present.
7. Summing the Poisson distribution to the 100<sup>th</sup> percentile should provide a conservative design queue length.

The Poisson negative exponential equation is

$$Q_{100} = \sum_{n=0}^{\infty} \frac{e^{-x} x^n}{n!}$$

where:

$Q_{100}$  is the 100<sup>th</sup> percentile queue based upon the summation of the probability of 'n' vehicles present at one time [P(n)],

$x$  is the number of available queue periods per hour - [ $x = 3600/\text{vehicles per hour}$ ]

$n$  is the number of vehicles present at a given time.

The results of the queue analysis are that the 100<sup>th</sup> percentile queue should be 4 vehicles. The probabilities of 0 through 4 vehicles present at the access, if there are 45 peak hour trips, are as follows:

$$P(0) = 68.4\%$$

$$P(1) = 26.0\%$$

$$P(2) = 4.9\%$$

$$P(3) = 0.6\%$$

$$P(4) = 0.1\%$$

Based upon the analysis, it is unlikely that more than three vehicles will be queued at the gate.

### ***Discussion***

The analysis shows that storage is required for four vehicles entering the site. Assuming 25' per vehicle with a gate that either swings into the site or is a sliding gate, the gate should be located at least 105' east of the back of the 4<sup>th</sup> St sidewalk (allowing a 5' buffer if actuation is delayed). Should the gate open outward, the distance from the back of sidewalk to the vehicle stop line should be a minimum of 105', though this type of operation should be discouraged. The visitor call box/keypad should be located on raised channelization at least 69' east of the 4<sup>th</sup> St back of sidewalk. This distance will permit the storage of 3 vehicles, allowing 6' for the distance from the driver to the front of their vehicle waiting at the call station. This would allow visitors to represent the 99<sup>th</sup> percentile queue and queue within the prescribed area.

An entry by-pass lane shall be provided to ensure that residents are not delayed by visitors trying to access the property. If a by-pass lane is not provided, the analysis would be based upon a 3-minute average actuation time for a visitor, and the design queue length would be 9 vehicles or 225'. In addition, a turnaround area utilizing the exit lane(s) must be provided for vehicles that cannot gain entry. This turnaround area shall be designed to City of Albuquerque standards.

### ***Findings and Recommendations***

The site access shall provide two entry lanes, each at least 11' wide, to provide access for visitors and a by-pass lane for residents. The gate shall be located no closer than 105' from the back of sidewalk along 4<sup>th</sup> St NW for resident access. The visitor call box/access pad shall be located no closer than 69' from the back of the 4<sup>th</sup> St NW sidewalk. A turnaround area shall be

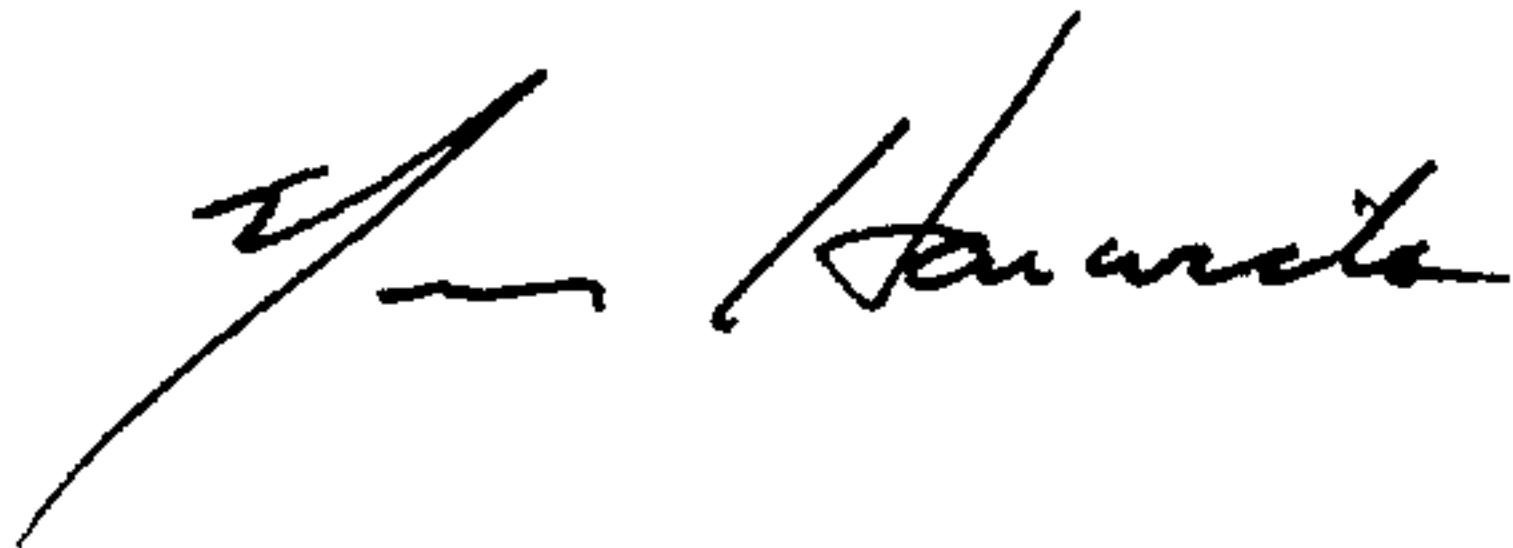


provided to accommodate visitors who cannot gain access to the property, and should be designed per City of Albuquerque standards.

Please review the information provided above, and let me know if you have any questions. I may be reached at 323-5060 or via e-mail at [nevin@harwicktg.com](mailto:nevin@harwicktg.com).

Sincerely,

HARWICK TRANSPORTATION GROUP, INC.

A handwritten signature in black ink, appearing to read "Nevin Harwick". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

Nevin Harwick, PE, PTOE  
Principal

Attachments:

Zone Atlas Page J-14  
Trip Generation Worksheet

c: Philip Sheets, Del's Hide-A-Way

## Trip Generation Worksheet

Land Use:	<b>Apartment</b>	<b>220</b>	
Trip Generation Units:		1	Dwelling Unit
Project Units:		94	

### Trip Generation Equations:

Average Vehicle Trip End on a Weekday

$$T = 6.01 (X) + 150.35$$

Enter	50%
Exit	50%

Peak Hour of Adjacent St, Traffic 7 to 9 AM

$$T = 0.49 (X) + 3.73$$

Enter	20%
Exit	80%

Peak Hour of Adjacent St Traffic, 4 to 6 PM

$$T = 0.55 (X) + 17.65$$

Enter	65%
Exit	35%

<b>Daily Trips</b>		<b>715</b>	
	Enter	358	
	Exit	357	
<b>AM Peak Trips</b>		<b>50</b>	
	Enter	10	
	Exit	40	
<b>PM Peak Trips</b>		<b>69</b>	
	Enter	45	
	Exit	24	

Trip Generation based upon ITE *Trip Generation*, 7th Edition.



*Completed duplicate 1/9/06 ag*

# DRB CASE ACTION LOG (Prel & Final)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00538 (P&F)**

Project # **1002123**

Project Name **DEL'S HIDE-AWAY-PARK**

Agent: Quikdraw Engineering LLC

Phone No.: 898-0389

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on **4/14/04** by the DRB with delegation of signature(s) to the following departments.

## OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

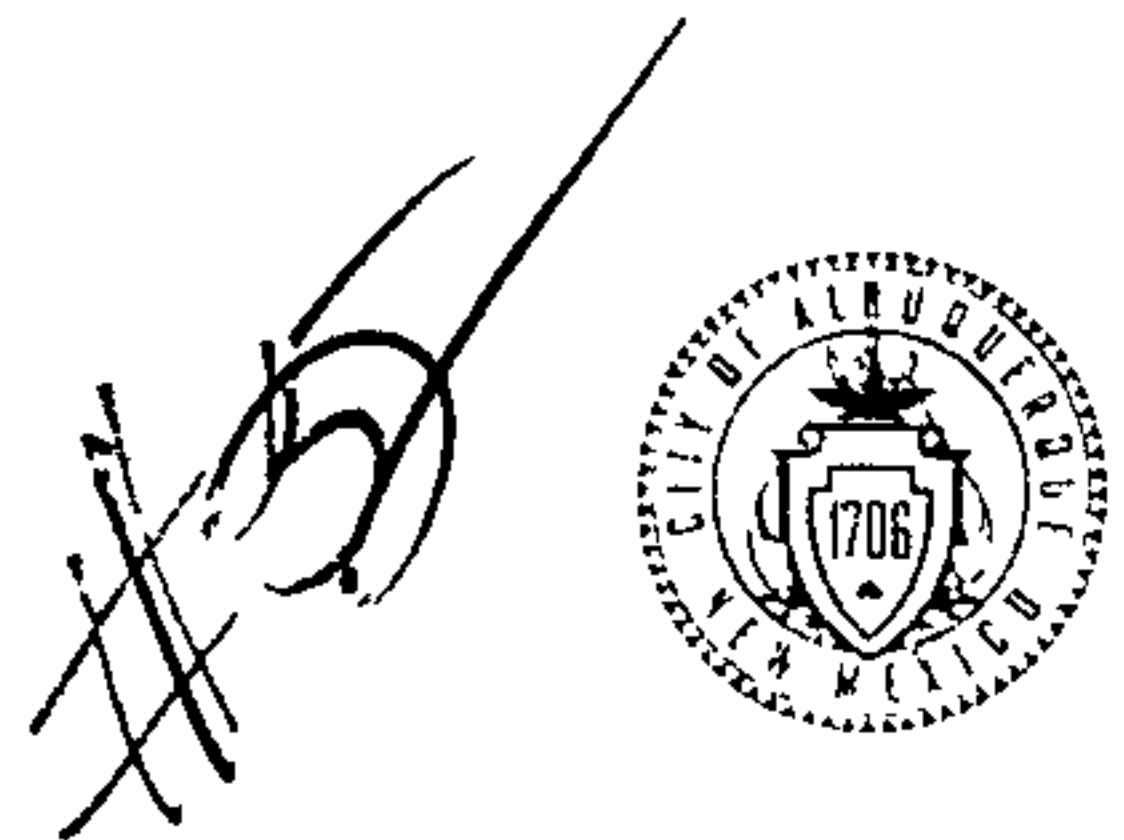
CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- ~~AGIS DXF File approval required.~~
- ~~Copy of recorded plat for Planning.~~

Project Number 1002123



# DRB CASE ACTION LOG (Prel & Final)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00538 (P&F)**

Project # **1002123**

Project Name **DEL'S HIDE-AWAY-PARK**

Agent: Quikdraw Engineering LLC

Phone No.: 898-0389

Your request for (SDP for SUB), (SDP for BP) **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 4/14/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE \_\_\_\_\_
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002123

#12  
#5



*Completed 1/9/06 Duplicate*

# DRB CASE ACTION LOG (SITE PLAN SUB) & (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00532 (SPS) and 04DRB-00533 (SBP)

Project # 1002123

Project Name: DEL'S HIDE-AWAY-PARK

Agent: Quikdraw Engineering LLC

Phone No.: 898-0389

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/14/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- SIA
- \_\_\_\_\_
- \_\_\_\_\_

- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002123

412  
#5



# DRB CASE ACTION LOG (SITE PLAN SUB) & (SITE PLAN B.P.)

REVISED 2/5/04

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DRB Application No.: **04DRB-00532 (SPS) and 04DRB-00533 (SBP)**

Project # **1002123**

Project Name: **DEL'S HIDE-AWAY-PARK**

Agent: **Quikdraw Engineering LLC**

Phone No.: **898-0389**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/14/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
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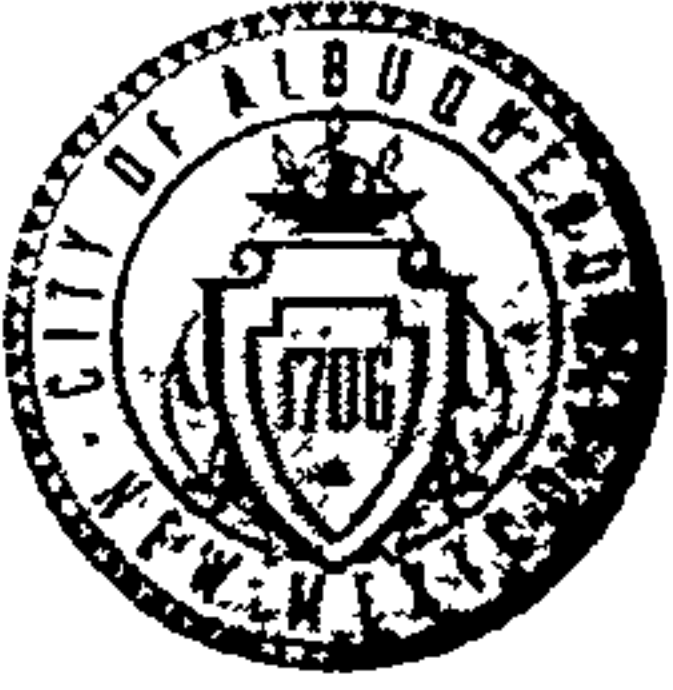
CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 SIA  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002123



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 28, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned:

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003127**  
04DRB-00509 Major-SiteDev Plan Bld  
Permit  
WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) this action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] [*Deferred from 4/28/04*] (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**

2. **Project # 1002224**  
04DRB-00506 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: ACCESS TO EXISTING WATERLINE AND SEWER LINE METERS MUST BE MAINTAINED. THE REPLAT MUST MEET THE REQUIREMENTS TO THE SATISFACTION OF UTILITIES DEVELOPMENT AND CUSTOMER SERVICE DIVISIONS.**

04DRB-00335 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] [*Deferred from 4/7/04*] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: THE FINAL PLAT WILL AGAIN GRANT THE NEW ALIGNMENT OF ADOBE ROAD. INFRASTRUCTURE WILL BE REQUIRED WITH THAT PLATTING ACTION.**



3. **Project # 1003186**  
04DRB-00508 Major-Preliminary Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) this action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97<sup>th</sup> ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: LOTS 43 AND 44 SHALL BE A TRACT WITH PUBLIC DRAINAGE EASEMENTS UNTIL THE PROPERTY TO THE WEST DEVELOPS.**

4. **Project # 1003369**  
04DRB-00510 Major-Preliminary Plat  
Approval  
04DRB-00511 Major-Vacation of Pub  
Right-of-Way  
04DRB-00513 Minor-Temp Defer  
SDWK  
04DRB-00519 Minor-Vacation of  
Private Easements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 4/28/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for  
Storm Drainage Improvements

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

6. **Project # 1003232**  
04DRB-00254 Major-Vacation of Pub Right-of-Way  
04DRB-00255 Major-Vacation of Public Easements  
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) these action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION AND Tract(s) A, LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

7. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat Approval  
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

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

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

8. **Project # 1000184**  
04DRB-00603 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner] [Deferred from 4/28/04] (K-14) DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**
  
9. **Project # 1003365**  
04DRB-00551 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for JAYNES CORPORATION request(s) this action(s) for all or a portion of Lot(s) 3A2B, Block(s) 1, **SUNPORT PARK**, zoned IP industrial park zone, located on FLIGHTWAY AVE SE, between UNIVERSITY BLVD SE and TRANSPORT ST SE containing approximately 3 acre(s). **[REF: DRB-97-257, Z-85-98-1] (M-15) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET REQUIRED. DECIDE IF ONLY ONE HYDRANT IS NEEDED, IF THEY NEED ADDITIONAL HYDRANT WILL IT BE PUBLIC OR PRIVATE?**

10. **Project # 1000522**  
04DRB-00574 Minor-SiteDev Plan  
Subdivision

JIMMIE W. DAVIS request(s) this action(s) for all or a portion of Lot(s) 14 and a portion of Lot(s) 15 , **ZAPF ADDITION #10** and a portion of Tract(s) 68A2C, **MRGCD MAP 32**, zoned SU-1/RC located on MONTANO RD NW, between GUADALUPE TRAIL NW and HARWOOD LATERAL containing approximately 2 acre(s). [REF: 00-8, ZA-98-473, 03EPC-01911, 03EPC-01912] [**Debbie Stover, EPC Case Planner**] (F-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE REFERENCES TO LANDSCAPING BUSINESS.**

11. **Project # 1003398**  
04DRB-00609 Minor-SiteDev Plan  
BldPermit  
04DRB-00611 Minor-Prelim&Final Plat  
Approval

CRAWFORD-SLACLE BUSINESS PARK LLC agent(s) request(s) these action(s) for all or a portion of Lot(s) 15 & 16, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP industrial park zone, located on MASTHEAD ST NE, between WASHINGTON ST NE and TIBURON ST NE containing approximately 2 acre(s). [REF: Z-79-80, DRB-95-268, 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS COMMENTS IN FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT STORM DRAIN EASEMENT CALLOUT, ADD ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1002123**  
~~04DRB-00532 Minor-SiteDev Plan~~  
 Subd/EPC  
 04DRB-00533 Minor-SiteDev Plan  
 BldPermit/EPC  
 04DRB-00538 Minor-Prelim&Final Plat  
 Approval

*Ms Gio  
 " Terrence  
 June  
 June Raillard  
 estimate*

QUIKDRAW ENGINEERING LLC agent(s) for PAM & PHIL SHEETS request(s) the above action(s) for all or a portion of Tract(s) 22-A-1 and 22-A-2, **DEL'S HIDE-AWAY-PARK**, zoned C-2 & SU-1 FOR RT, located on SAN CLEMENTE & 4TH STREET NW, between GRIEGOS NW and CANDELARIA NW containing approximately 4 acre(s). [REF: 03EPC-01087, 03EPC-01088, 02EPC-01149] [Russell Brito, EPC Case Planner] [Deferred from 4/14/04] (G-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/24/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA . PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1003383**  
 04DRB-00569 Minor-SiteDev Plan  
 BldPermit

MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [Deferred from 4/21/04] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

14. **Project # 1000262**  
04DRB-00610 Minor-Final Plat  
Approval
- BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) this action(s) for all or a portion of Tract(s) B-1, COSTCO DEVELOPMENT, **LONGFORD VILLAGE EAST**, zoned SU-1, PRD, located on ELIZABETH ST SW, between SOUTHERN BLVD SW and EUBANK BLVD SW containing approximately 14 acre(s). (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**
15. **Project # 1002730**  
04DRB-00586 Minor-Prelim&Final Plat  
Approval
- JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER-DAY-SAINTS, REAL ESTATE request(s) this action(s) for all or a portion of Lot(s) 13A, Block(s) 6, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 03DRB-00963, 03DRB-00965] (C-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

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

16. **Project # 1003080**  
04DRB-00591 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for BROWN & ASSOCIATES, INC. request(s) this action(s) for all or a portion of Lot(s) A, **BERNARDO TRAILS, UNIT 4**, zoned RT, located on the northeast corner of VISTA DEL NORTE DR NW and LAS LOMITAS DR NW containing approximately 6 acre(s). (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1003393**  
04DRB-00601 Minor-Sketch Plat or Plan
- EQUITY REALTY agent(s) for VINCE J. AIELLO request(s) this action(s) for all or a portion of Lot(s) 12, 13, 14, 15 and 16, Block(s) 8, **ENCHANTED MESA**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-22) **INDEFINITELY DEFERRED ON A NO SHOW.**
18. Approval of the Development Review Board Minutes for April 14, 2004. **DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 14, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.



**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: 1002123**

**AGENDA ITEM NO: 12**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.  
 Comments on infrastructure list and plat.

**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:** April 28, 2004





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 14, 2004 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

Adjourned: 11:00 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000662**  
04DRB-00370 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST request(s) the above action(s) for all or a portion of Tract(s) 3A3A1, **RENAISSANCE CENTER**, zoned SU-1 special use zone FOR IP, located on MISSION BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE [REF:03DRB-00468, 00469] (F-16) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

2. **Project # 1002593**  
04DRB-00372 Major-Vacation of  
Public Easements  
04DRB-00371 Major-Preliminary Plat  
Approval  
04DRB-00373 Minor-Sidewalk Waiver  
04DRB-00374 Minor-Temp Defer  
SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD., PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, VENTANA RANCH SUBDIVISION (to be known as **VISTA DE ARENAL, UNIT 3**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-00624] (B-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003111**  
04DRB-00377 Major-Vacation of  
Public Easements

ISAACSON & ARFMAN, P.A. agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 03DRB-01988, 03DRB-01989] (E-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003112**  
04DRB-00259 Major-Vacation of Pub  
Right-of-Way  
04DRB-00258 Major-Preliminary Plat  
Approval  
04DRB-00260 Minor-Temp Defer  
SDWK

COMMUNITY SCIENCES CORP agent(s) for  
COLLATZ INC./CLIFFORD CAPITAL FUND INC  
request(s) the above action(s) for: A TRACT OF LAND  
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED  
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW  
MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS  
SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT  
THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK,  
BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE  
172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND  
DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE  
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON  
7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE  
SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED  
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO  
COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE  
LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED  
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY  
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC  
#98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND  
DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF  
THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997,  
IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE  
SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED  
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO  
COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE  
LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN  
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE  
OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON  
02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING  
THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE  
IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13,  
PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA  
TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF  
WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W,  
338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W,  
123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON  
THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE  
ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN  
1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40";  
CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID  
EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON  
THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.; THENCE  
ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO  
A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A  
50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34";  
CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG  
SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:  
N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09  
FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF  
WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID  
NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT  
RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD  
BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE  
CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF  
WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE  
LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58  
FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE  
POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS,  
(to be known as **RINCONADA TRAILS  
SUBDIVISION** (formerly Western Trails Estates),  
zoned R-D, located on UNSER BLVD NW, between  
WESTERN TRAILS NW and LEGENDS AVE NW  
containing approximately 10 acre(s). [REF:SD-80-5,  
03DRB-0199. [Deferred from 3/24/04&4/14/04] (F-10  
& F-11) DEFERRED AT THE AGENT'S REQUEST  
TO 6/9/04.

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

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

5. **Project # 1002123**  
04DRB-00532 Minor-SiteDev Plan Subd/EPC  
04DRB-00533 Minor-SiteDev Plan BldPermit/EPC  
04DRB-00538 Minor-Prelim&Final Plat Approval
- QUIKDRAW ENGINEERING LLC agent(s) for PAM & PHIL SHEETS request(s) the above action(s) for all or a portion of Tract(s) 22-A-1 and 22-A-2, **DEL'S HIDE-AWAY-PARK**, zoned C-2 & SU-1 FOR RT, located on SAN CLEMENTE & 4TH STREET NW, between GRIEGOS NW and CANDELARIA NW containing approximately 4 acre(s). [REF: 03EPC-01087, 03EPC-01088, 02EPC-01149] **[Russell Brito, EPC Case Planner]** *[Deferred from 4/14/04]* (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**
6. **Project # 1003012**  
04DRB-00523 Minor-SiteDev Plan BldPermit/EPC
- WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BILL PADILLA request(s) the above action(s) for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone Church Facility, located on 86<sup>th</sup> STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 4/14/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/21/04.**

7. **Project # 1003370**  
04DRB-00527 Minor-SiteDev Plan  
BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for ANNODAM INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 28, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP - EP, located on ALAMEDA PARK DR NE, between ALAMEDA BLVD and PASEO ALAMEDA containing approximately 2 acre(s). (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO EXPAND CROSS ACCESS EASEMENT ON NORTH DRIVE ENTRANCE TO COVER RADIUS.**

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

8. **Project # 1003291**  
04DRB-00528 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/21/04.**

9. **Project # 1001400**  
03DRB-01961 Minor-Prelim&Final Plat  
Approval

RHOMBUS PA INC agent(s) for SORIDA GRIEGO REVOCABLE TRUST, ELSIE CLARK, TTEE, request(s) the above action(s) for all or a portion of Lot(s) 5, Tract(s) 197-b-1-a and 197-b-1-b, MRGCD MAP #35, **SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on FLORAL RD NW, between DURANES RD NW and PACHECO LN NW containing approximately 1 acre(s). [REF: 01DRB-01140] [*Preliminary & Final Plat were Indefinitely Deferred from 11/26/03*] (H-12). **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF WATER TAP PERMIT, SET METER, AGIS DXF APPROVAL AND TRANSPORTATION DEVELOPMENT, NEED 5-FOOT DEDICATION ALONG FLORAL ROAD.**

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

10. **Project # 1002176**  
04DRB-00526 Minor-Sketch Plat or  
Plan

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: Z-98-54, 02DRB-01306] (L-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project # 1003172**  
04DRB-00529 Minor- Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, **SEVILLE, UNIT 9**, zoned R-1, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 1 acre(s). (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1003371**  
04DRB-00531 Minor-Sketch Plat or  
Plan

STEPHEN C. DAY, ARCHITECT agent(s) for DRIVE TIME INC - DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2-M-1, located on SAN MATEO NE and ALAMEDA NE containing approximately 2 acre(s).(C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003372**  
04DRB-00535 Minor-Sketch Plat or  
Plan

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB-00092, DRB-96-352, S-96-44] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1003373**  
04DRB-00536 Minor-Sketch Plat or  
Plan

MARYELLEN HENNESSY agent(s) for ROBERT PALMER, M.D. request(s) the above action(s) for all or a portion of Lot(s) 8, **ALVARADO GARDENS ADDITION UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW between CANDELARIA NW and CAMPBELL RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003355**  
04DRB-00466 Minor-Sketch Plat or Plan



WAYJOHN SURVEYING, INC. agent(s) for JOSEPH GREVEY request(s) the above action(s) for all or a portion of Lot(s) 162, 163, 164 & 165, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned C-1 (SC) & C-2, located on COORS BLVD NW, between GLENRIO RD NW and FORTUNA RD NW containing approximately 14 acre(s). *[Was Indefinitely deferred on a no show 4/7/04](J-10/J-11)* **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for March 31, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED MARCH 31, 2004 WERE APPROVED.**

ADJOURNED: 11:00 A.M.



# MEMO

Date: 13 April 2004  
To: Sheran Matson, DRB Chair  
From: Russell Brito, Senior Planner   
RE: Project # 1002123: 04DRB-00532 / 00533 /00538 (03EPC-01087 / 01088) 

It appears that all of the EPC Conditions of Approval for the site development plan for subdivision have been adequately addressed and/or met. Please ensure that all Public Works, City Engineer and Transportation Development conditions and necessities are provided for.

The EPC Conditions of Approval for the site development plan for building permit have been adequately addressed and/or met. Please ensure that all Public Works, City Engineer, Transportation Development, Utility Development, Hydrology, Transportation Development, Parks and Recreation, Refuse, Fire Department and MRGCD conditions and necessities are provided for.



**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: 1002123**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 2-24-04 is on file for Preliminary Plat approval.  
 Comments on infrastructure list and Preliminary Plat.

**RESOLUTION:**

*4-28-04*

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

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** April 14, 2004



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

F

Development Review Board Comments

**Project Number:** 1002123  
**Application Number:** 04DRB-00532

**DRB Date:** 4/14/04  
**Item Number:** 5

**Subdivision:**

Tracts 22-A-1 & 22-A-2, Del's Hide-Away-Park

**Zoning:** C-2 & SU-1 for RT

**Zone Page:** G-14

**New Lots (or units) :** 35

**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:**

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

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

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Alameda Drain. There are no requirements for the trail associated with this request.

**Signed:**   
 \_\_\_\_\_  
 Christina Sandoval, (DMD)

Phone: 768-3808

ASSESSOR OFFICE USE ONLY:  
JOB #:- \_\_\_\_\_  
QUAD: NW

**BERNALILLO COUNTY**  
**TREASURER'S CERTIFICATION**

Page 1 of 1

NAME OF PLAT: PLAT OF LOTS 1 THRU 35 AND TRACTS "A", "B-1", "C", "D", "E", "F", "G", "H" & "J" DEL'S HIDE-A-WAY (BEING A REPLAT OF TRACT "B", DEL'S HIDE-A-WAY PARK)

ZONE ATLAS: G-14

NOTE: Taxes for any tax year are the responsibility of the owner of record on January 1 of that tax year. 7-38-7 and 7-38-47 NMSA 1978

This is to certify that taxes are current and paid through tax year 2005 on property(s) identified within the boundaries of the above referenced plat and identified by the following uniform property code (UPC) numbers.

UPC #(s) provided by: GEORGE S. BENAVIDEZ 1/3/06  
(Bernalillo County Assessor's Office) (Date)

1-014-060-460376-123-23  
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Mary Herrera Bern. Co. PLAT R 12.00  
2006003303  
6390851  
Page: 2 of 2  
01/09/2006 01:32P  
Bk-2006C Pg-7

  
Mary Herrera Bern. Co. PLAT R 12.00  
2006003303  
6390851  
Page: 1 of 2  
01/09/2006 01:32P  
Bk-2006C Pg-7

THIS IS TO CERTIFY THAT 2005 TAXES ARE CURRENT AND PAID ON UPC'S LISTED ON THIS TAX CERTIFICATE.  
101406046037612323  
Del's Hide-A-Way Park LTD  
PROPERTY OWNER OF RECORD  
Rosie Alderete  
BERNALILLO COUNTY TREASURER'S OFFICE 1-6-06  
(Date)

*rec'd 1-5-06 gds*

# Greater Gardner Neighborhood Association

Kyle Silfer, Vice President • 4465 Jupiter St NW • Albuquerque NM 87107 • 505.265.5840

Russell Brito  
Development Review Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

*Prng 1002123*

December 27, 2005

Dear Mr. Brito:

This letter is in response to your communication of September 22 regarding the Sheets development within the Greater Gardner neighborhood.

Your letter contained this statement: "Comments from the Middle Rio Grande Conservancy District (MRGCD) require Mr. Sheets to line the ditch within the easement in order to run a water line under it. We anticipate Mr. Sheets will comply with the MRGCD requirement."

I am writing to inform you that this statement is incorrect. I have had several conversations with MRGCD engineer Ray Gomez, most recently on December 23. While he stated that the developer had in fact contacted him and inquired about the possibility of lining the ditch, there is at this time no requirement from the MRGCD for Mr. Sheets to do so.

It is troubling to me personally and also to the board of the Greater Gardner Neighborhood Association that Mr. Sheets has been informing the Development Review Committee of this apparently nonexistent requirement. In January 2003, Mr. Sheets agreed in a facilitated meeting with the GGNA that the irrigation ditch within the easement should "remain in its current state (unlined, dirt)." This was one of the two special conditions of the agreement whereby the Neighborhood Association agreed to support the zone map amendment to SU-1 for R-T. This condition was also included in the August 2003 Environmental Planning Commission Official Notification of Decision, so it is a matter of public record.

That Mr. Sheets is now seeking permission from the MRGCD to line the ditch and explaining to the DRC that he has a "requirement" to do so indicates a failure on his part to hold to the terms of the agreement. It is important that the DRC understand this when considering the applicant's intentions regarding the ditch.

Sincerely,



Kyle Silfer  
Vice President  
Greater Gardner Neighborhood Association

Richard Dineen, Planning Director; Kevin Curran, Asst. City Attorney;  
Richard Dourte, City Engineer; Ray Gomez, MRGCD Engineer; Philip Sheets

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: Del's Hide-A-Way Park, Philip D. Sheets PHONE: 610-4104  
 ADDRESS: P.O. Box 6901 PHONE: ~~410-3988~~  
 CITY: Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: Pamela J. & Philip D. Sheets  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Final Plat Keyper Brad Bingham

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. Tract "B" Del's Hide-A-Way Park Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Del's Hide-A-Way  
 Current Zoning: SU-1 for RT Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): G-14 No. of existing lots: 1 No. of proposed lots: 35  
 Total area of site (acres): 2.8941 Density if applicable: dwellings per gross acre: 14 dwellings per net acre: 20  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 101406045337712323 MRGCD Map No. 33  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente Avenue  
 Between: 4th. St. N.W. and Alameda Drive

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
Project #1002123, 05DRB-00981

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

SIGNATURE Philip D. Sheets DATE 12/22/05  
 (Print) Philip D. Sheets  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

#### INTERNAL ROUTING

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

Application case numbers  
05DRB - 01917  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Hearing date 1/4/2006

Action	S.F.	Fees
<u>FP</u>	<u>3(3)</u>	\$ <u>0</u>
<u>CMO</u>		\$ <u>20.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		\$ <u>20.00</u>

Vi Sim 12/22/05 Project # 1002123

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls 3 copies
- 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
- Copy of recorded SIA *OK PER BRAD*
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Philip D. Sheets  
Applicant name (print)  
Philip D. Sheets 12/22/05  
Applicant signature / date



Form revised 8/04, 1/05 & 10/05

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

Application case numbers  
05 - DRB - 00981  
05 DRB - - 01917  
- - -

Vic Sais 12/22/05  
Planner signature / date  
**Project # 1002123**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 13, 2005

### 4. Project # 1002123

05DRB-00981 Major- Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, agent(s) for DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned R-1, located on SAN CLEMENTE NW between 4<sup>th</sup> ST NW and 2<sup>th</sup> ST NW containing approximately 3 acres. [REF: 04 DRB-00532, 00533, 04DRB-00535, 03EPC-01087, 1088] [Deferred from 6/29/05] (G-14)

At the July 13, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 7/13/5 and the approved grading and drainage plan dated 2/24/04, the preliminary plat was approved with the following conditions of final plat:

- ~~1) Maintenance and beneficiary should be stated for all private easements.~~
- ~~2) Sanitary sewer easement added to Tract D.~~

If you wish to appeal this decision, you must do so by July 28, 2005, in the manner described below.

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

Sheran Matsen, AICP, DRB Chair

cc: Del's Hide-a-Way Park, Attn Philip D. Sheets PO Box 6901, Abq., NM 87197-6901  
Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite #1111, Abq., NM 87102  
Sharon Karpinski, 439 Gavilan NW, Abq., NM 87107  
Mary Williams, 4440 Jupiter St NW, Abq., NM 87107  
Leah Persons, 4441 Jupiter St NW, Abq., NM 87107  
Kyle Silber, 4465 Jupiter St NW, Abq., NM 87107  
Scott Howell, Property Management/Legal Department 4<sup>th</sup> Floor, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
DRB File



**Del's Hide-A-Way Park, L.T.D.**  
**P.O. Box 6901**  
**Albuquerque, New Mexico 87197-6901**  
**(505) 610-4104**

DEVELOPER'S ASSURANCE TO MONUMENT CENTERLINE

DATE: 12/21/05

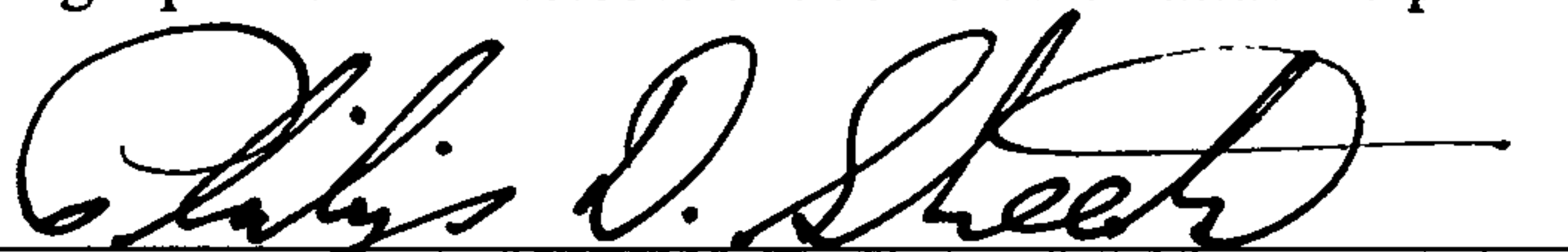
CITY PROJECT NUMBER 1002123

Glen B. Haikin, City Surveyor  
City of Albuquerque  
P.O. Box 1293  
One Civic Plaza, Room B-2041  
Albuquerque, NM 87102

RE: CENTERLINE MONUMENTATION - Del's Hide-A-Way  
(Subdivision Name/Unit)


In lieu of subdivision block control monumentation, Philip D. Sheets,  
developer and owner of the above referenced subdivision, hereby assumes the  
responsibility of monumentation upon completion and final acceptance of construction of streets  
within this subdivision.

The centerline will be monumented by a licensed land surveyor using standard City of  
Albuquerque monuments (4" aluminum caps) placed at all street centerline PC's, PT's  
angle points and intersections as noted on attached plan.



Philip D. Sheets  
Del's Hide-A-Way Park, LTD

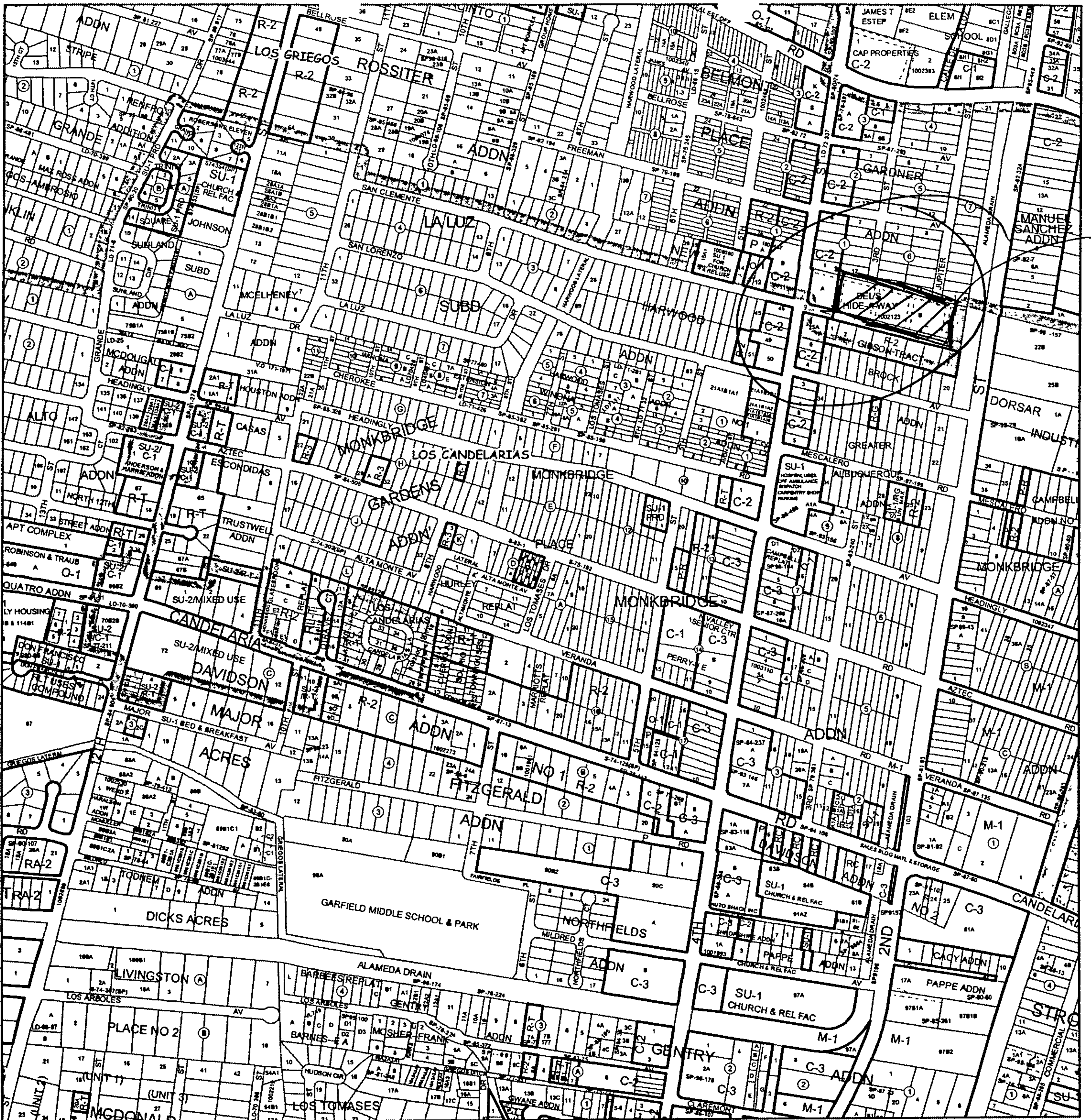
PLAN APPROVAL:



12/22/05

Glen B. Haikin, City Surveyor

cc: DRC Project Administrator  
Mary Sandoval, DRC  
Centerline Monumentation File #



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:  
**G-14-Z**

Selected Symbols

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

0 750 1,500 Feet

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

**PAID RECEIPT**

APPLICANT NAME DELIS HIDE - A - WAY PARK  
AGENT Philip SHEETS  
ADDRESS P.O. Box 6901  
PROJECT & APP # 1002123 / 01917  
PROJECT NAME Delis Hide A - way PARK

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 0 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 20.50 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

12/22/2005 12:36PM LOC: ANN  
X  
RECEIPT# 00055162 WS# 007 TRANS# 0033  
Account 441032 Fund 0110  
Activity 3424000 TRSKAL  
Trans Amt \$20.00  
J24 Misc  
CA \$20.00  
CHANGE \$20.00  
\$0.00



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 23, 2004

Lyle C. Losack, P.E.  
QuikDraw Engineering, L.L.C  
P.O.Box 729  
Corrales, NM 87048

RE: REVISED Water and Sanitary Sewer Availability, Del's Hide-A-Way Park,  
Tract 22A1, 4326 4<sup>th</sup> Street, Albuquerque, NM, Request Dated January 15,  
2004. G-14

Dear Mr. Losack:

**Property Information:** Property consists of Tract No. 22A1, MRGCD Map No. 33, approximately 3¼ acres. Zoning is SU-1 for R-T uses, and property is within the Los Griegos Sector Development Plan area. There are two existing accounts for water/sewer service serving this property, see account no. 0650190 (¾" meter) and 06052646 (1½" meter). The latter account shows no use and has a large outstanding payment balance due. A Site Development Plan for Subdivision and Building Permit was approved by the EPC at the August 21, 2003 hearing. Owner states that property is to be a single lot with 35 town homes built as rental units.

**Existing Sanitary Sewer and Water Lines:** There are existing 10" water and 15" sanitary sewer lines in 4<sup>th</sup> Street, and 6" dead end water line and 8" sewer lines in San Clemente which dead end at the Alameda Drain. There are also dead end water and sewer lines north of the property in 3<sup>rd</sup> Street and Juniper which are dead ends at the north property line. The 15" sanitary sewer line in 4<sup>th</sup> Street is not available for service connection.

**Sanitary Sewer Service:** Service is available by routine connections to the 8" line in San Clemente. A single connection point, or multiple connection points for the private on-site collection system will be acceptable. The use of the existing line in San Clemente at the east end is questionable since as-builts show the dead end manhole to be only 3' deep. It may be necessary to use the existing lines in Juniper and 3<sup>rd</sup> streets as outfalls.

**Water Service/Fire Protection:** Metered service is available by connection to the 6" line in San Clemente. The submitted Utility Plan calls out a 4" meter. Calculations from an Engineer in accordance with AWWA procedures will be required at time of service application to verify meter size. Any meter size 3" or greater requires a 35' x 35' public water meter easement outside of the public ROW within private property for location of the meter vault. The existing fire hydrants on the south side of San Clemente should be adequate provided the water line in San Clemente is looped to the dead end water line in Juniper. Fire hydrant locations must be verified and approved by the Fire Marshall prior to DRB sign off the Site Plan for Building Permit.

Del's Hide-A-Way Park  
January 5, 2004  
Page 2

**Easements:** Public water and sanitary sewer easements are required for all lines constructed outside of dedicated Rights-of-Way. Minimum easement widths shall be 20' for a single line and 25' for both water and sewer lines. These easements shall be exclusive and separate of any utility easements for dry utilities and on-site private water/sewer lines.


**Design and construction** of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order Process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

**Utility Expansion Charges:** In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges (UEC's). These charges are payable at the time service is requested. Previously paid UEC's on existing accounts may be credited toward any new up-sized meter.

**Closure:** This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Please feel free to contact the undersigned at (505) 924-3989 or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely

  
Roger A. Green, P.E.  
Principal Engineer  
Utility Development Section

Attachments: system maps

c: f/ availability G-14  
f/ DRB #1002123  
f/ readers #31008R

FILE  
Please

**MYERS, OLIVER & PRICE, P.C.**

LAWYERS  
1401 CENTRAL AVENUE, N.W.  
ALBUQUERQUE, NEW MEXICO 87104

JOHN A MYERS  
SCOTT OLIVER\*  
CHARLES P. PRICE III  
KEVIN J McCREADY  
HOPE MEAD WYNN

TELEPHONE  
(505)247-9080

---  
FACSIMILE  
(505)247-9109

\*ALSO LICENSED IN TEXAS

*e-mail: cprice@moplw.com*

September 2, 2003

**VIA FACSIMILE  
AND U.S. MAIL**

Victor Chavez  
Planning Director  
Planning Department  
P. O. Box 1293  
Albuquerque, NM 87103

Re: **Project No. 1002123**  
**Phillip and Pam Sheets**

Dear Mr. Chavez:

We represent Leah Persons, owner of a parcel on Jupiter N.W., along the northerly boundary of the subject property.

The EPC approved an application for site development plan for subdivision and for site plan for building permit in its meeting of August 21, 2003. The approved site plan reflects a fence along the northerly boundary of the applicant's property, along the north site of an existing MRGCD ditch and easement.

When the site plan is processed at the DRB level for final approval, we would ask that the DRB consider Paragraph E of the enclosed court order entered on August 21, 2003, which states in part:

Defendants will refrain from taking any action which would impair in any way the flow of water through the Maurino Wasteway, including but not limited to the placement of any structures, **fences** or debris over, across or in the ditch or **on the easement.** (Emphasis added.)

Victor Chavez  
Planning Director  
September 2, 2003  
Page 2

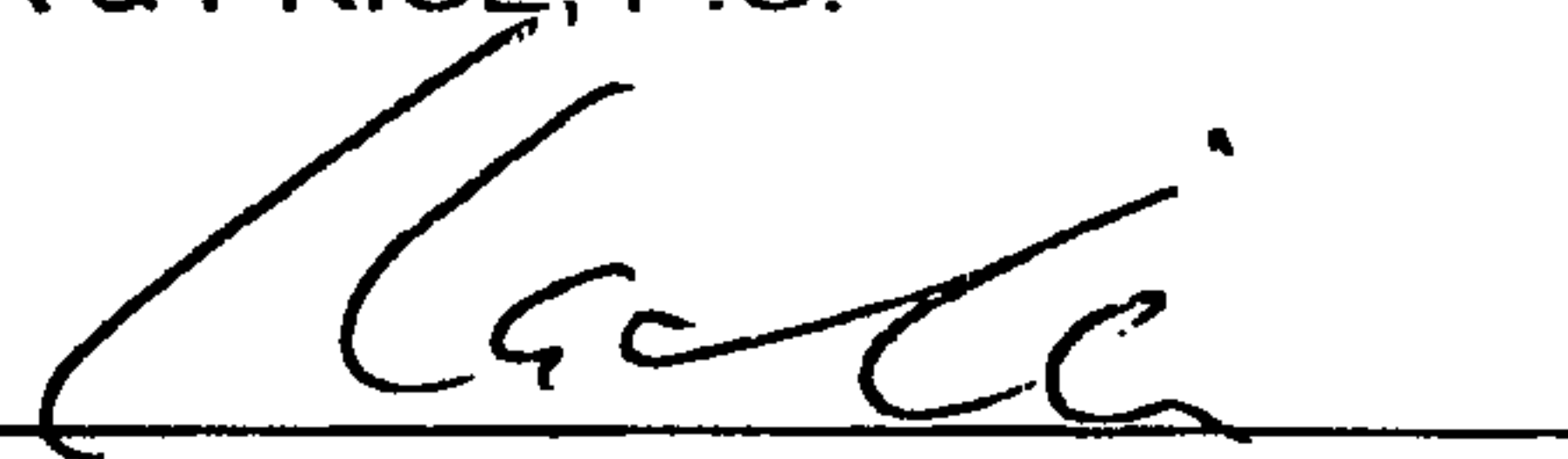
We suggest that the fence be located on the applicant's property, on the south boundary of the easement. By copy of this letter, we are advising Matthew Bruff, the attorney for the MRGCD, about this matter.

Thank you.

Very truly yours,

MYERS, OLIVER & PRICE, P.C.

By: \_\_\_\_\_



Charles P. Price III

cc: Leah Persons (via fax)  
Matthew J. Bruff (via fax)  
William Kraemer (via fax)

H:\Persons\Cpp\Letter\Basye Concini Ltr.doc

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO  
 SECOND JUDICIAL DISTRICT

ENDORSED  
 FILED IN MY OFFICE THIS

AUG 21 2003

MIDDLE RIO GRANDE CONSERVANCY  
 DISTRICT, a political subdivision of the  
 State of New Mexico,

*Quanita M. Duran*  
 CLERK DISTRICT COURT

Plaintiff,

vs.

No. CV-2002-5316

PHILLIP and PAMELA SHEETS, husband  
 and wife,

Defendants.

**STIPULATED ORDER OF DISMISSAL WITH PREJUDICE**

THIS MATTER having come before the Court on the parties Stipulation of Dismissal With Prejudice, the Plaintiff, Middle Rio Grande Conservancy District ("MRGCD") being represented by its attorneys Law and Resource Planning Associates, P.C., and the Defendants, Phillip and Pamela Sheets, being represented by their attorneys, Hatch Allen and Shepherd, P.A., and the court being fully advised in the premises FINDS:

1. The parties reached a settlement agreement on May 28, 2003;
2. the parties agree to this order as shown by their approval hereto;
3. the restraining order previously entered herein should be terminated;
4. all other claims brought or that could have been brought in this suit should be dismissed with prejudice, each party to pay its own costs and attorneys fees, and;
5. there is no just reason to delay entry of an order in this matter.

IT IS THEREFORE ORDERED JUDGED AND DECREED:

- A. The restraining order previously entered in this matter is hereby terminated.
- B. The parties shall comply with the monetary terms of their settlement agreement.

DEAN DUNN/CLERK



C. Defendants shall allow MRGCD personnel full access to the Maurino Wasteway from any public or private road adjoining or touching the ditch.

D. Defendants shall allow MRGCD irrigators along the Maurino Wasteway, east of 4<sup>th</sup> Street, reasonable access to the Maurino Wasteway for irrigation and maintenance purposes.

E. Defendants shall refrain from taking any action which would impair in any way the flow of water through the Maurino Wasteway, including but not limited to the placement of any structures, fences or debris over, across or in the ditch or on the easement.

F. Defendants shall refrain from making or causing to be made any changes of any kind to the configuration of the ditch, its banks or its checkgate.

G. The MRGCD will maintain the ditch structure and be responsible for dredging and trash removal. The Defendants will assume responsibility for weed control for the open area as shown on his plat including the easement. The Defendants may landscape the area so long as access is not hindered upon the ditch easement.

H. All other claims brought or that could have been brought be and hereby are dismissed with prejudice, each party to pay its own costs and attorneys fees.

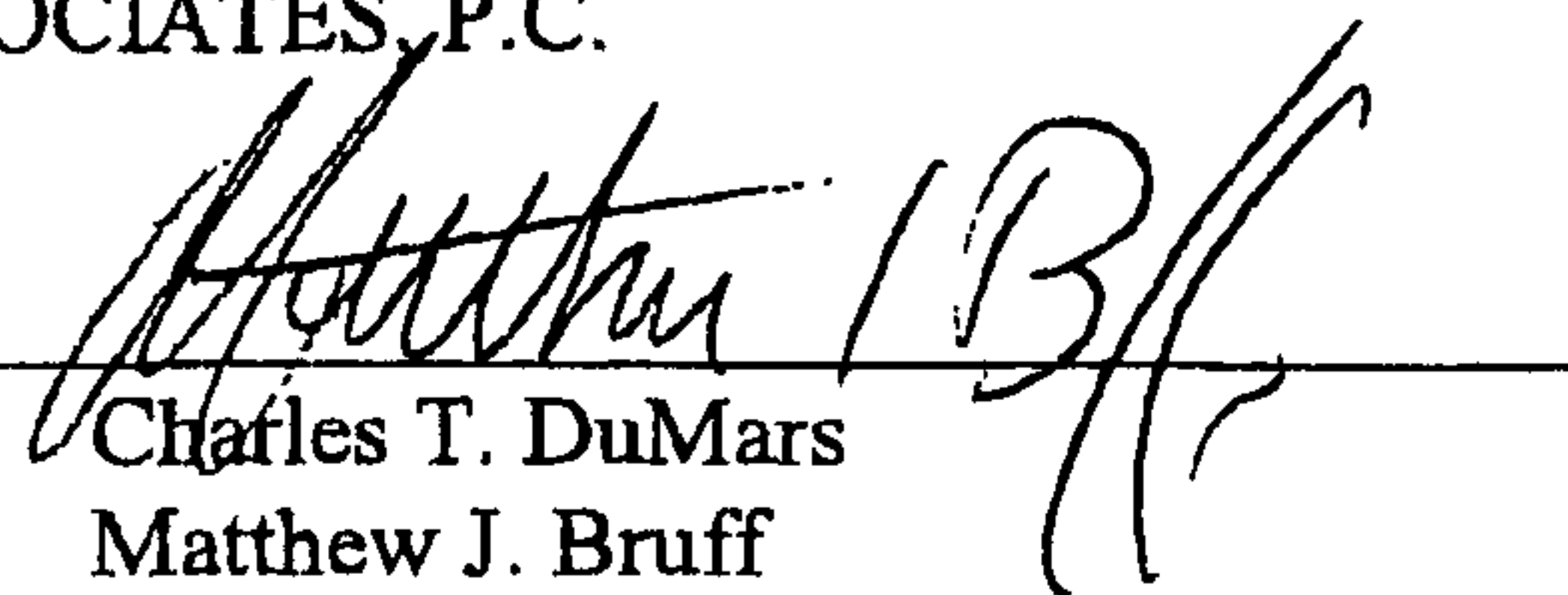
**TED BACA**

\_\_\_\_\_  
Honorable Ted Baca  
District Judge

Approved:

LAW & RESOURCE PLANNING  
ASSOCIATES, P.C.

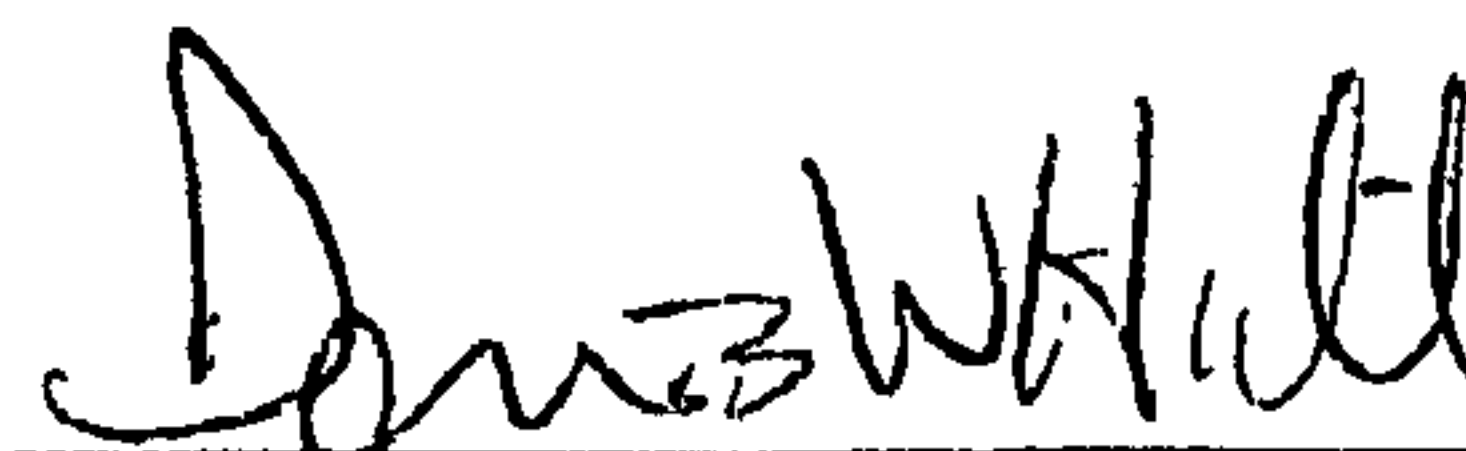
By:

  
\_\_\_\_\_  
Charles T. DuMars  
Matthew J. Bruff

David Seeley  
Attorneys for Plaintiff  
201 Third Street, N.W., Suite 1370  
Albuquerque, NM 87102  
(505) 346-0998

HATCH, ALLEN & SHEPHERD, P.A.

By:

  
\_\_\_\_\_  
Dennis W. Hill

Attorneys for Defendants  
P. O. Box 30488  
Albuquerque, NM 87190-0488  
(505) 341-0110

MYERS, OLIVER & PRICE, P.C.  
1401 Central NW  
Albuquerque, New Mexico 87104  
(505) 247-9080  
e-mail: [cprice@moplaw.com](mailto:cprice@moplaw.com)

TELECOPY COVER SHEET

DATE SENT: September 2, 2003

TO: Victor Chavez TELECOPY NO: 924-3339  
TO: Matthew Bruff TELECOPY NO: 346-0997  
TO: William Kraemer TELECOPY NO: 242-9028

FROM: Charles P. Price III

TELECOPY NO: (505) 247-9109 CLIENT/MATTER NO. 7370.00

ENCLOSURE: Letter to Victor Chavez

TOTAL NUMBER OF PAGES SENT INCLUDING COVER SHEET: 5

COMMENTS:

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7/19/05

## AROUND THE METRO AREA

# Val

Journal Staff Reports

### Board Approves Subdivision Plan

After close to three years, a North Valley landowner got the thumbs up to move forward with plans to turn his mobile-home park into a 35-unit townhouse development.

The city's Development Review Board last week approved a preliminary plat for the subdivision on three acres on San Clemente NW between Fourth Street and Second Street.

"This is a good thing," Phil Sheets said Monday about the approval. "Now comes the hard part."

The Sheets family has owned Del's Hide-a-Way mobile-home park on Fourth Street just south of Griegos since 1955.

There are 12 families living in the mobile-home park.

### East Mountains Site of 2 Fires

Lightning is believed to have caused two fires in the East Mountains early Monday evening.

Each fire was only about a quarter acre but produced a lot of smoke and caught the attention of many East Mountain residents.

By 9 p.m., one of the fires, just off N.M. 14, five miles north of Interstate 40, was contained, according to a U.S. Forestry Service spokesperson.

The other, near the top of the Sandia Mountains, however, was being fought late Monday, she said. Firefighters hiked more than four hours to the top of the Sandias to get to the blaze.

### City Plans Events For Young Adults

Friday night events for young adults have been scheduled for Mariposa Basin Los Altos parks in coming weeks.

The Mariposa Basin event, from 7 to 11 p.m. July 29, will

### Officer Accused of Beating Two

BY CLARA GARCIA  
Valencia County News

A grand jury has Valencia County deputy on charges of alleged battery for the alleged beating of two men in 2004.

Sgt. Simon Martinez has been with the sheriff's department for about five years and was indicted on three felony counts of



A semitrailer tipped del Norte onto Imco Hospital and

# Townhome Plan Stalled by City

## Developers Have To Make Changes

BY CAROLYN CARLSON  
Journal Staff Writer

A North Valley landowner is a bit closer to turning his mobile home park into a 35-unit townhouse development.

The city's Development Review Board on Wednesday deferred action on a preliminary plat for the subdivision on three acres on San Clemente NW between Fourth Street and Second Street.

The board gave Phil Sheets a two-week deferral to allow him to make some minor changes to the proposed plat.

The Sheets family has owned Del's Hide-a-Way mobile home park on Fourth Street just south of Griegos since 1955.

A handful of members from the Greater Gardner Neighborhood Association asked the board to postpone the decision for a month to allow them time to look at the current plans.

"Please defer this so we have time to review it," Sharon Karpinski said during the meeting. "It is only a month. We are not raising gigantic objections against the project."

Chairwoman Sheran Matson

said the board would grant a two-week deferral, but not because of the neighborhood association's request. Matson said Sheets met all proper public notification requirements and attended a June 12 neighborhood association meeting to talk about the project. She said the project has been going on for several years and the association has been aware of its progress.

Matson said the deferral would be granted because there are some additional items Sheets needs to do before the preliminary plat can be approved.

Those items include additional notes be placed on the plat concerning maintenance of easements, additional drainage channels, addition of a sidewalk easement and the posting of an infrastructure bond for work that needs to be done along San Clemente.

According to city planner Richard Dineen, infrastructure improvements, such as street and utility upgrades, are a requirement of all subdivision developers.

In Sheets' case, the street improvements to San Clemente NW, which is on the south side

See **TOWNHOME** on **PAGE 2**



ROBERTO E. ROSALES/JOURNAL

...eir diplomas from the School for Integrated Academics and Tech-

# et Their Match

est mics and Technology at Albuquerque Job Corps.

he Students call it SIA Tech. Staff and the first graduating class can brag about its successes.

np SIA Tech is an accredited Albuquerque Public Schools Charter High School located on the Job Corps campus at 1500 Indian School NW.

to The school was born when the SIA partnered with the Job

Corps. The Job Corps Center is a federally accredited vocational training program.

The SIA Tech program is federally funded; there is no tuition, Kelly Callahan, principal and site leader, said.

Kemp, like the other SIA graduates, followed an unorthodox path to high

See **STUDENTS** on **PAGE 2**

# Gas Line Work To Wrap Up Friday

BY ANDREA SCHOELLKOPF  
Journal Staff Writer

The intersection at Paradise and Lyons is expected to go back to normal — albeit temporarily — in time for Friday's evening commute.

Last week, traffic was diverted to detours at the intersection as work began on a \$3.5 million storm drain along Lyon from Paradise north past Irving.

The result has been gridlocked traffic, with westbound evening commuters backed up more than a mile from Lyon to Golf Course

relocating a gas line from Irving to Paradise, and then the need for the detour will be over.

But the detours will be back in about three weeks when New Mexico Utilities moves its 20-inch water line, which is expected to last a week, barring any problems.

Until then, he said, the contractor will be widening the detours and adding a right turn lane from Irving to Unser.

Kelly described the changes as "much more driver friendly."

He also urged drivers to use McMahon, when possible,

# Near City Residences



ed,  
and  
ces  
170

# Townhome Plan Delayed

from PAGE 1

of the property, will cost \$140,000 to extend paving to his subdivision. Dineen has said Sheets must pay for the improvements or put up a bond in that amount to ensure they will be done.

Sheets has been working with the city and the neighborhood association for several years to come up with a plan for his property.

In January 2003, Sheets decided he would convert the mobile home property into 35 rental townhomes. That month, the city's Environmen-

tal Planning Commission approved a conditional zone map amendment from Residential-1, or single-family homes, to a Special Use for the townhome subdivision and set several conditions for the change. City officials have said one of the conditions was that Sheets submit a site development plan to finalize the zone map amendment within six months.

In June 2003, Sheets asked for a six-month extension to submit the site plan.

In April 2004, the planning department amended its deci-

sion that included a condition that Sheets would be responsible for street improvements needed to accommodate the townhome subdivision. That month, Sheets applied for a building permit for the townhomes. City officials said Sheets supplied a plat showing only four lots, not the 35 lots the Environmental Planning Commission conditionally approved.

At Wednesday's meeting Sheets submitted a plat showing 35 lots.

The board will take a look at the plat on July 13.

# Ground Broken for Artist Lofts

from PAGE 1

be based on Housing and Urban Development numbers for the Albuquerque metro area's average income.

Because the land is owned by the community and cannot be sold, prices can be set to keep housing affordable in an area where property values are rising, according to the trust.

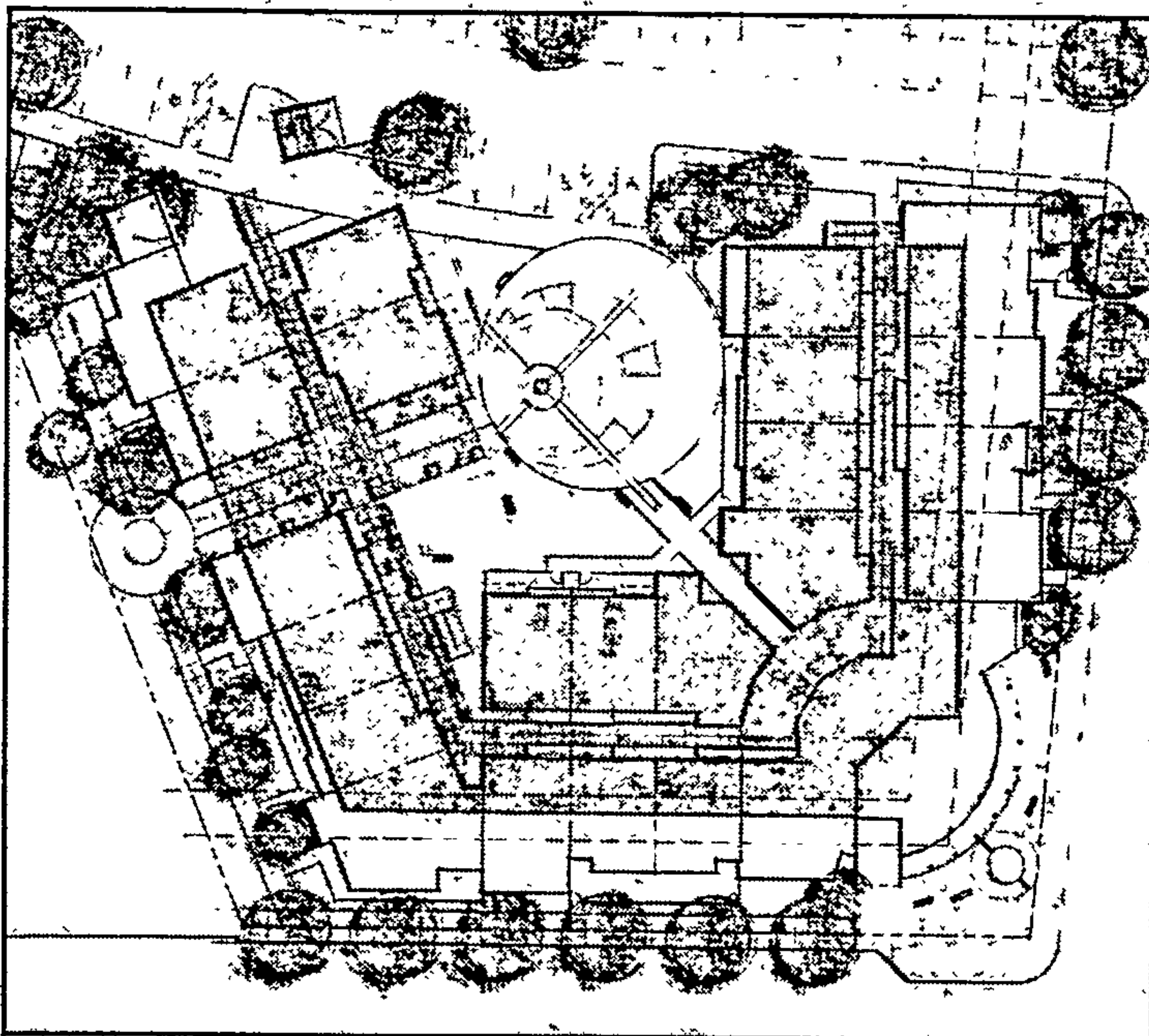
Artists in the community were surveyed about their needs for a working environment in their homes and focus groups were put together to get design ideas for the homes. The artists' input and ideas were addressed well in the final design plans, Appel said.

Lazzell said the project includes several design variations that are different from other housing units he has built.

He said there are eight different loft designs being used in the structure, while normally there are only two. There are also higher ceilings with exposed heating systems.

The trust was allocated \$4.8 million in tax credits from the New Mexico Mortgage Finance Authority to build the structure.

Sawmill area neighborhood association president Lezle Williams said the loft complex would be good for the neighborhood. She said it is impor-



COURTESY OF DEKKER/PERICH/SABATINI

This rendering shows a bird's-eye view of the Sawmill Loft structure at 19th Street and Bellamah NW.

*"It will demonstrate to people that this is very much an arts-friendly community."*

CRICKET APPEL

ALBUQUERQUE ARTS ALLIANCE EXECUTIVE DIRECTOR

property values.

Appel said the housing is important for artists, especially visual artists. Those who are accepted to rent the lofts will

Once the word gets out about the new housing people will be very anxious to fill up the units, Appel said.

"It will demonstrate to people



Graduates toss their caps at Albuquerque Tech.

# Stude

from PAGE 1

school graduation.

"I got my GED," said who dropped out of Los High School in 2001. went to (Albuquerque) cal Vocational Instit couple of semesters flunked out. It just what I was looking for.

She said the turning j her life was when a suggested she take a what Job Corps had to

## Two ways to lea

SIA Tech gives Job students the opportu complete their high studies in a classroom high-tech environment state-of-the-art con and software program it gives high school di chances to learn trade working toward diplom Job Corps students qualify under poverty/ guidelines. Students n between 16 and 24, an dropped out of school. We accept other s (to SIA Tech)

Very fine by noon

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

- S Z ZONING & PLANNING
- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: Del's Hide-A-Way Park / Philip D. Sheets PHONE: 410-3703  
 ADDRESS: P.O. Box 6901 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Garcia/Kraemer and Associates PHONE: 242-~~9028~~ 5566  
 ADDRESS: 200 Lomas N.W., Suite 1111 FAX: 242-9028  
 CITY: Albuquerque STATE N.M. ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivision into 35 lots

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. Tract B, Del's Hide-A-Way Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. \_\_\_\_\_  
 Current Zoning: SU-1 for RT Proposed zoning: same  
 Zone Atlas page(s): G-14-Z No. of existing lots: 1 No. of proposed lots: 35  
 Total area of site (acres): 2.8941 Density if applicable: dwellings per gross acre: 12.1 dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 1 014 060 460376 12323 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente N.W.  
 Between: 4th Street and 2nd Street

### CASE HISTORY:

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

04 DRB - 00532, 533, & 535 03 EPC - 01087 & 88 02 EPC - 0179

Check-off if project was previously reviewed by Sketch Plan Plan  or Pre-application Review Team  Date of review: April 2004

SIGNATURE Philip D. Sheets DATE 6/10/05  
 (Print) Philip D. Sheets  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>05 DRB - 00981</u>	<u>P.P.</u>	_____	<u>\$ 0.00</u>
_____	<u>CME</u>	_____	<u>\$ _____</u>
_____	<u>Pub. Notice</u>	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>June 29, 2005</u>			Total <u>\$ 0.00</u>

Planner signature / date Sandy Handley 06/10/05

Project # 1002123

FORM S(2): SUBDIVISION - B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List *to be submitted next week*
  - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
  - 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 *P. D. Sheets - early next week*
  - Property owner's and City Surveyor's signature on the proposed plat *to be submitted next week*
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts *This Pm*
  - Sign Posting Agreement
  - Signed Pre-Annexation Agreement if Annexation required.
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - 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
  - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the 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.

Philip D. Sheets  
Applicant name (print)

Philip D. Sheets 6/10/05  
Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers  
 05 DRB - \_\_\_\_\_ - 00981  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

JAM  
Sandy Handley 06/10/05  
 Planner signature / date

Project # 1002123

#4

#1012123

7/1/05

Sharon Karpinski

1. Hammerheads - purpose?
2. Landscaping at hammerheads?
3. Parking allowed.

Mary Williams

1. Curved turnaround ahead of San Clemente

Leah Parsons

1. Traffic - Montana Bridge

Kyle Selber

Red traffic on 3rd





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 29, 2005

**Project # 1002123**  
05DRB-00981 Major- Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW BETWEEN 4<sup>TH</sup> ST NW AND 2<sup>ND</sup> ST NW containing approximately 3 acres. [REF: 04DRB00532, 04DRB00533, 04DRB00535, 03EPC01087, 03EPC01088, 02EPC01149] (G-14)

AMAFCA No comment.

COG For information, the Long Range Bikeway System identifies 2<sup>nd</sup> Street as having on street lanes and a separate path.

Transit Transit suggests providing pedestrian access from the private streets to North 3<sup>rd</sup> Street and Jupiter Road and from San Clemente to the Alameda Drain.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Greater Gardner NA (R).

APS No comments received.

Police Department

A review of the following DRB 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. Traffic volume- will increase, traffic control devices- should increase, burglaries- residential -homes should be equipped with reasonable target hardening devices, lighting issues- lighting should cover all private driveways, sidewalks and all other pedestrian areas. Maintenance of landscaping- part of development should be low level at maturity and not conflict with established lighting. other: homes should be built so that all often used rooms in the home have windows that view walkways, streets and drives.

Fire Department

No comments received.

PNM Electric & Gas

Pre-plat: PNM has facilities within Tract A which serve customers in the surrounding area. Developer must provide a plan to relocate the facilities that are currently serving customers. I phoned the engineer to discuss who we are serving, left message.

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

"Plat must show private drainage easements shown on grading plan. Infrastructure List must be amended.

Transportation Development

Where are the hammerhead private access easements on Tract "J"? Are the radii contained within the 26' easements (J, B, C, and D) or will the easements need to encroach upon tracts E, F, G and H? Who will own and maintain tracts E, F, G and H? Why are there two tract J's? Where is the infrastructure list?

Parks & Recreation Add a maintenance note to the plat for tracts E, F, G and H.

Utilities Development

Tracts A, B, C, C, and J must be dedicated as public water and sanitary sewer easements to the Water Authority (ABCWUA). Infrastructure List is required to include additional water/sewer lines.

Planning Department

Tract B needs to appear as part of the plat title.

There is no free consent and dedication language on the preliminary plat. (Agent was provided a copy)

There is no Subdivision Data on the plat. (Agent was provided a copy)

Planning Department

✓ MRGCD must sign final plat.

✓ Who is the owner of the 26' private access easements? One note on the plat indicates Homeowner's Association, another note indicates underlying property owner, if its the "underlying property owner", the lot lines must extend into the easements

✓ Tracts A, B-1, C & D do not indicate public sanitary sewer, waterline & private access easements.

✓ A revised preliminary plat satisfying these comments must be submitted to Planning on Monday June 27<sup>th</sup>, 2005, to avoid deferral.

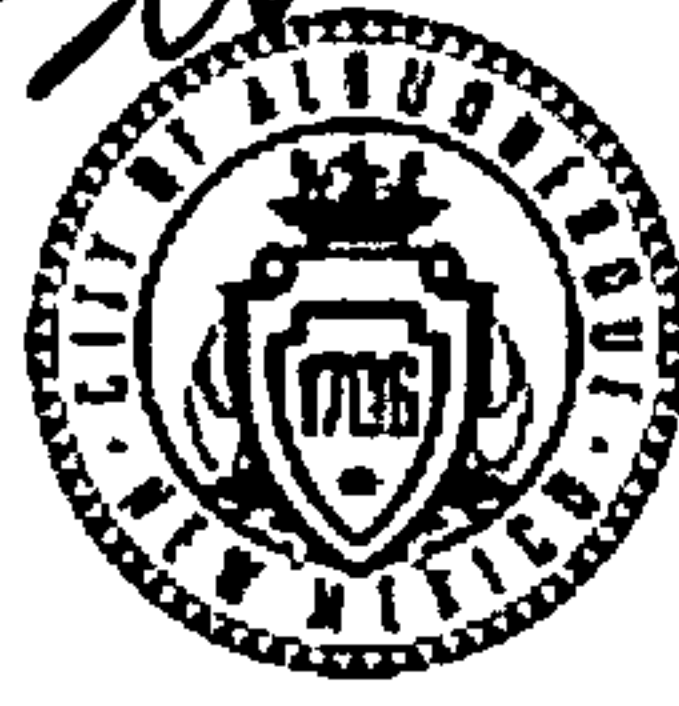
✓ A new infrastructure list is required for this re-plat.

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

cc:Del's Hide-A-Way Park, Attn: Philip Sheets, P.O. Box 6901, 87197

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

7/26/05 Pam  
called Pam  
sheets & let her  
know  
mm



Russell D. Brito/PLN/CABQ  
07/25/2005 04:41 PM

To Jack J. Basye/PLN/CABQ@COA  
cc Neal P. Weinberg/PLN/CABQ@COA, Sheran A. Matson/PLN/CABQ@COA  
bcc

Subject Re: Del's Hideaway

Yes, a certificate of zoning and a final plat will move this project to a successful completion and issuance of building permits, based upon the zone map showing SU-1 zoning for 35 platted lots and an approved site development plan for the subdivision. Once the FINAL plat is signed-off and filed with the County Clerk, we will issue a certificate of zoning that will reflect the EPC approval, as the Conditions of Approval will have been met.

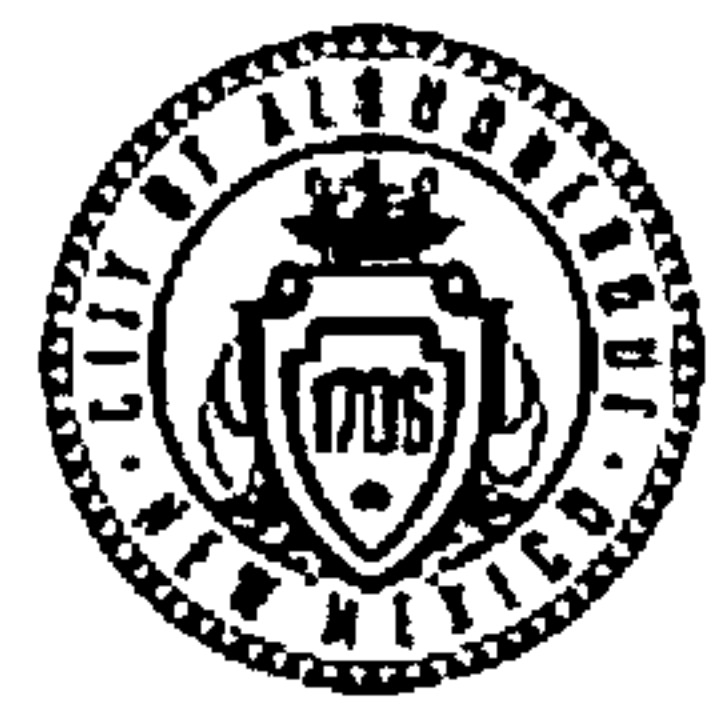
Russell



Jack J. Basye  
07/25/2005 04:37 PM

To: Neal P. Weinberg/PLN/CABQ@COA  
cc: Russell D. Brito/PLN/CABQ@COA, Sheran A. Matson/PLN/CABQ@COA  
Subject: Re: Del's Hideaway

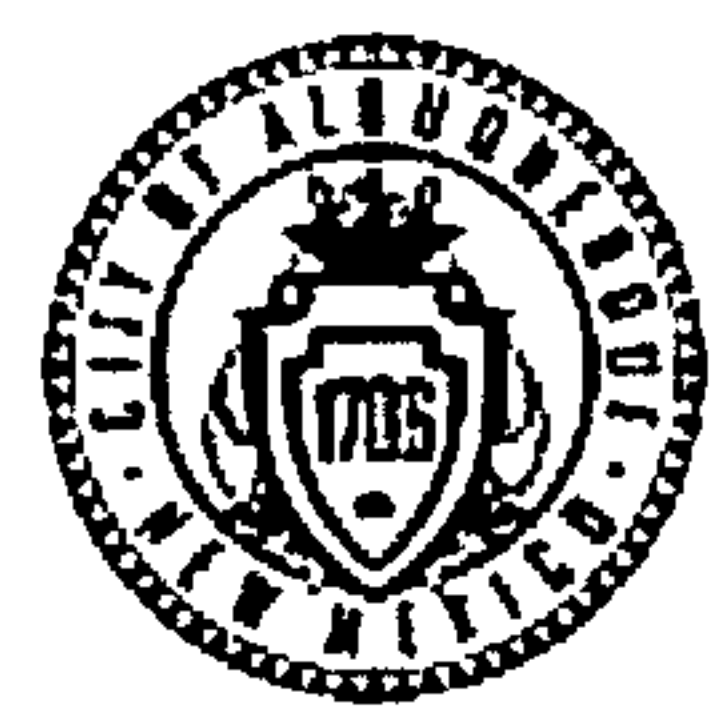
So, a certificate of zoning and a final plat will move this project to a successful completion and issuance of building permits, based upon the zone map showing SU-1 zoning for 35 platted lots and an approved site development plan for the subdivision.



Neal P. Weinberg  
07/25/2005 04:19 PM

To: Jack J. Basye/PLN/CABQ@COA  
cc: Russell D. Brito/PLN/CABQ@COA, Sheran A. Matson/PLN/CABQ@COA  
Subject: Re: Del's Hideaway

If a re-plat is required, then I would be looking for a final, filed plat. Not the preliminary.  
-Neal



Jack J. Basye  
07/25/2005 04:15 PM

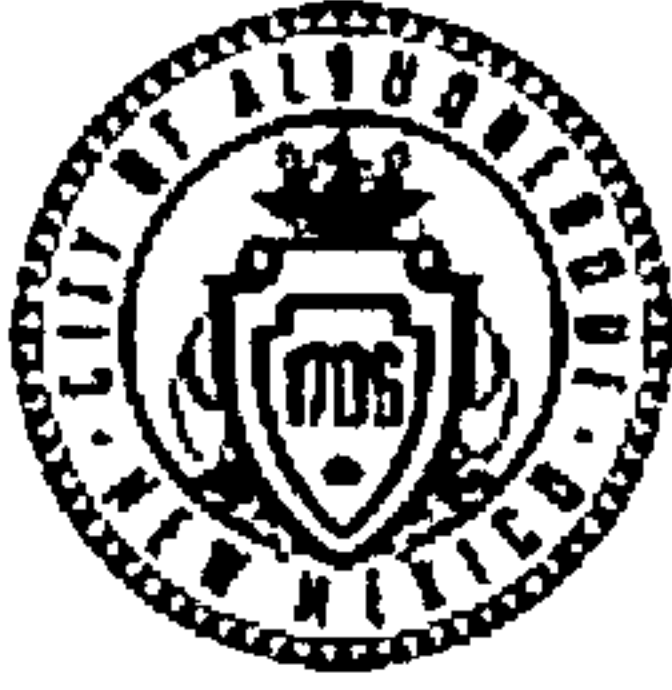
To: Sheran A. Matson/PLN/CABQ@COA  
cc: Russell D. Brito/PLN/CABQ@COA, Neal P. Weinberg/PLN/CABQ@COA  
Subject: Re: Del's Hideaway

The actual zone map change by AGIS is dependent upon the certification of zoning, which is the official notice that requisite conditions for the map amendment are fulfilled -- again, Russell should verify that what I am saying is accurate, or perhaps Neal will weigh in here...



Sheran A. Matson

To: Jack J. Basye/PLN/CABQ@COA

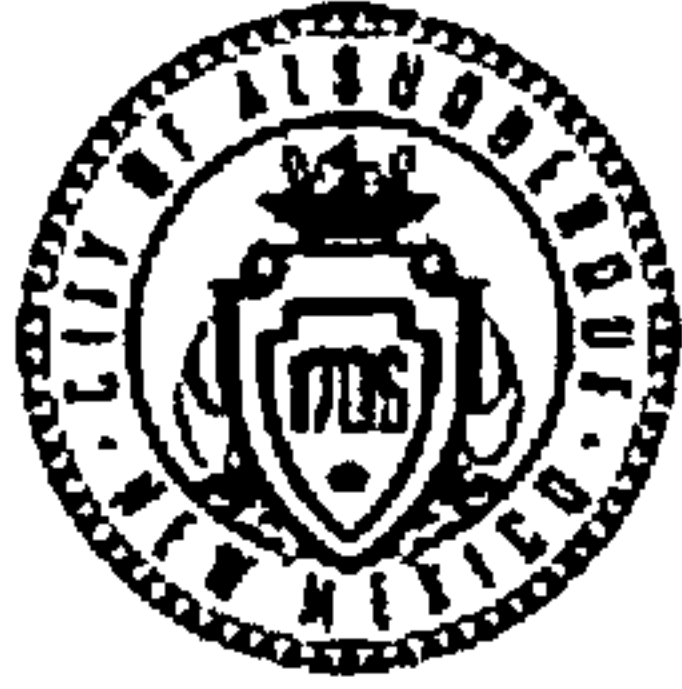


07/25/2005 02:12 PM

cc: Russell D. Brito/PLN/CABQ@COA  
Subject: Re: Del's Hideaway

Jack

You had asked us not to allow this property to be identified as SU1 for RLT until the replat was approved. With the approval of the preliminary plat, the rezone can become official as soon as Russell issues a Certificate of Zoning, correct?  
Jack J. Basye/PLN/CABQ



Jack J.  
Basye/PLN/CABQ  
07/25/2005 01:58 PM

To Sheran A. Matson/PLN/CABQ@COA  
cc Russell D. Brito/PLN/CABQ@COA  
Subject Re: Del's Hideaway

Site development plan approval is followed by a certificate of zoning. Russell can answer, I believe.



Sheran A. Matson  
07/25/2005 12:20 PM

To: Jack J. Basye/PLN/CABQ@COA  
cc:  
Subject: Del's Hideaway

Jack

Pam Sheets called me this morning wanting to know when their property will have SU1 for RT zoning officially?

6/15/05  
noon

Michael T. Shook, Surveyor  
896-1716 (249-4231 cell)

Lyle C. Losack, PE, Engineer  
898-0389, Fax 897-0389

Garcia / Kraemer and Associates  
242-5566 Fax 242-9028

J. Bascz  
R. Bois, legal  
R. Proto  
K. Curran  
A. Garcia  
D. Green  
S. Chan

Del's Niles - a - Way 4/26/05

① Notice of Decision ~~1/16~~ / 2003 - ZMA  
R-1 → SU 1 - RT

w/ conditions

#1. "max of 35 lots"  
#2 SPS → SPBP - high mos  
of approval date

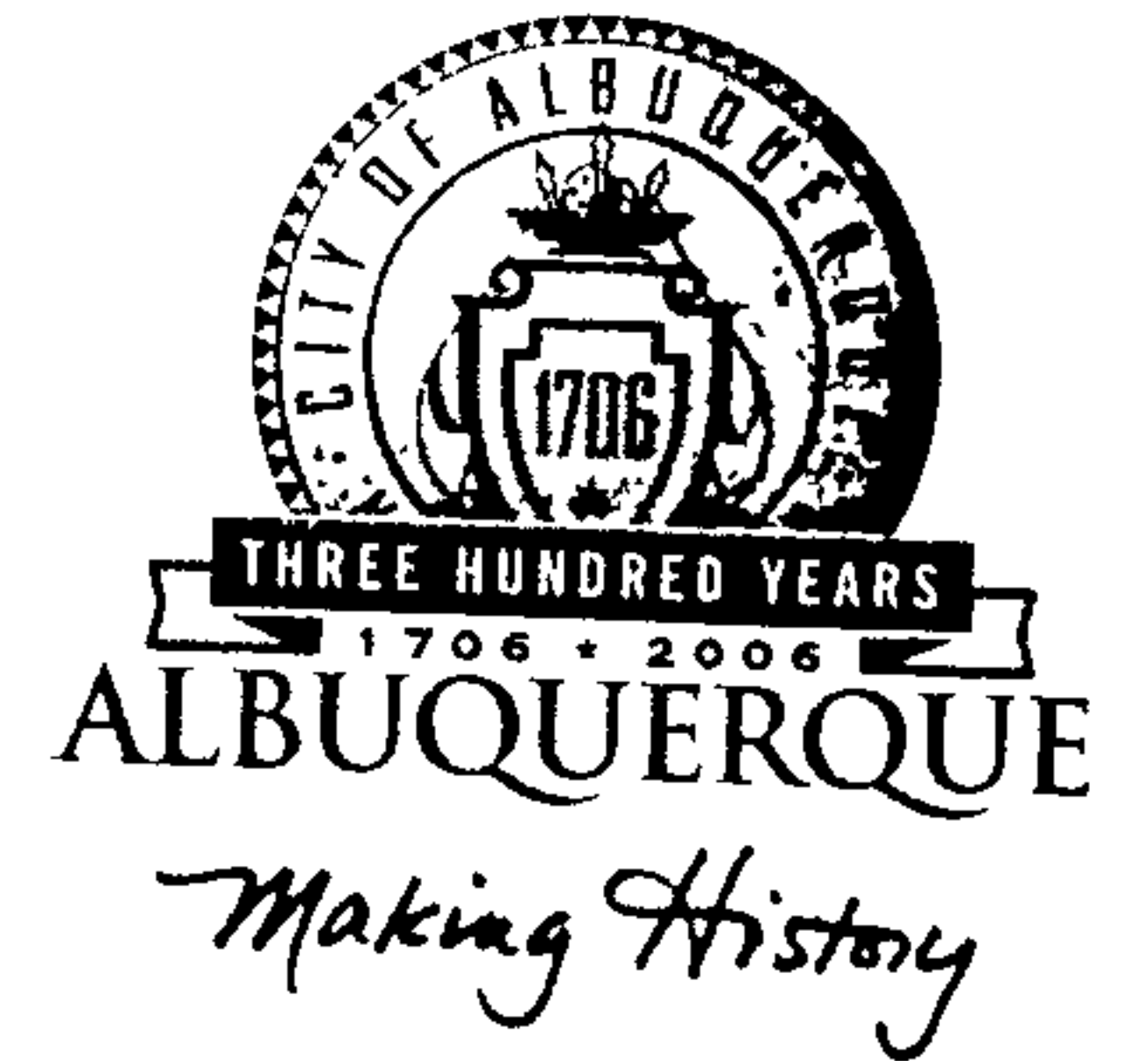
② 8/2003 - SPS v SPBP <sup>EPC</sup> approved  
Application  
Plan shows 2 lots to 35 lots  
as does Kraemer's explain  
letter

③ PRB application - Plan. + SPS v SPBP  
~~1/16~~  
Approved 4/28/04  
Plan shows 2 lots (C-1 separate)  
SPBP + SPS - show 2 lots

~~Need to~~  
~~1. To back to EPC to review SPS v BP~~  
~~if needed~~

# CITY OF ALBUQUERQUE

*For Sheran*



22 September 2005

Susan McAllister  
Greater Gardner NA  
3333 Purdue NE  
Albuquerque NM 87106

Kyle Silfer  
Greater Gardner NA  
4465 Jupiter St. NE  
Albuquerque NM 87107

Dear Ms. McAllister and Mr. Silfer,

This is to update you on the progress of the Sheets' development to the south of your neighborhood. As you may remember, the Environmental Planning Commission (EPC) approved a site development plan for subdivision for the property in conjunction with a zone map amendment to SU-1 for R-T. The applicant has fulfilled the Conditions of Approval for the zoning and the site development plan, including subdivision of the site into individual lots for each home at the Development Review Board (DRB).

P.O. Box 1293

Currently, the applicant is before the Development Review Committee (DRC) for review of public infrastructure improvements to ensure compliance with City standards for roads, sidewalks and utilities. Comments from the Middle Rio Grande Conservancy District (MRGCD) require Mr. Sheets to line the ditch within the easement in order to run a water line under it. We anticipate Mr. Sheets will comply with the MRGCD requirement.

Albuquerque

New Mexico 87103

If you have any questions, please contact me at 924-3337.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Russell Brito, Senior Planner  
Development Review Division

Cc: Richard Dineen, Planning Director  
Kevin Curran, Asst. City Attorney  
Richard Dourte, City Engineer  
Phillip Sheets  
File  
|



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 3623  
CONNECTION TEL 9p2429028  
SUBADDRESS  
CONNECTION ID  
ST. TIME 06/20 09:58  
USAGE T 02'41  
PGS. 4  
RESULT OK



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: *Phil Garcia*  
*Lyle Shook*

FAX NUMBER: *242-9028*  
*897-0389*

# PAGES ~~2~~ *4*

SENT BY: Sheran Matson, DRB Chair

DATE: *6/20/05*

PHONE NUMBER: 924-3880

FAX # 924-3864

PROJECT NO: *1002123* APPLICATION NO: *05-00981*

\*\*\*\*\*

*These are Blanning's comments on the Del's Hidesaway preliminary plat. The other DRB members will have their own comments.*

*We do not have a fax # for Michael Shook nor Phil Sheets.*

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 3622  
CONNECTION TEL 9p2429028  
SUBADDRESS  
CONNECTION ID  
ST. TIME 06/20 09:54  
USAGE T 02'31  
PGS. 3  
RESULT OK



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: *Phil Garcia*  
*Lyle Shook*

FAX NUMBER: *242-9028*  
*897-0389*

# PAGES ~~4~~ *4*

SENT BY: Sheran Matson, DRB Chair

DATE: *6/20/05*

PHONE NUMBER: 924-3880

FAX # 924-3864

PROJECT NO: *1002123* APPLICATION NO: *05-00981*

\*\*\*\*\*

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*We do not have a fax # for Michael Shook nor Phil Sheets.*

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 3628  
CONNECTION TEL  
SUBADDRESS  
CONNECTION ID  
ST. TIME 06/20 14:32  
USAGE T 02'03  
PGS. 4  
RESULT OK

9p8970389 *Gyle Only*



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: *Phil Garcia*  
*Lyle Shook*

FAX NUMBER: *242-9028*  
*897-0389*

# PAGES ~~1~~ *4*

SENT BY: Sheran Matson, DRB Chair DATE: *6/20/05*

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: *1002123* APPLICATION NO: *05-00981*

\*\*\*\*\*

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**DEVELOPMENT REVIEW BOARD  
FAX FORM :**

TO: Phil Garcia  
Lyle Shook  
FAX NUMBER: 242-9028  
897-0389

# PAGES ~~2~~ 4

SENT BY: Sheran Matson, DRB Chair

DATE: 6/20/05

PHONE NUMBER: 924-3880

FAX # 924-3864

PROJECT NO: 1002123 APPLICATION NO: 05-00981

\*\*\*\*\*

These are Blanning's comments on the Del's Highway preliminary plat. The other DRB members will have their own comments.

We do not have a fax # for Michael Shook nor Phil Sheets.



**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, June 29, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002123**  
05DRB-00981 Major- Preliminary Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW BETWEEN 4<sup>TH</sup> ST NW AND 2<sup>ND</sup> ST NW containing approximately 3 acres. [REF: 04DRB00532, 04DRB00533, 04DRB00535, 03EPC01087, 03EPC01088, 02EPC01149] (G-14)

Tract B needs to appear as part of the plat title.

There is no free consent and dedication language on the preliminary plat. (Agent was provided a copy)

There is no Subdivision Data on the plat.  
(Agent was provided a copy)

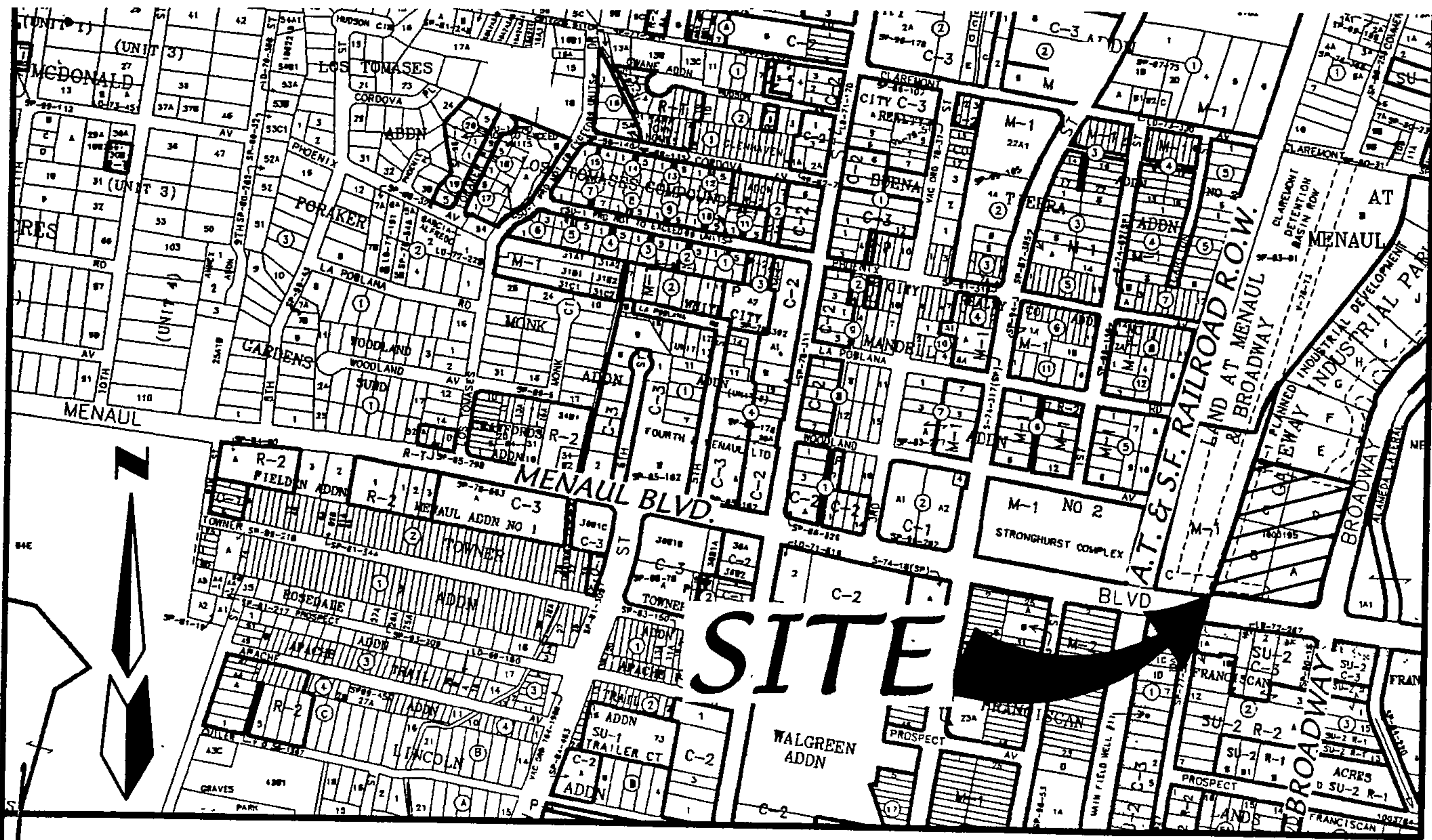
MRGCD must sign final plat.

Who is the owner of the 26' private access easements? One note on the plat indicates Homeowner's Association, another note indicates underlying property owner, if its the "underlying property owner", the lot lines must extend into the easements

Tracts A, B-1, C & D do not indicate public sanitary sewer, waterline & private access easements.

A revised preliminary plat satisfying these comments must be submitted to Planning on Monday June 27<sup>th</sup>, 2005, to avoid deferral.

A new infrastructure list is required for this re-plat.



VICINITY MAP 1"=750'

ZONE ATLAS: H-14

**SUBDIVISION DATA**

GROSS ACREAGE	4.3036 Acres
ZONE ATLAS NO.	H-14-Z
NO. OF EXISTING TRACTS	4
NO. OF TRACTS CREATED	1
NO. OF TRACTS ELIMINATED	4
MILES OF FULL WIDTH STREETS CREATED	0.00
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0000 Acres
DATE OF SURVEY	June, 2002
ZONING	SU-1-1P
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2004343100

**FREE CONSENT AND DEDICATION**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: Graybar Electric Company, Inc.  
 BY: L. R. Giglio  
 TITLE: Senior Vice President of Operations

*L R Giglio*

6/2/05  
 DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF MISSOURI  
 COUNTY OF SS

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**\*\*\* Utility Approvals:**

_____ PNM Electric Services	_____ Date
_____ PNM Gas Services	_____ Date
_____ Qwest Telecommunications	_____ Date
_____ Comcast	_____ Date
_____ New Mexico Utilities	_____ Date

**City Approvals:**

_____ City Surveyor	_____ Date
_____ * Real Property Division (conditional)	_____ Date
_____ ** Environmental Health Department (conditional)	_____ Date
_____ Traffic Engineering, Transportation Division	_____ Date
_____ Water Utility Department	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ <del>AMAFCA</del> MRGLD	_____ Date
_____ City Engineer	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date

conditional (include signature line when applicable)  
\* - if there is a vacation involved with the plat  
\*\* - if the plat involves any known or existing landfill issues  
\*\*\* - if applicable



35 Lot E Admission  
6/6/05

Flat #565

Per Lot \$15 x 35 = 525 35 + 1 Track

Pub. Not \$75

CME \$20

~~485~~ \$380 4 intersections w/ San Clemente

→ \$1500

Private road easements  
1/2 each lot

Usable open space captured  
on 35 lots

		8
		16
7	14	24
		30

Phil Treels

410-3703

City will pay Major Plat  
(Structure -  
Zoning) fees



## **GARCIA/KRAEMER & ASSOCIATES**

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

April 18, 2005

John E. Dubois  
Assistant City Attorney

RE: Project No. 1002123  
Phillip and Pam Sheets

Dear Mr. Dubois:

The purpose of this letter is to respond to and take issue with your letter dated April 7, 2005, addressed to Robert D. Montgomery, Esquire, regarding the above-referenced property. I was the agent for the Sheets' in their efforts to rezone obtain site plan approval on this property before the Environmental Planning Commission (EPC).

I **disagree** with the basic conclusion of your letter and the Planning Department's current analysis of this matter; i.e., **that the zoning ordinance and/or EPC approvals of the above-referenced property REQUIRE subdivision of the subject property into separate townhouse lots.** Your conclusions are not supported by the provisions of the RT Residential Zone, definitions in the zoning ordinance or the specific language of the various EPC approvals under this project.

1. A basic distinguishing feature of the RT zone is that unlike the R-1 zone, **the number of dwelling units is not limited by the number of lots.**
2. The definition of townhouse says that a townhouse is one of a group of two to eight attached dwelling units. **A townhouse building is a type of apartment.**
3. The language you cite from the original Notice of Decision **does not set a required number of lots**, it refers merely to a **maximum** number of lots. The logical reason that a maximum was included in the approval is that **RT zoning would allow significantly more units.** The only density limitation of the RT zone is 2,200 square feet of lot area per dwelling unit. A development that would maximize density under SU-1 for RT uses zoning could result in almost 70 units on a 3.5 acre parcel.

4. The application filed in July 2003 mistakenly indicated that there would be 35 lots, rather than units. However, a review of all of the project files reveal numerous referances to the number of units rather than lots. The applicant's clear intent from the start of this project was to retain ownership of the entire project.
5. The only reason that a replat into separate lots, one per unit, would be required is if the Sheets' wanted to sell individual units.

It is my opinion that the completion or financial guarantee of required public infrastructure is the only valid requirement that the City can impose prior to issuance of a Certificate of Zoning by the Planning Department. I understand that the Sheets' intend to contract with a licensed/bonded contractor to complete the public infrastructure identified in the platting process and will complete said work in a timely fashion at which time final approval and Certificate of Zoning should be issued.

I know that the City and the neighbors are interested in having the mobile homes removed from the property in a timely manner. These unresolved issues have prevented the Sheets' from pursuing efforts to relocate those mobile homes and the residents.

I also understand that Mr. Sheets has unsuccessfully tried to secure a building permit to construct a single-dwelling unit on the subject property. Approval of that permit should be allowed, even if the zoning is technically still R-1 since it would be for one dwelling on one lot.

I hope that you will review the City's position regarding this project and that we can sit down and resolve the outstanding issues in this matter.

Sincerely,

WILLIAM L. KRAEMER

cc: Phillip and Pam Sheets  
Richard Dineen  
Sheran Matson  
Jack Bayse



**Russell D. Brito**  
04/19/2005 01:15 PM

To: Richard W. Dineen/PLN/CABQ@COA  
cc: Bob Paulsen/PLN/CABQ@COA, Jack J. Basye/PLN/CABQ@COA,  
Sheran A. Matson/PLN/CABQ@COA, Richard H.  
Dourte/PWD/CABQ@COA, Brad L. Bingham/PWD/CABQ@COA,  
Subject: Sheets site development plan for subdivision

Richard,

Several staff members are involved with the site development plan for subdivision and zone map amendment processes for the Del's Hideaway/Sheets property on San Clemente, east of 4th street. Assistant City Attorney John DuBois has communicated with the counsel for the Sheets via a letter dated 7 April 2005 that accurately summarizes the past and current situation for the requests as approved by the Environmental Planning Commission.

Currently, the Sheets are attempting to obtain final sign-off of an altered site development plan for subdivision and building permits for changed, unapproved development. Those of us involved with dealing with the Sheets concur with the requirements and status of the Sheets' application as outlined by John Du Bois:

1. The applicant filed an application for approval of a zone map amendment and a site development plan for subdivision to create a 35 lot subdivision (as stated on the application form and in the agent's letter describing the request).
2. A zone map amendment was approved by the EPC, conditioned on final sign-off of the site development plan for subdivision and replat of the property into 35 lots as proposed by the applicant.
3. A site development plan for subdivision was approved by the EPC, which requires a replat of the property into 35 lots as proposed by the applicant.
4. A replat of the property is required, concurrent with final DRB sign-off of the site development plan for subdivision, into 35 lots as proposed by the applicant.
5. After the site is replatted into 35 lots and the site development plan for subdivision is signed-off by the DRB, the Planning Department will issue a certificate of zoning for the property.
6. If the Sheets' development plan has changed from the 35 lots to 4 lots because of their failure to obtain appropriate financing, they - like anyone else who substantially changes their plans mid-process - need to go back to the appropriate boards and submit the appropriate paperwork.

Some of us dealing with the Sheets would welcome a confirmation of the requirements and status from the Planning Director, to ensure that the applicant's applications are handled and addressed in a consistent manner. I am prepared to draft a letter or memo for your signature that reiterates the above requirements and status if you are comfortable with the summary by John DuBois. Please let me know how you would like to proceed.

Thanks,

Russell Brito  
Senior Planner  
Development Review Division

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
ONE STOP SHOP/PLAZA DEL SOL BUILDING  
**FRED J. AGUIRRE, P.E.**  
**CITY ENGINEER**

ROUTING AND TRANSMITTAL FORM

DATE: 11-17-03

- |                                     |                 |                          |                                 |
|-------------------------------------|-----------------|--------------------------|---------------------------------|
| <input type="checkbox"/>            | Larry Blair     | <input type="checkbox"/> | Action                          |
| <input type="checkbox"/>            | Felicia Giron   | <input type="checkbox"/> | Please discuss w/me             |
| <input type="checkbox"/>            | John Castillo   | <input type="checkbox"/> | Process                         |
| <input type="checkbox"/>            | Kevin Broderick | <input type="checkbox"/> | Review & Comment                |
| <input type="checkbox"/>            | Richard Dourte  | <input type="checkbox"/> | For Your Info                   |
| <input type="checkbox"/>            | Roger Green     | <input type="checkbox"/> | File                            |
| <input type="checkbox"/>            | Loren Meinz     | <input type="checkbox"/> | Fax to: _____                   |
| <input type="checkbox"/>            | Gloria Saavedra | <input type="checkbox"/> | Copies to: _____                |
| <input checked="" type="checkbox"/> | <u>WILFREDO</u> | <input type="checkbox"/> | Prepare response for signature: |
| <input type="checkbox"/>            | _____           | <input type="checkbox"/> | Coordinate response w/ _____    |

COMMENTS:

Do you know anything about this issue. Let me know.

\_\_\_\_\_

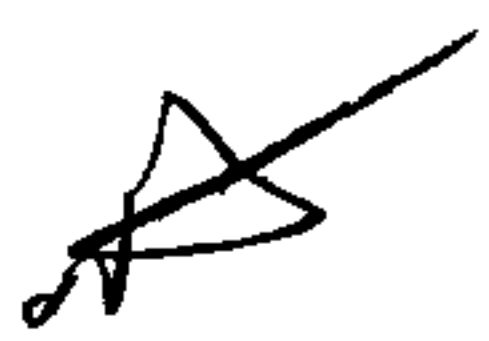
\_\_\_\_\_

\_\_\_\_\_

REQUIRED BY:

SENT DRAFT LETTER (RESPONSE)

11-20-03





Prj 1002123  
**City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 20, 2003

Mr. Philip D. Sheets  
Del's Hide-A-Way Park, Ltd.  
P.O. Box 6901  
Albuquerque, NM 87197-6901

Re: Project #1002123, 02EPC-01149

Dear Mr. Sheets:

Thank you for your letter dated October 26, 2003 regarding the above project. After review by my staff, the following items will be required as you proceed with your project.

San Clemente may remain as a dead-end provided that a cul-de-sac per DPM requirements is provided. Additionally, the total number of units to be served must comply with the DPM along with pavement widths required for single access points.

Infrastructure, including paving, for San Clemente will be required. The agreement your grandparents (Mr. & Mrs. Fred Kottman) had with Mega III Limited Partnership is a private agreement between your parties. The City of Albuquerque is not a party to this agreement and will require the applicant to provide infrastructure.

Drainage of your site and the associated improvements into the Middle Rio Grande Conservancy District's (MRGCD) Alameda Drain requires a license agreement from the District. The City has no authority over the MRGCD with respect to this license agreement. If you choose to utilize the Alameda Drain for draining your site, a license agreement to the City from the MRGCD will need to be obtained by your engineer prior to approval of the drainage plan for the site.

If you have any questions please feel free to contact my staff at 924-3999.

Sincerely,

Victor J. Chavez, PE  
Planning Director  
City of Albuquerque

cc: Fred Aguirre, PE, City of Albuquerque  
Wilfred Gallegos, PE, City of Albuquerque  
Richard Dourte, PE, City of Albuquerque



**Fred J. Aguirre**

11/20/03 05:26 PM

To: Victor J. Chavez/PLN/CABQ@COA  
cc:  
Subject: Fw: Del's Hideaway Revision

Vic, here is that draft letter you requested. Let me know if this is what you wanted. Fred  
----- Forwarded by Fred J. Aguirre/PWD/CABQ on 11/20/03 05:16 PM -----



**Wilfred A. Gallegos**

11/20/03 04:54 PM

To: Fred J. Aguirre/PWD/CABQ@COA  
cc: Richard H. Dourte/PWD/CABQ@COA  
Subject: Del's Hideaway Revision

Fred,

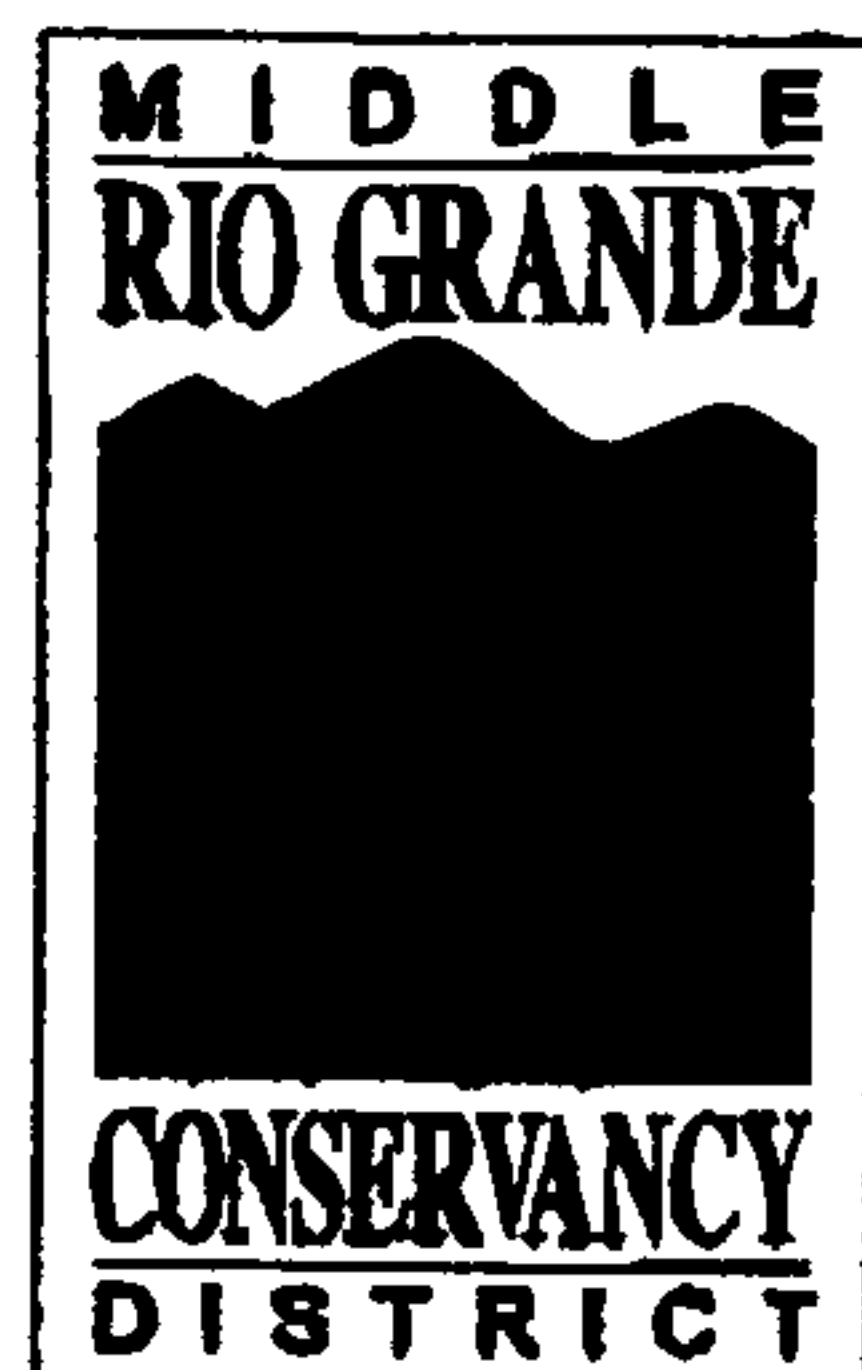
Here is the revised letter.

Wilfred



del's hideaway.doc

August 13, 2003



Mr. Russell Brito  
City of Albuquerque Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

REF.: DEL'S HIDE-A-WAY PARK - 4326 4<sup>TH</sup> STREET  
PROJECT # 1002123

Dear Mr. Brito:

The District has reviewed the site plan for the above referenced development. The following comments must be addressed by the developer prior to approval by the District:

1. The District requires a 20' wide irrigation ditch easement along the north boundary of the development between 4<sup>th</sup> Street and the Alameda Drain. The proposed site plan identifies a 20' drain easement along the north boundary. The site plan must be corrected to show a 20' wide irrigation ditch easement not a 20' wide drain easement.
2. The drainage from the site development is not allowed to discharge to the irrigation ditch or Alameda Drain. Drainage from the site development must be retained on-site or discharged to a storm sewer facility.
3. The District cannot allow any improvements within the irrigation ditch easement that blocks or hinders our access.
4. The District has a mediation agreement with the Developer where they agree to allow MRGCD irrigators along the Maurino Wasteway reasonable access for irrigation and maintenance purposes.

If you have any questions please feel free to contact Mr. Ray Gomez for more information at (505) 247-0234.

Sincerely,

Subhas K. Shah  
Chief Executive Officer

P.O. Box 581

87103-0581

1931 Second St. SW

Albuquerque, NM

87102-4515

505-247-0234

Fax # 505-243-7308

DECISION ON A REQUESTED SPECIAL EXCEPTION  
AS PROVIDED BY THE COMPREHENSIVE CITY ZONING CODE  
CHAPTER 7, ARTICLE XIV, REVISED ORDINANCES OF ALBUQUERQUE, NM 1974

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION  
PO BOX 1293, ALBUQUERQUE, NM 87103

Margaret Sheets requests a conditional use to allow a retail use on Tract 22A1 and 22A2, MRGCD Map No. 33, zoned C-2, and located at 4326 Fourth, NW. (G-14)

Decision No: ZA-89-340  
Hearing Date: 11-15-89  
Decision Date: 12-07-89

**FINDINGS:** Margaret Sheets requests a conditional use to allow a retail use on Tract 22A1 and 22A2, MRGCD Map No. 33, zoned C-2, and located at 4326 Fourth, NW. Applicant's request is for approval of the front portion of his property to be used for retail use. The applicant has agreed to remove two mobile home units that are no longer used for that purpose, and are maintained in an unsightly and arguable unhealthy manner. The rear of the property which serves as a mobile home park will be maintained and the property owner will take all necessary measures to assure that the mobile home park is free of debris and other materials/equipment not related to the residence of a mobile home park. The front portion of the mobile home park is to be upgraded to ensure modest quality of life amenities. The two structures which are to be used for retail use are to be remodeled in an aesthetically pleasing manner. Off-street parking for eight spaces is to be provided with paving. The property owner will also be responsible to see that his property which borders Third Street and Jupiter is to be maintained free of hazardous material, debris, and other equipment which may cause health hazards.

**DECISION:** Approval with conditions as heretofore cited. A new site plan is to be submitted with conditions for approval.

If you wish to appeal this decision you may do so by December 22, 1989 in the manner described below.

Appeal is to the Environmental Planning Commission within 15 days of the decision.

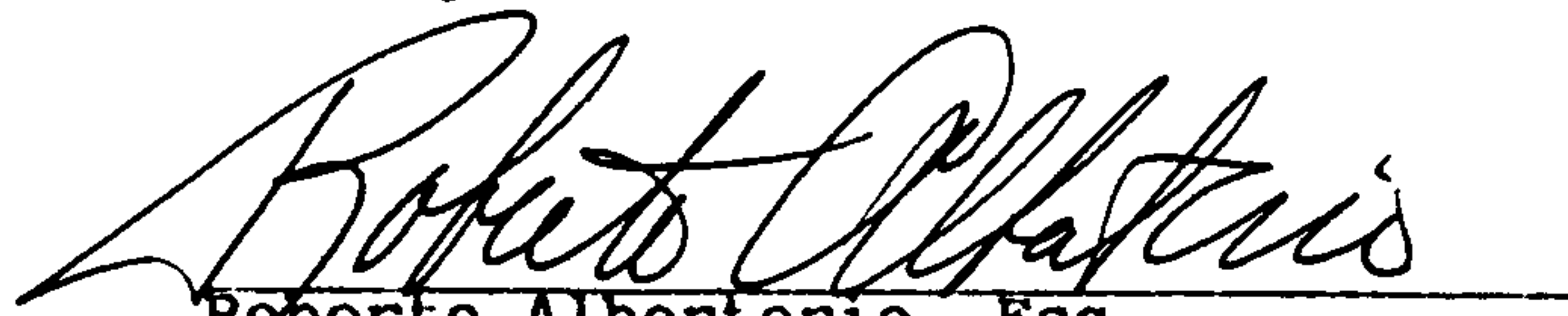
A filing fee of \$50.00 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Environmental Planning Commission within 60 days of its filing. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval the applicant agrees in writing to return building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

  
Roberto Albertorio, Esq.  
Zoning Hearing Examiner

tc:WPPPLN410822

cc: Robert E. Romero, Zoning Enforcement Officer  
Leah Persons, 4441 Jupiter, NW; 87107  
John D. Schelberg, 4452 3rd St., NW; 87107  
Eugene B. Stites, 4449 Jupiter St., NW; 87107



1-15.82

November 17, 1981

Wilson & Co. Engr. Co.

San Clemente N.W.

NO	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>SANITARY SEWER</b>					
S-1	4" DIP	210	LF	9.45	\$ 1,98
S-40	4" Tap On (8"-15")	8	EA	147.00	1,17
<b>Sub-Total</b>					<b>\$ 3,16</b>
<b>WATER</b>					
W-133	1" S. Serv.	8	EA	394.00	3,15
<b>Sub-Total</b>					<b>\$ 3,15</b>
<b>PAVING</b>					
P-4	Grading	2065	SY	1.25	2,58
P-10	Cut & Rem. AC Pvmt.	20	SY	2.90	5
P-13	PCC C & G Rem.	70	LF	2.90	20
P-16	Imp. 4" Subbs.	2065	SY	1.40	2,89
P-26	2" AC BS-1500-M	2065	SY	3.20	6,60
P-30	Tk. Ct.	2065	SY	0.20	41
P-31	1" AC SF-1500-M	2065	SY	2.10	4,33
P-42	4" FCC Sdwk.	1640	SF	1.80	2,95
P-43	6" PCC Drvpd.	675	SF	2.60	1,75
P-46	PCC Std. C & C	575	LF	6.60	3,79
<b>Sub-Total</b>					<b>\$ 25,59</b>
<b>STORM DRAIN</b>					
K-2	15" RCP	100	LF	39.00	3,90
K-31	CB-C-S	2	EA	1800.00	3,60
K-38	CB Rem.	1	EA	120.00	12
M-39	Rem. & Repl. Art. Pvmt.	115	SY	20.00	2,30
<b>Sub-Total</b>					<b>\$ 9,92</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 41,82</b>
Construction Cost					41,82
Engineering 6%					2,50
Testing Fee 2%					8
Sidewalk Staking Fee					
C & G Staking Fee					
<b>TOTAL PROJECT COST</b>					<b>\$ 45,20</b>

IMPROVEMENTS \$45,206.00



INVOICE

No 794

1321 SAN PEDRO N E  
P. O. BOX 3305 STATION D  
ALBUQUERQUE NM  
87110

Date: 1-15-82

Megastructure, Inc.  
2221 Rio Grande Blvd., N.W.  
Albuquerque, NM 87104

Our File: 81509

Fed. Id # 48-0642364  
DUNS # 04-714-2989

PROFESSIONAL SERVICES: PREPARATION OF PLANS AND ESTIMATES FOR  
SAN CLEMENTE ST., N.W.

PERIOD COVERED: 3 September 1981 thru 4 December 1981

Name	Rate	Hours	Amount
O. B. Baros	15.30	1	\$ 15.30
E. B. Jensen	28.95	1	28.95
S. A. Patten	19.20	3	57.60
R. F. Sykes	72.45	25	1,811.25
M. D. Jensen	27.00	15	405.00

Blue Prints		22.80
Amount Earned		\$2,340.90
Plus 4.00% Tax		93.64
TOTAL AMOUNT DUE		<u>\$2,434.54</u>

I hereby certify that these services were performed in compliance with all applicable requirements of Sections 6, 7 and 12 of the Fair Labor Standards Act, as amended, and of regulations and orders of the United States Department of Labor issued under Section 14 thereof and I do solemnly swear that the above account is just and correct, is due and remains unpaid.

By James D. Dill  
WILSON & COMPANY

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

POST OFFICE BOX 581  
1930 SECOND ST., S.W. PHONE 243-6796  
ALBUQUERQUE, NEW MEXICO 87103

July 30, 1980

Robert Pierrot Real Estate Inc.  
Suite 372 West  
6400 Uptown Blvd. NE  
Albuquerque, NM 87110

Gentlemen:

We are enclosing three copies of a license issued to install and maintain a 60"  $\emptyset$  x 50' culvert for a crossing at Alameda Interior Drain, station 227+70+. This license has been approved by both the Water & Power Resources Service and the District.

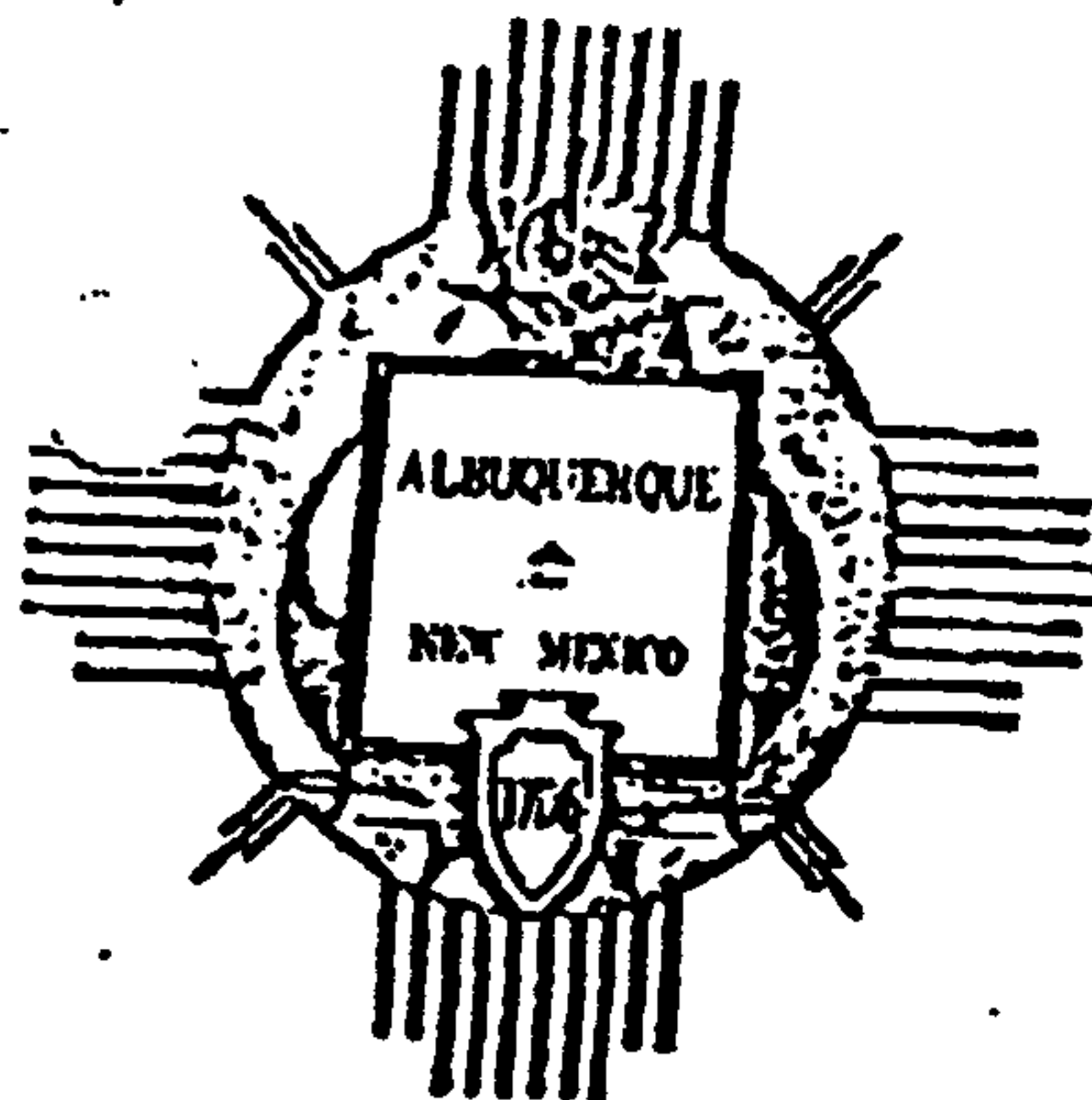
Please sign and date all three copies of the license, retain the original, and return two signed copies to this office. Also, please be sure to notify Mr. Robert White, Albuquerque Division Manager, prior to installation.

Sincerely,

  
Robert S. Nanninga  
General Manager

RSN:cj  
Enclosures

PLEASE ADDRESS ALL CORRESPONDENCE IN THE NAME OF THE DISTRICT



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR  
David Rusk

December 4, 1979

Mr. Robert Pierrot  
Suite 372 West  
6400 Uptown Blvd., N.E.  
Albuquerque, New Mexico 87110

Dear Mr. Pierrot,

Thank you for writing to me in reference to the problems on San Clemente, NW.

First of all, the Kottmans are in violation of zoning restrictions by storing drilling equipment on their property. The city has pursued the case through the courts.

On October 3, 1979, the Supreme Court of the state of New Mexico rendered final judgment on the case ruling in favor of the city. In practical terms the Kottmans will have to remove the drilling equipment by April 3, 1980. In the event of noncompliance, the city will enforce the judgment through the Bernalillo County Sheriff's office.

In reference to the mobile home park, the tract is divided into two zoning categories. In the C-2 portion fronting on 4th Street, the use is appropriate, therefore, the mobile homes will be allowed to remain indefinitely. In the R-1 portion of the tract, the mobile homes are authorized to stay until January 1, 1981.

*RE PRESENCE  
MOBILE HOMES  
ALONG STREET*

Lastly, the paving of San Clemente is part of assessment district 194. A protest hearing for this district is scheduled within approximately 60 days. After that, construction will begin; it is previewed that work in the district will be completed within a 12 month period. However, conceivably San Clemente could be paved considerably sooner depending where this project is in relation to the rest of district 194. As soon as this information will become available, we will relay it to you.

AGREEMENT

This agreement is entered into this 13th. day of August 1981, between Fred Kottman and Delia Kottman, his wife, party of the first part and Mega III Limited Partnership, a New Mexico Limited Partnership party of the Second part.

Whereas, the party of the first part is the owner of, ratification #8 reference # 427 Tract 22-a-2, Map 33, M.R.G.C.D. & ratification #9 reference # 428 Tract 22-A-1, Map 33, M.R.G.C.D.

Whereas, the undersigned owners agree by ratification to the paving of the North one-half of San Clemente N.W. fronting on the above mentioned lots as described in items No's 427 & 428 of paving district #194.

Therefore in consideration of the above premis the undersigned Mega III Limited Partnership here by agrees to pay the assessments for the paving upon receiving the semi-annual bill at 2221 Rio Grande N.W., in no way curtail or attempt to limit any rights and privileges the present owners have in the San Clemente right-of-way including full access. Both parties acknowledge that this agreement constitutes the entire agreement and is made without coercion and with the free will of all parties. This agreement expires upon the execution of the sale of the property, however can be transfered to heirs.

Executed this 13th. day of August 1981 at Albuquerque,  
New Mexico

Fred Kottmannsky  
Fred Kottman Delia Kottman

Delia Kottmann  
Delia Kottman

Paul J. Skrak GP.  
Paul J. Skrak, General Partner

Mega III Limited Partnership  
Mega III Limited Partnership



OFFICIAL SEAL



Fred J. Aguirre

11/19/03 02:27 PM

To: Victor J. Chavez/PLN/CABQ@COA  
cc: Margaret D. Garcia/PLN/CABQ@COA  
Subject: Del's Hide-A-Way Park

Vic, there appears to be three issues raised in the letter and they are:

1. Del's Hide-A-Way would like to leave San Clemente as a dead-end street?

The City has no objection to leaving San Clemente as a dead-end street as long as a cul-de-sac or a hammer head is constructed at the east end.

2. Del's Hide-A-Way would like to discharge their on-site flows and street flows from San Clemente Ave. to the Alameda Drain?

The City has no objection to the discharge, but Del's Hide-A-Way must obtain a license agreement from the MRGCD for this discharge.

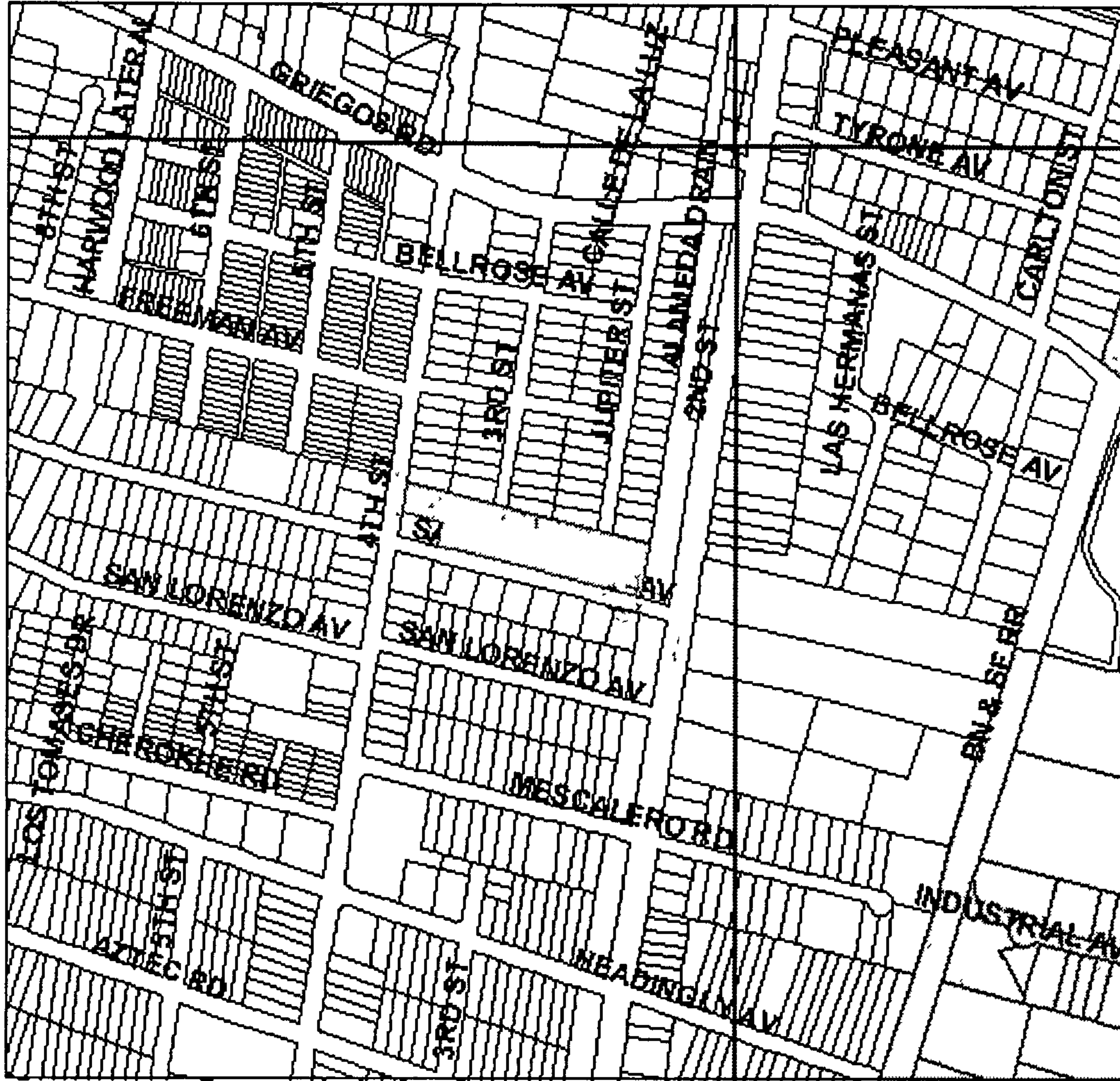
3. Del's Hide-A-Way should not be responsible for the paving of San Clemente because The City did not construct the street improvements in a timely manner and they had an agreement with Mega III.

The developer is responsible for paving his half of the street adjacent to his development.

Call me and I will go over these issues in more detail. Fred

Activate By 'Clicking' on the Map

Zoom In Id Address Pan Zoom Out



ReDraw Screen

1999 AIR PHOTO (Metro Area Coverage)

CITY



LAY

- STREET
- PARKS
- OUT OF
- ZONE I
- NBR B
- COMM
- WATER
- SEWER
- STORM
- ZONIN
- LOT NI
- ZIP CO
- COUNC
- FLOOD
- PARCE
- CONTR
- SENAT
- REPRE
- COUNT
- PARCE
- CRIMI
- PUBLIC
- LAND
- 1960 CI

ZO

TE MI

NEW GIS QUERY

FIGURE 12

**SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)**

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 14 day of Dec., 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Del's Hide-A-Way Park LTD, a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Philip D. Sheets GP, whose address is P.O. Box 6901 Albuq. N.M. 87197 and whose telephone number is 410-3703, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract B, Del's Hide-A-Way Park, recorded on May 11, 2004 in the records of the Bernalillo County Clerk at Book 2004 C, pages 149 through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Del's Hide-A-Way Park LTD ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Del's Hide-A-Way describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 14 day of Dec., 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. \_\_\_\_\_.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	3.25% of Actual Construction Cost
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	As required per City-approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by A&M surveying, and construction surveying of the private Improvements shall be performed by Sheets Contracting. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Quik Draw Eng. LTD, and inspection of the private Improvements shall be performed by Lyle Loszok, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Lytle Lasock ~~P.E. GOET~~ and field testing of the private Improvements shall be performed by Lytle Lasock, ~~P.E. GOET~~ both ~~certified~~ testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following  Financial Guaranty:

Type of Financial Guaranty:  
Amount: \$ 93,775.41 Name of Financial Institution or Surety providing Guaranty: Municipal Lien  
Date City first able to call Guaranty: Dec. 19, 2006  
[Construction Completion Deadline]: Dec. 14, 2006 20\_\_\_\_  
If Guaranty other than a Bond, last day City able to call Guaranty is: Feb. 14,  
2007  
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: *Philip D. Sheets*  
Name: Philip D. Sheets  
Title: owner  
Dated: 12/14/05

\_\_\_\_\_  
City Engineer  
Dated:

SUBDIVIDER'S NOTARY

STATE OF NM )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 14 day of December, 2005 by [name of person:] Philip D. Sheets [title or capacity] for instance, "President" or "Owner":] General Partner of Delta Highway Truck of Ltd. [Subdivider:]

My Commission Expires: March 19, 2008

Notary Public  
Elizabeth M Young

CITY'S NOTARY

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:

\_\_\_\_\_  
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

**GARCIA/KRAEMER & ASSOCIATES**

---

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

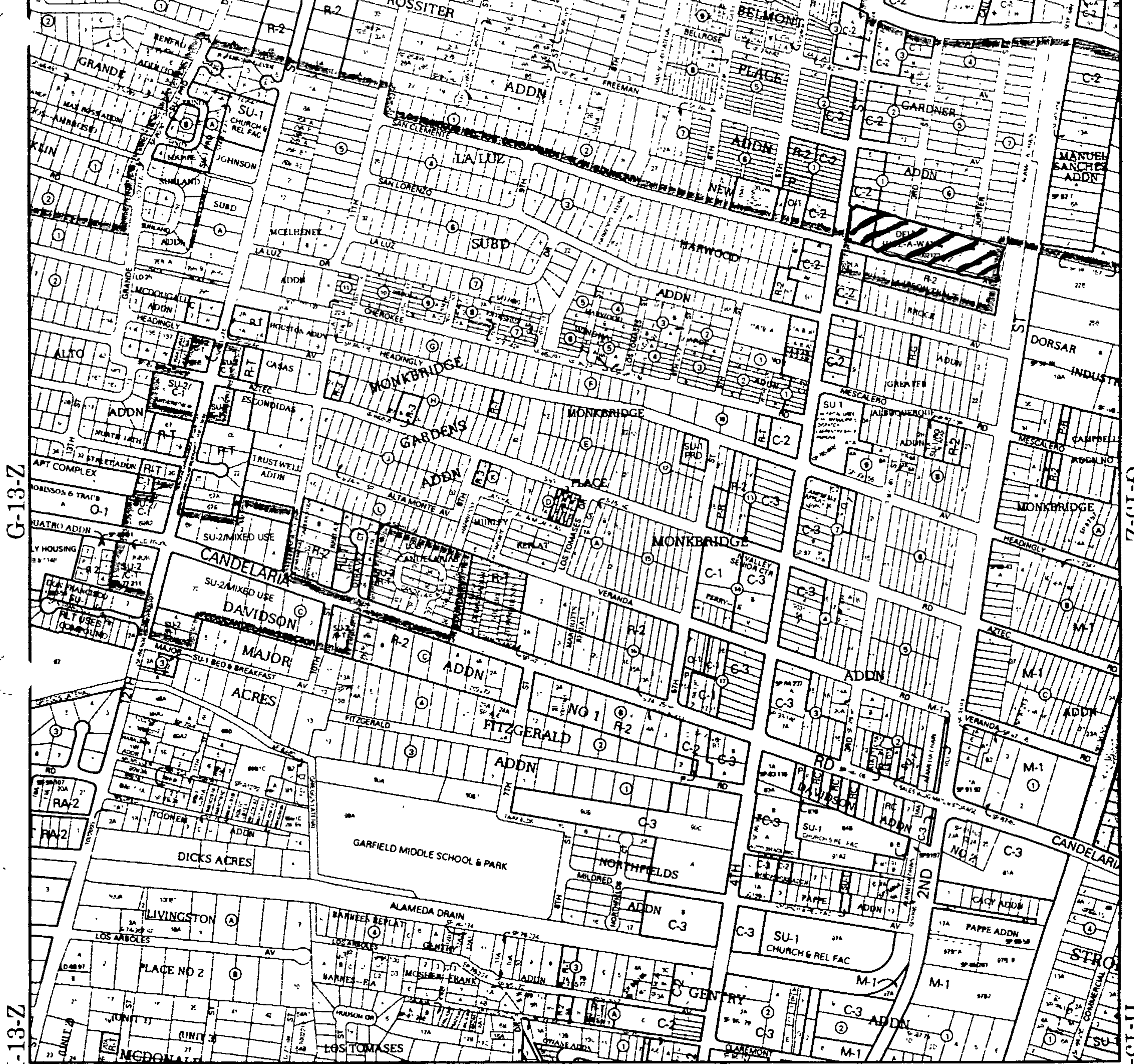
June 13, 2005

**REASON FOR REQUEST  
Tract B, Del's Hide-A-Way**

This is a request for approval of a subdivision plat on Tract B, Del's Hide-A-Way, MRGCD Map No. 33, located east of Fourth Street NW, between San Clemente NW and Jupiter Street NW. On January 16, 2003, the Environmental Planning Commission (EPC) voted to approve Project 1002123/02 EPC 01149, a Zone Map Amendment from R-1 to SU-1 for RT Uses.

In support of the Zone Change request, the Applicants submitted an illustrative site plan showing a maximum of 35 townhouse lots on the subject property. The subdivision plat submitted is in conformance with the proposed Site Development Plan.

We respectfully request that the subdivision plat as submitted be approved by the DRB.

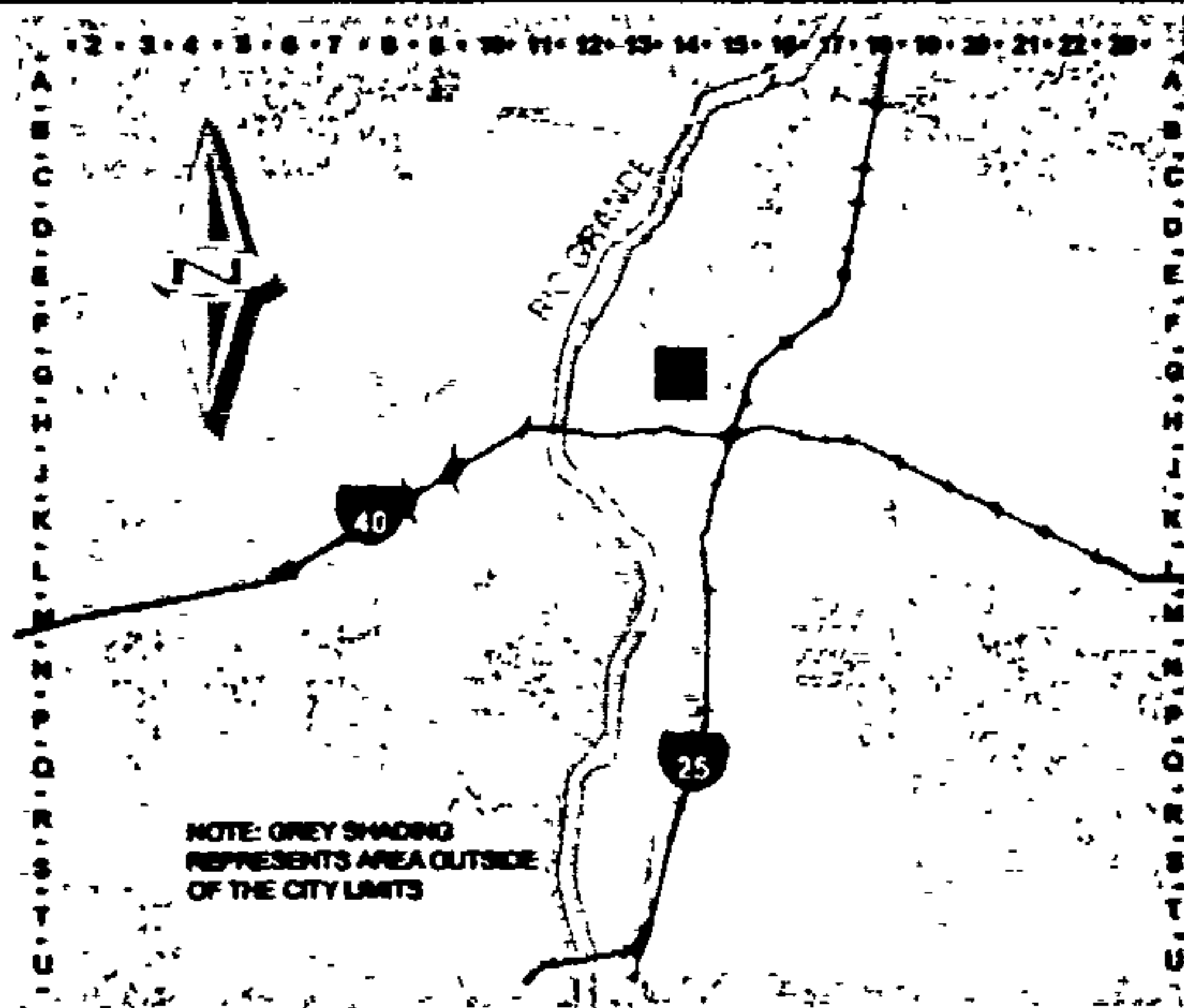
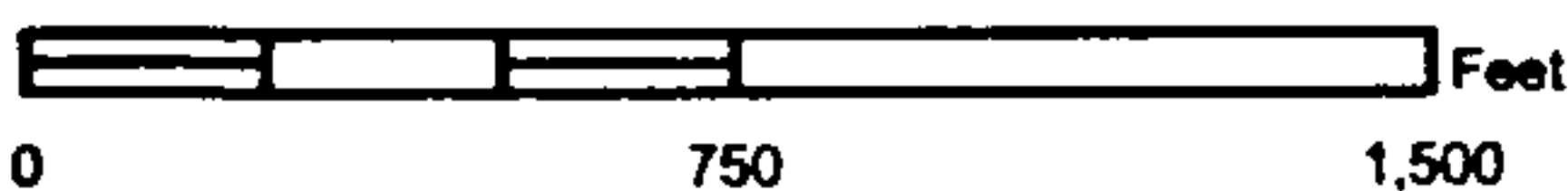


Zone Atlas Page: **G-14-Z**

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

Selected Symbols

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



**CITY OF ALBUQUERQUE**  
**THREE HUNDRED YEARS**  
 1706 • 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004

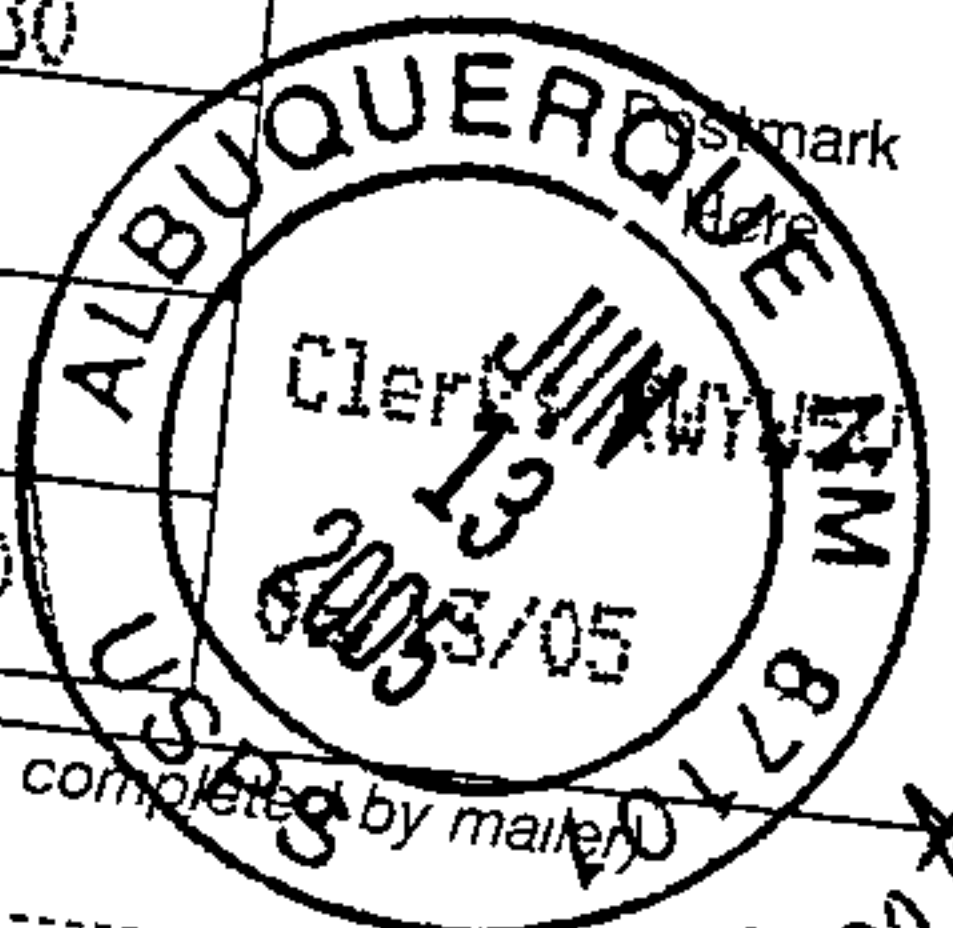
7099 3400 0015 6489 9345  
7099 3400 0015 6489 9345  
7099 3400 0015 6489 9345

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

ALBUQUERQUE, NM 87107

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 2.90</b>

UNIT ID: 0101



Recipient's Name (Please Print Clearly) (to be completed by mailer)  
**MARY WILLIAMS**  
Street, Apt. No., or PO Box No.  
**4440 JUPITER NW**  
City, State, ZIP+4  
**ALBO NM 87107**

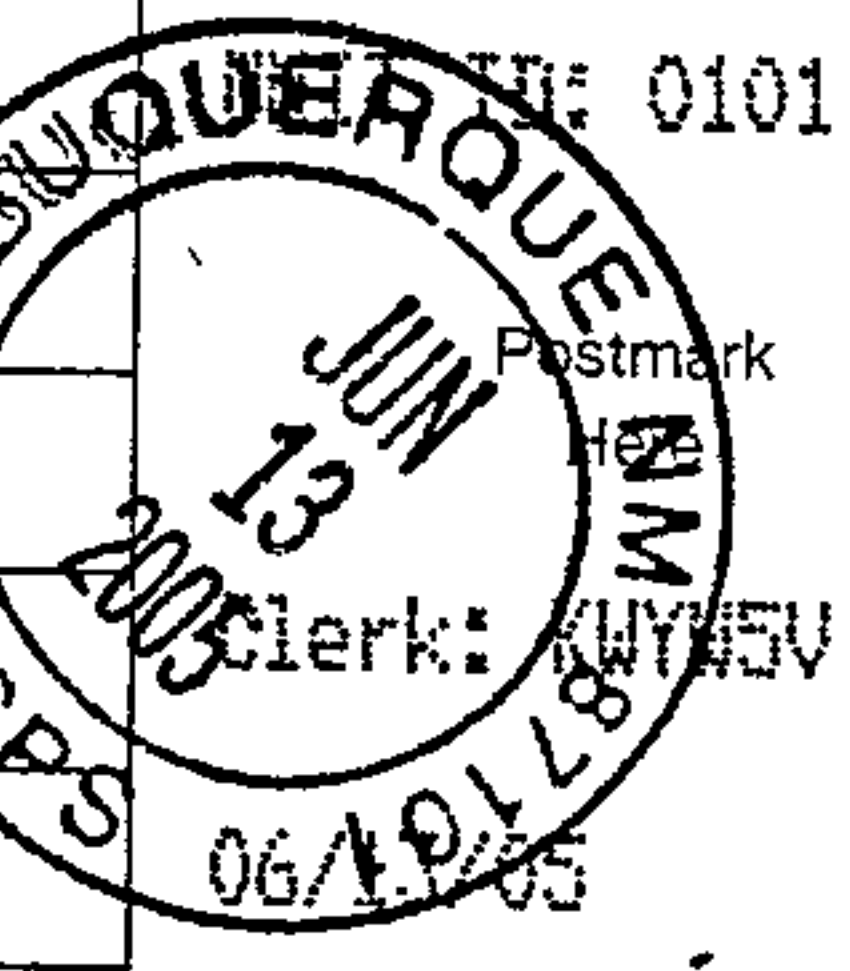
PS Form 3800, February 2000

See Reverse for Instructions

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

ALBUQUERQUE, NM 87106

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 2.90</b>



Recipient's Name (Please Print Clearly) (to be completed by mailer)  
**SUSAN McAllister**  
Street, Apt. No., or PO Box No.  
**3333 PURDUE NE**  
City, State, ZIP+4  
**ALBO NM 87106**

PS Form 3800, February 2000

See Reverse for Instructions



**GARCIA/KRAEMER & ASSOCIATES**

---

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

June 13, 2005

Susan McAllister  
3333 Purdue NE  
Albuquerque, New Mexico 87106

Mary Williams  
4440 Jupiter NW  
Albuquerque, New Mexico 87107

VIA CERTIFIED MAIL

RE: Sheets Subdivision Plat

Dear Neighborhood Representative:

This is a request for approval of a subdivision plat on Tract B, Del's Hide-A-Way, MRGCD Map No. 33, located east of Fourth Street NW, between San Clemente NW and Jupiter Street NW. On January 16, 2003, the Environmental Planning Commission (EPC) voted to approve Project 1002123/02 EPC 01149, a Zone Map Amendment from R-1 to SU-1 for RT Uses.

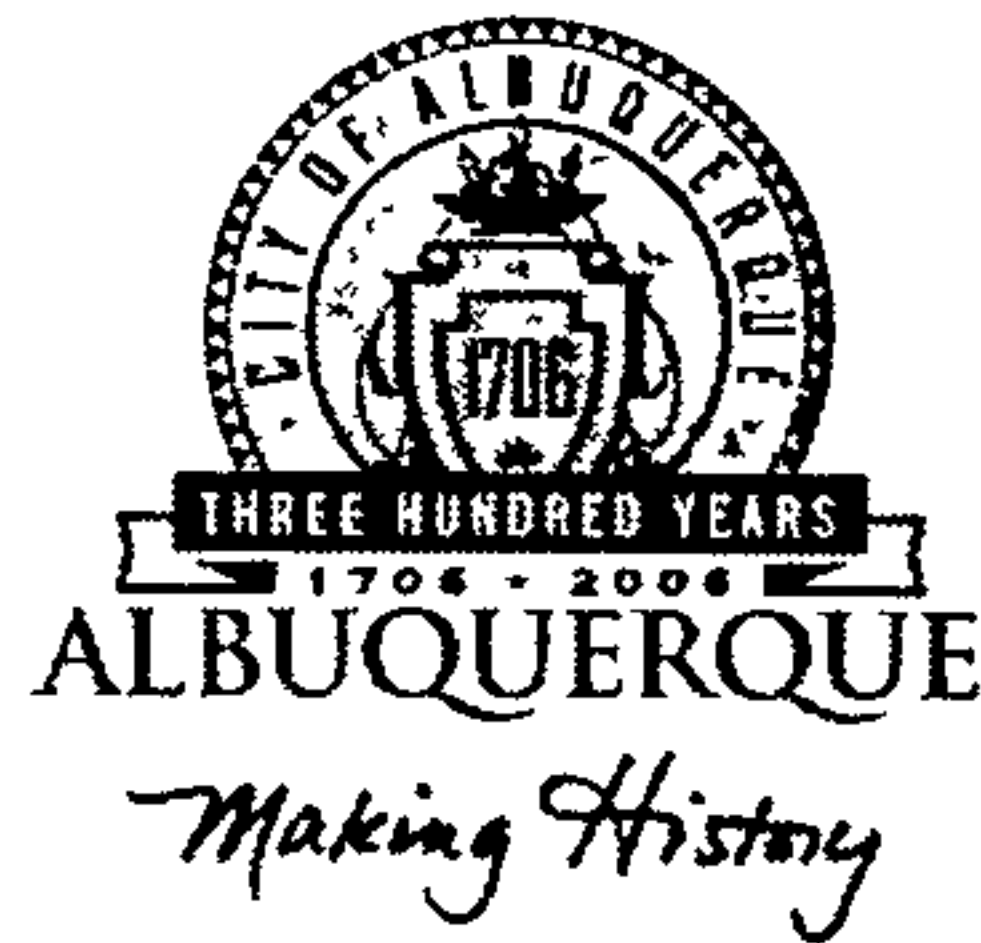
In support of the Zone Change request, the Applicants submitted an illustrative site plan showing a maximum of 35 townhouse lots on the subject property. The subdivision plat submitted is in conformance with the proposed Site Development Plan.

Upon filing this application, a hearing on this request will be scheduled on June 29, 2005 before the Development Review Board. Should you have any questions, do not hesitate to contact this office.

Sincerley,

  
PHIL GARCIA

cc: Phil and Pam Sheets



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

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

June 9, 2005

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

Dear Phil:

Thank you for your inquiry of June 9, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS A AND B, DEL'S HIDE-A-WAY LOCATED ON SAN CLEMENTE AVENUE NW BETWEEN FOURTH STREET NW AND SECOND STREET NW** zone map **G-14**.

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

*Stephani I. Winklepleck*  
Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/08/04)

# **"Attachment A"**

**Date of Request: June 9, 2005**

**Name: Phil Garcia, Garcia/Kraemer and Associates**

**Address/Zip: 200 Lomas NW, Ste. 1111/87102**

**Phone: 242-5566/Fax: 242-9028**

**Zone Map: G-14**

**THE GREATER GARDNER N.A. (GRG) "R"**

**\*Mary Williams**

4440 Jupiter NW/87107 344-2778 (h)

Susan McAllister

3333 Purdue NE/87106 265-2636 (h) 242-6367 (w)

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

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

\*\*\*\*\*

*(below this line for ONC use only)*

Date of Inquiry: **06/09/05** Time Entered: **9:50 a.m.** ONC Rep. Initials: **SW**

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Phil & Pam SHEETS Date of request: 07/02/03 Zone atlas page(s): G-14

### CURRENT:

Zoning SU-1 for RT Uses  
Parcel Size (acres / sq.ft.) 3.5

### Legal Description -

Lot or Tract # E/Portin 22-A-1 Block # \_\_\_\_\_  
Subdivision Name MURGO MAP #33

### REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	Building Permit	[ ]
Comp. Plan	[ ]	Zone Change	[ ]	a) Subdivision	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	Other	[ ]
				c) Amendment		[ ]

### PROPOSED DEVELOPMENT:

No construction / development [ ]  
 New Construction [  ]  
 Expansion of existing development [ ]

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 35  
Building Size - 1193 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative William Kramer Date 07/02/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [  ] BORDERLINE [ ]

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [  ] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]  
TRAFFIC ENGINEER

7-02-03  
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring AQIA: Previously studied: [ ]

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_

TRAFFIC ENGINEER

DATE

AQIA - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_

ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
DELS HIDE-AWAY-DARK  
PROPOSED NAME OF PROJECT OR SITE DEVELOPMENT PLAN  
TRACT 22-A-1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Site Plan Approved: 4/28/04  
Date Preliminary Plat Approved: 4/28/03  
Date Preliminary Plat Expires: N/A  
DRB Project No.: 1002123  
DRB Application No.: 01-00533

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

Sequence #	C/OA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chief Engineer
		24' FL TO EOA	3" ASPHALT	SAN CLEMENTE AVE.	LOT 22A-2	PHASE LINE	/	/	/
		24' FL TO EOA	3" ASPHALT	SAN CLEMENTE AVE.	LOT 22A-2	PHASE LINE	/	/	/
		8"	STD C&G (DEFERRED)	SAN CLEMENTE AVE.	LOT 22A-2	PHASE LINE	/	/	/
		8"	STD C&G (DEFERRED)	SAN CLEMENTE AVE.	LOT 22A-2	PHASE LINE	/	/	/
		4'	SIDEWALK	SAN CLEMENTE (NORTH SIDE)	LOT 22A-2	PHASE LINE	/	/	/
		4'	SIDE WALK (DEFERRED)	SAN CLEMENTE (NORTH SIDE)	PHASE LINE	EAST PL	/	/	/
		6"	WATER MAIN + APPURTANCES (DEFERRED)	PRIVATE ROAD	SAN CLEMENTE	TOPICR	/	/	/
		4"	WATER SERVICE w/ VAULT	SAN CLEMENTE AVE	-	-	/	/	/
		4"	SAINTARY SEWER SERVICES	SAN CLEMENTE AVE	-	-	/	/	/

COA DRC	Project #

Size

Type of Improvement

ORIGINA L  
Location

From

To

Private Inspector  
City Inspector  
City Cnat Engineer

24" RCP SD w/inlets

Srs Clements E Riveter Rd Smp location  
(T 60' west)

Engineer Certification of grading pls reqd prior to release of SIA to financial guarantee

NOTES

1  
2  
3

AGENT / OWNER

Kyle Chosack PE  
NAME (print)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]*  
DRB CHAIR - date 4-28-04  
PARKS & GENERAL SERVICES - date 4-28-04

DEIR DRAW ENGINEERING LLC  
FIRM

*[Signature]*  
TRANSPORTATION DEVELOPMENT - date 4-28-04

AMAFCA - date

Eric C. Howard PE  
SIGNATURE - date 3/1/04

*[Signature]*  
UTILITY DEVELOPMENT - date 4/28/04

- date

*[Signature]*  
CITY ENGINEER - date 4/28/04

- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

**APPLICANT INFORMATION:**

NAME: PAM + PHIL SHEETS PHONE: 615-3988  
 ADDRESS: P.O. 6901 FAX: \_\_\_\_\_  
 CITY: ALBQ STATE NM ZIP 87197 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): QUICKDRAW ENGINEERING, L.L.C. PHONE: 898-0389  
 ADDRESS: P.O. BOX 729 FAX: 897-0389  
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: QUICKDRAWENGR@aol

DESCRIPTION OF REQUEST: DRB FINAL SIGN OFF FOR EPC S/P FOR BP, -  
SITE DEV. PLAN FOR SUBDIVISION + PRELIMINARY + FINAL PLAT

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. TRACT 22-A-1 + 22-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. DEW'S HIDE-AWAY-PARK  
 Current Zoning: C2 + SU-1 for RT Proposed zoning: SAME  
 Zone Atlas page(s): 9-14 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 3,5230 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: 11.9  
 Within city limits?  Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101406045337712323 + 101406041638012322 MRGCD Map No. 33  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN CLEMENTE + 4th STREET NW  
 Between: ARIEGOS and CANDELARIA

CASE HISTORY: Russell Brito EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
03 EPC-01087 + 88 02 EPC-01149 PROJ # 1002123  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review:  
 SIGNATURE Lyte C. Kosack PE DATE 4/5/04  
 (Print) Lyte C. Kosack PE Applicant  Agent

**OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03

**INTERNAL ROUTING**

- All checklists are complete
- All fees have been collected
- Case #s are assigned
- 15 copy has been sent
- History #s are listed
- Within 1000ft of a landfill
- P. density bonus
- P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>04DRB - 00533</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0</u>
<u>04DRB - 00532</u>	<u>SPS</u>	<u>P(3)</u>	<u>\$ 0</u>
<u>04DRB - 00538</u>	<u>P&amp;F</u>	<u>S(3)</u>	<u>\$ 28500</u>
	<u>Combl. Mgmt. fee</u>		<u>\$ 2000</u>
			<u>\$</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 30500</u>

Hearing date 4/14/04

BRADY 4/6/04  
 Planner signature / date

Project # 1002123



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Copy of previous D.R.B. approved infrastructure list
- \_\_\_ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- \_\_\_ Any original and/or related file numbers are listed on the cover application

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Lyle C. LOSACK PE  
Applicant name (print)  
Lyle C. Losack PE 3/11/04  
Applicant signature / date



Form revised 8/03, 8/03 and 11/03

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
04DRB - \_\_\_\_\_ - 00538

[Signature] 4/06/04  
Planner signature / date

**Project # 1002123**

**P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - 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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - 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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies. *(SUBMITTED TO HYDROLOGY)*
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

Lyle C. Kosack PE  
Applicant name (print)  
Lyle C. Kosack PE 3/1/04  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
04ORB - 00533  
04ORB - 00532

[Signature] 4/6/04  
Planner signature / date  
**Project # 1002123**

**GARCIA/KRAEMER&ASSOCIATES**

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

April 6, 2004

Written Project Summary

Project # 1002123

03EPC-01087

03EPC-01088

*SITE PLANS FOR SUBDIVISION & BUILDING PERMIT*

The subject site is zoned SU-1/RT as approved by the EPC on January 16, 2003. The property owner intends to construct thirty-five(35) townhouse units on a single parcel without subdividing it into individual lots. The only subdivision action included with this request is separating the residentially zoned parcel from the C-2 zoned property with Fourth St. frontage. On or about August 21, 2003, the EPC voted to approve two actions: the site plan for subdivision based on twelve(12) findings and subject to two(2) conditions of approval and; the site plan for building permit based on eleven(11) findings and subject to eleven(11) conditions of approval. The current submittal complies with each and every of those conditions as explained in the letter from Quikdraw Engineering LLC.

Access to this site is from San Clemente Ave. east from Fourth St. NW. The internal access within the parcel is via four(4) twenty-six feet(26') private roads. There are seven(7) rows of five(5) attached units. The architectural style is Pueblo with shed roofs. The units comply with RT setback requirements from the private roads, other units and property lines.

We are requesting DRB signoff on the site development plans for subdivision and building permit to insure compliance with the EPC approval.

SUBDIVISION ACTION

The purpose of this replat is to create lot lines that conform to the zoning. There are currently two parcels

22-A-1 is crossed by a zone boundary &

22-A-2 is zoned C-2.

The plat will create two different ~~lots~~ Tracts

A fronts on 4th street and is zoned C-2

B is the remainder of the property and is zoned SU-1 RT

03EPC 01087

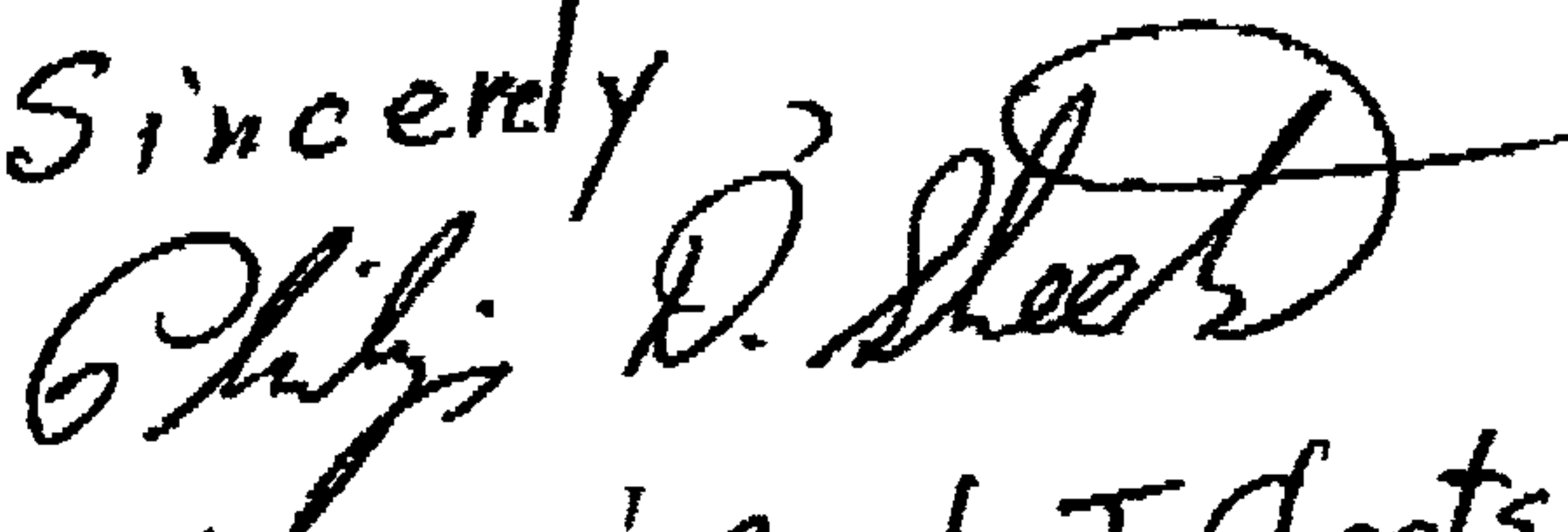
March 31, 2004

To Whom It May Concern:

We, Philip D. and Pamela J. Sheets  
hereby authorize Lyle C. Losack, P.E.,  
and Garcia/Kraemer and Associates  
to act as our agents and represent  
our interests regarding DRB action  
for all or a part/portion of Tract(s)

22-A-1 MRGCD Map 33, located  
on 4th. Street NW, between San  
Clemente N.W. and Jupiter and  
3rd. Street N.W., containing approximately  
3 1/2 acres.

Sincerely,



Philip D. & Pamela J. Sheets  
P.O. Box 6901  
Albuquerque, N.M. 87197-6901

(505) 410-3703

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from June 14, 2005 To June 29, 2004

#### 5. REMOVAL

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

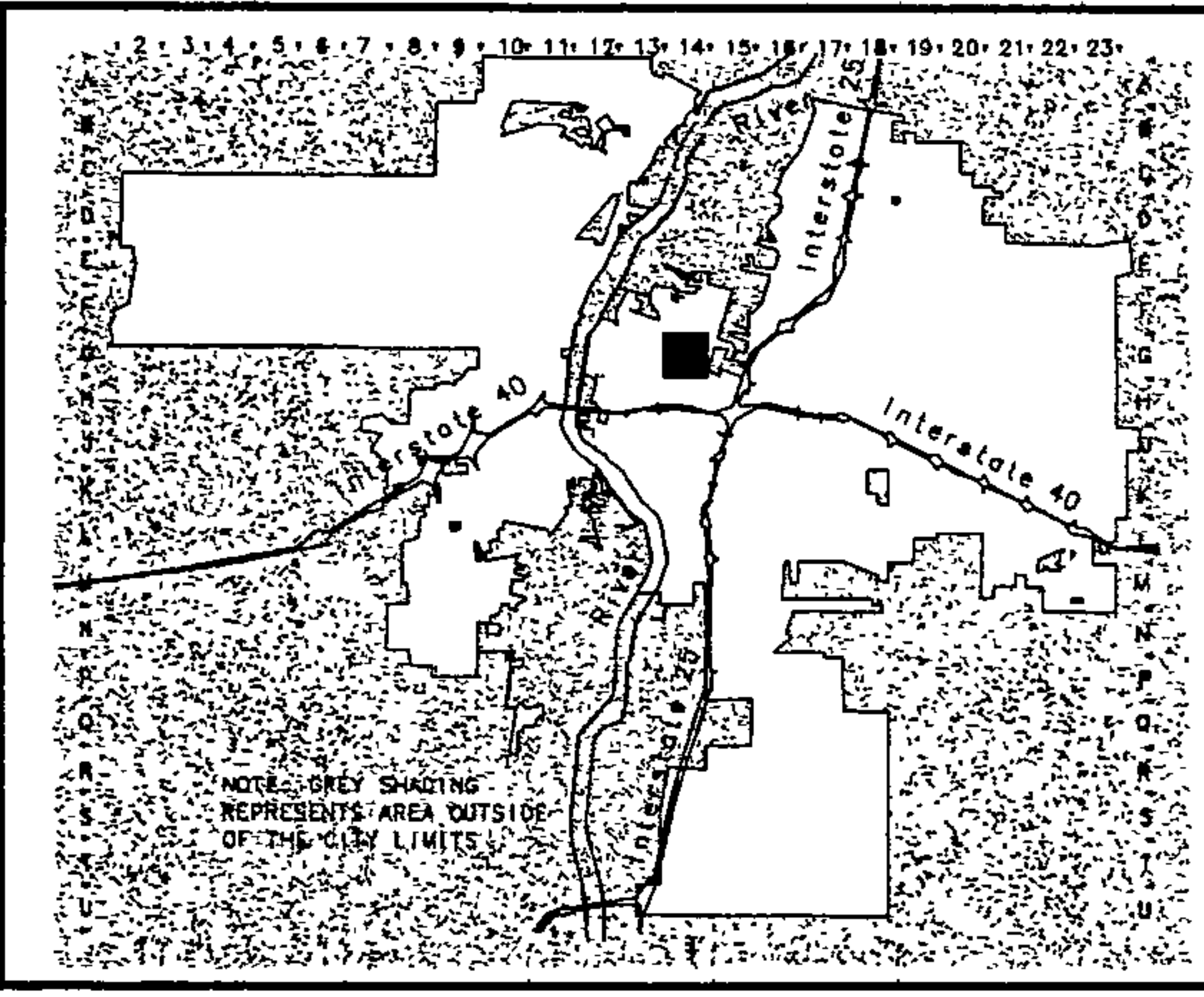
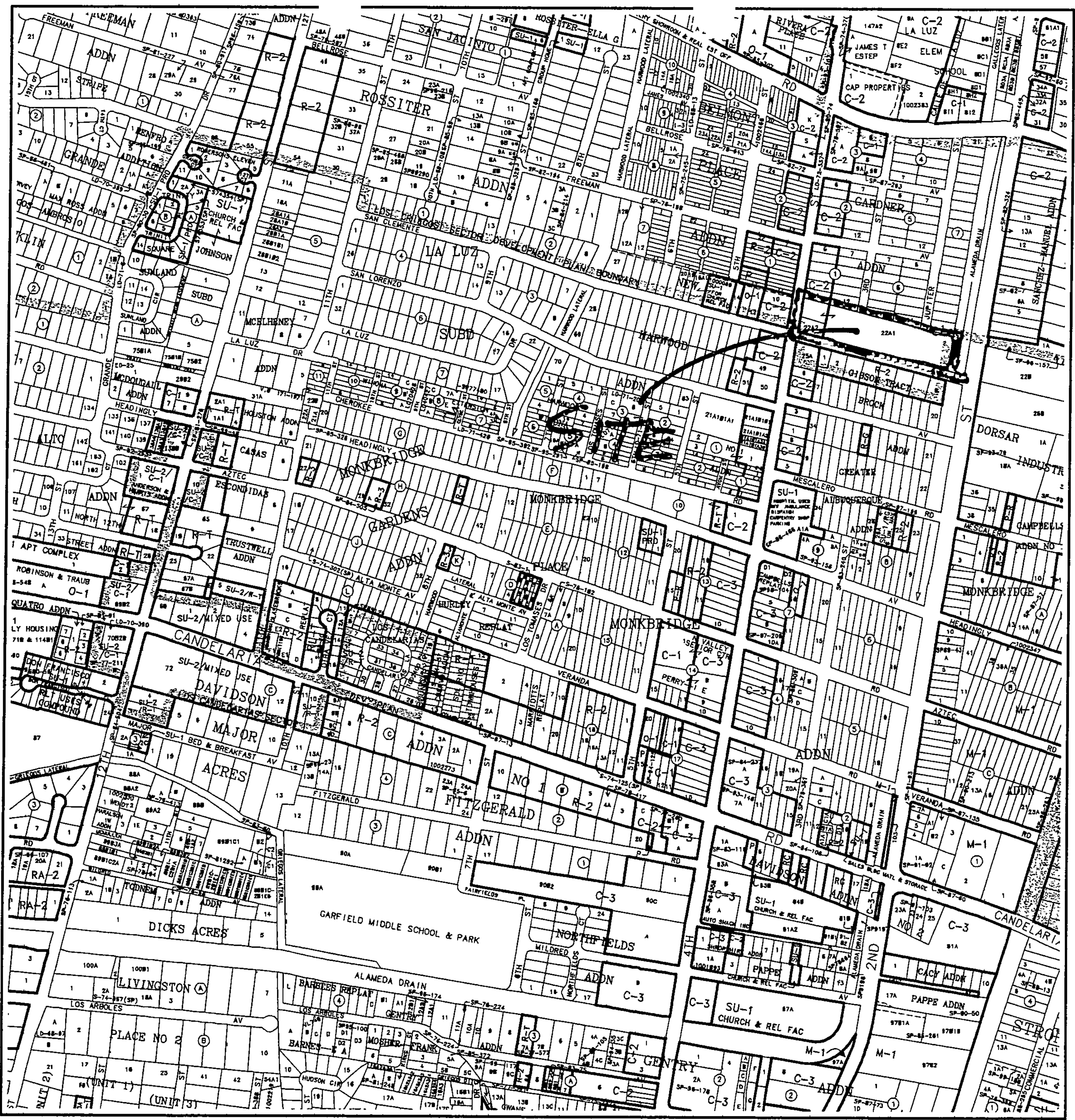
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

S. L. D. Steeb  
(Applicant or Agent)

06/10/05  
(Date)

I issued 3 signs for this application, 06/10/05, Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002123



CITY OF  
Albuquerque  
A buquerque G eographic I nformation S ystem  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page

G-14-Z

Map Amended through July 10, 2003



VICINITY MAP

ZONE G-14

N.T.S.

*QuikDraw* Engineering/Design  
Post Office Box 729  
Corrales, New Mexico 87048  
505-898-0389



Date: January 28, 2004  
From: Lyle C. Losack, P.E.  
To: Design Review Board (DRB)  
Re: Project #1002123  
~~03EPC-01087-EPC-Site-Development-Plan-Subdivision~~

The following address the EPC conditions. Attached is a copy of the EPC conditions referred to.

1. A plat has been submitted with this submittal.
2. The developer has coordinated with the transportation department and will provide the permanent improvements required including additional right-of-way, paving, curbs and gutter, and sidewalk.

Very Respectfully,

A handwritten signature in cursive script that reads "Lyle C. Losack, PE".

Lyle C. Losack, PE

C: File



INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

(Tract "A"), Tracts "A-1", "B-1", "C", "D", "E", "F", "G", "H", & "J"; Lots 1 Through 35

Tract "B" Del's Hide-A-Way Park

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

**PUBLIC**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24' FL to E.O.A.	RSD ASPHALT & HALF CULDESAC	SAN CLEMENTE Ave.	West End Tract "A"	East End Tract "H"	/	/	/
		8"	STD C & G	SAN CLEMENTE Ave.	West End Tract "A"	East End Tract "H"	/	/	/
		4'	SIDE WALK	SAN CLEMENTE	West End Tract "A"	East End Tract "H"	/	/	/
		8"	SANITARY SEWER W/APPURT.	TRACT "A-1"	SAN CLEMENTE 8" S.S.	South End Tract "J"	/	/	/
		8"	SANITARY SEWER W/APPURT.	TRACT "B-1"	SAN CLEMENTE 8" S.S.	South End Tract "J"	/	/	/
		8"	SANITARY SEWER W/APPURT.	TRACT "C"	SAN CLEMENTE 8" S.S.	South End Tract "J"	/	/	/
		8"	SANITARY SEWER W/APPURT.	TRACT "D"	SAN CLEMENTE 8" S.S.	South End Tract "J"	/	/	/
		6"	WATER LINE W/APPURT.	TRACT "A-1"	SAN CLEMENTE 6" WL	South End Tract "J" North 3rd	/	/	/
		6"	WATER LINE W/APPURT.	TRACT "B-1"	SAN CLEMENTE 6" WL	South End Tract "J" North 3rd	/	/	/

# PUBLIC

ORIGINAL

SIA  
Sequence #

COA DRC  
Project #

Size

Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Crst Engineer

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		6"	WATER LINE W/ APPURT.	TRACT "C"	6" WL	San Clemente South End	1	1	1
		<del>6"</del>	<del>WATER LINE</del>	<del>TRACT "J"</del>	<del>TRACT "B1"</del>	<del>San Clemente South End</del>	1	1	1
		8"	STD C&G 33'	North 3rd Street	West Side	East Side	1	1	1
		4'	Side Walk 42'	North 3rd Street	West Side	East Side	1	1	1
		8"	STD C&G 33'	Jupiter Street	South End of the Street	East Side	1	1	1
		8-4"	ALUMINUM STREET MONUMENTATION	TRACTS "A-I, "B-I, "C, "D"	North	South	1	1	1
		6"	WATER LINE	TRACT "D"	SAN CLEMENTE	Jupiter	1	1	1
		8x14'	w/ APPURT.	TRACTS "I, "J"	NORTH	ALAMODA	1	1	1
		WATER ALONG MEDICAL	TRACTS "J"	NORTH	JUPITER	1	1	1	
		BASEMENT	TRACTS "3 EA	3rd	RED	1	1	1	

# PRIVATE

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	26' FF	3" ASPHALT W/MNTBL. C & G	TRACT "A-1"	SAN CLEMENTE	South End Tract "J"			
<input type="text"/>	<input type="text"/>	88.30' 17.33' X	6" GRAVEL TURN-AROUND	TRACT "J"	North End Tract "A-1"	North-East Corner Tract "A"			
<input type="text"/>	<input type="text"/>	26' FF	3" ASPHALT W/MNTBL. C & G	TRACT "B-1"	SAN CLEMENTE	South End Tract "J"			
<input type="text"/>	<input type="text"/>	88.30' 17.33' X	6" GRAVEL TURN-AROUND	TRACT "J"	North End Tract "B-1"				
<input type="text"/>	<input type="text"/>	26' FF	3" ASPHALT W/MNTBL. C & G	TRACT "C"	SAN CLEMENTE	South End Tract "J"			
<input type="text"/>	<input type="text"/>	88.30' 17.33' X	6" GRAVEL TURN-AROUND	TRACT "J"	North End Tract "C"				
<input type="text"/>	<input type="text"/>	26' FF	3" ASPHALT W/MNTBL. C & G	TRACT "D"	SAN CLEMENTE	South End Tract "J"			
<input type="text"/>	<input type="text"/>	88.30' 17.33' X	6" GRAVEL TURN-AROUND	TRACT "J"	North End Tract "D"				
<input type="text"/>	<input type="text"/>	4'	SIDE WALK	LOTS 1,2,3,4 & 5	SAN CLEMENTE	South End Tract "J"			
<input type="text"/>	<input type="text"/>	4'	SIDEWALK	LOTS 6,7,8,9 & 10	SAN CLEMENTE	South End Tract "J"			
<input type="text"/>	<input type="text"/>	4'	SIDE WALK	LOTS 11,12,13,14 & 15	SAN CLEMENTE	South End Tract "J"			
<input type="text"/>	<input type="text"/>	4'	SIDEWALK	LOTS 16,17,18,19 & 20	SAN CLEMENTE	South End Tract "J"			
<input type="text"/>	<input type="text"/>	4'	SIDE WALK	LOTS 21,22,23,24 & 25	SAN CLEMENTE	South End Tract "J"			
<input type="text"/>	<input type="text"/>	4'	SIDEWALK	LOTS 26,27,28,29 & 30	SAN CLEMENTE	South End Tract "J"			

PRIVATE ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		4'	STOE WALK	LOTS 31, 32, 33, 34 & 35	SAN	South End Tract "J"	1	1	1
		8" x 24" CANEL	CONCRETE DRAIN	ALL LOTS BACKYARD ASSEMBLIES	"J" SAN	CLEMENTE	1	1	1
							1	1	1
							1	1	1

NOTES

- 1 A Statutory lien against the real property shall be used as an Alternative to the Financial guaranty on this project. 14-14-5-4-B-1, Section 3-36-2 NASA 1978.
- 2 ENGINEER'S CERTIFICATION OF ELABORATE AND FINANCIAL PLAN IS BEING PRIOR TO PERMIT CASE OF ELABORATE AND FINANCIAL PLAN.
- 3

AGENT / OWNER: **PHILIP D. SHEETS** DEL'S HIDE-A-WAY PARK

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print): **PHILIP D. SHEETS** DRB CHAIR - date: **7/13/05**

PARKS & GENERAL SERVICES - date: **7/13/05**

FRM SIGNATURE - date: **07/11/05**

TRANSPORTATION DEVELOPMENT - date: **7-13-05**

UTILITY DEVELOPMENT - date: **7/13/05**

CITY ENGINEER - date: **7/13/05**

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER



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

Date: August 22, 2003

### **OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project # 1002123 \***  
03EPC-01087 EPC Site Development Plan-  
Subdivision  
03EPC-01088 EPC Site Plan for Building Permit

Phillip & Pam Sheets  
P.O. Box 6901  
Albuq. NM 87197-6901

**LEGAL DESCRIPTION:** for all or a portion of Tract(s) 22-A-1, **MRGCD Map 33**, zoned SU-1 RT Uses, located on 4TH ST. NW, between SAN CLEMENTE NW and FREEMAN NW, containing approximately 4 acre(s). (G-14) Cynthia Borrego, Staff Planner

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002792/03EPC 01087, a Site Development Plan for Subdivision, for the Eastern Portion of Tr. 22-A-1, MRGCD Map 33, based on the following Findings and subject to the following Conditions:

#### **FINDINGS:**

1. This is a request for a Site Plan for Subdivision for an SU-1 for R-T parcel for the Eastern Portion of Tract 22-A-1, MRGCD Map 33 located on San Clemente Road, between 4<sup>th</sup> Street and the Alameda Drain.
2. This request furthers the Central Urban and Established Urban Goals and Policies of the Comprehensive Plan, specifically Section II.B.5.d and e, by proposing a development that will provide a location, intensity, and design of new development that respects existing neighborhood values and provides for new growth where vacant land is contiguous to existing urban facilities and services.

OFFICIAL NOTICE OF DECISION  
PROJECT #1002123  
AUGUST 21, 2003  
PAGE 2 OF 6

3. The request furthers the Transportation and Transit Goal of the Comprehensive Plan by proposing a use that may encourage increased use of transit along 4<sup>th</sup> Street. The request furthers Policy c of this section by allowing additional dwelling units close to a Major Transit street.
4. The request furthers the applicable goals and policies of the North Valley Area Plan by maintaining areas zoned for residential uses (Housing 1.a), and by helping to stabilize residential zoning and land use in the North Valley Area (Zoning and Land Use Policy 2). This request will not destabilize residential zoning and land use in the immediate vicinity.
5. The request does not contradict the applicable goals and policies of the Los Griegos Neighborhood Development Plan, by allowing a land use and zoning that are generally compatible with the surrounding area.
6. This request fulfills the policy intent of R-91-1998, which establishes an overall direction for the implementation of the City's growth policies.
7. An illustrative site development plan for subdivision accompanies this request for a Subdivision and should be the basis for any further development for the subject site.
8. The adjacent neighborhood association has requested that no vehicular access should be allowed from the subject site to either 3<sup>rd</sup> Street or Jupiter Street in the adjacent Gardner Addition neighborhood. Vehicular access to the site should be from San Clemente Avenue only.
9. The existing irrigation ditch, which runs along the subject site's northern boundary with the Gardner Addition neighborhood, should be maintained in its existing condition and functioning as an irrigation ditch (dirt/unlined/ uncovered).
10. The adjacent Greater Gardner Neighborhood Association supports the applicant's request for Site Plan for Subdivision.
11. Mobile homes are not an allowable use in the proposed Subdivision.
12. Rights of water users concerning access to the ditch are addressed in a recent court order. The applicant has agreed to provide the lawful water users a copy of the key to the gate of the development to allow them reasonable access to the ditch

**CONDITIONS:**

1. Platting should be a concurrent DRB action.

2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- 

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002792/03EPC 01088, a Site Development Plan for Building Permit, for the Eastern Portion of Tr. 22-A-1, MRGCD Map 33, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a Site Plan for Subdivision for an SU-1 for R-T parcel for the Eastern Portion of Tract 22-A-1, MRGCD Map 33 located on San Clemente Road, between 4<sup>th</sup> Street and the Alameda Drain.
2. This request furthers the Central Urban and Established Urban Goals and Policies of the Comprehensive Plan, specifically Section II.B.5.d and e, by proposing a development that will provide a location, intensity, and design of new development that respects existing neighborhood values and provides for new growth where vacant land is contiguous to existing urban facilities and services.
3. The request furthers the Transportation and Transit Goal of the Comprehensive Plan by proposing a use that may encourage increased use of transit along 4<sup>th</sup> Street. The request furthers Policy c of this section by allowing additional dwelling units close to a Major Transit street.
4. The request furthers the applicable goals and policies of the North Valley Area Plan by maintaining areas zoned for residential uses (Housing 1.a), and by helping to stabilize residential zoning and land use in the North Valley Area (Zoning and Land Use Policy 2). This request will not destabilize residential zoning and land use in the immediate vicinity.
5. The request does not contradict the applicable goals and policies of the Los Griegos Neighborhood Development Plan, by allowing a land use and zoning that are generally compatible with the surrounding area.
6. This request fulfills the policy intent of R-91-1998, which establishes an overall direction for the implementation of the City's growth policies.

*QuikDraw Engineering/Design*  
Post Office Box 729  
Corrales, New Mexico 87048  
505-898-0389



Date: January 28, 2004

From: Lyle C. Losack, P.E.

To: Design Review Board (DRB)

Re: Project #1002123

03EPC - 01088 EPC Site Development Plan ~~Submission~~ FOR BUILDING PERMIT

The following address the EPC conditions. Attached is a copy of the EPC conditions referred to.

1. Acknowledged.
2. As required, a plat has been submitted and all the improvements requested, such as right-of-way, paving, curb and gutter, and sidewalk will be provided per DPM requirements. In addition, the parking along San Clemente has been removed.
3. N/A
4. Coordination with the utility department has been on going. A water and sewer availability letter is attached as required.
5. Submittal to the Hydrology Department was accomplished and approved due to numerous pre-design meetings with Hydrology and MRGCD.
6. Per Item 2, the parking has been removed from San Clemente.
7. Please advise on any additional requirements of site plan to meet City Park dedication and development.
8. An additional trash enclosure area will be provided in the front of each unit per Waste Management. A Waste Management site plan approval is attached.
9. Fire Marshall sign-off has been attached. In addition, a loop 6" water line has been proposed per the Utility Department request to facilitate fire flow.
10. Conditions per MRGCD will be complied with in that a 20' irrigation ditch easement is provided, the site will not drain to the ditch or Alameda drain, there will be no improvements that block or hinder access, and reasonable access for irrigation and maintenance has been provided as site plan has been submitted to MRGCD for approval.
11. Per Item 10, the developer has agreed to provide reasonable access to the Maurino Wasteway for maintenance and irrigation access.

Very Respectfully,

*Lyle C. Losack PE*  
Lyle C. Losack, PE

C: File



**PLAT OF TRACTS "A" & "B" DEL'S HIDE-A-WAY PARK**  
 (BEING A REPLAT OF TRACT 22-A-1 & TRACT 22-A-2, M.R.S.C.D. MAP NO. 33)  
 SECTION 5, T 10 N, R 3 E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

JANUARY 2004

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING TRACT NO. 22-A-1 AND TRACT NO. 22-A-2, AS SAME IS SHOWN AND DESIGNATED ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 23, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALAMEDA DRAIN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, BARONER ADDITION, AS SAME IS SHOWN ON THE PLAT OF SAID ADDITION, FILED MARCH 28, 1940, IN VOLUME D, FOLIO 71, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, HENCE FOR A TIE TO CITY OF ALBUQUERQUE CONTROL STATION "1947-10" HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) OF X=363,387.05 AND Y=1,000,747.83, WHICH BEARS S. 0° 17' 23" W., A DISTANCE OF 830.71 FEET;

THENCE S. 89° 30' 30" W., ALONG SAID ALAMEDA DRAIN RIGHT-OF-WAY LINE, A DISTANCE OF 184.81 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAN CLEMENTE AVENUE, N.M.;

THENCE LEAVING SAID ALAMEDA DRAIN RIGHT-OF-WAY, N. 78° 00' 28" W., ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAN CLEMENTE AVENUE, N.M., A DISTANCE OF 839.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH FOURTH STREET, N.M.;

THENCE N. 8° 07' 38" E., ALONG SAID NORTH FOURTH STREET, N.M. RIGHT-OF-WAY LINE, A DISTANCE OF 188.48 FEET TO A POINT;

THENCE LEAVING SAID NORTH FOURTH STREET, N.M., RIGHT-OF-WAY LINE, S. 79° 09' 43" E., ALONG THE NORTHERLY LINE OF SAID TRACT, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF SAID BARONER ADDITION, A DISTANCE OF 839.88 FEET TO THE POINT OF BEGINNING, CONTAINING 3.8820 ACRES, MORE OR LESS.

**M.R.S.C.D. APPROVAL STATEMENT**

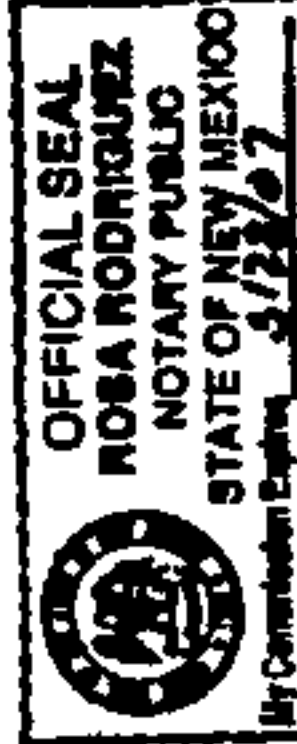
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT ITS PROVISIONS FOR DRAINAGE SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVISION FOR THE SUBDIVISION ADDITION ON PLAT, SAID DISTRICT IS INVOLVED OF ALL OBLIGATIONS TO FURNISH DRAINAGE MATENS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED *[Signature]* DATE 3-26-04  
 FOR: *[Signature]* K. S. Hobbs, CE

**FREE CONSENT & DEDICATION**

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS TRACT "A" & TRACT "B", DEL'S HIDE-A-WAY PARK, WITH THE COMMENT OF AND IN ACCORDANCE WITH THE DESIGN AND TERMS OF THE UNDERWRITTEN OWNERS THEREOF, THE UNDERSIGNED HAVE RESENTED THEMSELVES TO HAVE TITLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO COMMENT TO THE GRANTEE OF ALL EASEMENTS SHOWN HEREON.

*[Signature]*  
 PAMELA J. SHEETS  
 PHILIP D. SHEETS



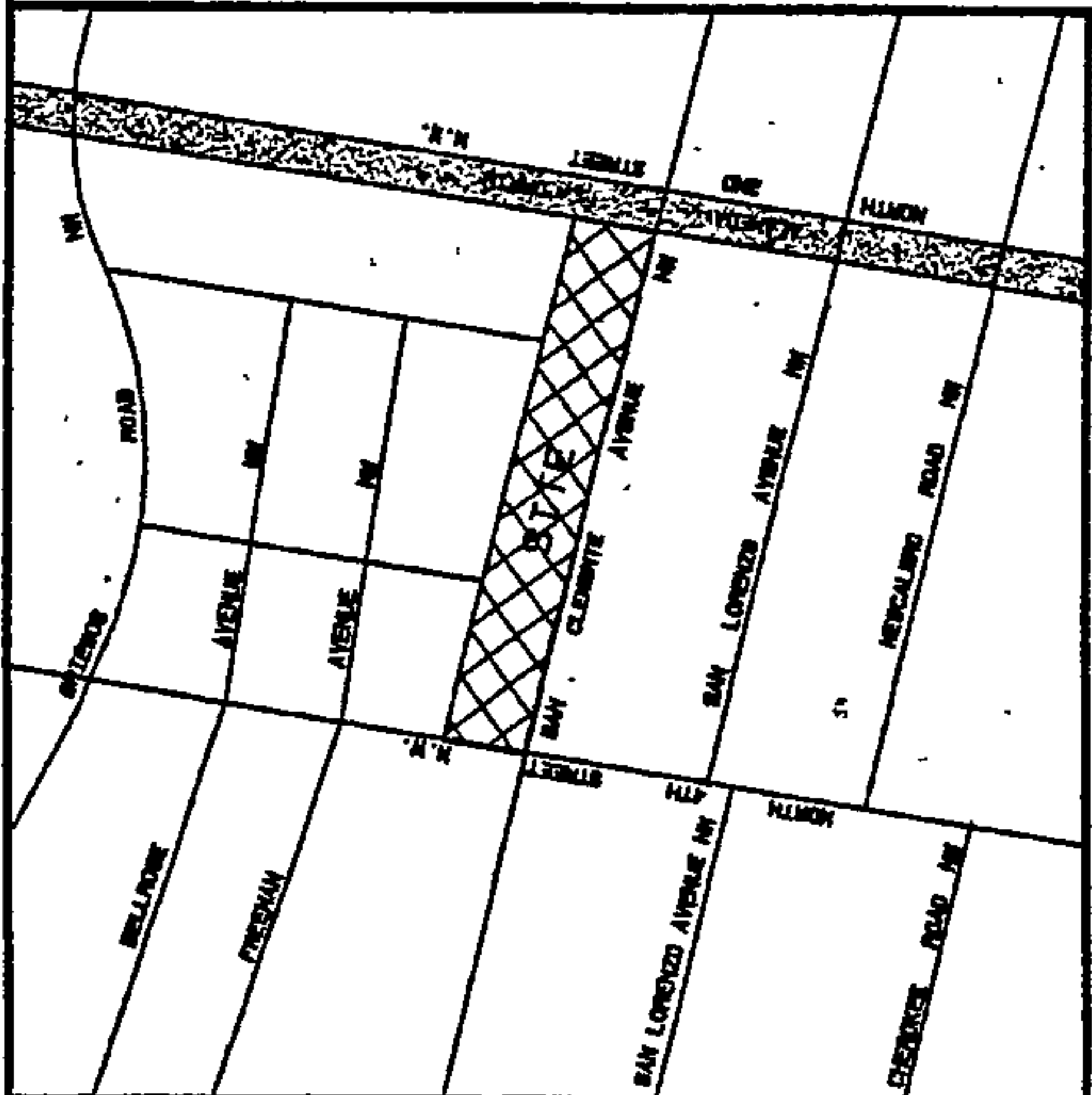
**NOTARY ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } S.S.  
 COUNTY OF }  
 THESE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF March 2004  
 BY: Pamela J. Sheets / Philip D. Sheets  
 MY COMMISSION EXPIRES: 3/31/07  
*[Signature]*  
 NOTARY PUBLIC

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) NEW TRACTS FROM TWO (2) EXISTING M.R.S.C.D. TRACTS AND GRANT PUBLIC AND PRIVATE EASEMENTS AS SHOWN HEREON.

**A. M. SURVEYING CO.**  
 612 Centro de Ortega Drive S.E.  
 Rio Rancho, New Mexico 87124  
 Phone & FAX: (505) 856-1718



**VICINITY MAP**  
 NOT TO SCALE

ZONE PAGE 6-14-Z

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEGINNINGS ARE NEW MEXICO STATE PLANE, GRID BEGINNING, CENTRAL ZONE, MAD 1987, AND ARE BASED ON ADS CONTROL STATIONS 1947-8 AND 1947-10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES ( ) ARE RECORDS PER THE FOLLOWING PLATS:  
 A. BARONER ADDITION, FILED 3/28/10, VOL. D, FOLIO 71.  
 B. SIBSON TRACT "A", FILED 12/16/91, VOL. C18, FOLIO 80.
6. GROSS ACREAGE = 3.8820 ACRES
7. NUMBER OF EXISTING TRACTS = 2
8. NUMBER OF TRACTS CREATED = 2
9. PROPERTY SURVEYED NOVEMBER, 2003.
10. EXISTING ZONING IS C-2 AND M1-1 PER RT.
11. TALSOS LOG NO. 200413045
12. CITY WATER AND SEWER SERVICE IS AVAILABLE TO PROPERTY.

**APPROVALS**

TRAFFIC ENGINEERING-TRANSPORTATION DIVISION

UTILITIES DEVELOPMENT

PARKS AND RECREATION DEPARTMENT

CITY ENGINEER

DRS CHAIRPERSON, PLANNING DEPARTMENT

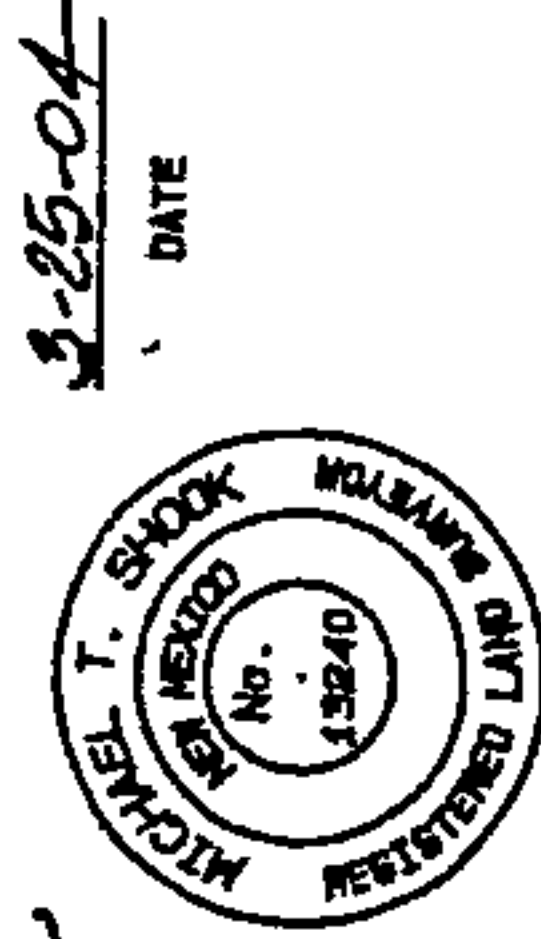
*[Signature]* DATE 3-25-04  
 CITY OF BERNALILLO SUPERVISOR  
*[Signature]* DATE 3-26-04  
 M.R.S.C.D. FOR SURVEYOR K. S. Hobbs, CE

**UTILITY APPROVALS**

P.N.O.W. SERVICES *[Signature]* DATE 3-24-04  
 A.H. RECEIVING SERVICES *[Signature]* DATE 3-24-04  
 SHEET COMMUNICATIONS *[Signature]* DATE 3-29-04  
 CONCRETE CARE *[Signature]* DATE 3/26/04

**SURVEYORS CERTIFICATION**

MICHAEL T. BROOK, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON. UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO EFFECTIVE NOVEMBER 1, 1988 AND REVISIONS, FEBRUARY 2, 1994 TO OCTOBER 1, 2000, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*[Signature]* DATE 3-25-04  
 MICHAEL T. BROOK  
 NELS NO. 13240

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC NO.

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURERS OFFICE

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNERS: PAM & PHIL SHEETS  
 LOCATION: SECTION 5, T 10 N, R 3 E, N.M.P.M.  
 SUBDIVISION: M.R.S.C.D. PROPERTY MAP NO. 33

**PLAT OF TRACTS "A" & "B" DEL'S HIDE-A-WAY**  
 (BEING A REPLAT OF TRACT 22-A-1 & TRACT 22-A-2, M.R.G.C.D. MAP NO. 33)  
 SECTION 5, T 10 N, R 3 E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

**M.R.G.C.D. NOTES:**

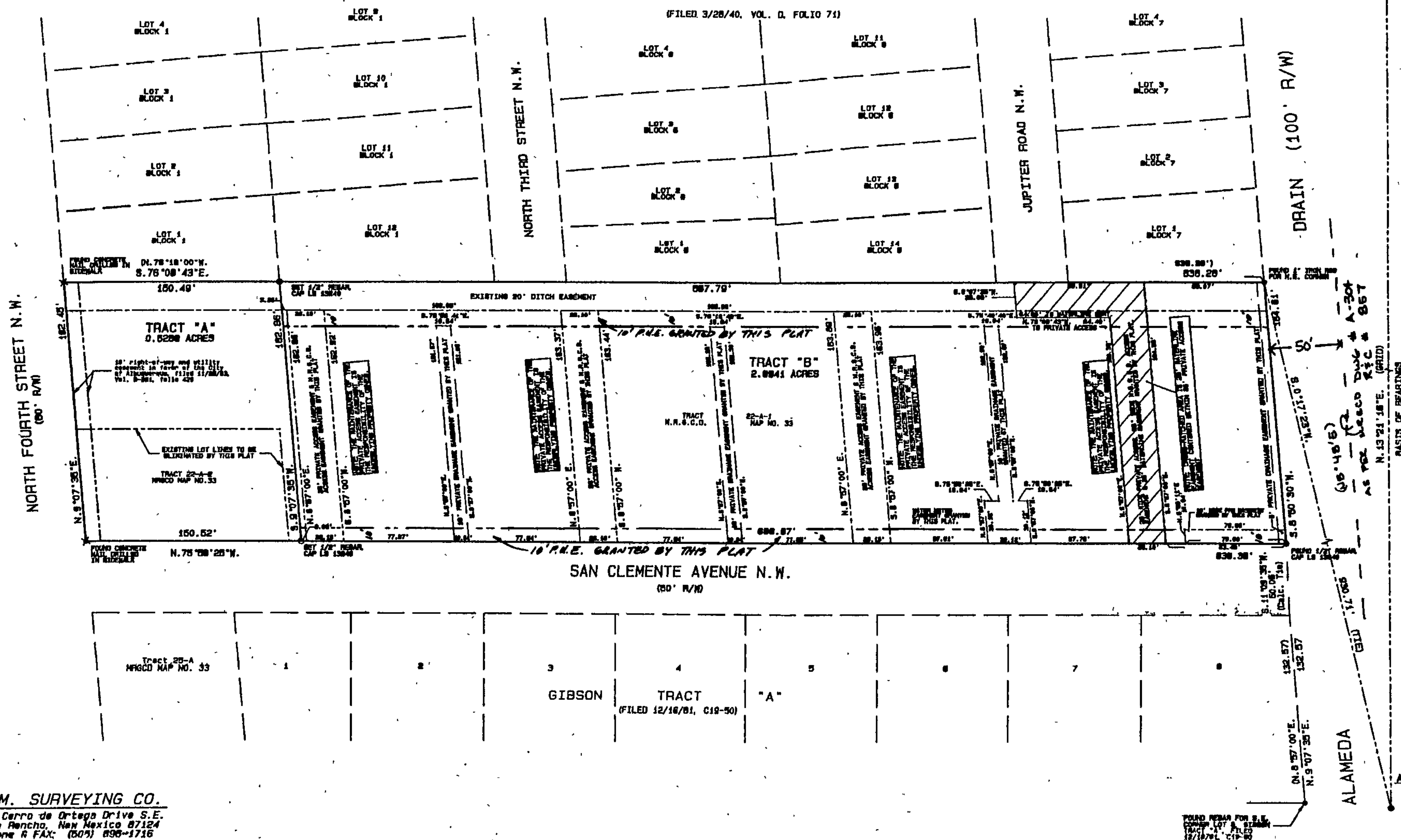
1. PRIVATE ROAD EASEMENTS TO BE MAINTAINED BY DEL'S HIDE-A-WAY PARK PROPERTY OWNERS.
2. UNDER NO CIRCUMSTANCES SHALL FENCES, WALLS, SIDEWALKS, LANDSCAPING, TREES, STRUCTURES, UTILITIES, CULVERT PIPES, CURBS, ASPHALT PAVEMENT, CONCRETE PAVEMENT, OR ANY OTHER IMPROVEMENT BE CONSTRUCTED WITHIN THE 20' WIDE DITCH EASEMENT.
3. DEL'S HIDE-A-WAY PARK PROPERTY OWNERS MUST PROVIDE DITCH ACCESS TO THE M.R.G.C.D. AND DITCH USERS PER SECOND JUDICIAL DISTRICT CAUSE NO. CV-2002-8318.
4. UNDER NO CIRCUMSTANCES SHALL STORM WATER DRAINAGE FROM THE SITE BE PERMITTED TO DISCHARGE TO THE ALAMEDA DRAIN.
5. DEL'S HIDE-A-WAY PARK PROPERTY OWNERS ARE RESPONSIBLE AT THEIR EXPENSE TO INSTALL AND MAINTAIN TWO (2) 14" WIDE TRAFFIC GATES AT ON THE NORTH SIDE OF THE 20' DITCH EASEMENT AT NORTH THIRD STREET N.W. AND JUPITER ROAD N.W.

JANUARY 2004



GARDNER ADDITION

(FILED 3/28/40, VOL. D, FOLIO 71)



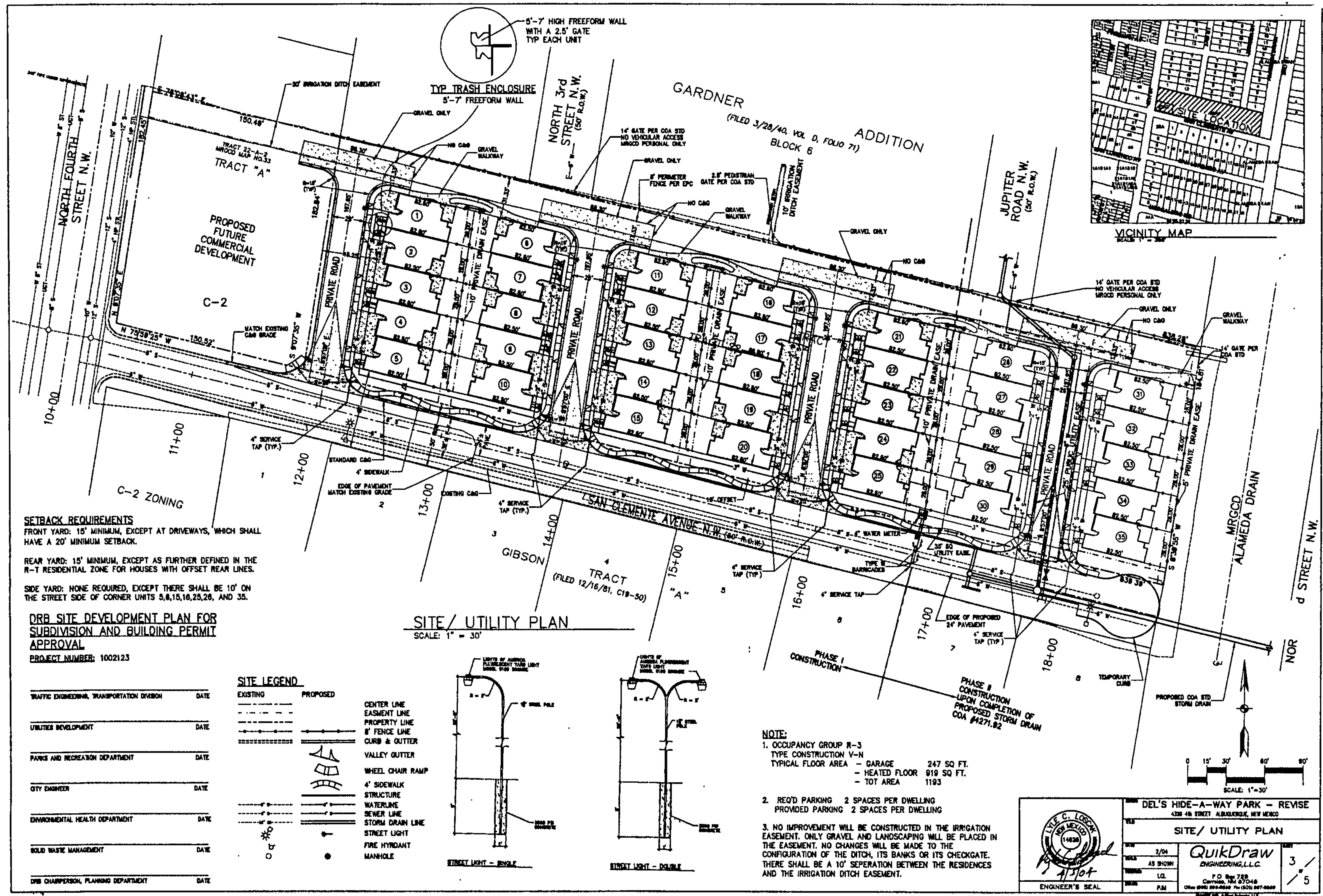
ACS STATION MM47-9  
 Y=1,504,848.85  
 X=384,857.07  
 GROUND TO GRID  
 0.99987781  
 DELTA=0' 13" 20"  
 (CENTRAL ZONE  
 NAD 1987)

AS FOR BEARING DUG & A-304  
 AS FOR BEARING R/C & 857  
 N.13721.18"E. (GRID)  
 BASIS OF BEARINGS

ACS STATION MM47-10  
 Y=1,500,747.88  
 X=383,387.88  
 GROUND TO GRID  
 0.99987781  
 DELTA=0' 13" 20"  
 (CENTRAL ZONE  
 NAD 1987)

**A.M. SURVEYING CO.**  
 612 Cerro de Ortega Drive S.E.  
 Rio Rancho, New Mexico 87124  
 Phone & FAX: (505) 898-1716

FOUND NEAR FOR S.E.  
 CORNER LOT 1 & 2  
 TRACT 22-A  
 12/16/81, C19-50



VICINITY MAP  
SCALE 1" = 300'

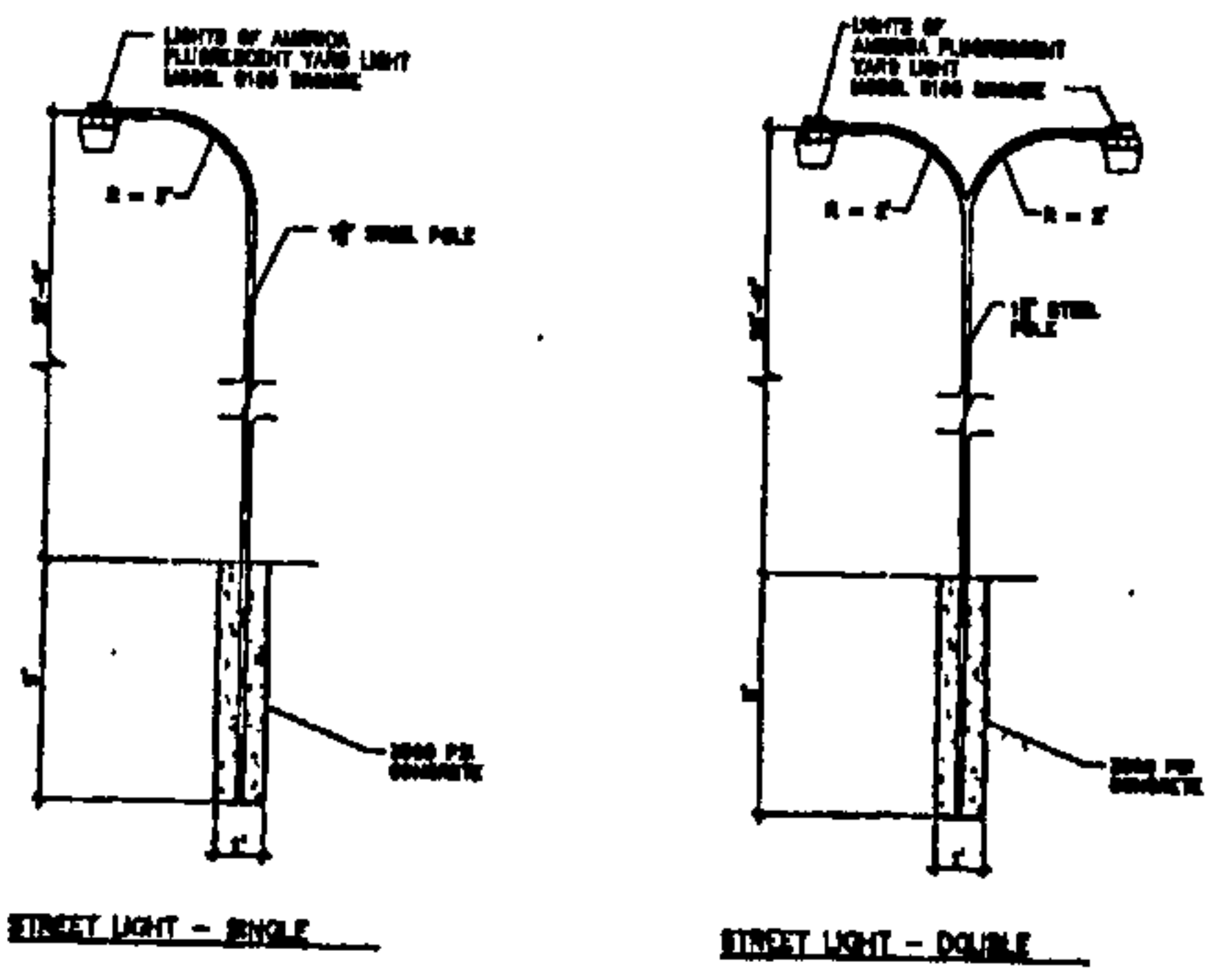
**SETBACK REQUIREMENTS**  
 FRONT YARD: 15' MINIMUM, EXCEPT AT DRIVEWAYS, WHICH SHALL HAVE A 20' MINIMUM SETBACK.  
 REAR YARD: 15' MINIMUM, EXCEPT AS FURTHER DEFINED IN THE R-T RESIDENTIAL ZONE FOR HOUSES WITH OFFSET REAR LINES.  
 SIDE YARD: NONE REQUIRED, EXCEPT THERE SHALL BE 10' ON THE STREET SIDE OF CORNER UNITS 5, 6, 15, 16, 25, 26, AND 35.

**DRB SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT APPROVAL**  
 PROJECT NUMBER: 1002123

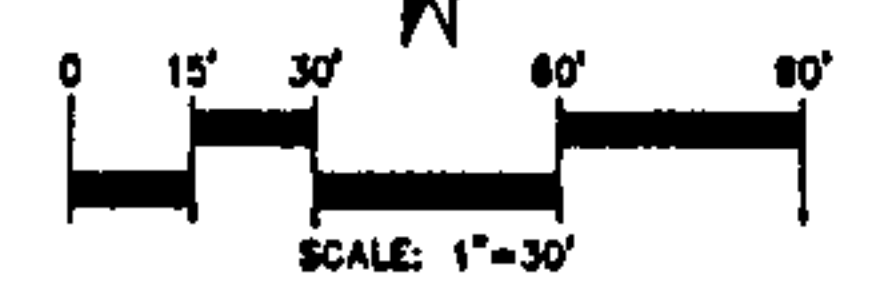
**SITE / UTILITY PLAN**  
 SCALE: 1" = 30'

**SITE LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	PROPERTY LINE
---	---	8" FENCE LINE
---	---	CURB & GUTTER
---	---	VALLEY GUTTER
---	---	WHEEL CHAIR RAMP
---	---	4" SIDEWALK
---	---	STRUCTURE
---	---	WATERLINE
---	---	SEWER LINE
---	---	STORM DRAIN LINE
---	---	STREET LIGHT
---	---	FIRE HYDRANT
---	---	MANHOLE



**NOTE:**  
 1. OCCUPANCY GROUP R-3  
 TYPE CONSTRUCTION V-N  
 TYPICAL FLOOR AREA - GARAGE 247 SQ. FT.  
 - HEATED FLOOR 919 SQ. FT.  
 - TOT AREA 1193  
 2. REQ'D PARKING 2 SPACES PER DWELLING  
 PROVIDED PARKING 2 SPACES PER DWELLING  
 3. NO IMPROVEMENT WILL BE CONSTRUCTED IN THE IRRIGATION EASEMENT. ONLY GRAVEL AND LANDSCAPING WILL BE PLACED IN THE EASEMENT. NO CHANGES WILL BE MADE TO THE CONFIGURATION OF THE DITCH, ITS BANKS OR ITS CHECKGATE. THERE SHALL BE A 10' SEPARATION BETWEEN THE RESIDENCES AND THE IRRIGATION DITCH EASEMENT.



	<b>DEL'S HIDE-A-WAY PARK - REVISE</b> 4326 4th STREET ALBUQUENQUE, NEW MEXICO	
	<b>SITE / UTILITY PLAN</b>	
	DATE: 2/04 DRAWN BY: AS SHOWN CHECKED BY: LCL SCALE: P.M.	





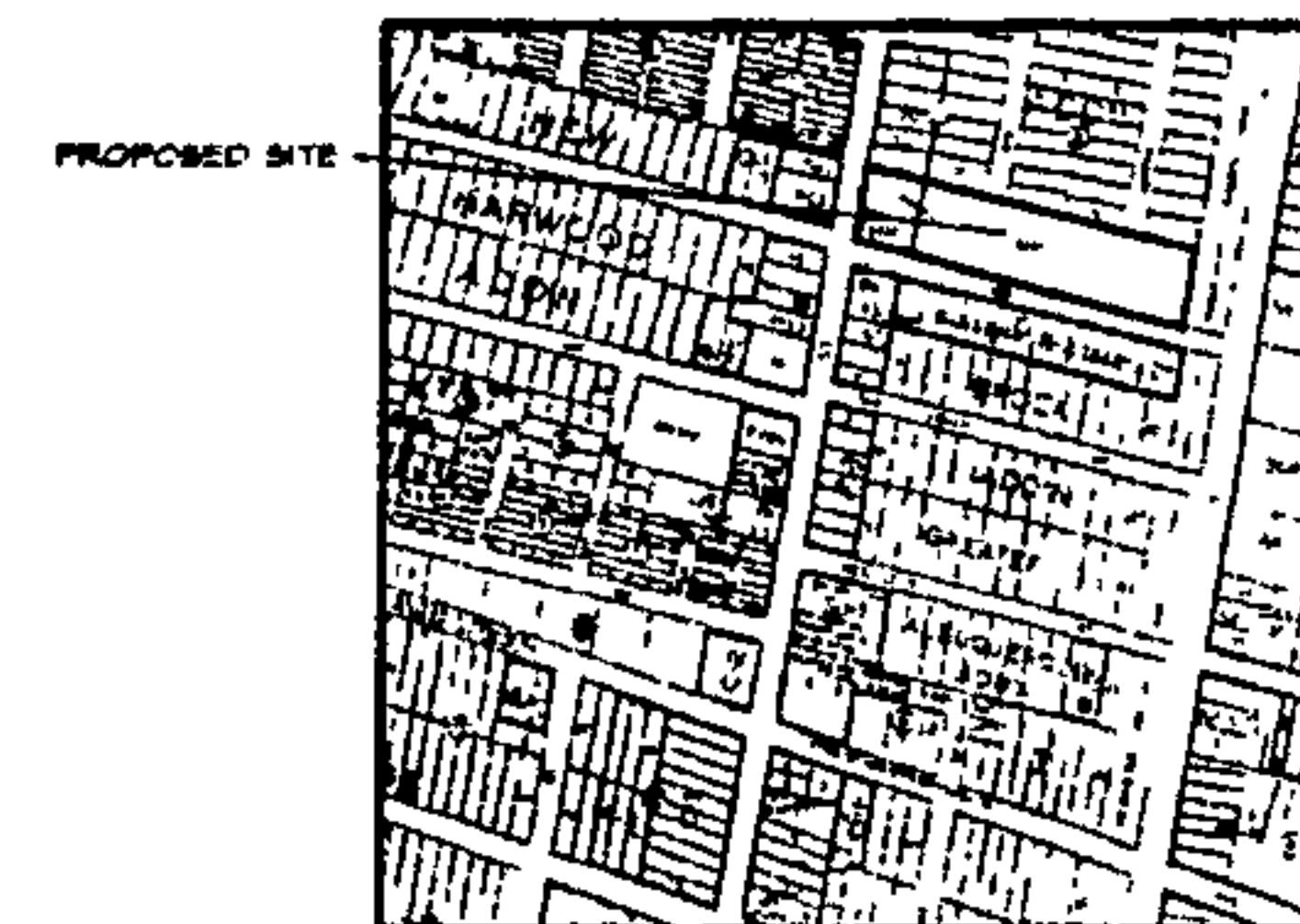
SITE PLAN FOR  
SUBDIVISION AND BUILDING PERMIT  
DEL'S HIDE-A-WAY PARK

TRACT 22-A-1, MRGCD MAP 33  
ALBUQUERQUE, NEW MEXICO  
JUNE 2003

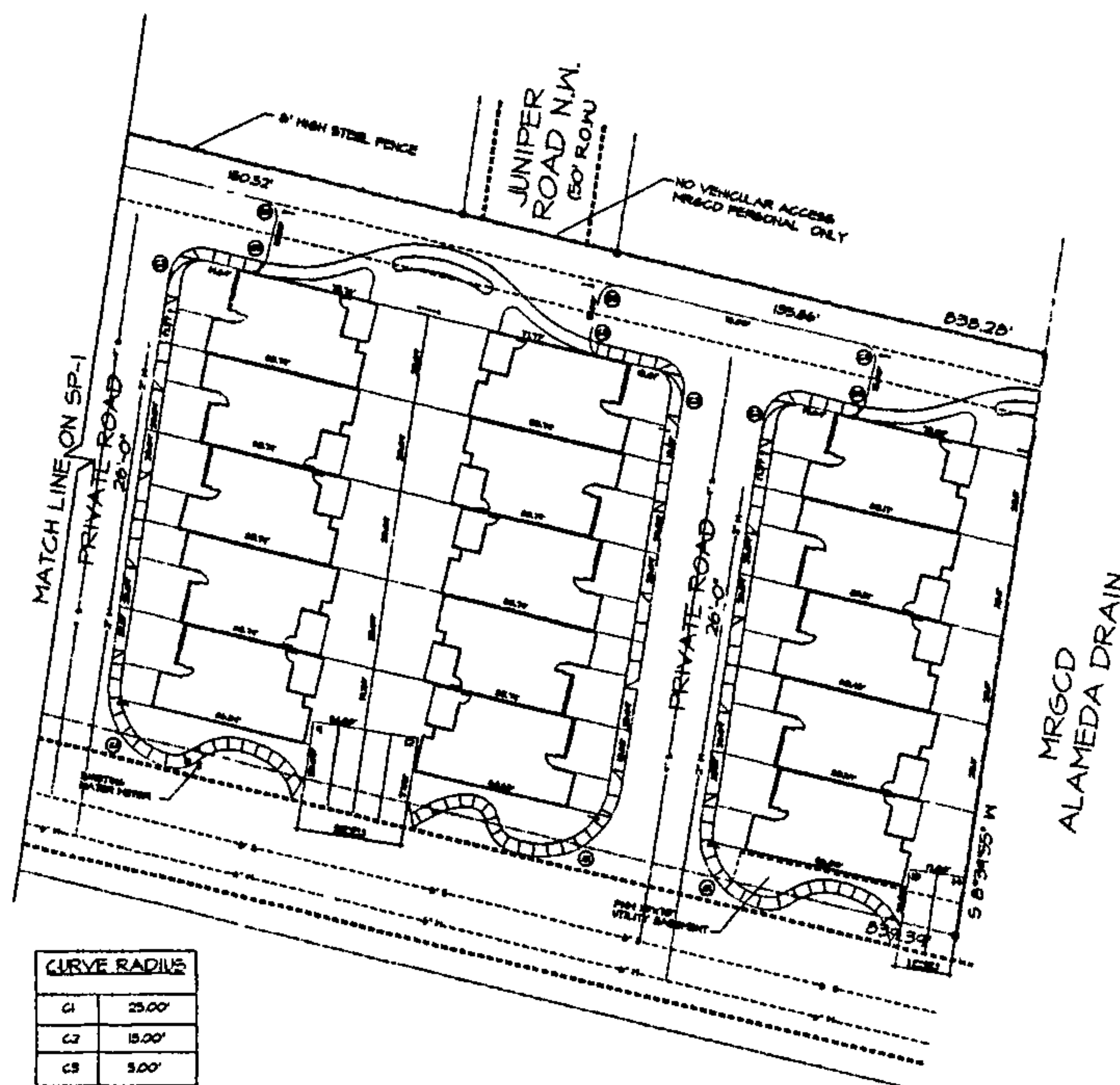
ARCHeTECH  
DRAFTING SERVICES

12426 EASTRIDGE DR. NE  
ALBUQUERQUE, NM 87112  
(505)480-1429 (505)552-1748

General Notes:



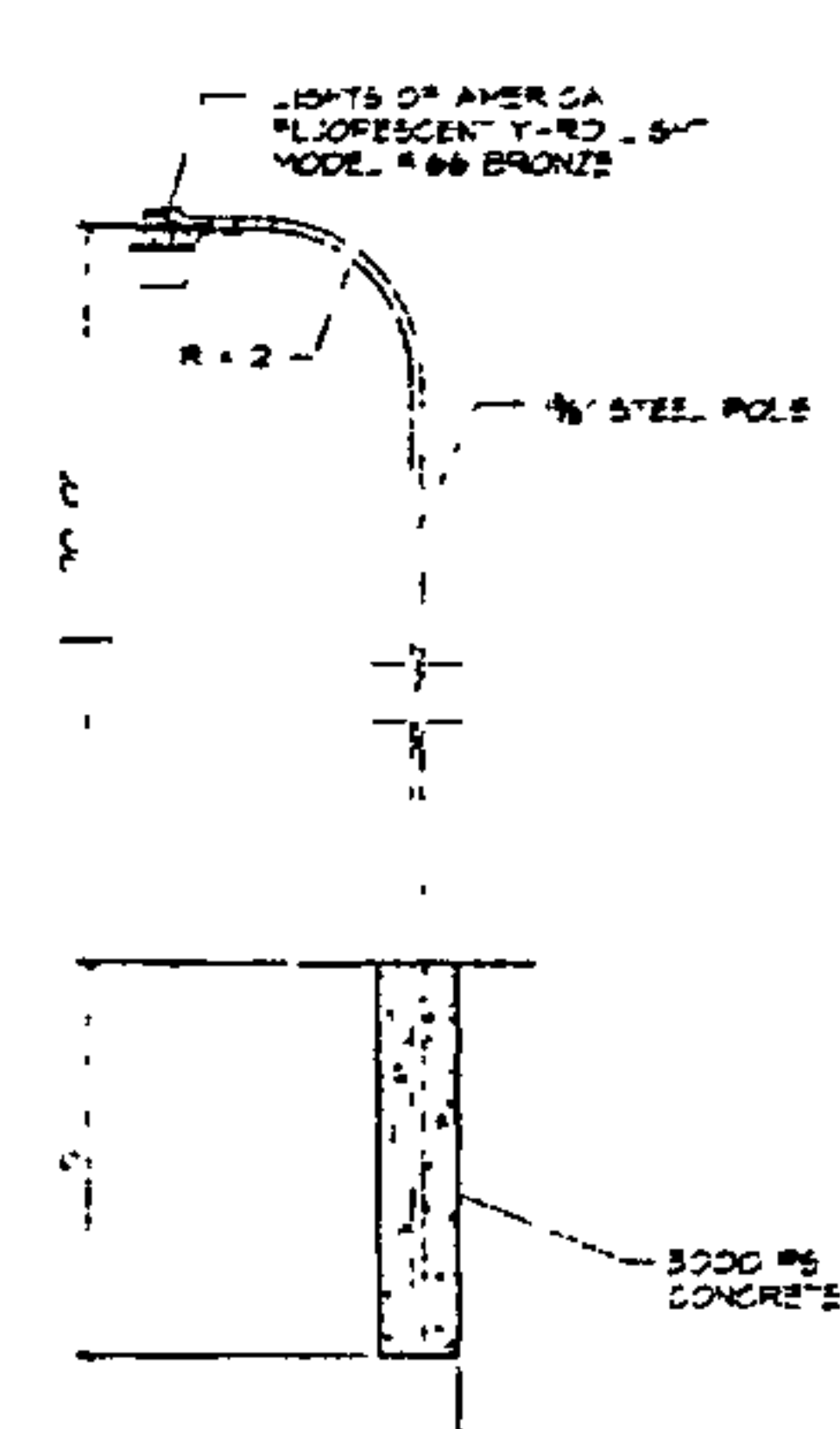
VICINITY MAP G-14-7  
SCALE: N.T.S.



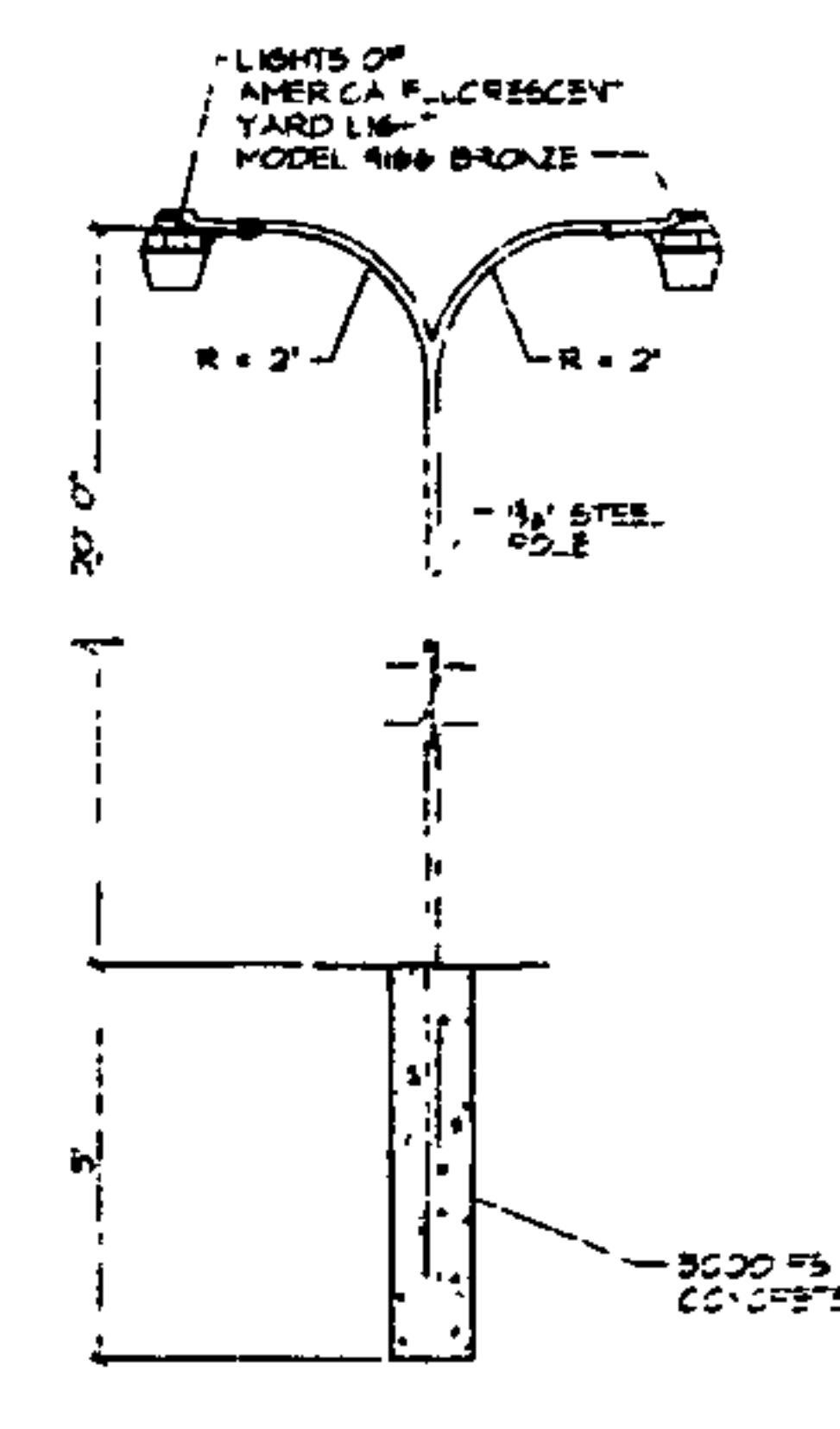
CURVE RADIUS	
C1	25.00'
C2	15.00'
C3	5.00'



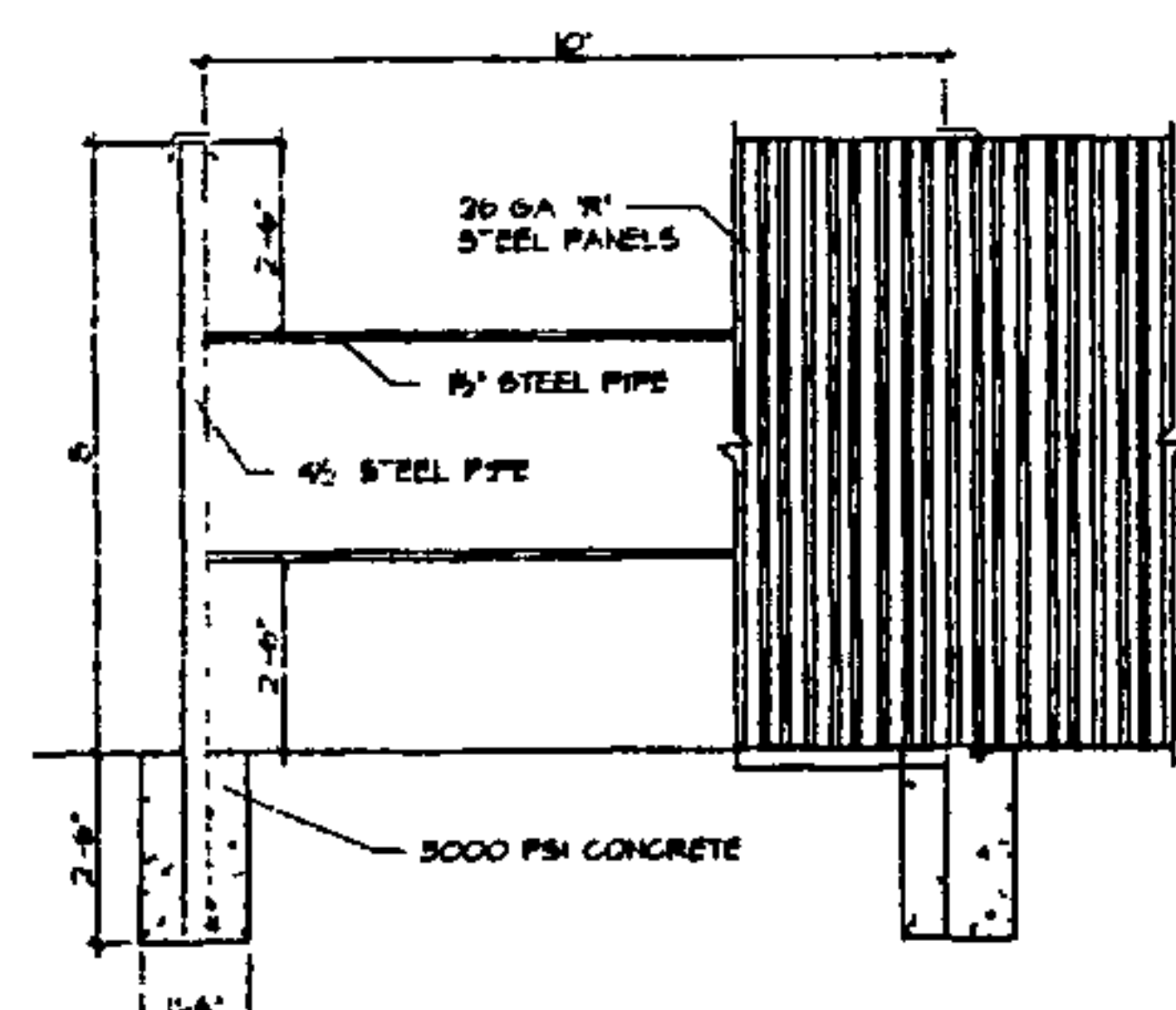
SITE DEVELOPMENT PLAN  
SCALE: 1/4" = 1'-0"



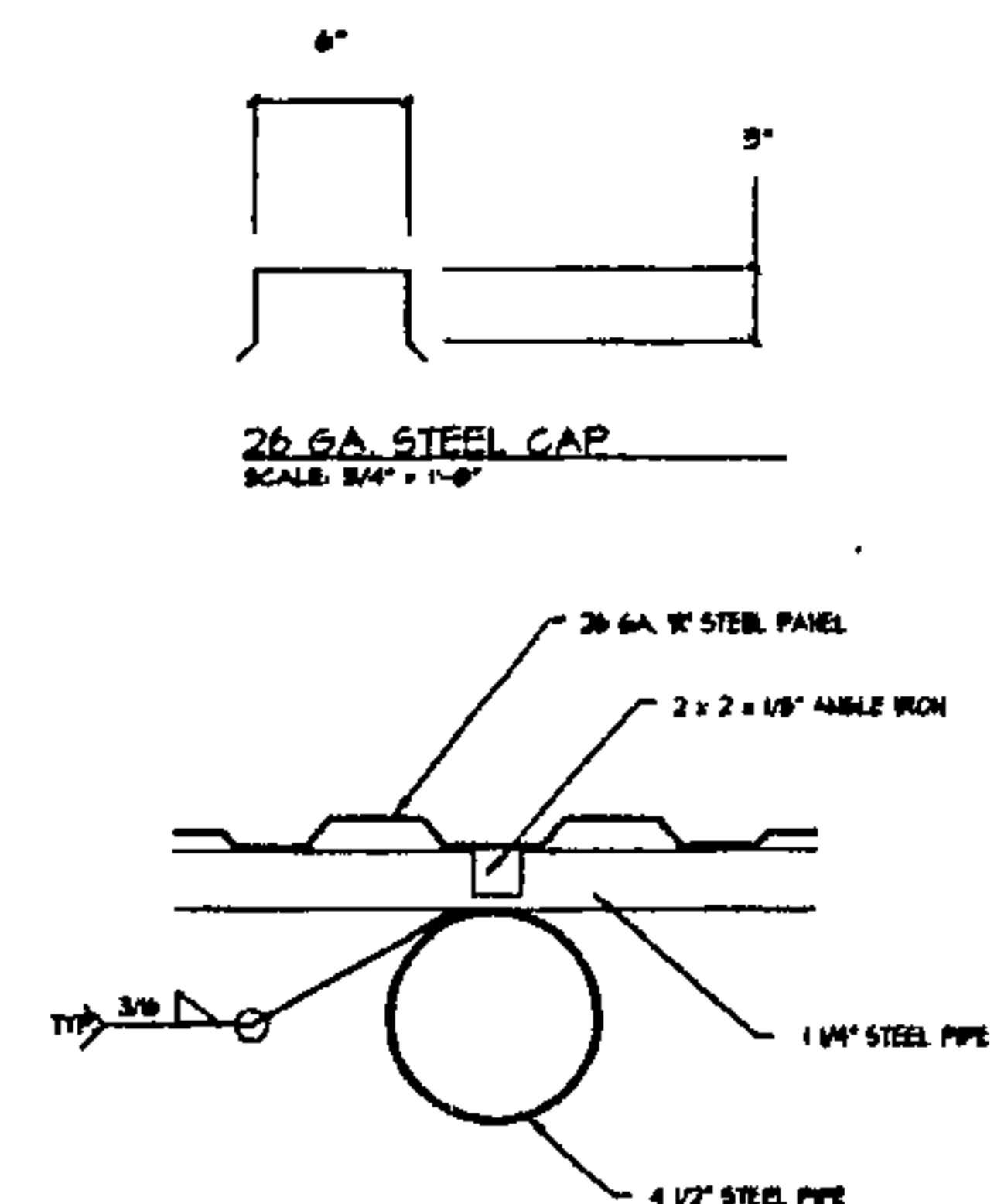
STREET LIGHT - SINGLE  
SCALE: 3/8" = 1'-0"



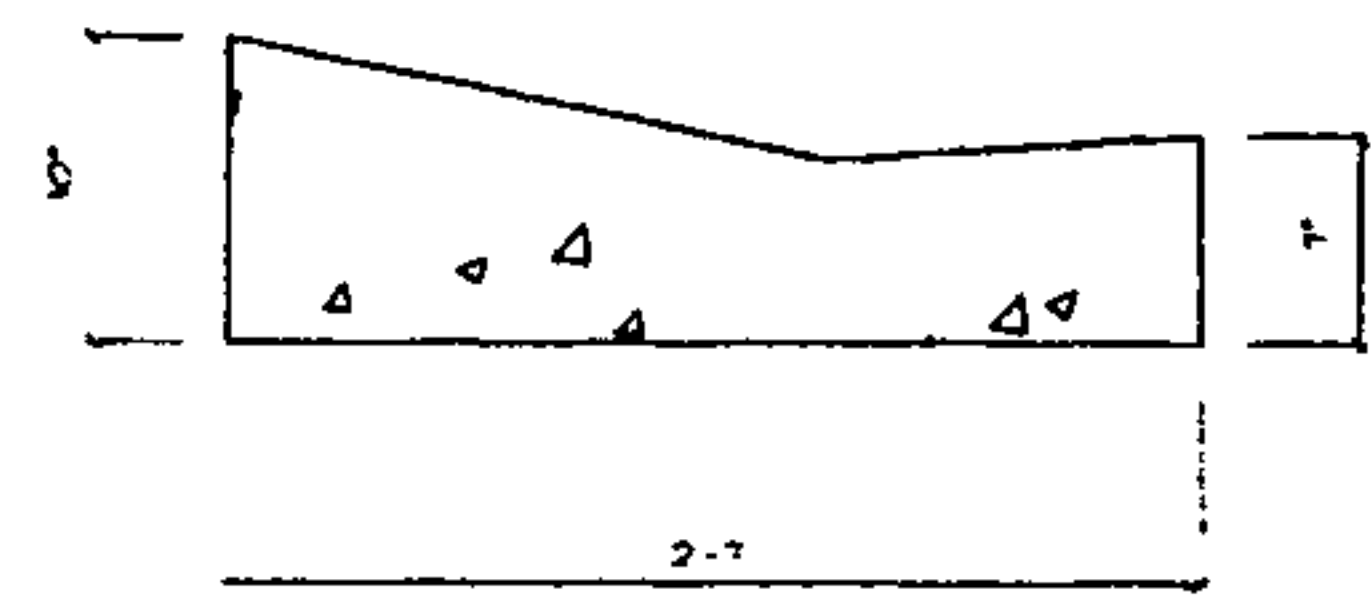
STREET LIGHT - DOUBLE  
SCALE: 3/8" = 1'-0"



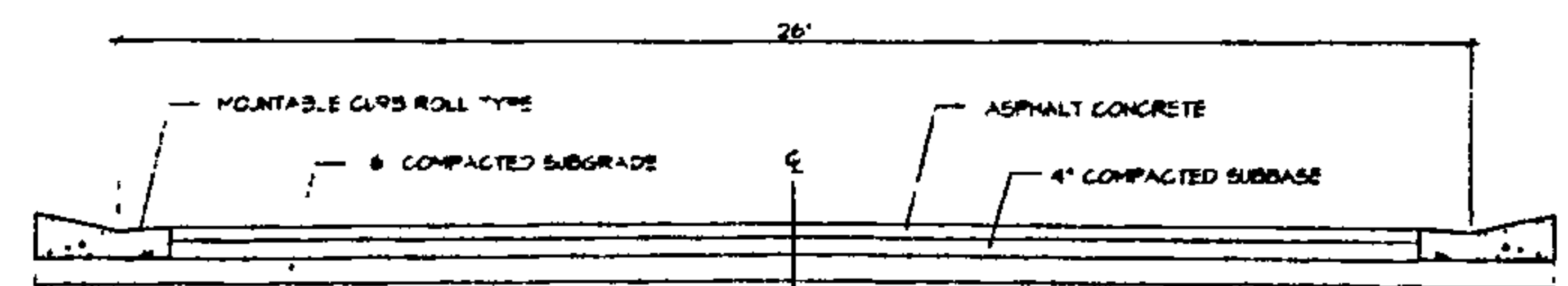
STEEL FENCE ELEVATION  
SCALE: 1/4" = 1'-0"



STEEL FENCE DETAILS  
SCALE: 3/4" = 1'-0"



MOUNTABLE CURB  
ROLL TYPE  
SCALE: 3/4" = 1'-0"



TYPICAL RESIDENTIAL STREET  
SCALE: 1/2" = 1'-0"

- General Notes:
- The intent of these drawings is to display labor and materials necessary for the completion of all work shown.
  - In the event of an inconsistency, specifications shall take precedence over drawings.
  - All work and materials shall be in accordance with the IBC, State and/or local codes, laws and ordinances.
  - All dimensions are to face of wall, except windows and doors are dimensioned to center line.
  - Verify Dimensions in the field, they will take precedence over drawings.

DEL'S HIDE-A-WAY PARK  
4326 4th STREET  
ALBUQUERQUE, N.M. 87107

Project Title  
Drawn By: Checked By:  
R.A.R.  
Project No. Date:  
3051414 6/22/03

Revisers: Architect Engineer

SITE DEVELOPMENT PLAN SP-2

Sheet Title Sheet 2 of 5

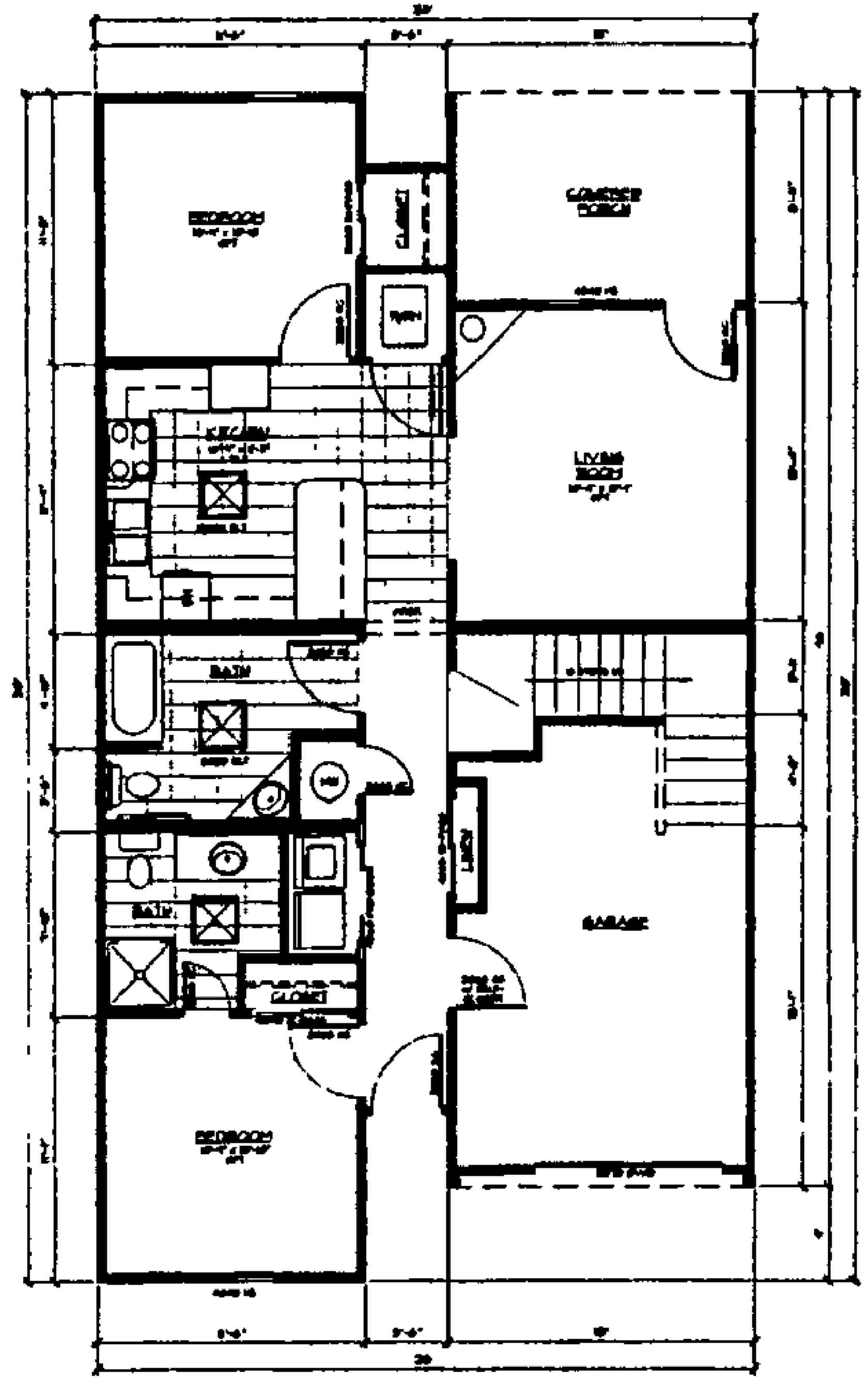
VOID - SEE SHEET 3-5/5.







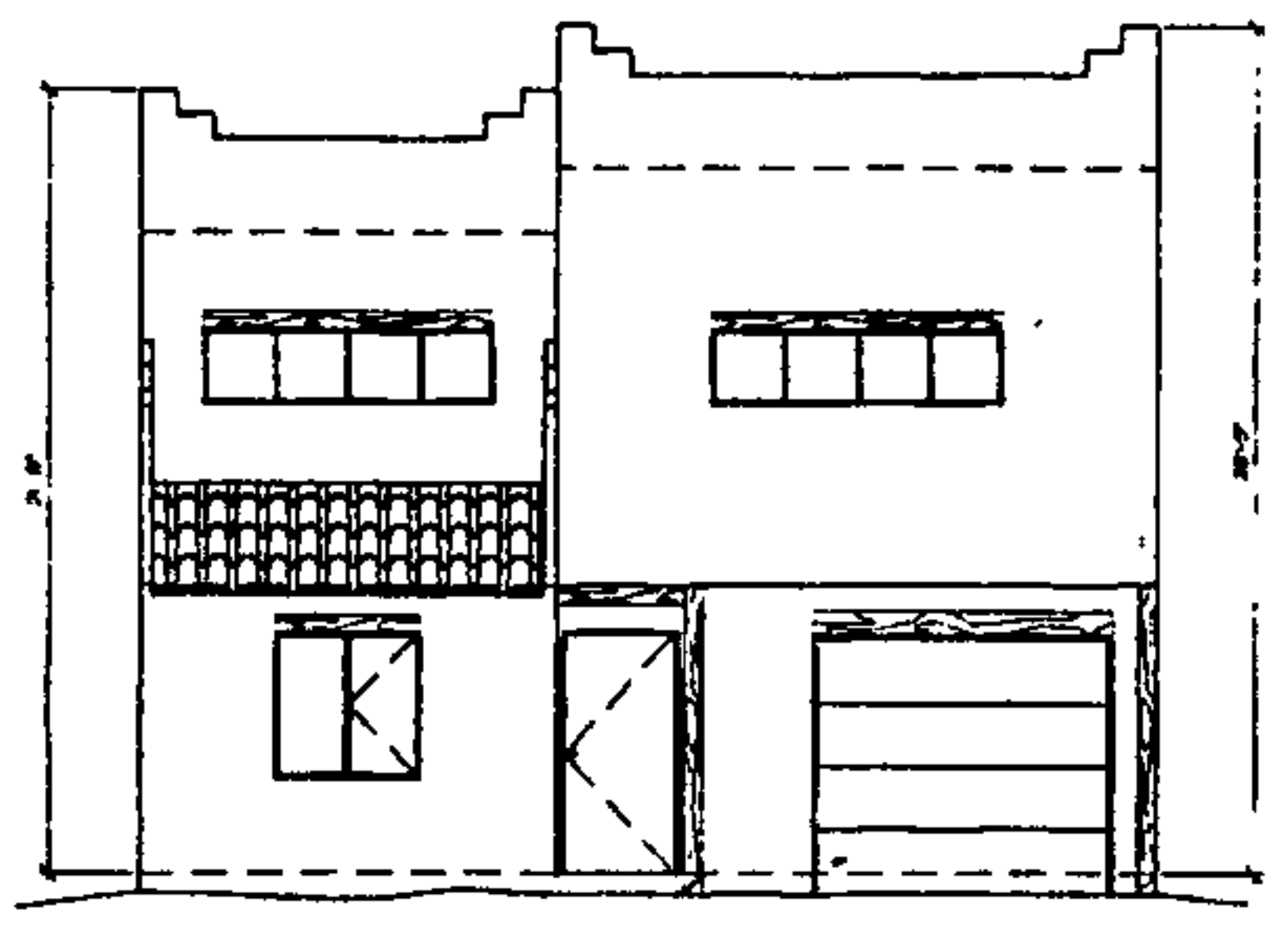
Keyed Notes:



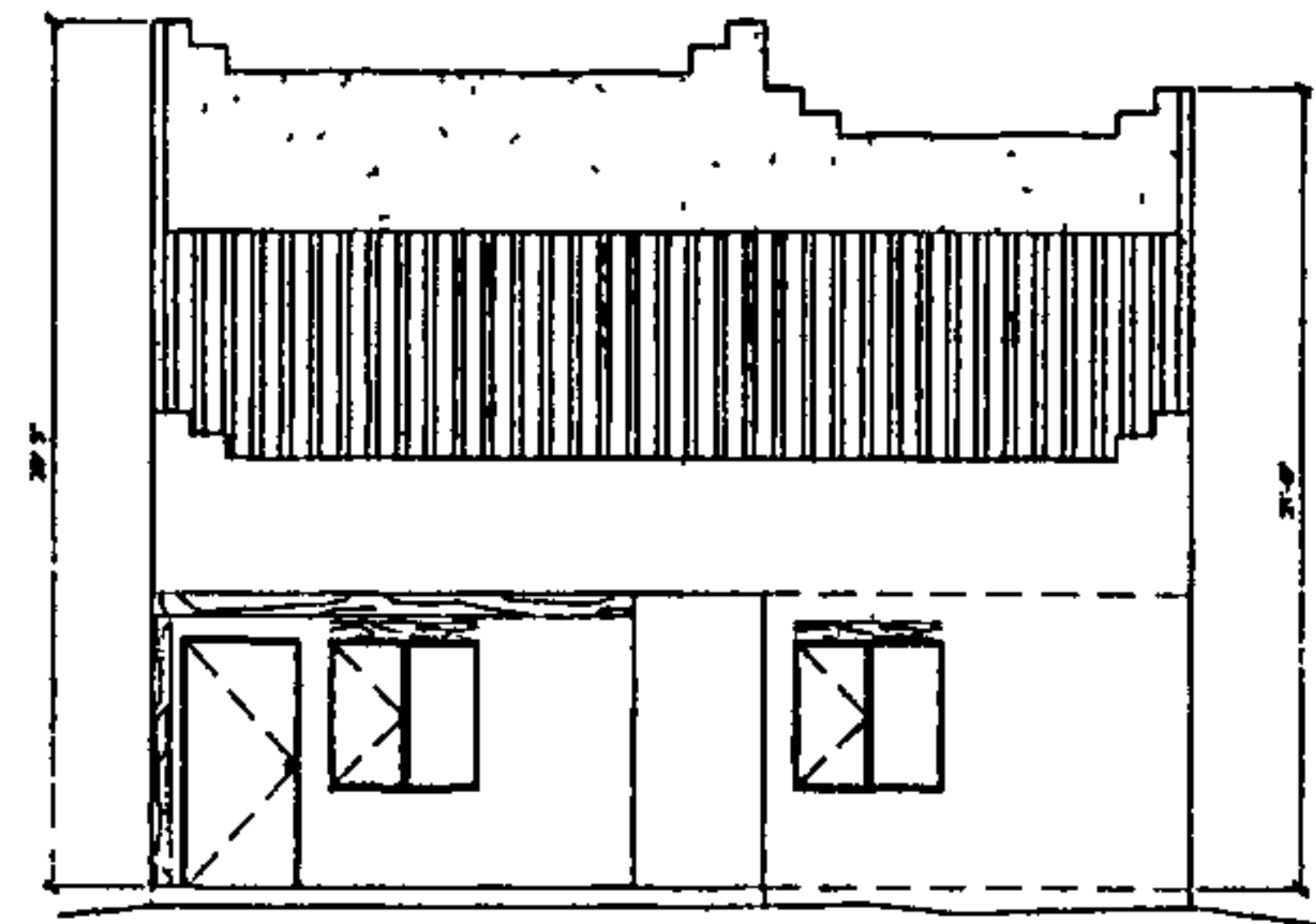
TYPICAL FLOOR PLAN  
 SCALE: 3/8" = 1'-0"

**CONSTRUCTION CALCULATIONS**

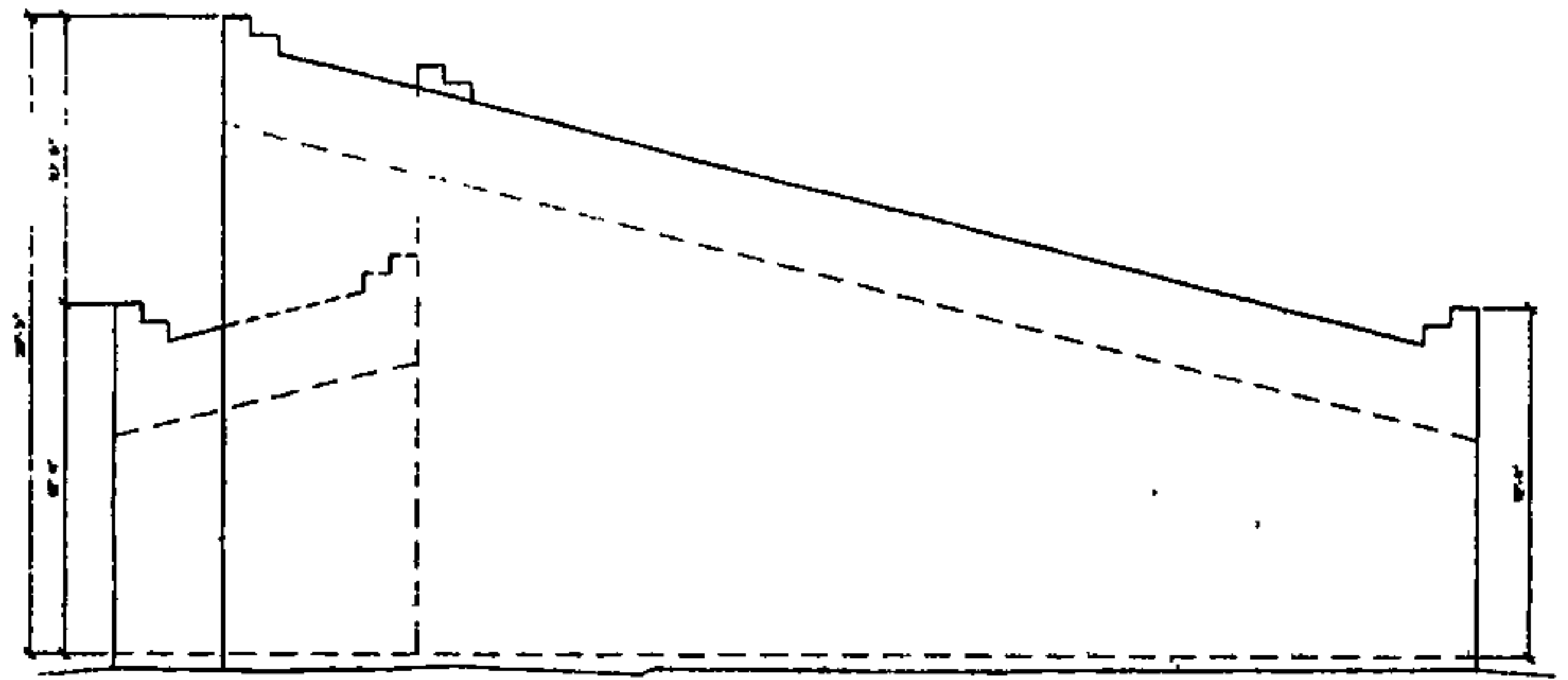
HEATED AREA	
PROPOSED FLOOR AREA	919 SF
GARAGE	274 SF
TOTAL CONSTRUCTION AREA	1,193 SF



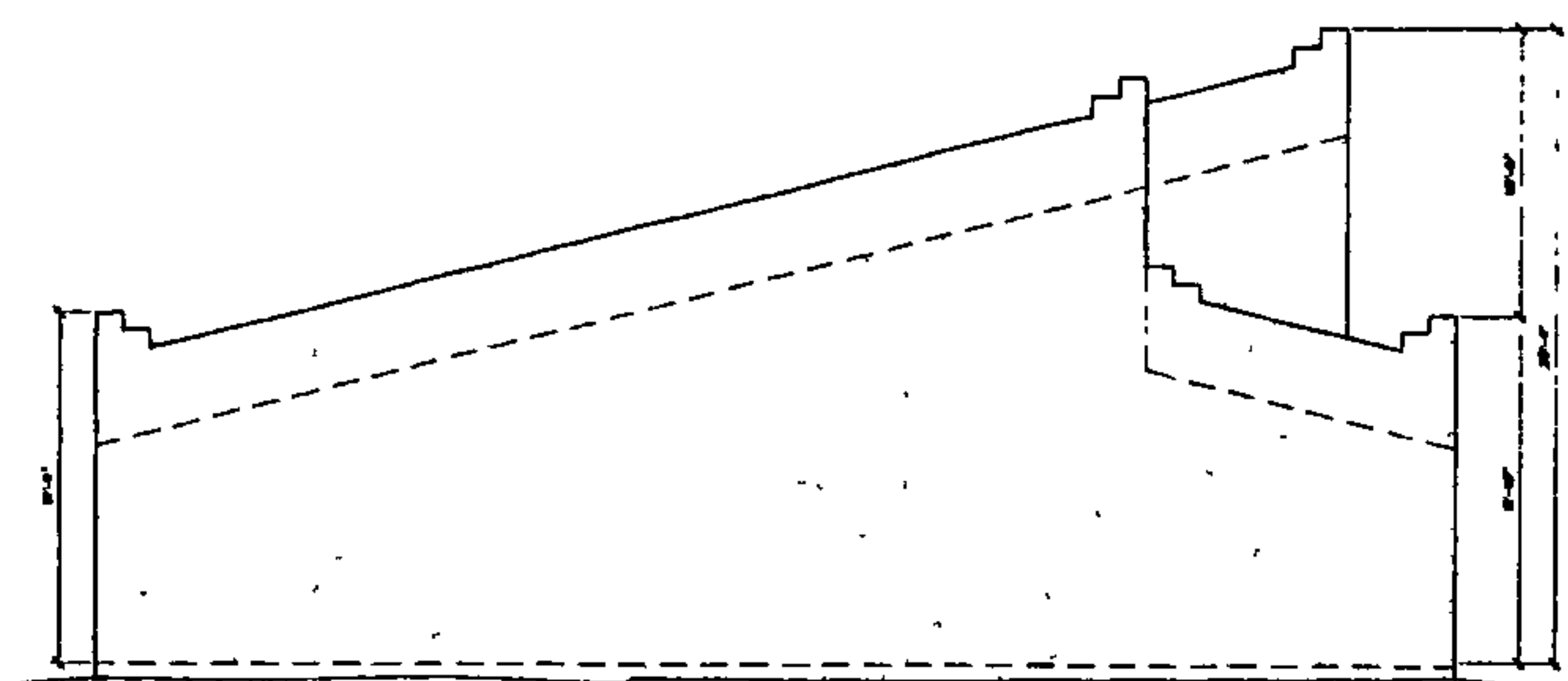
TYPICAL FRONT ELEVATION  
 SCALE: 3/8" = 1'-0"



TYPICAL BACK ELEVATION  
 SCALE: 3/8" = 1'-0"



TYPICAL RIGHT SIDE ELEVATION  
 SCALE: 3/8" = 1'-0"

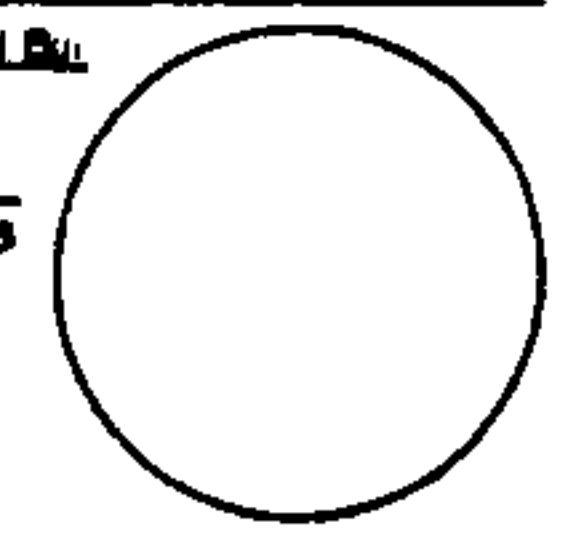


TYPICAL RIGHT SIDE ELEVATION  
 SCALE: 3/8" = 1'-0"

- General Notes:**
1. The intent of these drawings is to stipulate labor and materials necessary for the completion of all work shown.
  2. In the event of an inconsistency, specifications shall take precedence over drawings.
  3. All work and materials shall be in accordance with the 1997 UBC, State and/or local codes, laws and ordinances.
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  5. Verify Dimensions in the field, they will take precedence over drawings.

DEL'S HIDE-A-WAY PARK  
 4326 4th STREET  
 ALBUQUERQUE, N.M. 87107

Project Title  
 Drawn By: Checked By:  
 R. A. R.  
 Project No. Date:  
 5051414 3/13/03



Revisions Architect Engineer

2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.

---

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002792/03EPC 01088, a Site Development Plan for Building Permit, for the Eastern Portion of Tr. 22-A-1, MRGCD Map 33, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a Site Plan for Subdivision for an SU-1 for R-T parcel for the Eastern Portion of Tract 22-A-1, MRGCD Map 33 located on San Clemente Road, between 4<sup>th</sup> Street and the Alameda Drain.
2. This request furthers the Central Urban and Established Urban Goals and Policies of the Comprehensive Plan, specifically Section II.B.5.d and e, by proposing a development that will provide a location, intensity, and design of new development that respects existing neighborhood values and provides for new growth where vacant land is contiguous to existing urban facilities and services.
3. The request furthers the Transportation and Transit Goal of the Comprehensive Plan by proposing a use that may encourage increased use of transit along 4<sup>th</sup> Street. The request furthers Policy c of this section by allowing additional dwelling units close to a Major Transit street.
4. The request furthers the applicable goals and policies of the North Valley Area Plan by maintaining areas zoned for residential uses (Housing 1.a), and by helping to stabilize residential zoning and land use in the North Valley Area (Zoning and Land Use Policy 2). This request will not destabilize residential zoning and land use in the immediate vicinity.
5. The request does not contradict the applicable goals and policies of the Los Griegos Neighborhood Development Plan, by allowing a land use and zoning that are generally compatible with the surrounding area.
6. This request fulfills the policy intent of R-91-1998, which establishes an overall direction for the implementation of the City's growth policies.

OFFICIAL NOTICE OF DECISION  
PROJECT #1002123  
AUGUST 21, 2003  
PAGE 4 OF 6

7. An illustrative site development plan for Subdivision accompanies this request for Building Permit and should be the basis for any further development for the subject site.
8. The adjacent neighborhood association has requested that no vehicular access should be allowed from the subject site to either 3<sup>rd</sup> Street or Jupiter Street in the adjacent Gardner Addition neighborhood. Vehicular access to the site should be from San Clemente Avenue only.
9. The existing irrigation ditch, which runs along the subject site's northern boundary with the Gardner Addition neighborhood, should be maintained in its existing condition and functioning as an irrigation ditch (dirt/unlined/ uncovered).
10. The adjacent Greater Gardner Neighborhood Association supports the applicant's request for Site Plan for Building Permit with some modifications outlined in a Facilitator's Report, dated 7/23/03, and included in the Conditions of approval.
11. Mobile homes are not an allowable use in the proposed Site Plan for Building Permit.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The City Engineer and Public Works/Transportation Development will require the following:  
All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for (i.e. DRB sketch plat review of subdivision layout, street widths, parking, etc.).  
The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.  
Site shall comply and be designed per DPM Standards.  
Parking as shown on the site plan from San Clemente Ave. is not allowed. Parking may be allowed from San Clemente Ave. if, moved outside of public right-of-way, adequate site distance is provided and if approved by the Traffic Engineer.

2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- 

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5. The request does not contradict the applicable goals and policies of the Los Griegos Neighborhood Development Plan, by allowing a land use and zoning that are generally compatible with the surrounding area.
6. This request fulfills the policy intent of R-91-1998, which establishes an overall direction for the implementation of the City's growth policies.

4. Utility Development: approval is contingent on a submittal and approval of a subdivision plat. Utility lines shown are not adequate or acceptable. A water and sanitary sewer availability statement must also be requested and completed prior to DRB sign off.
5. Hydrology requires an approved conceptual grading and drainage plan for Site Plan sign-off by the City Engineer. This approval is required prior to placement on DRB agenda. The platting should be a concurrent DRB action to this request.
6. Transportation Planning requires the applicant remove the encroachment of guest parking into the right-of-way for San Clemente Avenue.
- ? 7. The applicant must meet the requirement of the City Park Dedication and Development Ordinance.
8. The Refuse Division requires the development have storage area for carts, not visible from streets or inside garage.
9. New additions will require a fire flow statement prior to DRB and will be required to meet the conditions of the Fire Department.
10. The applicant shall meet the conditions of the MRGCD as requested in the letter received by the Planning Department on August 20, 2003, and submitted to the EPC at the August 21, 2003 Public Hearing.
11. The applicant shall allow MRGCD irrigators along the Maurino Wasteway east of 4<sup>th</sup> Street reasonable access to the Maurino Wasteway for irrigation and maintenance purposes consistent with the court order dated August 21, 2003.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 5, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED**

AT THE TIME THE APPEAL IS FILED.  
OFFICIAL NOTICE OF DECISION  
PROJECT #1002123  
AUGUST 21, 2003  
PAGE 6 OF 6

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,  
  
for Victor J. Chavez  
Planning Director

VJC/CB/ac

cc: Garcia/Kraemer & Assoc., 200 Lomas NW, Albuquerque, NM 87102  
Susan McAllister, Greater Gardner NA, 3333 Purdue NE, Albuquerque, NM 87106  
Mary Williams, Greater Gardner NA, 4440 Jupiter NW, Albuquerque, NM 87106  
Sharon Karpinski, 439 Gavilan Pl. NW, Albuquerque, NM 87107  
Robert Mah, 2239 Grants St., Berkeley CA, 04703-1713  
Mary Williams, 4440 Jupiter, Albuquerque, NM 87107  
Victor & Onayda, Eva Urquidez, 517 San Clemente NW, Albuquerque, NM 87107  
Charles Price, 1401 Central Ave. NW, Albuquerque, NM 87104  
Joe Torres, 836 San Clemente NW, Albuquerque, NM 87107  
Pat & Jake Gallegos, 828 San Clemente NW, Albuquerque, NM 87107

AT THE TIME THE APPEAL IS FILED.  
OFFICIAL NOTICE OF DECISION  
PROJECT #1002123  
AUGUST 21, 2003  
PAGE 6 OF 6

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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Sincerely,  
  
for Victor J. Chavez  
Planning Director

VJC/CB/ac

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Joe Torres, 836 San Clemente NW, Albuquerque, NM 87107  
Pat & Jake Gallegos, 828 San Clemente NW, Albuquerque, NM 87107

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

*Debra L. Israel* 4/5/04  
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

- ✓ 1. Site Plan (including utilities and easements)
2. Landscaping Plan
- ✓ 3. Preliminary Grading Plan (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. Building and Structure Elevations

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

## Accompanying Material

- ✓ A. 8-1/2" x 11" reduction for each plan sheet.
- ✓ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

- ✓ 1. Date of drawing and/or last revision
- ✓ 2. Scale: 1.0 acre or less      1" = 10'  
1.0 - 5.0 acres              1" = 20'  
Over 5 acres                  1" = 50'  
Over 20 acres                1" = 100'                      [Other scales as approved by staff]
- ✓ 3. Bar scale
- ✓ 4. North arrow
- ✓ 5. Scaled vicinity map
- ✓ 6. Existing structures on the site and within 20 feet of the site boundaries
- ✓ 7. Property lines (clearly identify)
- ✓ 8. Existing and proposed easements (identify each)



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

### 2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - \_\_\_ 1. **Location and typical dimensions**, including handicapped spaces
  - \_\_\_ 2. **Calculations:** spaces required: \_\_\_\_\_ provided: \_\_\_\_\_  
Handicapped spaces required: \_\_\_\_\_ provided: \_\_\_\_\_

- B. Bicycle parking & facilities
  - \_\_\_ 1. Bicycle racks, spaces required: \_\_\_\_\_  
provided: \_\_\_\_\_
  - \_\_\_ 2. Other bicycle facilities, if applicable

- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions

- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
  - 5. Sidewalk widths and locations, existing and proposed

- B. Identify Alternate transportation facilities within site or adjacent to site
  - \_\_\_ 1. Bikeways and bike-related facilities

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

~~NA~~  
~~NA~~

2. Pedestrian trails and linkages
3. Bus facilities, including routes, bays and shelters existing or required

## 4. Utilities

1. Fire hydrant locations, existing and proposed.
2. Distribution lines
3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
4. Existing water, sewer, storm drainage facilities (public and/or private).
5. Proposed water, sewer, storm drainage facilities (public and/or private)

## 5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use
7. Identify type, location and size of plantings (common and/or botanical names).
  - ~~NA~~ A. Existing, indicating whether it is to preserved or removed.
  - ~~NA~~ B. Proposed, to be established for general landscaping.
  - ~~NA~~ C. Proposed, to be established for screening/buffering.
8. Describe irrigation system
- ~~NA~~ 9. Planting Beds, indicating square footage of each bed
10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
11. Responsibility for Maintenance (statement)
12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
13. Landscaped area requirement; square footage and percent (specify clearly on plan)
14. Landscaped area provided; square footage and percent (specify clearly on plan)

## SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

## A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

## B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures

E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

### B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

*Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.*

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan (required)**
2. **Design requirements for future site development plans for building permit (optional, but STRONGLY recommended)**

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN (Required)**

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height
  - b. Minimum Building Setback
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY  
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 24, 2004

Lyle Losack, PE  
QuickDraw Engineering  
PO Box 729  
Corrales, NM 87048

**Re: Del's Hideaway Park Drainage Report**  
**Engineer's Stamp dated 2-24-04, (G14/D71)**

Dear Mr. Losack,

Based upon the information provided in your submittal dated 12-23-03, the above referenced report is approved for Site Development Plan for Building Permit action by the DRB. Once that board has approved the plan, please submit a mylar copy for my signature in order to obtain a Grading Permit. Prior to Building Permit approval, please resubmit the Grading Plan clearly defining what must be built by Work Order.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: Chuck Caruso, CoA  
file

August 13, 2003



RECEIVED AUG 20 2003

Mr. Russell Brito  
City of Albuquerque Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

REF.: DEL'S HIDE-A-WAY PARK -- 4326 4<sup>TH</sup> STREET  
PROJECT # 1002123

Dear Mr. Brito:

The District has reviewed the site plan for the above referenced development. The following comments must be addressed by the developer prior to approval by the District:

1. The District requires a 20' wide irrigation ditch easement along the north boundary of the development between 4<sup>th</sup> Street and the Alameda Drain. The proposed site plan identifies a 20' drain easement along the north boundary. The site plan must be corrected to show a 20' wide irrigation ditch easement not a 20' wide drain easement.
2. The drainage from the site development is not allowed to discharge to the irrigation ditch or Alameda Drain. Drainage from the site development must be retained on-site or discharged to a storm sewer facility.
3. The District cannot allow any improvements within the irrigation ditch easement that blocks or hinders our access.
4. The District has a mediation agreement with the Developer where they agree to allow MRGCD irrigators along the Maurino Wasteway reasonable access for irrigation and maintenance purposes.

If you have any questions please feel free to contact Mr. Ray Gomez for more information at (505) 247-0234.

Sincerely,

Subhas K. Shah  
Chief Executive Officer

P.O. Box 581

87103-0581

1931 Second St. SW

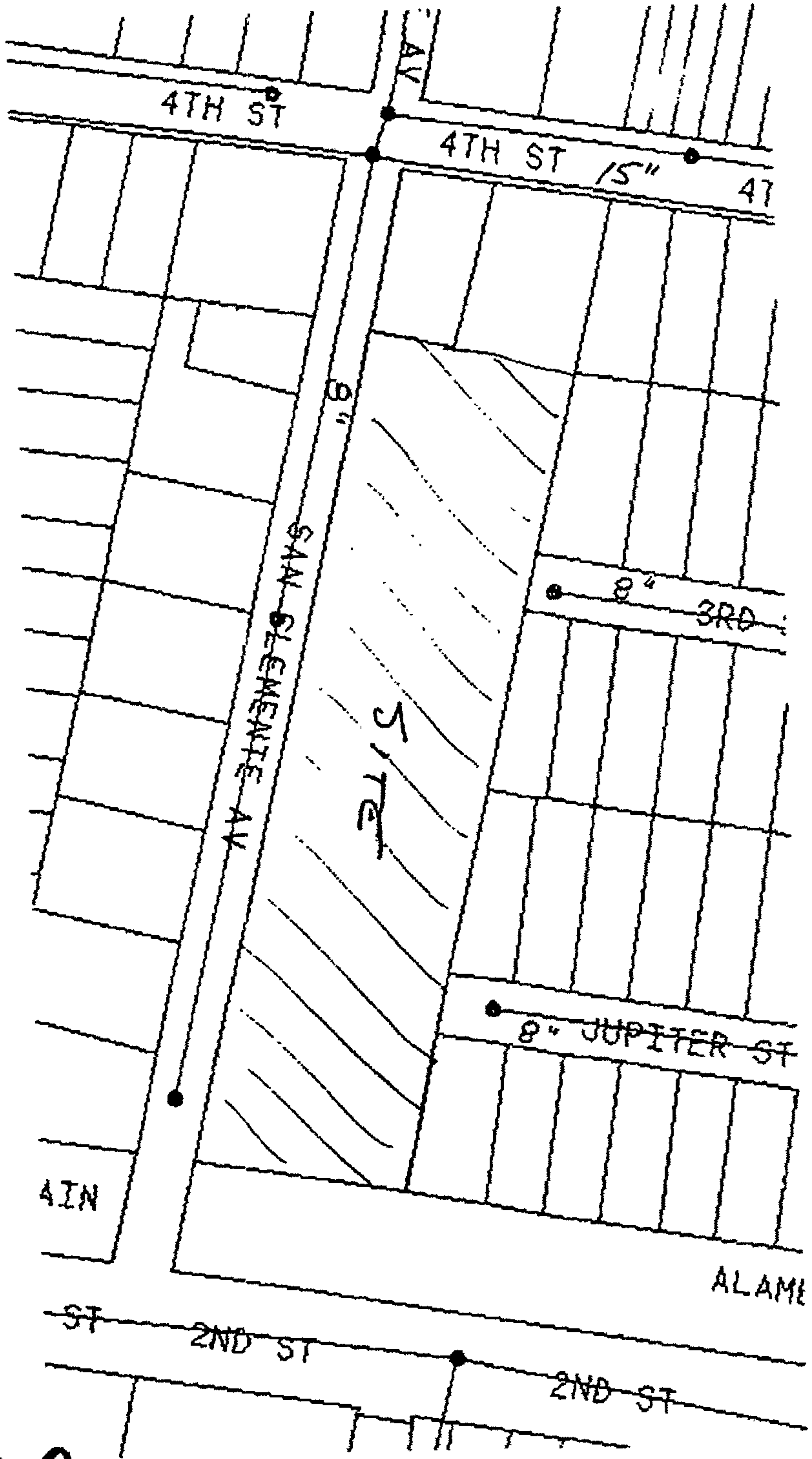
Albuquerque, NM

87102-4515

505-247-0234

Fax # 505-243-7308

G-14

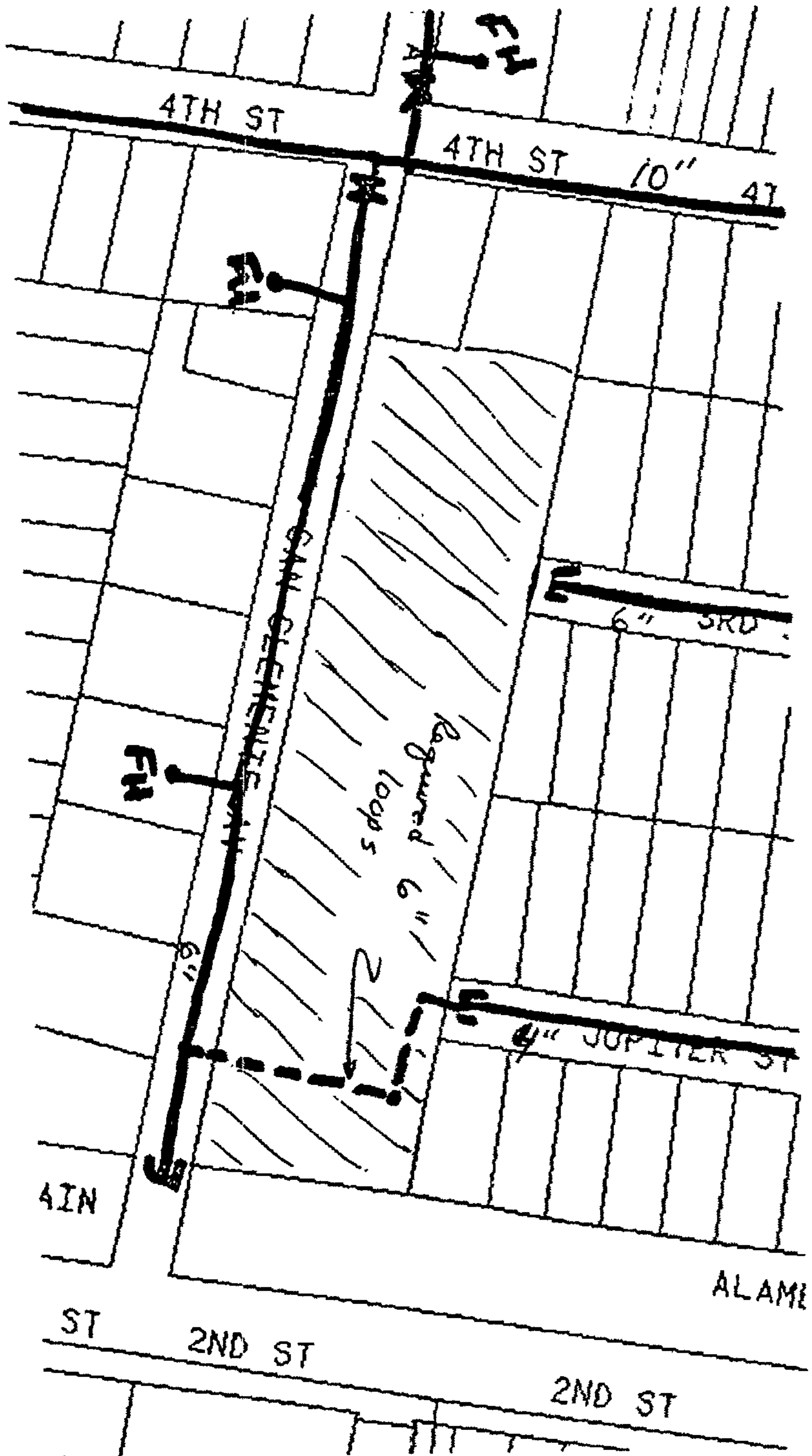


SEWER





G-14



WATER

N

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

**PAID RECEIPT**

APPLICANT NAME PAM & PHIL SHEETS  
 AGENT QUICKDRAW ENG. LLC.  
 ADDRESS PO Box 729 Corrales, 87048  
 PROJECT & APP # 1002123  
 PROJECT NAME DEL'S HIDE-AWAY

\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee  
 \$ 285<sup>00</sup> 441006/4983000 **DRB** Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 305<sup>00</sup> TOTAL AMOUNT DUE

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

04/06/2004 12:05PM LOC: ANN  
 X  
 RECEIPT# 00023760 WS# 007 TRAN# 0020  
 Account 441006 Fund 0110  
 Activity 4983000 TRSLJS  
 Trans Amt \$305.00  
 J24 Misc \$285.00  
 CK \$305.00  
 CHANGE \$0.00

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

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

04/06/2004 12:05PM LOC: ANN  
 X  
 RECEIPT# 00023759 WS# 007 TRAN# 0020  
 Account 469099 Fund 0110  
 Activity 4916000 TRSLJS  
 Trans Amt \$305.00  
 J24 Misc \$20.00

Thank You



The CITY OF ALBUQUERQUE  
**EPC**  
 ENVIRONMENTAL PLANNING COMMISSION



**Agenda Number: 6**  
**Project Number: 1002123**  
**Case Number: 03EPC 01087/01088**  
**August 21, 2003**

## Staff Report

<b>Agent</b>	Garcia/Kramer & Assoc.
<b>Applicant</b>	Phillip & Pam Sheets
<b>Request(s)</b>	Site Plan for Subdivision Site Plan for Building Permit
<b>Legal Description</b>	East Portion of Tr. 22-A-1, MRGCD Map 33
<b>Location</b>	On 4 <sup>th</sup> St. NW, between San Clemente NW and Freeman NW
<b>Size</b>	Approximately 4 acres
<b>Existing Zoning</b>	SU-1/R-T
<b>Proposed Zoning</b>	N/A

### Staff Recommendation

**APPROVAL of 03EPC 01087, a Site Development Plan for Subdivision, based on the findings on page 10, and subject to the conditions of approval on page 11.**

**APPROVAL of 03EPC 01088, a Site Development Plan for Building Permit, based on the findings on page 12, and subject to the conditions of approval on page 13.**

**Staff Planner**

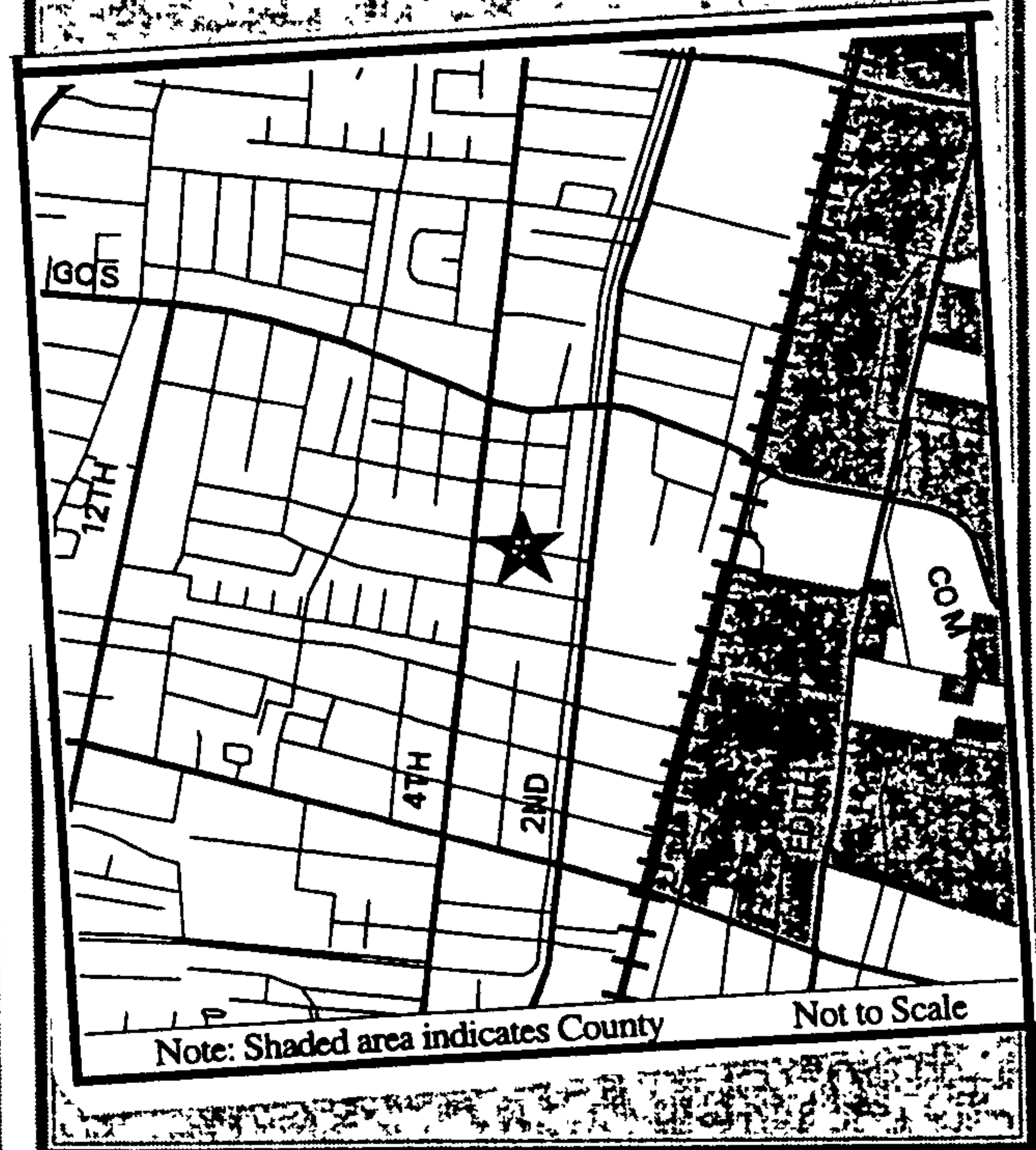
**Cynthia D. Borrego, MPA**

### Summary of Analysis

This is a dual request for approval of a Site Development Plan for Subdivision and Site Development Plan for Building Permit. The subject site is zoned SU-1/R-T, as approved by the EPC on January 16, 2003. The applicant is proposing to subdivide the parcel into 35 townhouse lots. The typical lot size is 50'x150'.

The townhomes being proposed by the applicant generally meet the requirements of the City Zoning Code and the Findings and Conditions outlined by the EPC, with the January 2003 approval. The one outstanding issue with the neighborhood association is the applicant's proposal to build a fence on the northern edge of the ditch. The neighborhood is concerned about the access to the ditch and agreements with the MRGCD. This issue can be worked out if the applicant agrees not to develop this area of the ditch and allows for access to the ditch by the neighborhood.

Staff recommends approval of both requests based on several conditions.



City Departments and other interested agencies reviewed this application from 7/7/03 to 7/18/03. Agency comments were used in the preparation of this report, and begin on page 15.



Note: Shaded area indicates County Not to Scale

## LAND USE MAP

### KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1" = 267'

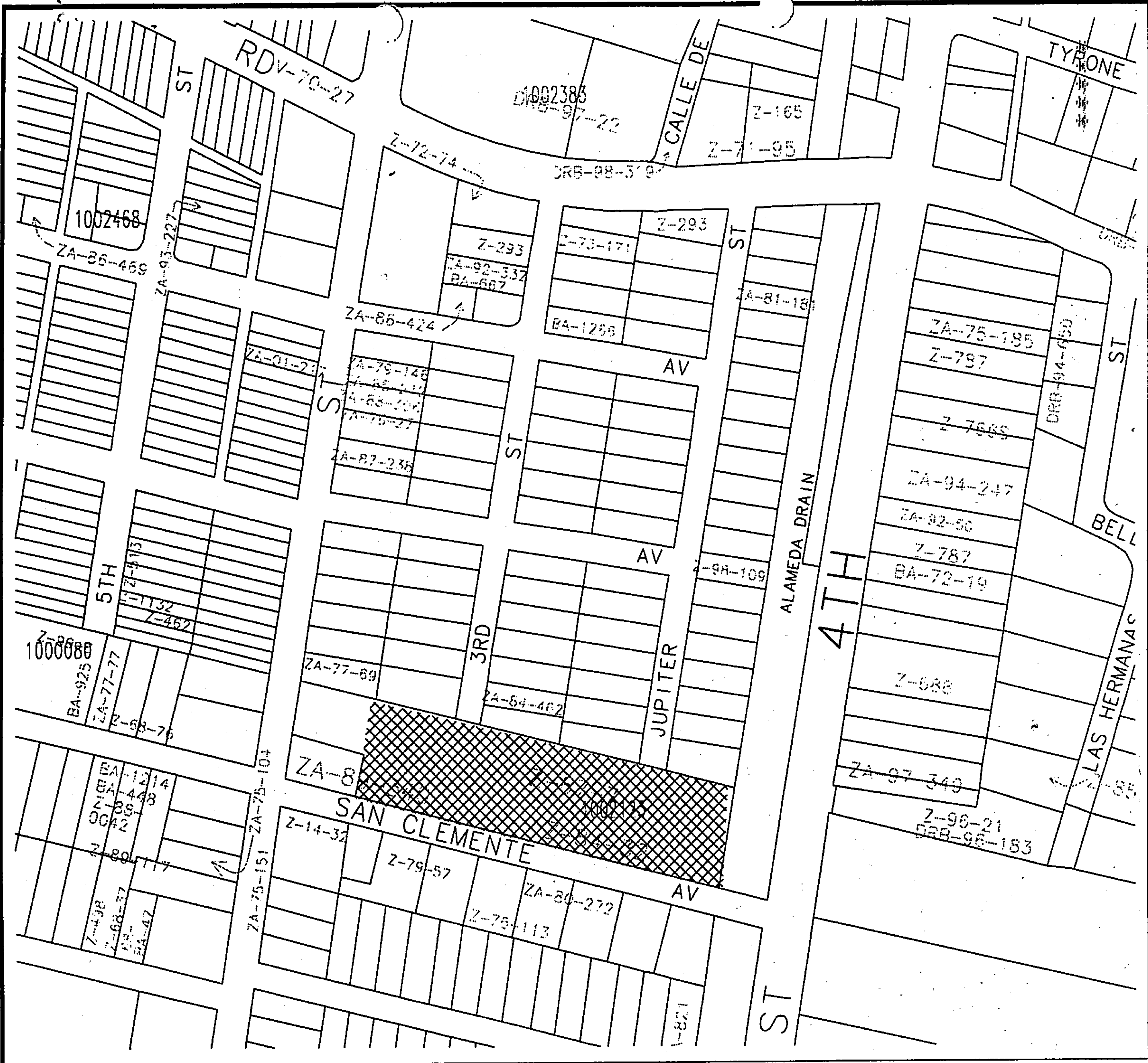
PROJECT NO.  
1002123

HEARING DATE  
08-21-03

MAP NO.  
G-14

ADDITIONAL CASE NUMBER(S)

03EPC-01087  
03EPC-01088



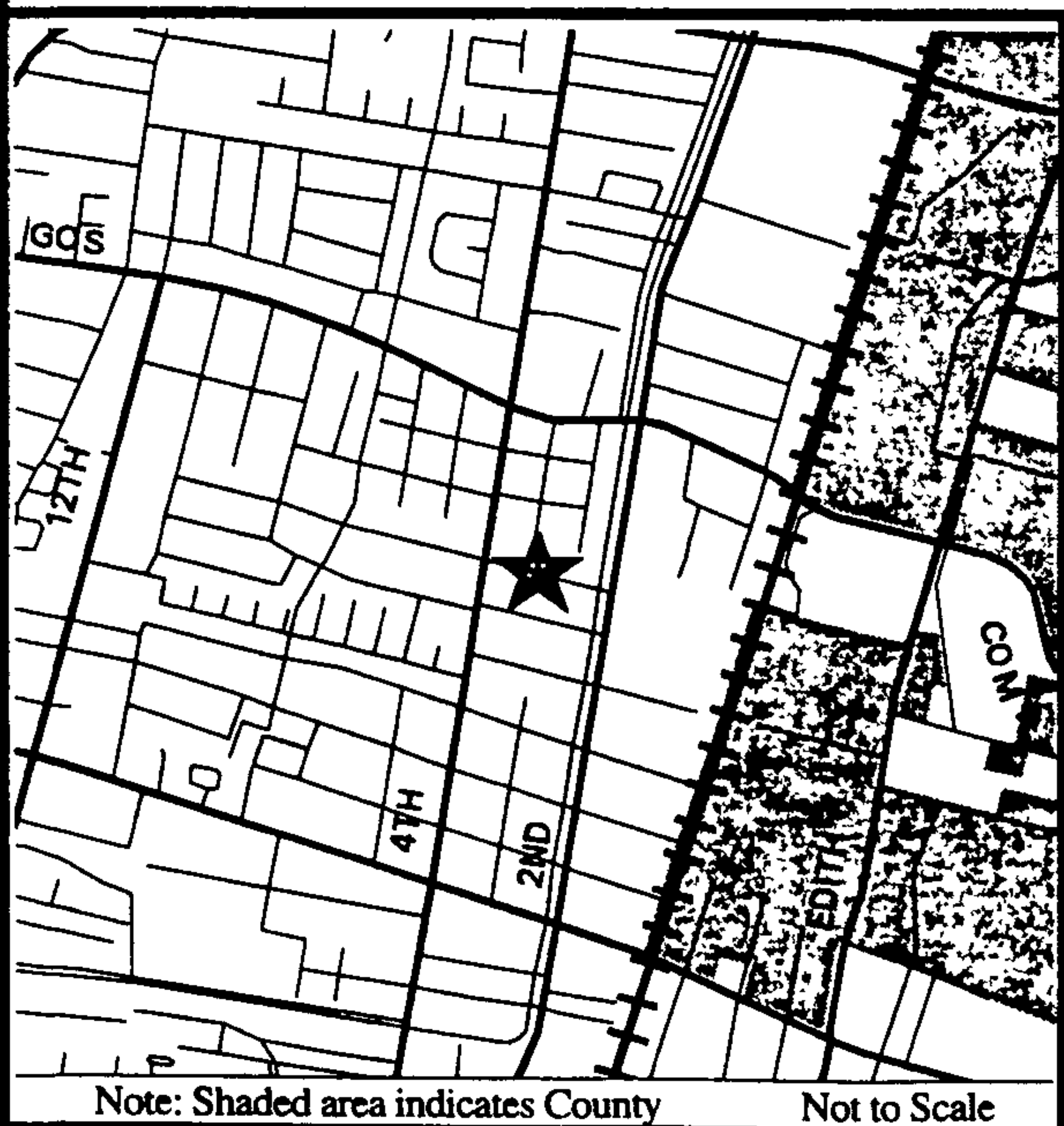
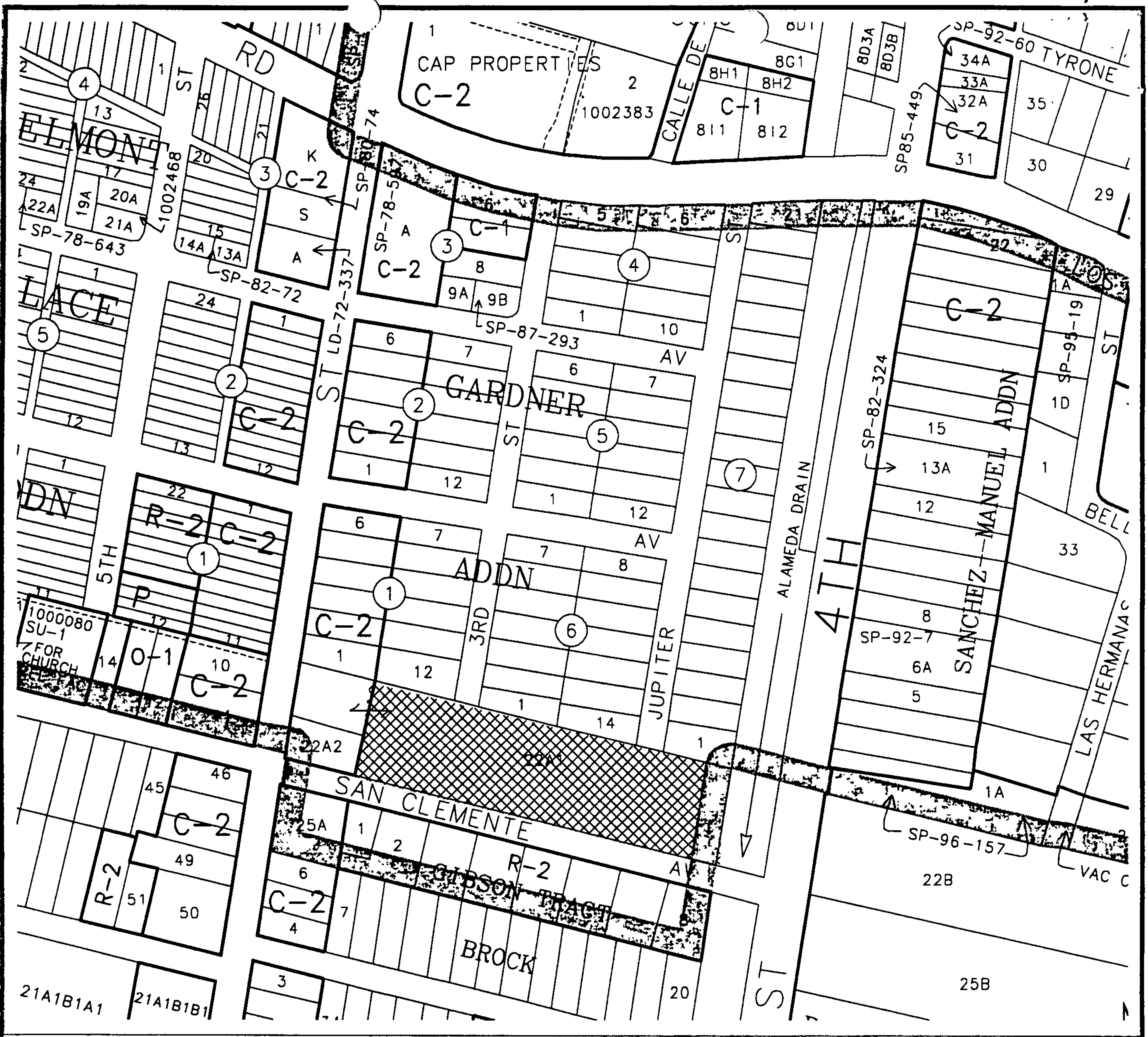
Note: Shaded area indicates County Not to Scale

### HISTORY MAP



Scale 1"=267'

PROJECT NO. <b>1002123</b>
HEARING DATE <b>08-21-03</b>
MAP NO. <b>G-14</b>
ADDITIONAL CASE NUMBER(S) <b>03EPC-01087 03EPC-01088</b>



Note: Shaded area indicates County Not to Scale

### ZONING MAP



Scale 1" = 267'

PROJECT NO.  
1002123

HEARING DATE  
08-21-03

MAP NO.  
G-14

ADDITIONAL CASE NUMBER(S)

03EPC-01087  
03EPC-01088

**Development Services Report**

**SUMMARY OF REQUEST**

<b>Request(s)</b>	Site Plan for Subdivision Site Plan for Building Permit
<b>Location</b>	On 4 <sup>th</sup> St. NW; between San Clemente NW and Freeman NW

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1/R-T	Central Urban	Mobile Homes/Vacant
<b>North</b>	R-1	North Valley Area Plan	Single-Family Residential
<b>South</b>	R-2	Los Griegos Neighborhood Plan	Apartments
<b>East</b>	Alameda Drain/2 <sup>nd</sup> St./M-1		Alameda Drain
<b>West</b>	C-2		Vacant

**Background, History and Context**

This is a request for Site Plan for Subdivision and Building Permit for an approximately 3.5 acre tract that is currently zoned SU-1/R-T. The EPC approved this zone change request in January 2003. The site is surrounded by R-1 zoning on the north, R-2 zoning on the south, the Alameda Drain on the east and C-2 zoning on the west.

Land Uses in the immediate area include the following: the site is currently developed with mobile homes, single-family residential to the north, apartment to the south, the Alameda Drain to the east and vacant properties to the west.

The subject site contains 13 mobile homes. The site has been used as a mobile home park for many years. The City and the applicant are in disagreement as to how long this park has existed at this location.

**APPLICABLE PLANS AND POLICIES**

**Albuquerque / Bernalillo County Comprehensive Plan**

The subject site is located in the area designated Central Urban by the *Comprehensive Plan* with a Goal to “promote the Central Urban Area as a focus for arts, cultural, and public

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facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.” Applicable policies include:

Policy b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

\*The Central Urban Area is a portion of the Established Urban Area and as such is subject to the policies of section II.B.5 (Established Urban). Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban. The goal of Established Urban is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy a: The Established and Developing Urban Areas...shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Policy o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is located within a Major Transit Corridor designated by the *Centers & Corridors* section of the *Comprehensive Plan*. Section 4 of the Transportation and Transit section has a Goal which states “to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs”.

Policy c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.



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### ***North Valley Area Plan***

The *North Valley Area Plan (NVAP)* was adopted in May 1993. It provides goals and policies guiding land use and development. The Plan generally encompasses properties between Interstate I-40 on the south, Rio Grande Boulevard on the west, Tramway Road on the north and Interstate I-25 on the east. As a Rank II plan, the *North Valley Area Plan* is consistent with *Comprehensive Plan* policies. The *North Valley Area Plan* does not propose zoning and is not specific as to recommended uses in the area. However, it does provide as a goal "To recognize the North Valley area as a unique and fragile resource and as an inestimable and irreplaceable part of the entire metropolitan community." Other goals include:

#### Goals and Issues:

2.b: To preserve and enhance the environmental quality of the North Valley Area by: controlling growth and maintaining low density development. (page 5).

#### Housing:

1.a: The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing. Maintain and expand areas zoned for residential uses including A-1, R-1, MH. (page 14).

#### Zoning and Land Use Policies:

2.: The City and County shall stabilize residential zoning and land use in the North Valley Area. (page 61).

### ***Los Griegos Neighborhood Development Plan***

The *Los Griegos Neighborhood Development Plan* was originally adopted in 1977 and amended most recently in 1987. It provides goals and policies guiding land use and development. The Plan generally encompasses properties between Cherokee and San Clemente Roads on the south, the Griegos Drain on the west, Griegos and Delamar Avenue on the north, and the A.T. and S.F. Railroad on the east. As a Rank II plan, *the Los Griegos Neighborhood Development Plan* is consistent with the *Comprehensive Plan* policies. The Plan does not propose zoning and is not specific as to recommended uses in the area. However, it does provide as a goal "the conservation and renewal of neighborhoods and the improvement of living conditions of low- and moderate-income families." Other goals include:

#### B. Specific:(p15)

- (2) Elimination of conditions which are detrimental to the public health, safety, and welfare.
- (3) Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2<sup>nd</sup>
- (4) and 4<sup>th</sup> Streets and at the intersection of 12<sup>th</sup> Street and Griegos "Road.

### ***Comprehensive City Zoning Code***

#### **Section 14-16-2-6 R-1 Residential Zone**

This zone provides suitable sites for houses and uses incidental thereto in the Established and Central Urban areas: (A) Permissive Uses, (1) house, one per lot; (2) accessory use

#### **Section 14-16-2-11 R-T Residential Zone**

This zone provides suitable sites for houses, townhouses, and uses incidental thereto in the Established and Central Urban areas.

### ***Resolution 270-1980 (Policies for Zone Map Change Applications)***

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Section 1.C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

Section 1.I. A zone change request, which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when;

- (1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or
- (2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

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***Resolution 91-1998 (R-70)***

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

***Long Range Roadway System***

The Long Range Roadway System designates San Clemente as a Major Local street, with a right-of-way of 56-60'.

***ANALYSIS***

This is a request for Site Plan for Subdivision and Building Permit for an approximately 3.5 acre tract that is currently zoned SU-1/R-T. The EPC approved this zone change request in January 2003. The site is surrounded by R-1 zoning on the north, R-2 zoning on the south, the Alameda Drain on the east and C-2 zoning on the west.

Land Uses in the immediate area include the following: the site is currently developed with mobile homes, single-family residential to the north, apartment to the south, the Alameda Drain to the east and vacant properties to the west.

The subject site contains 13 mobile homes. The site has been used as a mobile home park for many years. The City and the applicant are in disagreement as to how long this park has existed at this location. The proposed development will include 35 townhomes on 3.5 acres.

---

***Conformance to Adopted Plans, Policies, and Ordinances***

On January 16, 2003 the EPC found that the requested zone map amendment to SU-1/R-T furthered the goals of the applicable Central Urban and Established Urban Goals and Policies of the Comprehensive Plan, specifically Section II.B.5.d. and e. The proposal supports these findings and will provide a location, intensity and design of new development that respects existing neighborhood values and provides for new growth where vacant land is contiguous to existing urban facilities and services. The use also encourages increased transit along 4<sup>th</sup> Street.

The proposal is consistent with the goals and policies of the North Valley Area Plan by maintaining areas zoned for residential uses (Housing 1.a.) and by helping to stabilize residential zoning and land use in the North Valley Area (Zoning and Land Use Policy 2). This request will help to stabilize residential zoning and land use in the immediate vicinity.

The request is also consistent with the applicable goals and policies of the Los Griegos Neighborhood Development Plan, by proposing a land use and zoning that are generally compatible with the surrounding area.

***Site Plan Layout / Configuration***

The proposed development will include 35 townhomes on 3.5 acres. The subject site currently contains 13 mobile homes which would be relocated. All homes are proposed to be pueblo style design with shed roofs. Access to the subject site is off North Fourth Street via San Clemente Ave. There are private roads located between rows of five townhomes, the applicant will provide hammerhead turn-arounds at the northern terminus of the private streets which connect to San Clemente Ave.

The applicant is proposing 919 sq. ft. of heated floor area for each unit, with 247 sq. ft. of garage, which totals 1,193 sq. ft. Each dwelling unit has two spaces per unit, which meet the City Zoning Code requirement. Setbacks are in conformance with the requirement listed in the Code for the R-T Zone.

***Vehicular Access, Circulation and Parking***

Access to the subject site is off North Fourth Street via San Clemente Ave. There are private roads located between rows of five townhomes, the applicant will provide hammerhead turn-arounds at the northern terminus of the private streets which connect to San Clemente Ave.

The City Transportation Development states in their comments:

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All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for (i.e. DRB sketch plat review of subdivision layout, street widths, parking, etc.).

The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.

Site shall comply and be designed per DPM Standards.

Parking as shown on the site plan from San Clemente Ave. is not allowed. Parking may be allowed from San Clemente Ave. if, moved outside of public right-of-way, adequate site distance is provided and if approved by the Traffic Engineer.

The Transportation Planning Division states:

Remove the encroachment of guest parking into the right-of-way for San Clemente Avenue.

### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

The site is located within 300 feet of Routes 10 and 13. The use also encourages increased transit along 4<sup>th</sup> Street.

### ***Lighting, Security***

The applicant is proposing single and double street lights at a scale of 20 feet high, mounted on steel poles and set in concrete.

The applicant is proposing a 8 foot high steel fence, with steel panels connected by angle iron for each unit. A 8 foot steel fence is also being provided on the north side of the development. Security to the site is not addressed by the applicant.

### ***Landscaping and Refuse***

The proposed landscaping for this site is a southwest/desert package. Landscaping for each unit includes Flowering Plum and New Mexico Olive Trees, a mixture of sage, yucca and cactus. Rosemary and Bird of Paradise and a mixture of flowers. Each lot is proposed to be individually landscaped. The landscaping provided by the applicant is adequate and meets the requirements of the City Street Tree Ordinance and the Landscape Ordinance. The landscape typical is shown only for the front and side yard due to the configuration on the units. Open space for this development is provided as part of the individual lots, however there is also some community Open Space being provided at the northern end of each row of ten units. . The landscape typical is shown and landscaping provided by the applicant is adequate and meets the requirements of the City Street Tree Ordinance and the Landscape Ordinance.

The Landscaping provided exceeds the City requirement.

The City Refuse Division states that the proposal is approved on the condition that the site will have storage area for carts, not visible from the streets or inside garage.

### ***Grading, Drainage, Utility Plans***

The City Hydrology:Division states:

An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda. One condition of approval state that platting should be a concurrent DRB action.

The Utility Development Division states:

Approval should be contingent on a subdivision plat. Utility lines shown would not be adequate or acceptable. A water and sanitary sewer availability statement must be requested and completed prior to DRB sign off.

### ***Architecture and Signage***

All homes are proposed to be pueblo style design with shed roofs. The units are flat roof, two story with garage fronts. Building heights are consistent with the City Zoning Code. There are two separate color schemes being utilized for the clay roof and trim and facia. One style includes a Tuscany blend stucco tierra with a yellow horse scheme and the second is a mallorca tile with a lariat stucco and a lariat trim and facia. No sample was provided of the color schemes. The color scheme proposed fit in with the existing neighborhood and the improvement will compliment and improve an area that is deteriorating.

The applicant has not shown a typical of the signage being proposed. This should be provided prior to approval of the site development plan.

### ***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance: Prior to sign-off on the final plat or DRB final sign off of site plan for subdivision, a fee in-lieu of and equal to the value of the required park land dedication for 35 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The Fire Department states that new construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB.

The Albuquerque Public Schools states that the proposed 35 lots to be zoned SU-1 for R-T uses on 3.5 acres of the **Del's Hide-A-Way Park**, located on 4<sup>th</sup> NW between Clemente NW and Freeman NW will affect La Luz Elementary School, Garfield Middle School, and Valley High School. The APS elementary and middle school facilities in the area should be able to accommodate any students potentially generated by the development. The APS high school facilities in the area are at/or approaching physical site capacity. Should these schools become too overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools.

The Public Service Company of New Mexico states that there are overhead electric lines on the west and east sides of the site. There is a 2-inch gas line south of San Clemente.

### ***Neighborhood Concerns***

The Gardner Addition Neighborhood Association was contacted. In discussion with representative of the neighborhood association there remain two outstanding issues with this development. These issues are both related to the ditch and access to the ditch by the community. The neighborhood has stated that they would like the developer to provide an opaque fence on the north side so that they have a visual access to the water that is coming downstream to their properties. The applicant is working with the Middle Rio Grande Conservancy District to work out an agreement to develop this area, however not proof of this has been provided. The City can assist in this effort by requiring that the developer build only an opaque fence on the south side of the property, a chain link fence could assist in the neighborhood's effort to preserve this ditch access. The applicant is proposing a 8 foot high steel fence, with steel panels connected by angle iron.

Staff received a letter of correspondence regarding this issue from the Greater Gardener Neighborhood Association, several e-mails from the Facilitator documenting a facilitated meeting held on July 17, 2003, and one additional letter from a resident. The issues discussed in these letters are related to the concerns already discussed and whether the MRGCD reviewed and approved the applicants plans, since it appears that certain improvements would be built on the MRGCD easement. The neighborhoods concern is that the northern portion of the ditch not be built on, Staff has not received any evidence that the applicant has worked out an agreement with MRGCD to make any improvement on MRGCD properties, and this issue remains a point of contention with the applicant and the neighborhood. The applicant should provide proof agreement to make any improvements on MRGCD properties as being proposed.

### ***Conclusions***

The requests are for approval of a Site Development Plan for Subdivision and Site Development Plan for Building Permit. The applicant requested a zone map amendment for the SU-1 for R-T Zoning in

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January 2003. The EPC granted this zoning and the applicant has submitted the Site Plans as directed in the Findings of the 2003 case. The applicant must meet all the Conditions of approval as outlined in the previous request for zone change prior to the site development plan being approved (Project #1002123/02EPC-01149)..

The new development will relocate an existing mobile home park, however the park does not meet the standard and requirements established in the existing Zoning Code. The townhouse development will provide an infill project that is consistent with today's standards. The applicant has proposed a development that will strengthen the integrity and character of this neighborhood.

The request is consistent with all approved City policies and plans which apply to this area. These include the Comprehensive Plan, the North Valley Area Plan and the Los Griegos Neighborhood Sector Development Plan. Staff has not received any evidence that the applicant has worked out an agreement with MRGCD to make any improvement on MRGCD properties, and this issue remains a point of contention with the applicant and the neighborhood. The applicant should provide proof of agreement that they are able to make any improvements on MRGCD properties as being proposed.

Staff recommends approval of both requests of Site Development Plan for Subdivision and Site Development Plan for Building Permit based on the finding and conditions recommended in this report.

***FINDINGS - (CASE NO. 03EPC 01087) (Thursday, August 21, 2003)***

1. This is a request for a Site Plan for Subdivision for an SU-1 for R-T parcel for the Eastern Portion of Tract 22-A-1, MRGCD Map 33 located on San Clemente Road, between 4<sup>th</sup> Street and the Alameda Drain.
2. This request furthers the Central Urban and Established Urban Goals and Policies of the Comprehensive Plan, specifically Section II.B.5.d and e, by proposing a development that will provide a location, intensity, and design of new development that respects existing neighborhood values and provides for new growth where vacant land is contiguous to existing urban facilities and services.
3. The request furthers the Transportation and Transit Goal of the Comprehensive Plan by proposing a use that may encourage increased use of transit along 4<sup>th</sup> Street. The request furthers Policy c of this section by allowing additional dwelling units close to a Major Transit street.
4. The request furthers the applicable goals and policies of the North Valley Area Plan by maintaining areas zoned for residential uses (Housing 1.a), and by helping to stabilize residential zoning and land use in the North Valley Area (Zoning and Land Use Policy 2). This request will not destabilize residential zoning and land use in the immediate vicinity.



5. The request does not contradict the applicable goals and policies of the Los Griegos Neighborhood Development Plan, by allowing a land use and zoning that are generally compatible with the surrounding area.
6. This request fulfills the policy intent of R-91-1998, which establishes an overall direction for the implementation of the City's growth policies.
7. An illustrative site development plan for subdivision accompanies this request for a Subdivision and should be the basis for any further development for the subject site.
8. The adjacent neighborhood association has requested that no vehicular access should be allowed from the subject site to either 3<sup>rd</sup> Street or Jupiter Street in the adjacent Gardner Addition neighborhood. Vehicular access to the site should be from San Clemente Avenue only.
9. The existing irrigation ditch, which runs along the subject site's northern boundary with the Gardner Addition neighborhood, should be maintained in its existing condition and functioning as an irrigation ditch (dirt/unlined/ uncovered).
10. The adjacent Greater Gardner Neighborhood Association supports the applicant's request for Site Plan for Subdivision.
11. Mobile homes are not an allowable use in the proposed Subdivision.

***RECOMMENDATION - (CASE NO. 03EPC 01087) (Thursday, August 21, 2003)***

**APPROVAL of 03EPC 01087, a Site Development Plan for Subdivision, for the Eastern Portion of Tr. 22-A-1, MRGCD Map 33, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - (CASE NO. 03EPC 01087)(Thursday, August 21, 2003)***

1. Platting should be a concurrent DRB action.
  2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
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**FINDINGS - (CASE NO. 03EPC 01088) (Thursday, August 21, 2003)**

1. This is a request for a Site Plan for Subdivision for an SU-1 for R-T parcel for the Eastern Portion of Tract 22-A-1, MRGCD Map 33 located on San Clemente Road, between 4<sup>th</sup> Street and the Alameda Drain.
2. This request furthers the Central Urban and Established Urban Goals and Policies of the Comprehensive Plan, specifically Section II.B.5.d and e, by proposing a development that will provide a location, intensity, and design of new development that respects existing neighborhood values and provides for new growth where vacant land is contiguous to existing urban facilities and services.
3. The request furthers the Transportation and Transit Goal of the Comprehensive Plan by proposing a use that may encourage increased use of transit along 4<sup>th</sup> Street. The request furthers Policy c of this section by allowing additional dwelling units close to a Major Transit street.
4. The request furthers the applicable goals and policies of the North Valley Area Plan by maintaining areas zoned for residential uses (Housing 1.a), and by helping to stabilize residential zoning and land use in the North Valley Area (Zoning and Land Use Policy 2). This request will not destabilize residential zoning and land use in the immediate vicinity.
5. The request does not contradict the applicable goals and policies of the Los Griegos Neighborhood Development Plan, by allowing a land use and zoning that are generally compatible with the surrounding area.
6. This request fulfills the policy intent of R-91-1998, which establishes an overall direction for the implementation of the City's growth policies.
7. An illustrative site development plan for Subdivision accompanies this request for Building Permit and should be the basis for any further development for the subject site.
8. The adjacent neighborhood association has requested that no vehicular access should be allowed from the subject site to either 3<sup>rd</sup> Street or Jupiter Street in the adjacent Gardner Addition neighborhood. Vehicular access to the site should be from San Clemente Avenue only.
9. The existing irrigation ditch, which runs along the subject site's northern boundary with the Gardner Addition neighborhood, should be maintained in its existing condition and functioning as an irrigation ditch (dirt/unlined/ uncovered).
10. The adjacent Greater Gardner Neighborhood Association supports the applicant's request for Site Plan for Building Permit with some modifications outlined in a Facilitator's Report, dated 7/23/03, and included in the Conditions of approval.

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11. Mobile homes are not an allowable use in the proposed Site Plan for Building Permit.

***RECOMMENDATION - (CASE NO. 03EPC 01088) (Thursday, August 21, 2003)***

**APPROVAL of 03EPC 01088, a Site Development Plan for Building Permit, for the Eastern Portion of Tr. 22-A-1, MRGCD Map 33, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - (CASE NO. 03EPC 01088)(Thursday, August 21, 2003)***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The illustrative site development plan for subdivision submitted with this zone map amendment request a maximum of 35 lots and shall be the basis for any site development plans for the subject site.
3. No vehicular access has been allowed from the subject site to either 3<sup>rd</sup> Street or Jupiter Street in the adjacent Gardner Addition neighborhood. Vehicular access to the site shall be from San Clemente Avenue only.
4. The existing irrigation ditch, which runs along the subject site's northern boundary with the Gardner Addition neighborhood, shall be maintained in its existing condition, location and function (dirt/unlined/uncovered).
5. There shall be a minimum 10-foot separation between the residences and the drainage easement.
6. Accessory structures or shade structures as provided for in the R-1 zone of the Zoning Code do not require administrative review of a site plan amendment.
7. The City Engineer and Public Works/Transportation Development will require the following:

All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for (i.e. DRB sketch plat review of subdivision layout, street widths, parking, etc.).

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The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.

Site shall comply and be designed per DPM Standards.

Parking as shown on the site plan from San Clemente Ave. is not allowed. Parking may be allowed from San Clemente Ave. if, moved outside of public right-of-way, adequate site distance is provided and if approved by the Traffic Engineer.

8. Utility Development: approval is contingent on a submittal and approval of a subdivision plat. Utility lines shown are not adequate or acceptable. A water and sanitary sewer availability statement must also be requested and completed prior to DRB sign off.
  9. Hydrology requires an approved conceptual grading and drainage plan for Site Plan sign-off by the City Engineer. This approval is required prior to placement on DRB agenda. The platting should be a concurrent DRB action to this request.
  10. Transportation Planning requires the applicant remove the encroachment of guest parking into the right-of-way for San Clemente Avenue.
  11. The applicant must meet the requirement of the City Park Dedication and Development Ordinance.
  12. The Refuse Division requires the development have storage area for carts, not visible from streets or inside garage.
  13. New additions will require a fire flow statement prior to DRB and will be required to meet the conditions of the Fire Department.
  14. The developer should provide an opaque fence on the north side of the property.
  15. The applicant should provide proof of agreement that they are able to make any improvements on MRGCD properties as being proposed.
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*Cynthia Borrego, MPA*  
*Senior Planner*

cc: Phillip & Pam Sheets, P.O. Box 6901, Albuquerque, NM 87197-6901  
Garcia/Kraemer & Assoc., 200 Lomas NW, Albuquerque, NM 87102  
Susan McAllister, Greater Gardner NA, 3333 Purdue NE, Albuquerque, NM 87106  
Mary Williams, Greater Gardner NA, 4440 Jupiter NW, Albuquerque, NM 87106

**Attachments**

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Code Services**

Reviewed, no comment.

#### **Office of Neighborhood Coordination**

Greater Garden ®

### ***PUBLIC WORKS DEPARTMENT***

#### **Transportation Development:**

All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for (i.e. DRB sketch plat review of subdivision layout, street widths, parking, etc.).

The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.

Site shall comply and be designed per DPM Standards.

Parking as shown on the site plan from San Clemente Ave. is not allowed. Parking may be allowed from San Clemente Ave. if, moved outside of public right-of-way, adequate site distance is provided and if approved by the Traffic Engineer.

#### **Utility Development:**

What is proposed for the west portion of the property? Approval should be contingent on a subdivision plat. Utility lines shown would not be adequate or acceptable. A water and sanitary sewer availability statement must be requested and completed prior to DRB sign off.

#### **Traffic Engineering Operations:**

No comments.

#### **Hydrology:**

An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

**Condition:** Platting should be a concurrent DRB action.

#### **Transportation Planning:**

##### ***Recommendation***

Remove the encroachment of guest parking into the right-of-way for San Clemente Avenue.

#### **Street Maintenance:**

No comments.

#### **Water Resources, Water Utilities and Wastewater Utilities:**

No comments.

#### **New Mexico State Highway and Transportation Department:**

No comments.

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**RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:**

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for (i.e. DRB sketch plat review of subdivision layout, street widths, parking, etc.).

The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.

Site shall comply and be designed per DPM Standards.

Parking as shown on the site plan from San Clemente Ave. is not allowed. Parking may be allowed from San Clemente Ave. if moved outside of public right-of-way, adequate site distance is provided and if approved by the Traffic Engineer.

Platting should be a concurrent DRB action.

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

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

Prior to sign-off on the final plat or DRB final sign off of site plan for subdivision, a fee in-lieu of and equal to the value of the required park land dedication for 35 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

***Open Space Division***

***POLICE DEPARTMENT/Planning***

Traffic volume

Traffic control devices

Lighting issues

Maintenance of landscaping

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Approved on condition, will have storage area for carts, not visible from streets or inside garage

***FIRE DEPARTMENT/Planning***

New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB.

***TRANSIT DEPARTMENT***

The site is within 300 feet of Routes 10 and 13.

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

No comment

***ALBUQUERQUE PUBLIC SCHOOLS***

The requests above for the proposed 35 lots to be zoned SU-1 for R-T uses on 3.5 acres of the **Del's Hide-A-Way Park**, located on 4<sup>th</sup> NW between Clemente NW and Freeman NW will affect La Luz Elementary School, Garfield Middle School, and Valley High School. The APS elementary and middle school facilities in the area should be able to accommodate any students potentially generated by the development. The APS high School facilities in the area are at/or approaching physical site capacity. Should these schools become too overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools.

***MID-REGION COUNCIL OF GOVERNMENTS***

No adverse comment.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

There are overhead electric lines on the west and east sides of the site. There is a 2-inch gas line south of San Clemente.

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
<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	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
		<input type="checkbox"/> Special Exception	<b>E</b>
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input checked="" type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input checked="" 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)	<b>L</b>		

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

**APPLICANT INFORMATION:**

NAME: Phillip & Patu STEETS PHONE: 933 0248  
 ADDRESS: PO Box 6901 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87197-6901 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS  
 AGENT (if any): CYNTHIA KREMER & ASSOCIATES PHONE: 242 5566  
 ADDRESS: 200 LEWIS NW #1111 FAX: 242 9028  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Approval of Site Development For Subdivision and Building Permit

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. EMST PORTION 22-A 1 Block: --- Unit: ---  
 Subdiv. / Addn. MRGCD MAP # 33  
 Current Zoning: SU-1 RT USES Proposed zoning: NO CHANGE  
 Zone Atlas page(s): G-14-Z No. of existing lots: 1 No. of proposed lots: 35  
 Total area of site (acres): 3.5 Density if applicable: dwellings per gross acre: 10 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? \_\_\_\_\_  
 UPC No. 1-014-060-453-377-12323 MRGCD Map No. 33  
 LOCATION OF PROPERTY BY STREETS: On or Near: 4th Street to Alameda Drive  
 Between: SAN CLEMENTE and FELDMAN

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
02 ER - 6149 PROTECT # 1002123

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

SIGNATURE William Kremer DATE 07/25/03 7/2/3  
 (Print) WILLIAM KREMER  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised December 2000

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	03ER - 01087	SPS		\$ 385 <sup>00</sup>
<input type="checkbox"/> All fees have been collected	03ER - 01087	SPBP		\$ 385 <sup>00</sup>
<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				\$ 75 <sup>00</sup>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Aug. 21, 2003</u>			\$ 845 <sup>00</sup>

Paul Casper 7/2/03  
 Planner signature / date

Project # 1002123



## **GARCIA/KRAEMER & ASSOCIATES**

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

July 2, 2003

### **REASON FOR REQUEST Tract 22-A-1 Site Development Plan**

This is a request for approval of a Site Development Plan for Subdivision and Building Permit on a portion of Tract 22-A-1, MRGCD Map No. 33, located east of Fourth Street NW, between San Clemente NW and Jupiter Street NW. On January 16, 2003, the Environmental Planning Commission (EPC) voted to approve Project 1002123/02 EPC 01149, a Zone Map Amendment from R-1 to SU-1 for RT Uses based upon 13 findings and subject to 7 conditions.

In support of the Zone Change request, the Applicants submitted an illustrative site plan showing a maximum of 35 townhouse lots on the subject property. The Site Development Plan submitted herewith is in substantial conformity with the illustrative plan.

1. The only change is that the Applicants are now proposing hammerhead turnarounds at the northern terminus of the private streets which connect with San Clemente NW.
2. The application includes a site development plan for subdivision as well as for building permit. The Site Development Plan for Subdivision includes sufficient design regulations along with the typical floor plans and elevations.
3. The Site Development Plan for Subdivision clearly shows that no vehicular access will be provided from the subject property to either Third Street NW or Jupiter NW, in accordance with the express desires of the Greater Gardner Neighborhood Association and EPC Condition No. 3.
4. The existing irrigation ditch, which runs along the subject property's northern boundary, is shown on the Site Development Plan for Subdivision. The ditch itself is less than 10 feet wide. It runs on the north side of the 33' buffer area shown on the Site Development Plan for Subdivision. The only encroachment into this area will be the hammerhead turnarounds, landscaping and pedestrian amenities. The ditch will be left dirt/unlined/uncovered as requested by the Neighborhood

and required by EPC Condition No. 4. The area south of the actual ditch will be landscaped.

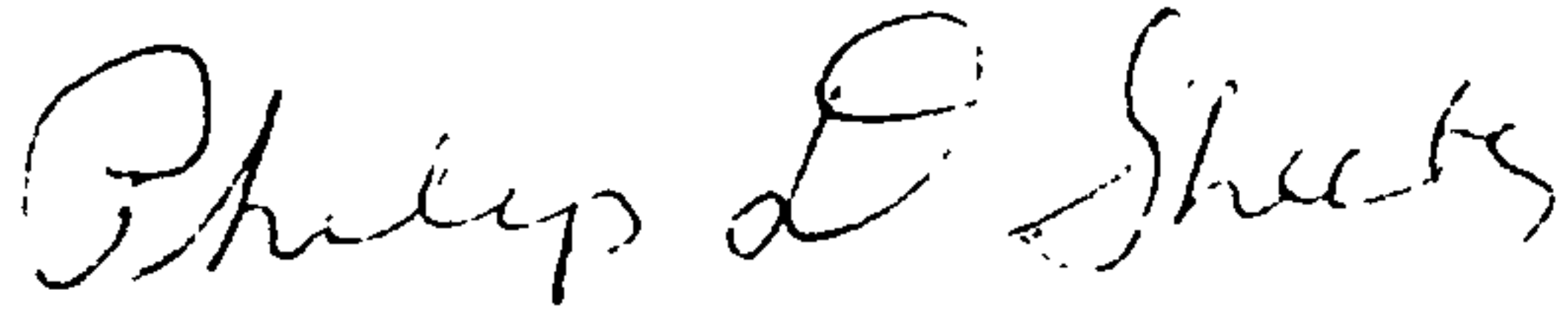
5. The Site Development Plan for Subdivision provides for at least 10 foot separation between townhouse units and the ditch easement pursuant to EPC Condition No. 6.
6. See note on site plan that accessory or shade structures as allowed in the R-1 zone may be constructed without amendment to the site development plan.

We respectfully request that the Site Development Plan for Subdivision and Building Permit as submitted be approved by the EPC with final signoff by the DRB.

To Whom It May Concern:

We, Philip D. and Pam Shéets, hereby authorize the firm of GARCIA/KRAEMER & ASSOCIATES to act as our agent and represent our interests regarding a Site Development Plan for Subdivision for all or a portion of Tract(s) 22-A-1, MRGCD Map 33, located on 4<sup>th</sup> Street NW, between San Clemente NW and Jupiter Street NW, containing approximately 4 acres(s).

Sincerely,

A handwritten signature in cursive script that reads "Philip D. Sheets". The signature is written in dark ink and is positioned above the typed name and address.

Philip D. and Pam Sheets  
PO Box 6901  
Albuquerque, New Mexico 87197  
(505) 933-0248

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Phil & Pam SHEETS Date of request: 07/02/03 Zone atlas page(s): G-14

**CURRENT:**

Zoning SU-1 for RT Uses  
Parcel Size (acres / sq.ft.) 3.5

**Legal Description -**

Lot or Tract # Elevation 22-A-1 Block # \_\_\_\_\_  
Subdivision Name MURGO MAP #33

**REQUESTED CITY ACTION(S):**

Annexation [ ]	Sector Plan [ ]	Site Development Plan:	Building Permit [ ]
Comp. Plan [ ]	Zone Change [ ]	a) Subdivision [X]	Access Permit [ ]
Amendment [ ]	Conditional Use [ ]	b) Build'g Purposes [X]	Other [ ]
		c) Amendment [ ]	

**PROPOSED DEVELOPMENT:**

No construction / development [ ]  
New Construction [X]  
Expansion of existing development [ ]

**GENERAL DESCRIPTION OF ACTION: 1**

# of units - 35  
Building Size - 1193 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative William Kramer Date 07/02/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

**TRAFFIC IMPACT STUDY (TIS) REQUIRED:** YES [ ] NO [X] BORDERLINE [ ]

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 7-02-03  
TRAFFIC ENGINEER DATE

**AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED:** YES [ ] NO [ ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring AQIA: Previously studied: [ ]

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

\_\_\_\_\_  
ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## **Planning Department**

**Martin Chavez, Mayor**

16 June 2003

Garcia/Kraemer & Associates  
Wells Fargo Bank Building  
200 Lomas NW, Suite 1111  
Albuquerque NM 87102

RE: Project # 1002123, 02EPC-01149

Dear Mr. Kraemer,

Your request for a six-month time extension to submit a site development plan to finalize a zone map amendment appears to be appropriate at this time. Section 14-16-2-22(A)(1) of the Zoning Code allows for approval of a site development plan within six months as a specified condition of approval. Section 14-16-4-1(C)(10) of the Zoning Code allows the Planning Director to extend this time limit up to an additional six months.

This time extension request, in conjunction with your assurance that a complete application packet will be submitted to the Planning Department on or before the next application deadline display an intent to fulfill the EPC's condition of approval. The time limit to meet the EPC's condition of approval for site development plans is hereby extended an additional six months.

Sincerely,

Robert Paulsen, AICP  
Principal Planner  
Development Review Division

Cc: File



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

Del's Hide-A-Way Park Ltd./Philip D. Sheets,  
P.O. Box 6901  
Albuq., NM 87197-6901

Date: January 17, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002123**  
02EPC-01149 Zone Map Amendment

**LEGAL DESCRIPTION:** for all or a portion of Tract(s) 22-A-1, **MRGCD Map 33**, a zone map amendment from R-1 to R-T, located on 4TH ST NW, between SAN CLEMENTE NW and JUPITER STREET NW containing approximately 4 acre(s). (G-14) Len Malry Staff Planner

On January 16, 2003 the Environmental Planning Commission voted to approve Project 1002123/02EPC-01149 of a Zone Map Amendment from R-1 to SU-1 for R-T Uses zoning for the eastern portion of Tract 22-A-1, MRGCD Map 33, located on San Clemente Avenue NW, between 4<sup>th</sup> Street and the Alameda Drain, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for a Zone Map Amendment from R-1 to SU-1 for R-T zoning for the Eastern Portion of Tract 22-A-1, MRGCD Map 33 located on San Clemente Road, between 4<sup>th</sup> Street and the Alameda Drain.
2. This request furthers the applicable Central Urban and Established Urban Goals and Policies of the Comprehensive Plan, specifically Section II.B.5.d and e, by proposing a change of zone that will provide a location, intensity, and design of new development that respects existing neighborhood values and provides for new growth where vacant land is contiguous to existing urban facilities and services.
3. The request furthers the Transportation and Transit Goal of the Comprehensive Plan by proposing a use that may encourage increased use of transit along 4<sup>th</sup> Street. The request furthers Policy c of this section by allowing additional dwelling units close to a Major Transit street.

OFFICIAL NOTICE OF DECISION  
PROJECT #1002123  
JANUARY 16, 2003  
PAGE 2

4. The request furthers the applicable goals and policies of the North Valley Area Plan by maintaining areas zoned for residential uses (Housing 1.a), and by helping to stabilize residential zoning and land use in the North Valley Area (Zoning and Land Use Policy 2). This request will not destabilize residential zoning and land use in the immediate vicinity.
5. The request does not contradict the applicable goals and policies of the Los Griegos Neighborhood Development Plan, by proposing a land use and zoning that are generally compatible with the surrounding area.
6. This request fulfills the policy intent of R-91-1998, which establishes an overall direction for the implementation of the City's growth policies.
7. The request meets the policies and criteria of Resolution 270-1980, specifically Section 1.D.: the requested change is more advantageous to the community as articulated in the Comprehensive Plan.
8. The requested SU-1 for R-T Uses zoning gives the Environmental Planning Commission site plan control.
9. An illustrative site development plan for subdivision accompanies this request for a zone map amendment and should be the basis for any site development plans for the subject site.
10. The adjacent neighborhood association has requested that no vehicular access should be allowed from the subject site to either 3<sup>rd</sup> Street or Jupiter Street in the adjacent Gardner Addition neighborhood. Vehicular access to the site should be from San Clemente Avenue only.
11. The existing irrigation ditch, which runs along the subject site's northern boundary with the Gardner Addition neighborhood, should be maintained in its existing condition and functioning as an irrigation ditch (dirt/unlined/ uncovered).
12. The adjacent Greater Gardner Neighborhood Association supports the applicant's revised request for SU-1 for R-T zoning.
13. Mobile homes are not an allowable use in the proposed zone.

**CONDITIONS:**

1. The illustrative site development plan for subdivision submitted with this zone map amendment request a maximum of 35 lots and shall be the basis for any site development plans for the subject site. The submittal of site plans to the EPC shall meet all EPC zone map amendment conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A site development plan for subdivision and a site development plan for building permit shall be submitted to and approved by the Environmental Planning Commission within six months of this zone map amendment approval.
3. No vehicular access shall be allowed from the subject site to either 3<sup>rd</sup> Street or Jupiter Street in the adjacent Gardner Addition neighborhood. Vehicular access to the site shall be from San Clemente Avenue only.
4. The existing irrigation ditch, which runs along the subject site's northern boundary with the Gardner Addition neighborhood, shall be maintained in its existing condition and location and function (dirt/unlined/uncovered).
6. There shall be a minimum 10-foot separation between the residences and the drainage easement.
7. Accessory structures or shade structures as provided for in the R-1 zone of the Zoning Code do not require administrative review of a site plan amendment.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 31, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.



OFFICIAL NOTICE OF DECISION  
PROJECT #1002123  
JANUARY 16, 2003  
PAGE 4

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
for Victor J. Chavez  
Planning Director

VJC/RB/ac

cc: Garcia/Kraemer & Assoc., 200 Lomas Blvd. NW, Ste. 1111, Albuquerque, NM 87102  
Susan McAllister, The Greater Gardner N.A., 3333 Purdue NE, Albuquerque, NM 87106  
Mary Williams, The Greater Gardner N.A., 4440 Jupiter NW, Albuquerque, NM 87107  
Charles Price, 1401 Central SW, Albuquerque, NM 87104  
Sharon Karpinski, 439 Gavilan Pl. NW, Albuquerque, NM 87107  
Susan McAllister, 333 Purdue NE, Albuquerque, NM 87106



# 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: 6-3-03

TO CONTACT NAME: Bill Kraemer  
 COMPANY/AGENCY: Garcia / Kraemer  
 ADDRESS/ZIP: \_\_\_\_\_  
 PHONE/FAX #: 242-9028

Thank you for your inquiry of 6-3-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at North side of San Clemente NW, Between 2nd & 4th Streets NW zone map page(s) 6-14

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

Greater Gardner NA  
 Neighborhood Association  
 Contacts: Susan McAllister  
3333 Purdue NE 87106  
h = 245-2636 w = 242-6367  
Mary Williams  
4440 ~~Street~~ Jupiter NW  
h = 344-5057

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

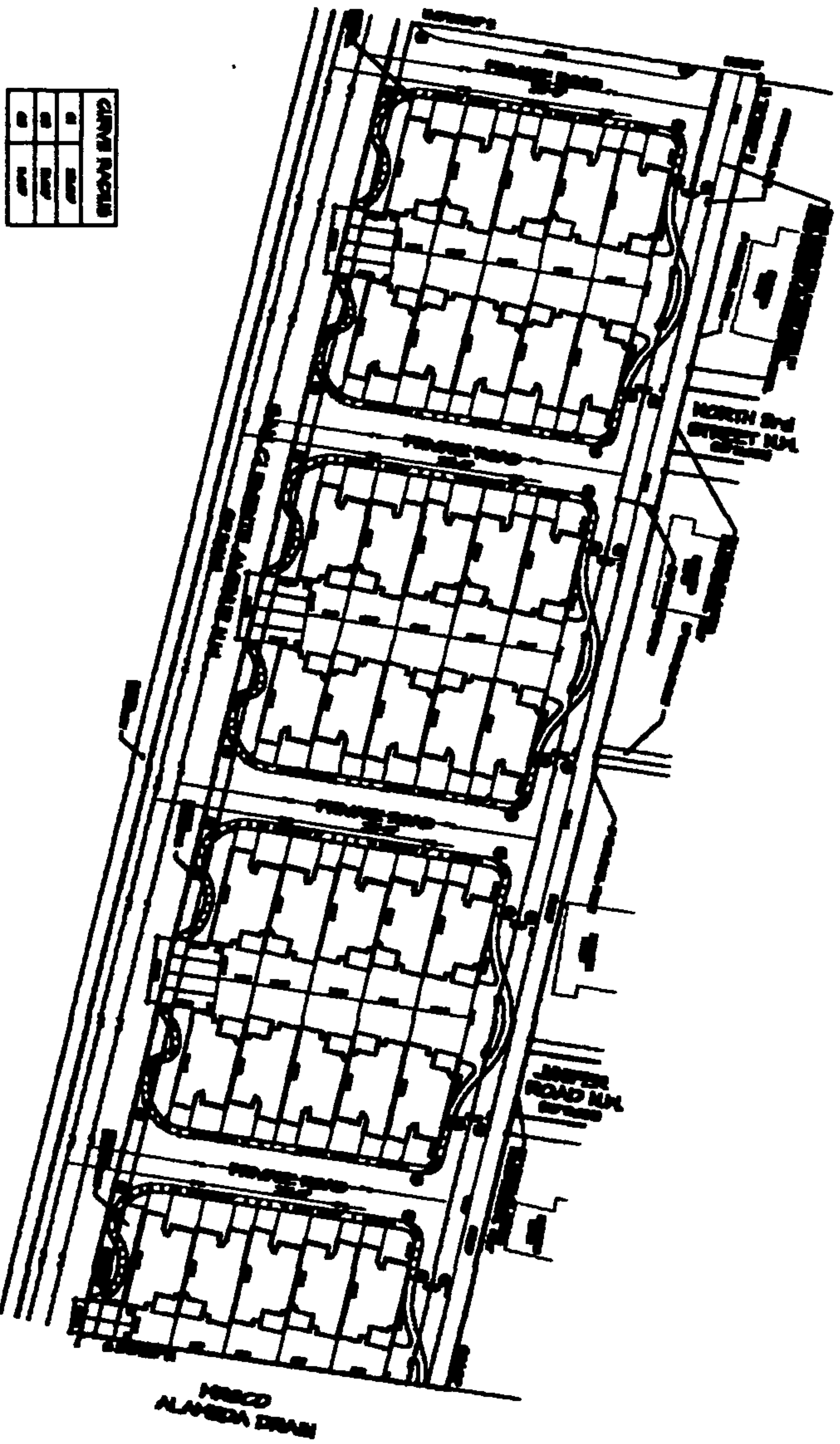
**See reverse side for additional Neighborhood Association Information: YES ( ) NO**

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,  
  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

**SITE PLAN FOR  
SUBDIVISION  
DEL'S HIDE-A-WAY PARK**  
TRACT 23-A-4, NEAR 4000 MAP 88  
ALABAMA, NEW HOUSING  
JUNE 2008

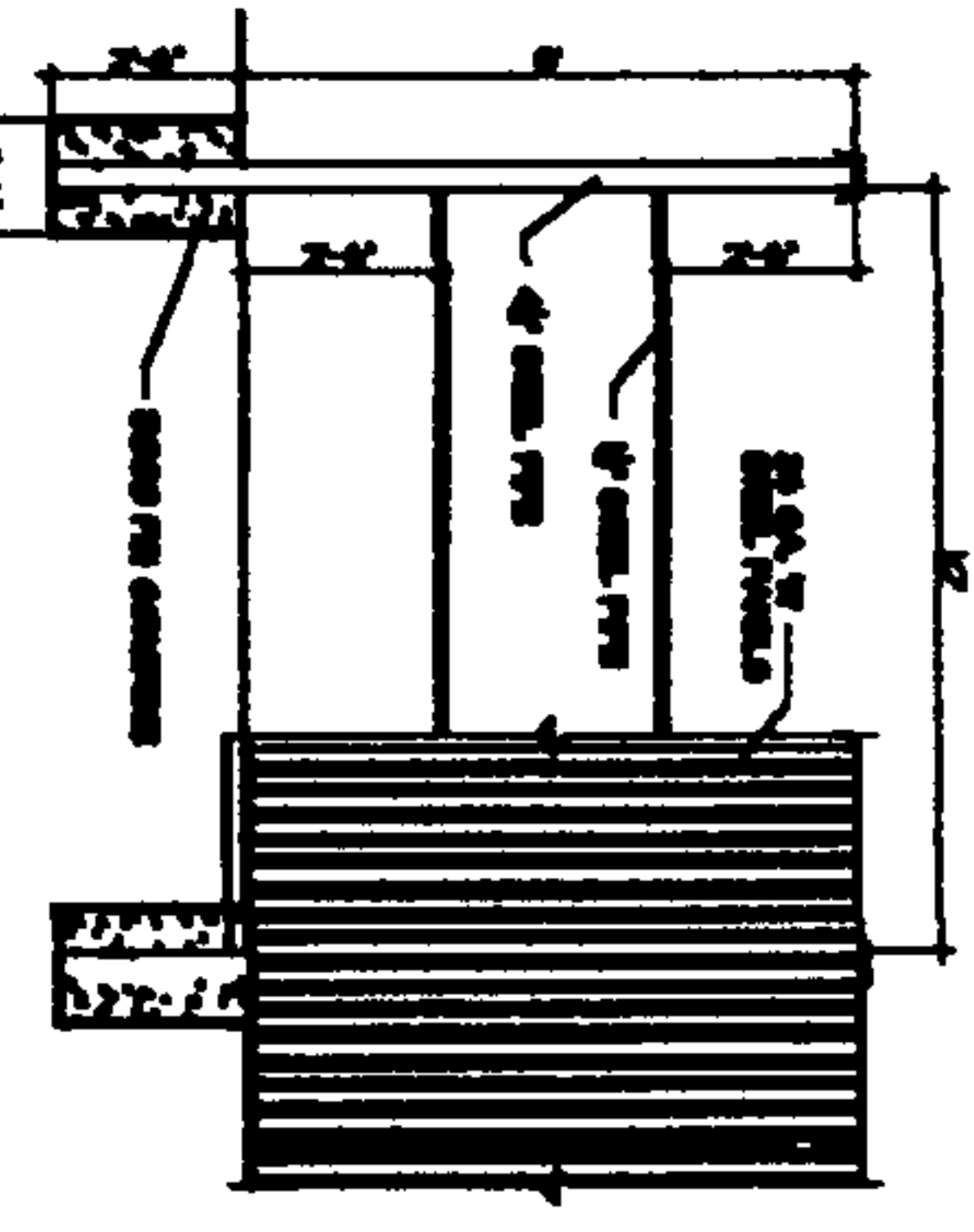


DIMENSIONS	
LOT	30' x 100'
ROW	10' x 100'
ROW	10' x 100'
ROW	10' x 100'

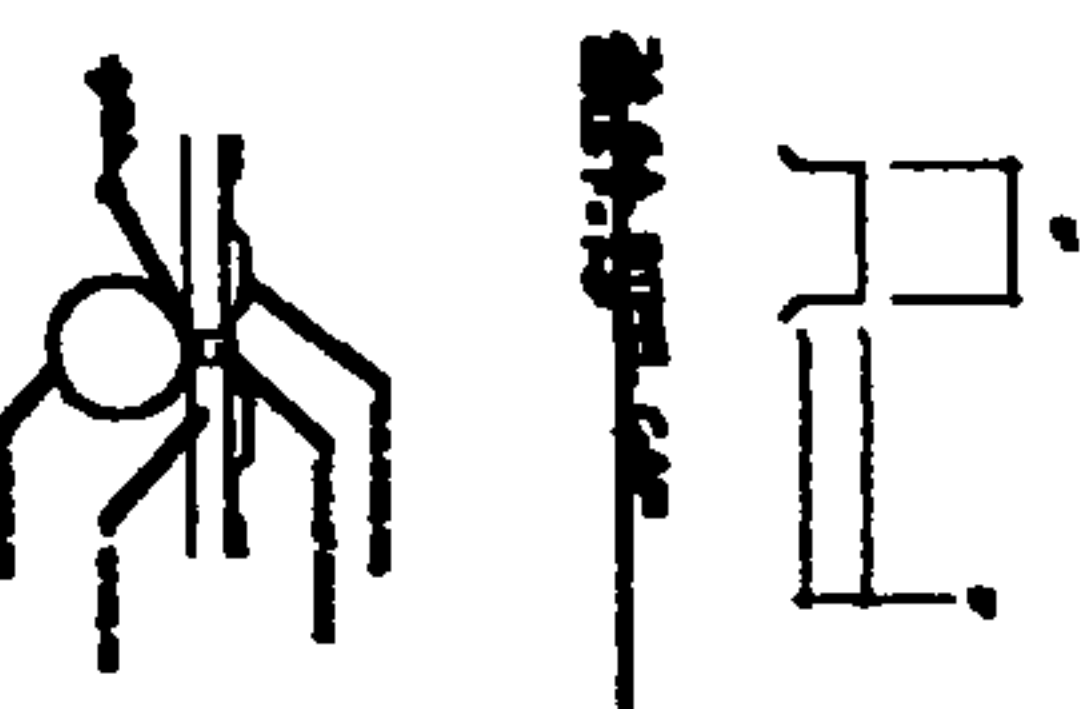


**Stormwater Management**  
STORMWATER COLLECTION SYSTEM  
STORMWATER TREATMENT SYSTEM

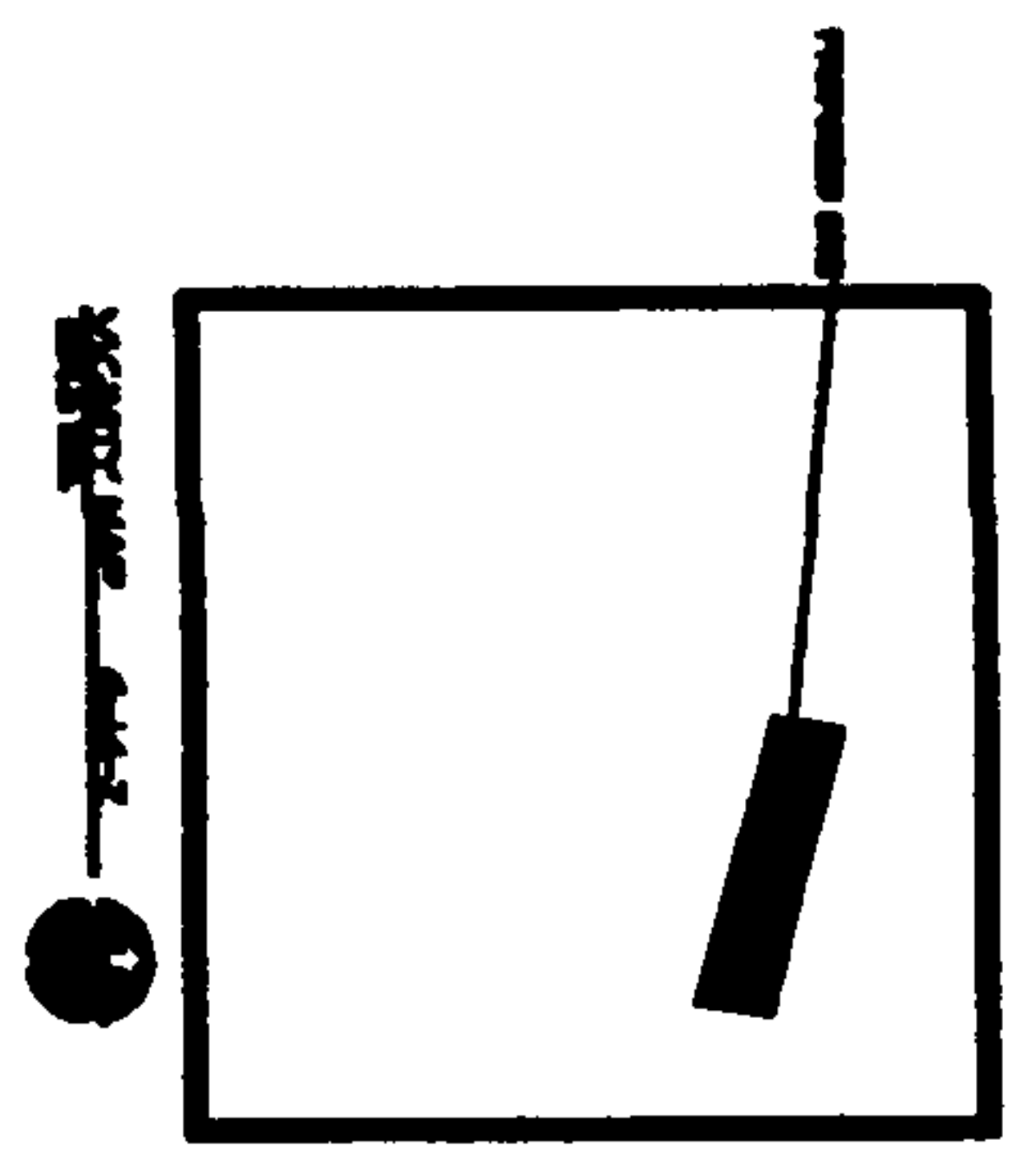
**Design Criteria**  
1. DESIGN FLOW: 100 YEAR RETURN PERIOD  
2. DESIGN VELOCITY: 3.0 FT/SEC  
3. DESIGN CHANNEL: 18" DIA. RCP  
4. DESIGN SLOPE: 0.005



**STORMWATER PIPE**



**STORMWATER MANHOLE**



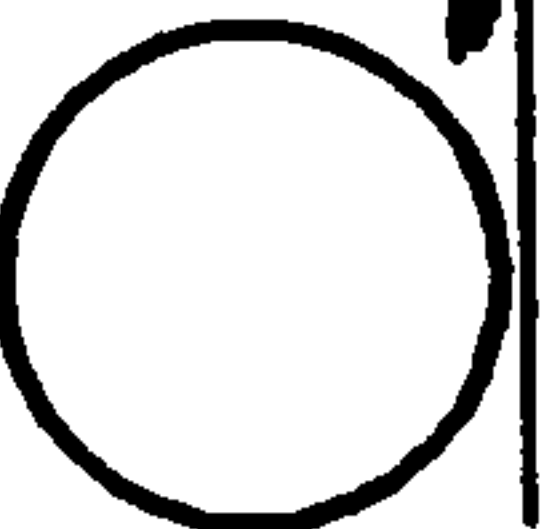
- 1. ALL LOTS SHALL BE DEVELOPED WITH A MINIMUM OF 10% TREE COVER.
- 2. ALL LOTS SHALL BE DEVELOPED WITH A MINIMUM OF 5% TREE COVER.
- 3. ALL LOTS SHALL BE DEVELOPED WITH A MINIMUM OF 10% TREE COVER.
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**GENERAL NOTES**  
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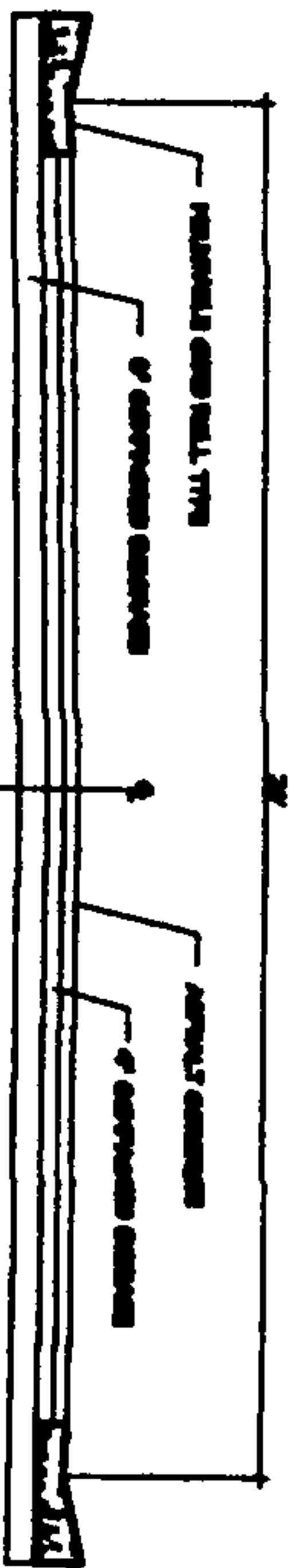
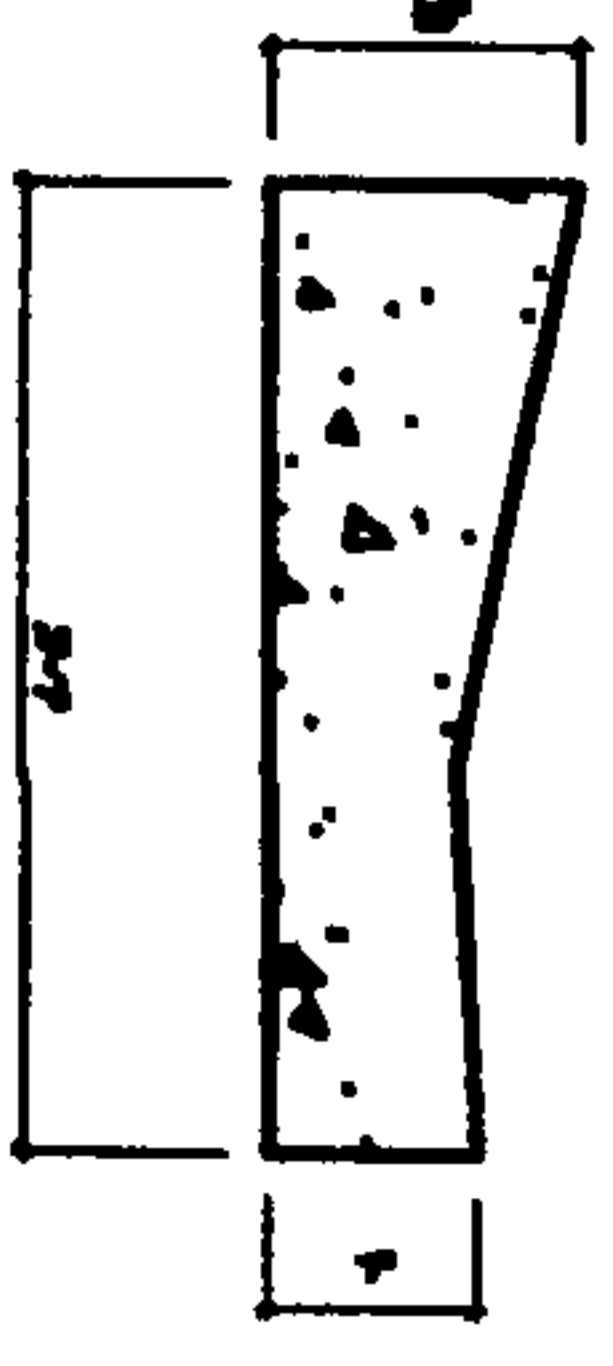
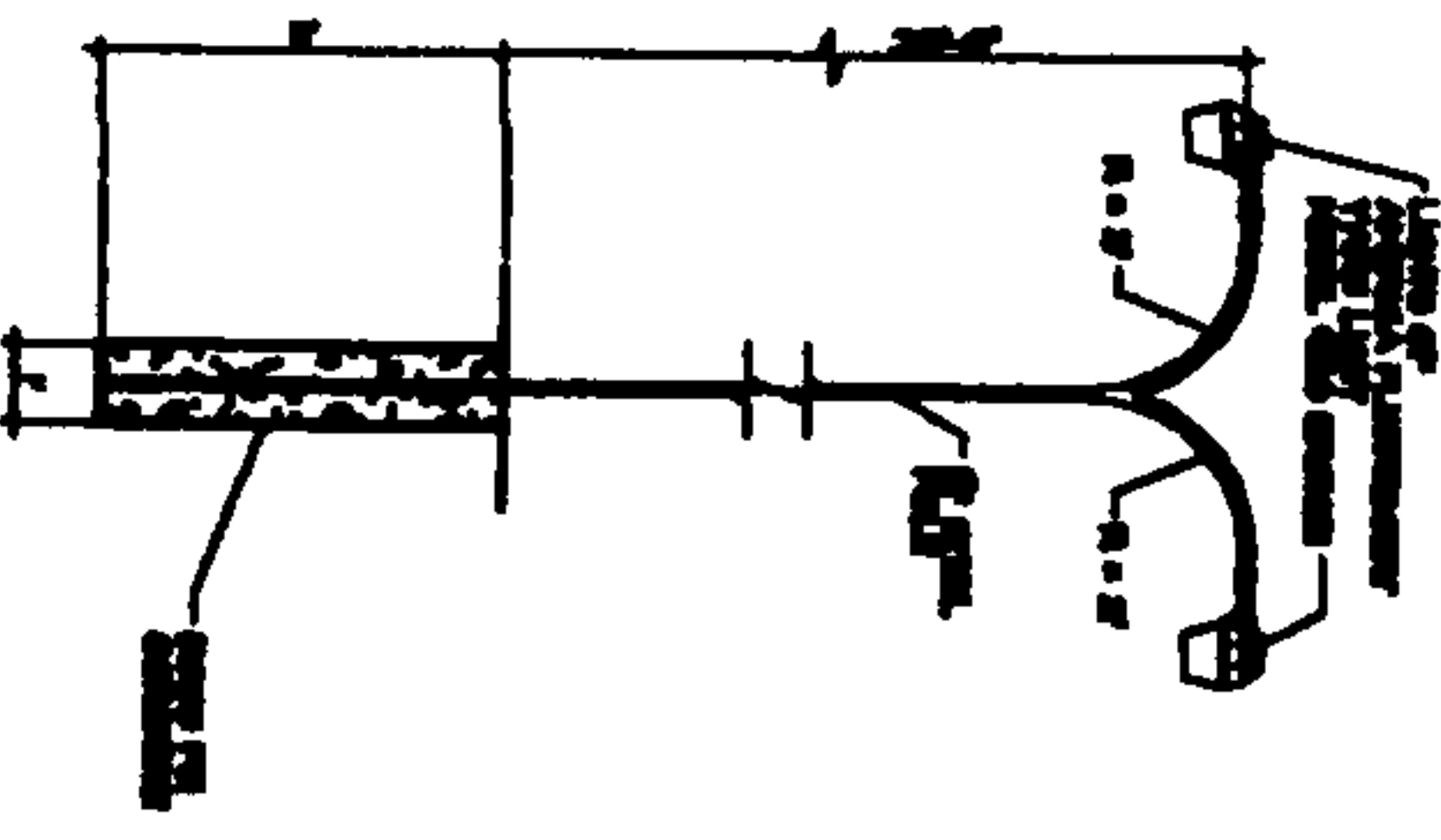
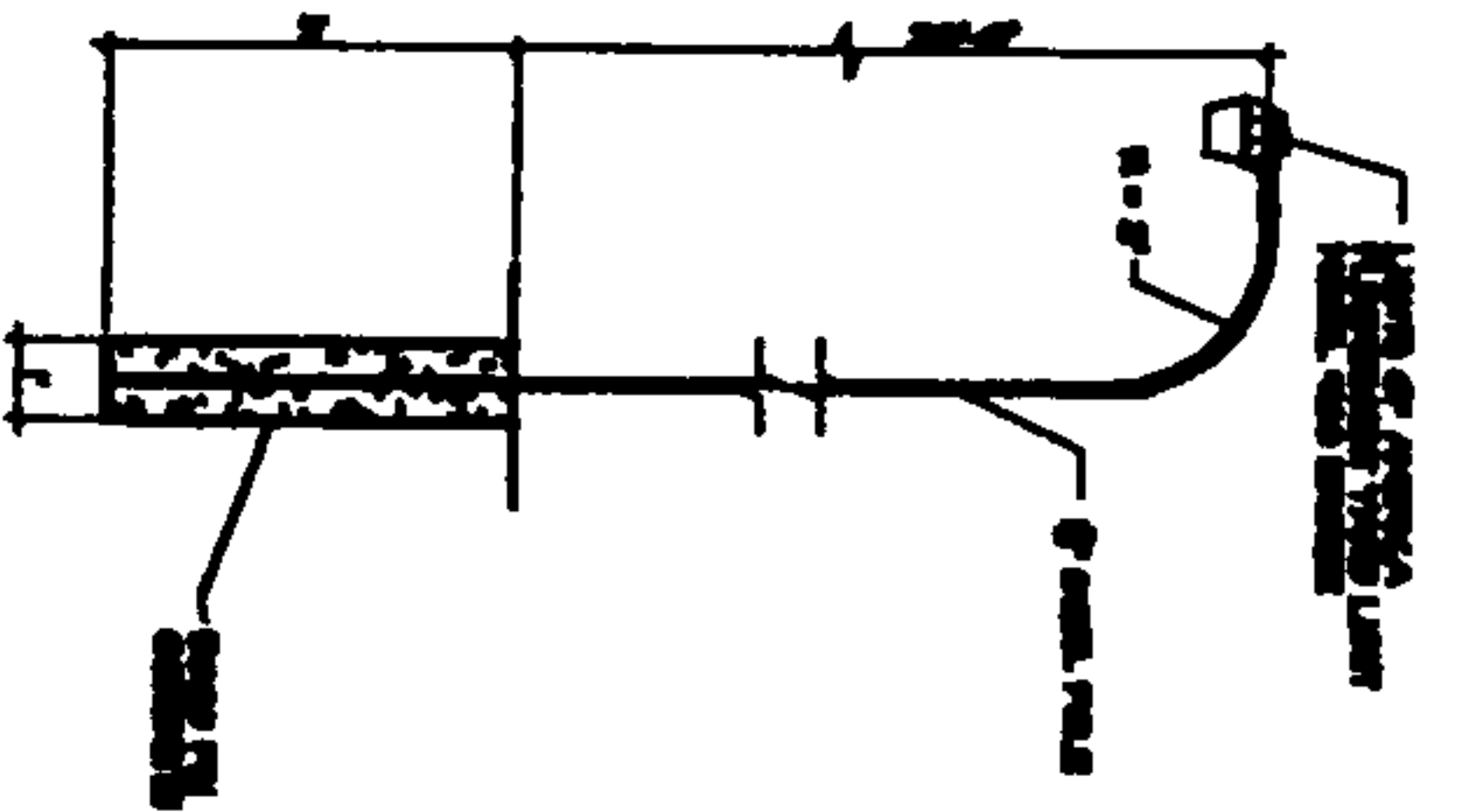
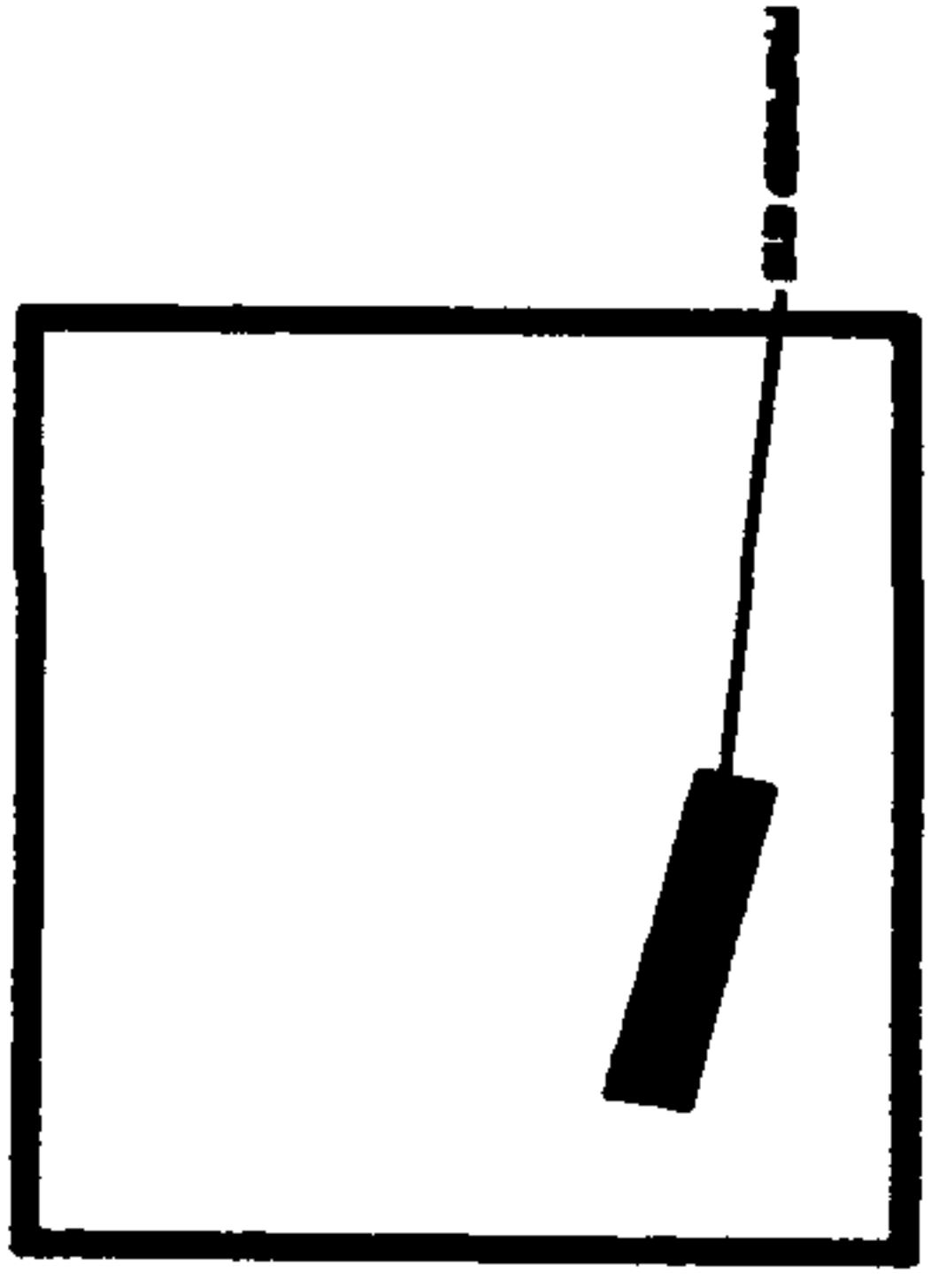
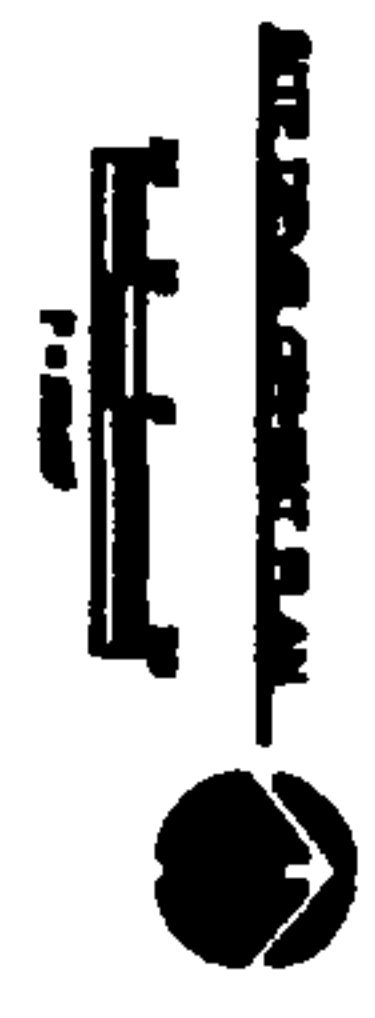
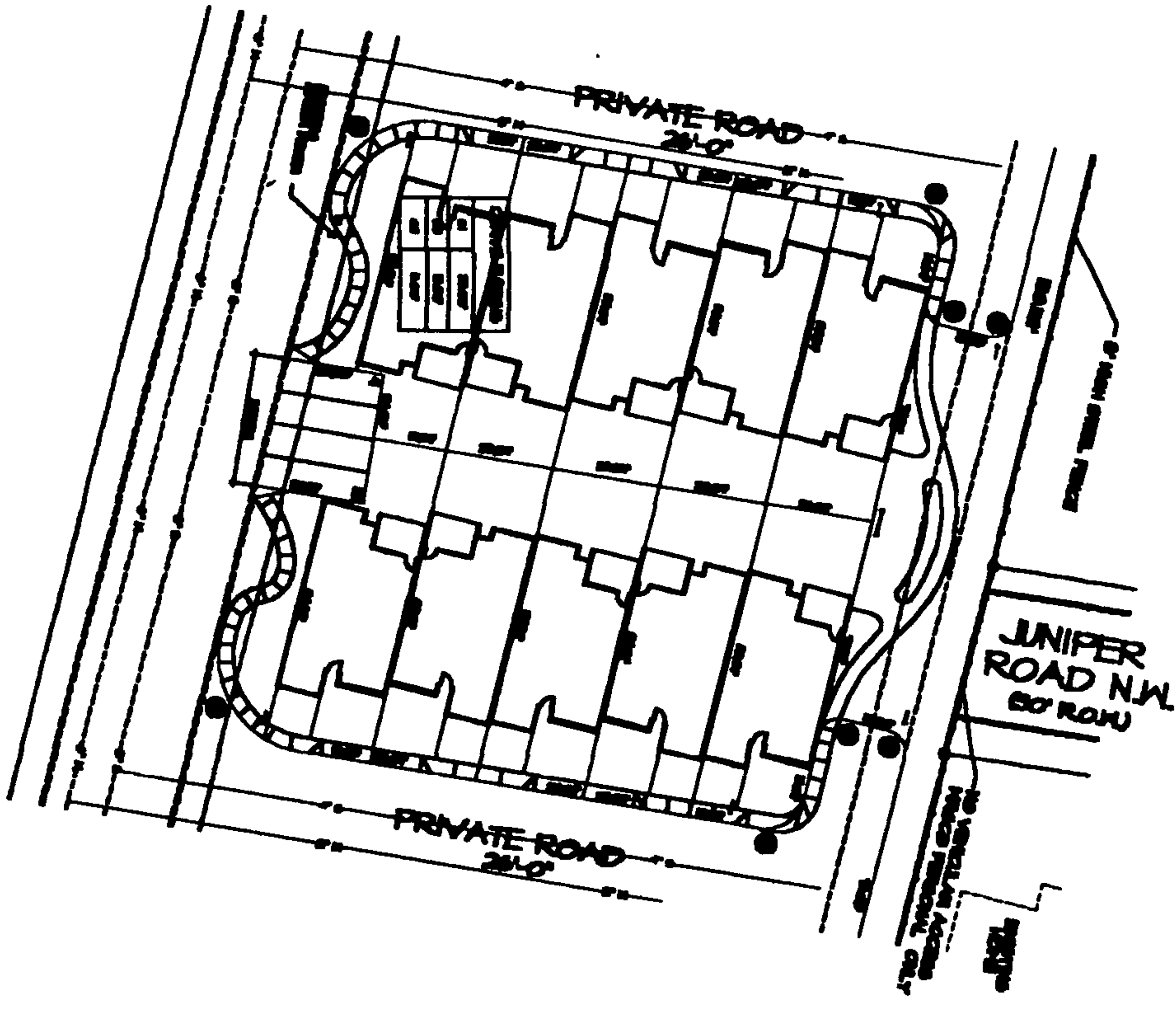
**DEL'S HIDE-A-WAY PARK**  
4000 4th STREET  
ALABAMA, NEW HOUSING

**ARCHITECT**  
ASPECT/TECH  
1000 10th Street  
Birmingham, AL 35203  
Phone: (205) 988-1000  
Fax: (205) 988-1001  
www.aspecttech.com

**DATE:** JUN 1 2008



**SITE PLAN FOR  
BUILDING PERMIT  
DEL'S HIDE-A-WAY PARK**  
TRACT 28-1-1, PAGES 14-18  
ALBUQUERQUE, NEW MEXICO  
JAN 2009



**ARCHITECT**  
THE ARCHITECTS OF  
ALBUQUERQUE, NEW MEXICO

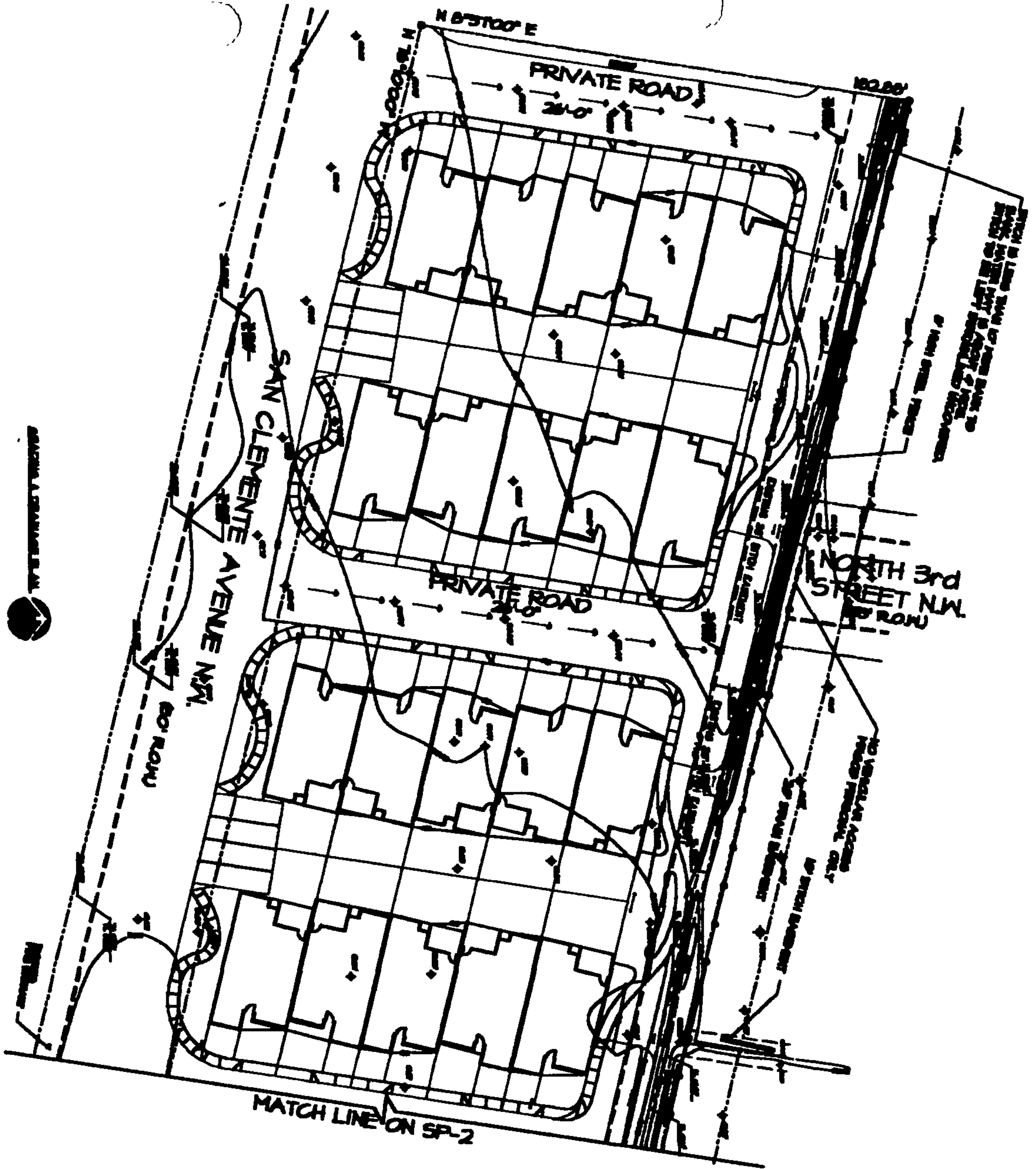
The intent of these drawings is to show the location and proposed layout of the building and parking areas. All dimensions are shown in feet and inches. All dimensions are shown in feet and inches. All dimensions are shown in feet and inches.

**DEL'S HIDE-A-WAY PARK**  
4224 4TH STREET  
ALBUQUERQUE, NM 87101  
Project Title  
TRACT 28-1-1, PAGES 14-18  
SHEET NO. 14-1

DATE OF DEVELOPMENT PLAN SP-2  
JAN 2009







INSET MAP

**LEGEND**

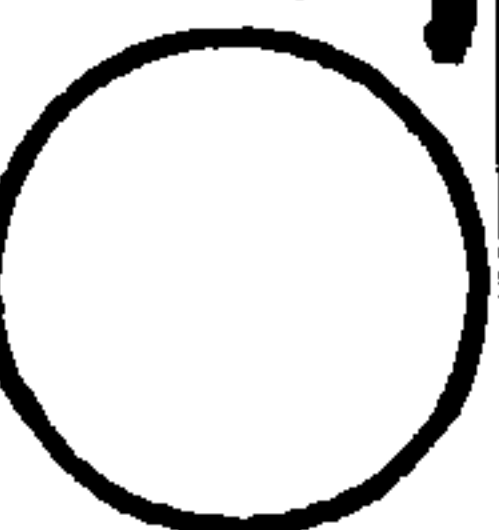
- 12" CONC. DRIVE
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- 48" CONC. DRIVE
- 54" CONC. DRIVE
- 60" CONC. DRIVE
- 66" CONC. DRIVE
- 72" CONC. DRIVE
- 78" CONC. DRIVE
- 84" CONC. DRIVE
- 90" CONC. DRIVE
- 96" CONC. DRIVE
- 102" CONC. DRIVE
- 108" CONC. DRIVE
- 114" CONC. DRIVE
- 120" CONC. DRIVE

**EXHIBIT CALCULATIONS**

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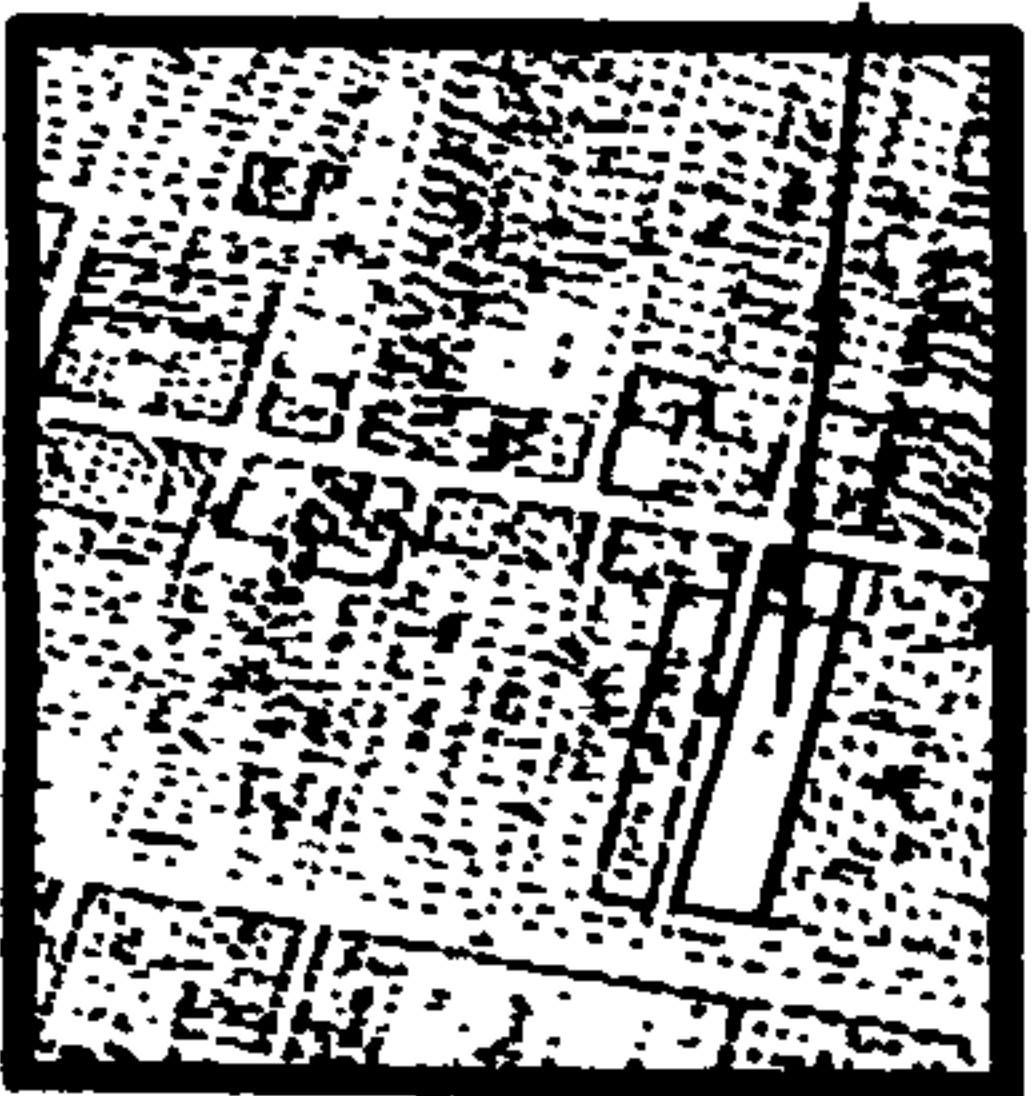
**ARCHITECT**  
 ARCHITECTURAL FIRM  
 1234 MAIN STREET  
 ALBUQUERQUE, NM 87101



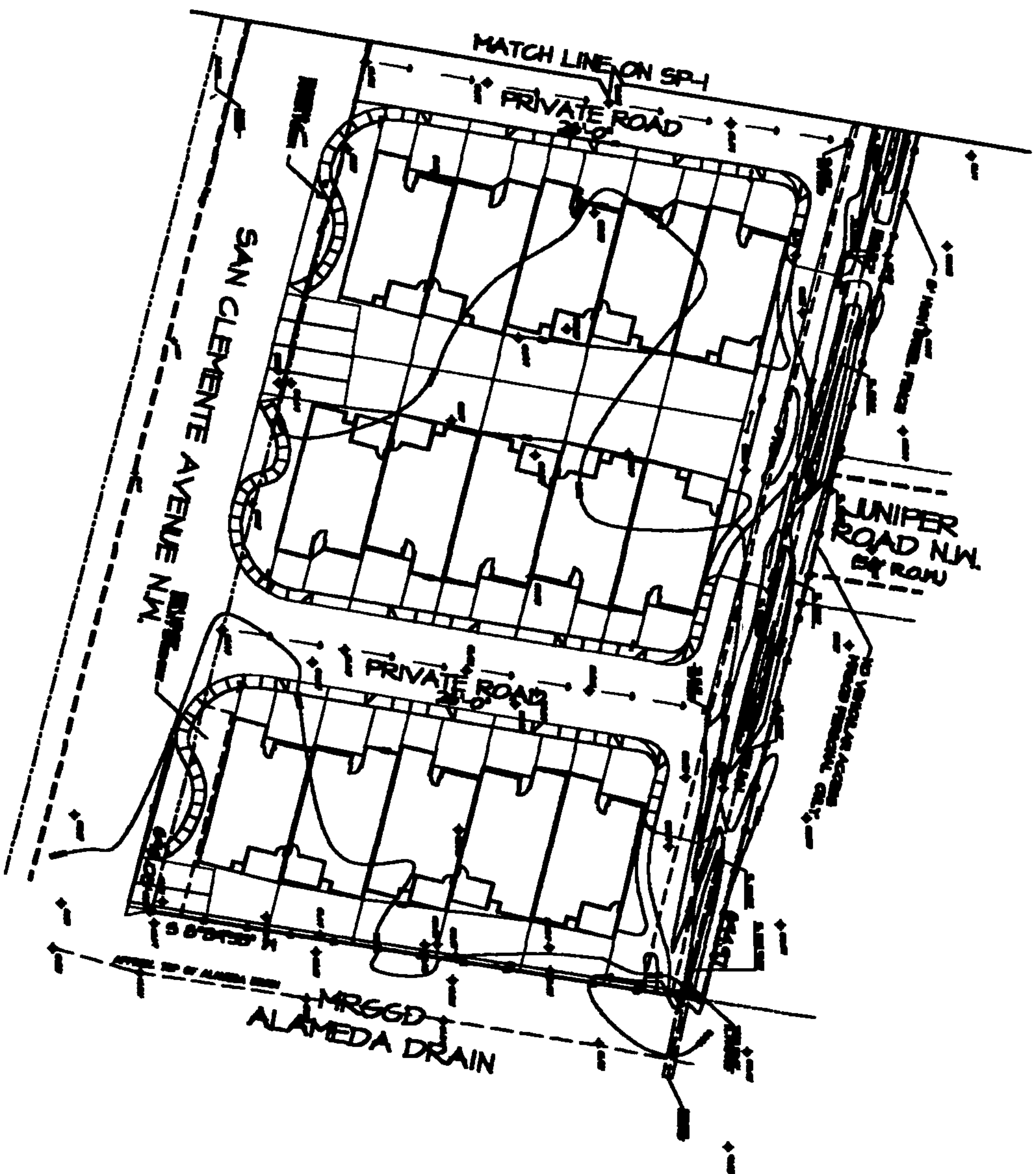
**DESIGNER & ENGINEER**  
 G.D.  
 1234 MAIN STREET  
 ALBUQUERQUE, NM 87101

**PROJECT TITLE**  
 1234 MAIN STREET  
 ALBUQUERQUE, NM 87101

Sheet No. 100



- LEGEND**
- 1. EXISTING BUILDING FOOTPRINT
  - 2. EXISTING CURB
  - 3. EXISTING SIDEWALK
  - 4. EXISTING DRIVEWAY
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  - 100. EXISTING DRIVEWAY



1. EXISTING BUILDING FOOTPRINT

2. EXISTING CURB

3. EXISTING SIDEWALK

4. EXISTING DRIVEWAY

5. EXISTING DRIVEWAY

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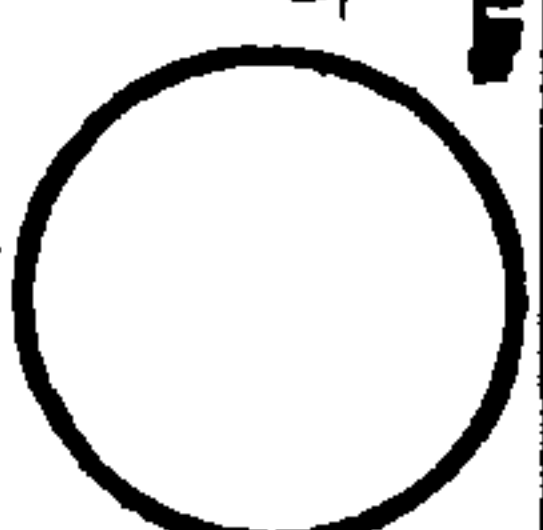
31. EXISTING DRIVEWAY

32. EXISTING DRIVEWAY

33. EXISTING DRIVEWAY

34. EXISTING DRIVEWAY

35. EXISTING DRIVEWAY





Mr. Jeff Jesionowski, Chairman  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

August 12, 2003

Dear Mr. Jesionowski and Commissioners:

Once again, I find myself writing to you on behalf of the Greater Gardner Neighborhood Association and its Board of Directors to apprise you of our position regarding the site plan for project # 1002123.

While our general consensus is that the proposed site plan is probably adequate (although far from wonderful) there is one aspect of the plan which we feel is wholly contrary to the intent of our original requests. If you remember, our neighbors voted to support the zone change from R-1 to RT with SU-1 if three conditions were agreed to. Those conditions were that both Jupiter and Third Streets remain closed, that the trailers be removed and that the ditch remain open, unlined and in working order.

We believe that Mr. and Mrs. Sheets' plan to place a fence on the northern bank of the irrigation ditch, while physically leaving the ditch open and unlined, disregards the spirit and the purpose of our request. There were many reasons that we felt so strongly about the ditch issue: to protect the irrigation rights of our neighbors and their ability to exercise them; to preserve the aesthetic quality of the south ends of our streets; to allow us to visit with the living history of the north valley and participate in keeping it alive and finally, to protect the aesthetic of our neighborhood. Our community relies heavily on that small ditch for the quality of life that we enjoy. While Mr. Sheets is not beholden to the neighborhood, and while he should not be penalized because the ditch is on his property we believe that property owners within a community often have larger obligations than simply maximizing profit out of their land. It is Mr. Sheets' property but in a very real sense, it is the community's ditch

Mr. Sheets' original proposal for a fence for the property placed an eight-foot tall, corrugated steel sheet fence on the north bank of the ditch. That proposal would have cut us off completely from the ditch and we are adamantly opposed to it. We approached Mr. Sheets', in a facilitated meeting, and he offered instead to use a chain link fence to answer some of our initial concerns, primarily that irrigating would be impossible if our neighbors were unable to see the water in the ditch. While that is a better option than the first, we still have grave misgivings.

The gate for the irrigation ditch was built to be operated from the far north side of the ditch by a long crank handle, which is supposed to lower the gate, directing water into a side irrigation channel. When irrigators along the side channel are finished, the gate is raised to allow the water further up to other irrigators and to eventually drain into the Alameda Drain (a safety valve, if you will). This crank handle extends off Mr. Sheets' property. But there have been many occasions in the past few months

when the gate has been jammed open with debris, or when it has just been "stuck" and the irrigators have had to access the gate itself to manually open and close it. A fence between the irrigators and the gate would impede this process. Mr. Sheets has offered that irrigators would have access to the gate from the private roads he is building, but the time required to walk out Jupiter or Third Street up Second or Fourth, onto Mr. Sheets' property to the gate and then back around-and then to have to do that again, if it were necessary when it was time to open the gate is, quite frankly, unnecessarily cumbersome.

Also, based on the site plan that we were given, Mr. Sheets has hammerhead turnarounds for his development coming within feet of the ditch. That kind of openness is an open call for debris and garbage to make its way into the ditch. That also requires irrigators to have access to clean it out.

It is our understanding from the Middle Rio Grande Conservancy District that there is a standing agreement with Mr. Sheets that prohibits him from impeding irrigators in any way. No matter what arguments Mr. Sheets put forth, a fence on the north bank of the ditch will impede the irrigation process and we cannot acquiesce.

We believe a better solution, for the neighborhood and for Mr. Sheets, is a solid, but aesthetic, fence along the south side of the ditch. It will secure his property and protect the children that are likely to live in the townhouses he is building. It will allow our neighbors open access to irrigate. It will create a light break between the streets of the new development and the older neighborhood and ultimately, it could bring some closure to this very long process.

Sincerely,



Susan McAllister

Greater Gardner Neighborhood Association, Board of Directors

Cc: Don Newton, Office of Neighborhood Coordination  
Bill Kraemer, Agent  
Jim and Jori Manske, Facilitators  
Subhas Shah, Middle Rio Grande Conservancy District  
Members & neighbors of the Greater Gardner Neighborhood Association



"Jim Manske"  
<peaceworks@qwest.net>

07/23/03 01:15 PM

To: carchuleta@cabq.gov  
cc:  
Subject: Fwd: FACILITATORS' REPORT Project#1002717 (Del's Hideaway Site Plan)

Begin forwarded message:

> From: Jim Manske <peaceworks@qwest.net>  
> Date: Tue Jul 22, 2003 5:42:02 PM America/Denver  
> To: cborrego@cabq.gov, amcandelaria@cabq.gov, JOELLEN R. HOWARTH  
> <jhowarth@cabq.gov>, Debbie Miera <Bkmiera@aol.com>, Don Newton  
> <dnewton@cabq.gov>  
> Subject: FACILITATORS' REPORT Project#1002717 (Del's Hideaway Site  
> Plan)  
>  
> FACILITATORS' REPORT July 21, 2003  
> RE: Project#1002717 (Del's Hideaway Site Plan)  
>  
> Meeting held: July 17, 2003 from 5:15 -5:50 pm, at Harwood Art Center.  
> Between: Bill Kraemer, agent, Phil and Pam Sheets, owners, and Susan  
> McAllister and Mary Williams of the Greater Gardner Neighborhood  
> Association  
> Attendees: 7  
> Facilitators: Jim Manske and Jori Manske  
> Meeting Summary: The meeting provided an opportunity to update  
> neighbors on the proposed site plan and for neighbors to respond.  
> Only one issue surfaced, and all parties reached a tentative  
> agreement, subject to the approval of the Board of the Neighborhood  
> Association.  
> Applicant's Intentions: The Applicants intend to develop their  
> property into a subdivision of town homes. A series of facilitated  
> meetings last year resulted in a plan that was agreeable to neighbors.  
> Applicant expressed a preference to use materials he already has to  
> build a fence along his property line. The Mr. Sheets said that his  
> plans had been approved by the MRGCD.

> Neighbor Responses: Neighbors expressed that they were generally  
> pleased with the proposed development. They expressed concerns about  
> the proposed solid metal fence along the north side of the  
> development, citing their desire to be able to view the water in the  
> ditch to determine when they can irrigate, as well as to retain access  
> to the ditch. Additionally they expressed concerns about the  
> aesthetics of the proposed fence and the possible heat generated by a  
> solid metal fence. They also expressed curiosity about whether or not  
> the MRGCD had approved of the plans, since certain improvements would  
> be built on the MRGCD easement.

> Areas of Agreement: Subject to the approval of the Greater Gardner  
> Neighborhood Board of Directors and neighbors:

> 1. All parties agreed that an 8' high chain link fence would mark the  
> northern boundary of the property in order to facilitate seeing the  
> water in the ditch. The fence would link with the existing fences of  
> some neighbors.

> 2. Access to the ditch for irrigation and maintenance purposes could  
> be from either Fourth Street, then eastward along the ditch bank; or  
> from the private roads in the new development.

> Unresolved Issues, Interests, Concerns:

> 1. Will the Board approve the agreement?

> Action Plan: The neighborhood representatives will communicate with  
> the Agent concerning the approval or disapproval of the proposed fence  
> strategy. Either party may request a second facilitated meeting if  
> desired.

>

> Jim Manske, Facilitator

Jori Manske, Facilitator



"Jim Manske"  
<peaceworks@qwest.net>

08/12/03 11:16 AM

To: amcandelaria@cabq.gov

cc: "Debbie Miera" <Bkmiera@aol.com>, "Don Newton" <dnewton@cabq.gov>, "JOELLEN R. HOWARTH" <jhowarth@cabq.gov>, "Bill Kraemer" <bilybomon@hotmail.com>, carchuleta@cabq.gov, leahpots@aol.com, susanmc@swcp.com

Subject: Memo: RE: Project#1002717 (Del's Hideaway Site Plan)

From: Jim Manske, Facilitator

Memo: RE: Project#1002717 (Del's Hideaway Site Plan)

I received the following clarification from Mary Williams, president of the Greater Gardner Neighborhood Association. She requested that the clarification be included in the record of the case.

Peace,  
Jim Manske  
Facilitator

"Jim and Jori Manske,

Hello, this is Mary Williams, president Greater Gardner Neighborhood Association speaking for the Board of Directors. We had a meeting last night, August 11, and had some concerns about the facilitator's report. The major concern was the line, under Areas of Agreement, part 1. last line in paragraph. "The fence would link with the existing fences of some neighbors." The neighbors involved, Leah Persons and Fern Buckley, are not part of the Board and we cannot speak for them or their fences. Leah Persons is a member of GGNA, but not on the board. Fern Buckley is not a member of GGNA. Both have existing fences, Leah's from Jupiter St. to mid-way between Jupiter and 3rd. and Fern Buckley from 3rd St. to mid way between 3rd and 4th Sts. Mr. Sheets' fences could abut these fences--not touch or he could make arrangements with the owners to attach (perhaps). We ask that you amend the report to strike this line. Please send the amended report to EPC so that it will reach them before Thursday's "study session". We are hand-delivering our response today so that it will get there. We are also sending you a copy of our response. This will be by mail. It will be mailed today and should reach you tomorrow.

Thank you.

Mary Williams

If you would like an e-mail copy of our response you might contact  
Susan McAllister at [susanmc@swep.com](mailto:susanmc@swep.com)"



"Jim Manske"  
<peaceworks@qwest.net>  
et>

08/12/03 11:14 AM

To: carchuleta@cabq.gov  
cc:  
Subject: Fwd: FACILITATORS' REPORT Project#1002717 (Del's Hideaway Site Plan)

Begin forwarded message:

> From: Jim Manske <peaceworks@qwest.net>  
> Date: Tue Jul 22, 2003 5:42:02 PM America/Denver  
> To: cborrego@cabq.gov, amcandelaria@cabq.gov, JOELLEN R. HOWARTH  
> <jhowarth@cabq.gov>, Debbie Miera <Bkmiera@aol.com>, Don Newton  
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> 1. Will the Board approve the agreement?

> Action Plan: The neighborhood representatives will communicate with  
> the Agent concerning the approval or disapproval of the proposed fence  
> strategy. Either party may request a second facilitated meeting if  
> desired.

>

> Jim Manske, Facilitator

Jori Manske, Facilitator



439 Gavilan Pl. NW  
Albuquerque, NM 87107  
August 12, 2003

Environmental Planning Commission  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

RE: Project #1002123  
Site Plan for Building Permit, Owners: Phillip and Pamela Sheets

Dear Commissioners:

I manage an irrigated property at 4444 3<sup>rd</sup> St., which lies 40 feet from the northern border of the Sheets' site plan. I am writing to you to register my concern about one item on their plan that I believe is detrimental to both the Gardner neighborhood and to the more than fifty households outside the Gardner neighborhood who irrigate from the Harwood Lateral Ditch. The Harwood, located two blocks west of the Sheets' project, is drained by the Maurino Wasteway, which forms the northern border of Sheets' property. Irrigators within the Gardner Addition irrigate from the Wasteway itself (see attached map).

The problem: Sheets' site plan indicates that they will erect a solid sheet metal fence on the *north* side of the Wasteway. If Sheets' install this fence, those of us that irrigate using a check dam on the Wasteway will be unable to see the water level in the ditch or the condition of the channel. In fact, although we can raise and lower the check dam gate using a crank that is outside the Sheets' property, we won't actually be able to even see the dam! This is an impossible situation for irrigators. We have to have a clear view of the ditch in order to regulate the dam and spot debris that might impede water flow. During this irrigating year alone, I have fished two feet of plank fencing, a broken ladder and numerous smaller objects (bottles, cans, jugs, toys) out of the Wasteway. My neighbors have snagged similar collections.

Sheets' plan also limits access to the ditch. Irrigators will be able to reach the ditch and dam only from 4<sup>th</sup> St. or the San Clemente entrance to Sheets' development. This means driving or walking two blocks to go two feet, which is the actual distance from the Sheets' border to the dam and the ditch. We need easier access. The check dam sometimes sticks in the open position, preventing water from pooling. The dam is also a magnet for kids who, in play, do strange things to the watergate. A couple of weeks ago a beer bottle was wedged into the mechanism, which rendered it inoperable.

The northerly fence placement will discourage irrigation within the Gardner neighborhood. The neighborhood wants to preserve irrigation, which is why we specifically requested that the Sheets' leave the ditch open, unlined and unbridged. We were grateful that they honored our request. It is frustrating to reach accord on those major issues and then face a fence that appears to defeat the purpose of the prior negotiations. Furthermore, the relative inaccessibility of the channel and our inability to see it could lead to blockage and flooding. Because the Wasteway

drains the entire Harwood Lateral (which serves my residence on Gavilan Place as well as the rental I manage of 3<sup>rd</sup> St.), problems on the Wasteway impact many people outside the Gardner neighborhood, some who grow commercial crops. The Middle Rio Grande Conservancy District has no alternate way to drain the Harwood nor do they advocate running a "dead-end" ditch which generates stagnant water leading to mosquito infestation. If, as happened last year, damage and accessibility problems make the Wasteway unuseable, irrigators from Guadalupe and Fourth St. to San Clemente and Fourth (two miles of green neighborhood) won't get water.

It would make much more sense for the Sheets' to place their fence on the *south* side of the ditch. I don't believe that this relocation would economically impact them since their plan doesn't show any houses sited within the ditch easement where a south side fence would run. If the fence were on the south side, irrigators could see what they are doing and they could easily access the check dam and clear debris. Furthermore, I think the channel would stay cleaner if there was a fence between the development and the ditch. When the development is complete, there will be three times as many people living on the Sheets' tract. That's three times as much potential litter too.

If the fence must remain on the north side, than those of us that irrigate have to be able to see what we are doing. We need a chain link fence rather than a solid one. We also need a gate in that fence at the check dam so we can easily get to the dam and the ditch. Access could be limited to irrigators only by locking the gate and issuing keys. However, a solid fence on the south side of the ditch would be the far preferable solution, both practically and aesthetically.

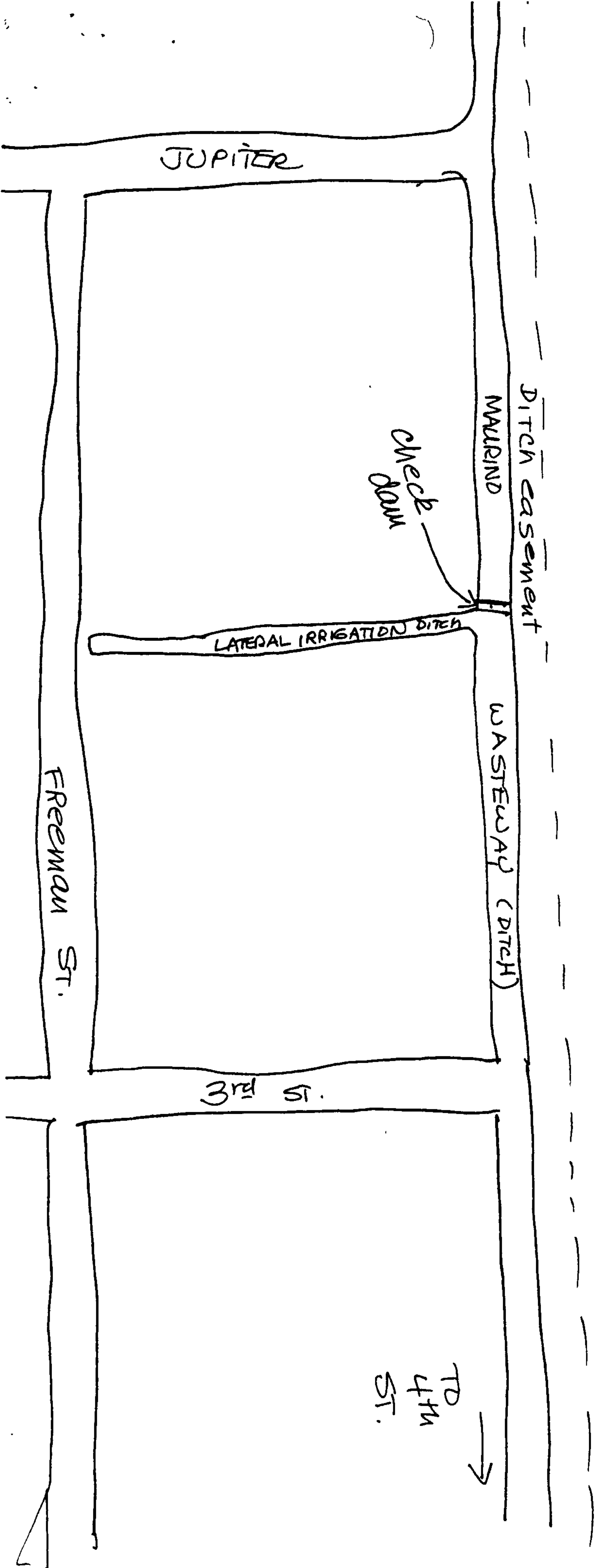
Thank you for your consideration.

  
Sharon Karpinski

SAN CLEMENTE ST.

← SHEETS' PROPERTY →

Project # 1002123



**FAX TRANSMITTAL**

City of Albuquerque Planning Department  
Development Review Division  
924-3860 / 924-3339 FAX

DATE: 7 July 2003

TO: Garcia/Kraemer & Assoc. FAX #: 242-9028

FROM: Russell Brito Contact Phone #: 924-3337

RE: **Site Development Plan for Building Permit Deficiencies**

Project Description: Del's Hide-A-Way

EPC Project #: 1002123 EPC Case #: 03EPC-01087/01088

Upon review, our office has determined that there are deficiencies with your Site Development Plan for Building Permit, submitted for EPC approval. The extent and/or nature of these deficiencies:

Allow for provisional distribution to other agencies and City Departments; eleven (11) copies of a complete site plan that clearly addresses all Site Development Plan for Building Permit Checklist items must be submitted to the Planning Department (staff planner) by 11 July 2003, 12 Noon. And grading/drainage plan to Brad Bingham

Warrant rejection of this site plan submittal: Deficiencies prevent a complete and meaningful review of the plan(s). Consequently, this request will not be scheduled for the EPC hearing on \_\_\_\_\_; resubmittal of a complete site plan that addresses all Site Development Plan for Building Permit Checklist items is necessary to be scheduled for a future EPC hearing.

<sup>D</sup>  
Site Had problems faxing 7/7/03  
• See - made a copy of  
• Show Transmittal and had  
• Not Kraemer pick up.  
• Sid  
• R.O. Quanta

~ 20' of property lines  
on 4<sup>th</sup> Street?  
for 4<sup>th</sup> Street

Land

• Scan needs

Grading and Drainage Plan

• Need to submit

**GARCIA/KRAEMER&ASSOCIATES**

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

June 12, 2003

Susan McAllister  
3333 Purdue NE  
Albuquerque, New Mexico 87106

Mary Williams  
4440 Jupiter NW  
Albuquerque, New Mexico 87107

RE: Sheets Site Plan

Dear Neighbor:

The purpose of this letter is to inform you that our clients, Phil and Pam Sheets, are filing another request to be heard by the Environmental Planning Commission relating to the Eastern portion of Tract 22-A-1, MRGCD Map No. 33. This is a request for approval of a site plan for subdivision and building permit on the parcel which was rezoned in January 2003, Project No. 1002123/02 EPC-01149.

These site plans for subdivision are merely the next required step in the development process. The Sheets' are steadfast in the commitments they made to the neighborhood:

1. A maximum of 35 units.
2. No vehicular access to Third Street or Jupiter.
3. The irrigation ditch will remain dirt/unlined/uncovered.

We fully intended to file this application on the June 5, 2003 deadline, but ran into some technical problems coordinating the drawings and the paperwork. I should be able to send you site plan copies by the week of June 23, 2003. We will file on or before the next application deadline, which will result in an August 21, 2003 public hearing before the EPC.

I think that the neighborhood will like what they see in the Plans. I'll be happy to talk to you at any time and/or meet with you and your neighbors.

Sincerely,



WILLIAM L. KRAEMER

Enclosure

cc: Phil and Pam Sheets

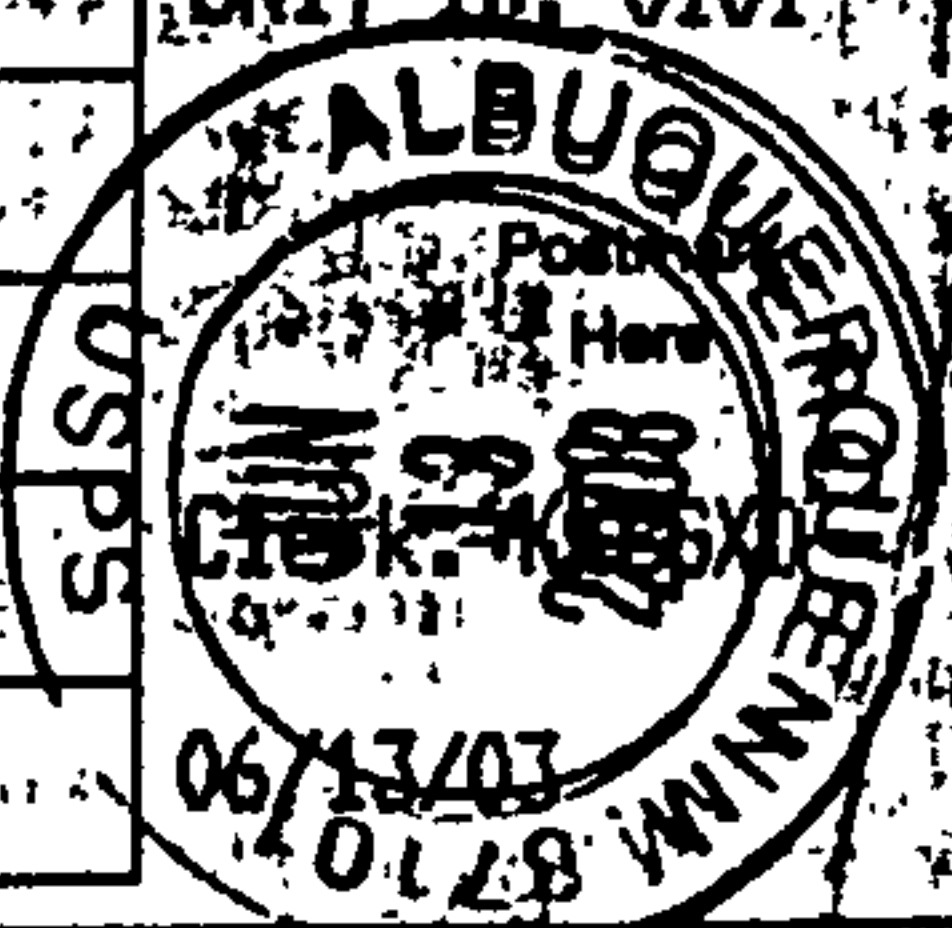
U.S. Postal Service  
CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0015 6490 0188  
5670 0649 5700 0040 6602

ALBUQUERQUE, NM 87107

Postage	\$ 0.37	UNIT ID: 0101
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	



Recipient's Name (Please Print Clearly) (to be completed by mailer)  
MARY WILLIAMS  
Street, Apt. No., or PO Box No.  
4440 JUPITER NW  
City, State, ZIP+4  
ABQ NM 87107

PS Form 3800, February 2000 See Reverse for Instructions

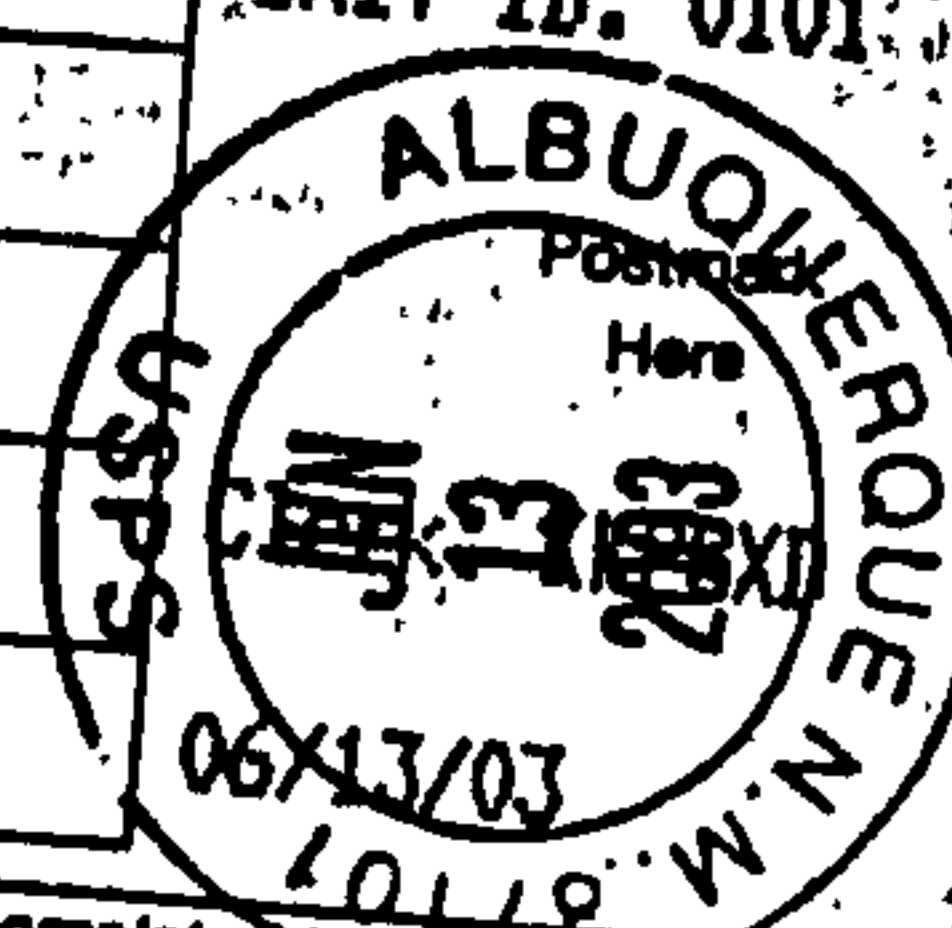
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CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

5670 0649 5700 0040 6602

ALBUQUERQUE, NM 87106

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	



Recipient's Name (Please Print Clearly) (to be completed by mailer)  
SUSAN McALLISTER  
Street, Apt. No., or PO Box No.  
3333 PURQUE NE  
City, State, ZIP+4  
ABQ NM 87106

PS Form 3800, February 2000 See Reverse for Instructions

# 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: 4:05 Time Entered: 4:55 OCNC Rep. Initials: De

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

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

### PAID RECEIPT

APPLICANT NAME

Phillip + Pam Sheets

AGENT

Garcia / Kraemer & Assoc.

ADDRESS

200 Loma

PROJECT NO.

1002123

APPLICATION NO.

\_\_\_\_\_

S \_\_\_\_\_ 441006 / 4983000 ( DRB Cases )

S 710<sup>00</sup> 441006 / 4971000 ( EPC & AA / LUCC / Appeals )

S 75<sup>00</sup> 441018 / 4971000 ( Notification )

\$ 845<sup>00</sup> Total amount due

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

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

07/02/2003 2:27PM LOC: ANNX  
RECEIPT# 00009028 WSH# 006 TRANSH# 0033  
Account 441006 Fund 0110  
Activity 4971000 TRSEJA  
Trans Amt \$845.00  
J24 Misc \$770.00

counterreceipt doc

Thank You

07/02/2003 2:28PM LOC: ANNX  
RECEIPT# 00009029 WSH# 006 TRANSH# 0033  
Account 441018 Fund 0110  
Activity 4971000 TRSEJA  
Trans Amt \$845.00  
J24 Misc \$75.00  
VI 10/28/02 \$845.00  
CHANGE \$0.00