



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

10-17-02

1. Project # 1002233
02DRB-01438 Major-Vacation of Pub Right-of-Way

ANDREW L. PEREZ agent(s) request(s) the above action(s) for all or a portion of Lot(s) 15, Block(s) 2, **SLOAN'S ACRES**, zoned R-1, located on EVERITT RD NW, between EVERITT RD NW and 64TH ST NW containing approximately 1 acre(s). [REF:DRB-96-462] (G-10)

At the October 16, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by October 31, 2002 in the manner described below.

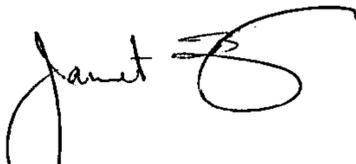
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question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



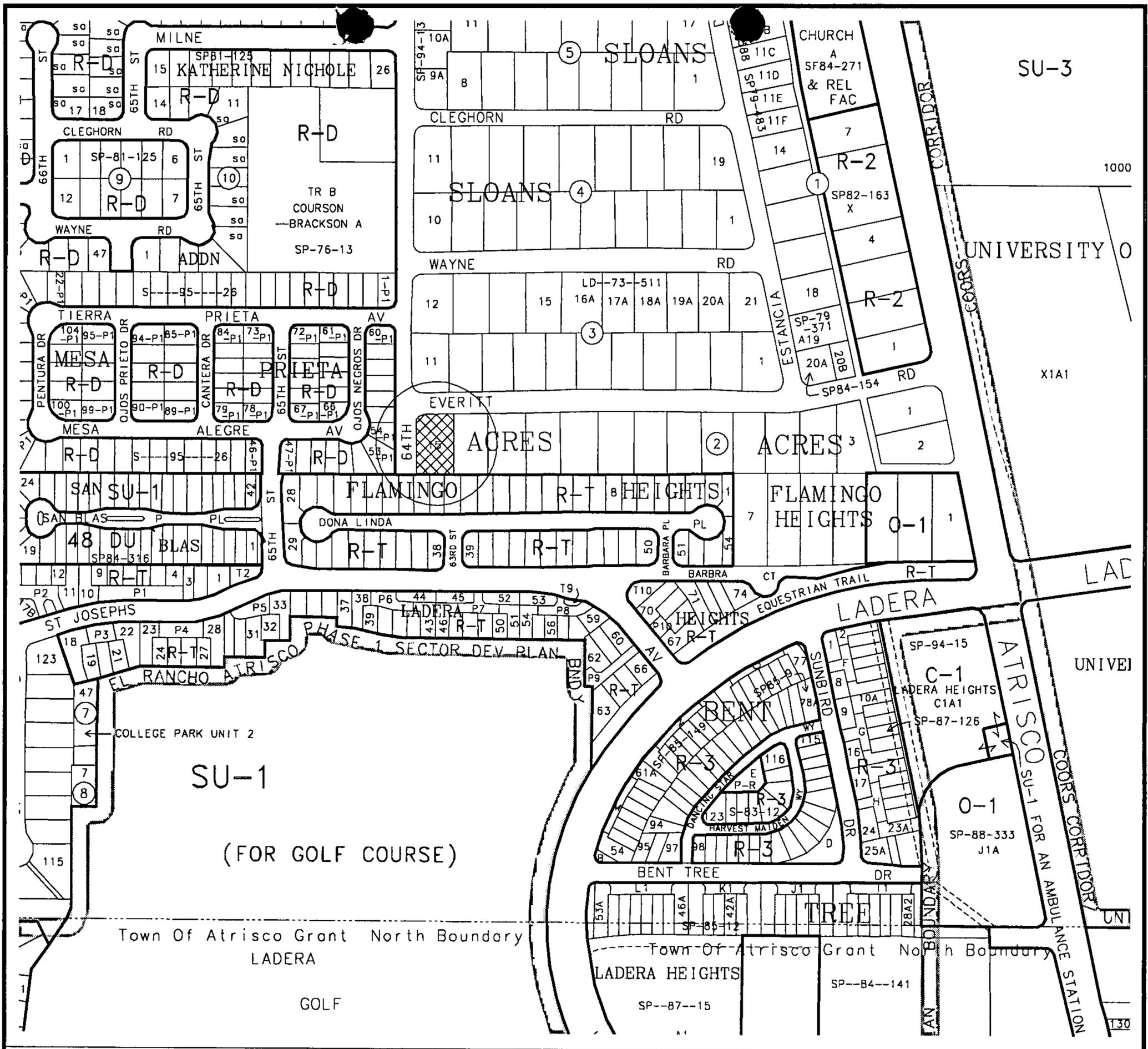
**OFFICIAL NOTICE
PAGE TWO**

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

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


Janet Stephens
DRB Chair

cc: Andrew L. Perez, 1308 Lucretia St SW, 87121
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1"= 389'

PROJECT NO.
1002233

HEARING DATE
10-16-02

MAP NO.
G-10

ADDITIONAL CASE NUMBER(S)
02DRB-01438

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002233 AGENDA#: 1 DATE: 10.16.02

1. Name: Andrew Perez Address: 1308 Lucretiasw Zip: 87121

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
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: 1002233

AGENDA ITEM NO: 1

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 16, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
October 16, 2002
Project # 1002233

Project # 1002233

02DRB-01438 Major-Vacation of Pub Right-of-Way

ANDREW L. PEREZ agent(s) request(s) the above action(s) for all or a portion of Lot(s) 15, Block(s) 2, **SLOAN'S ACRES**, zoned R-1, located on EVERITT RD NW, between EVERITT RD NW and 64TH ST NW containing approximately 1 acre(s). [REF:DRB-96-462] (G-10)

AMAFCA No objection.

COG No adverse comments.

Transit No comments.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Ladera Heights (R) Neighborhood Assn.

APS No adverse comments.

Police Department

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

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric

No objection to Vacation of 50' x 160' Street R/W of 64th Street.

Comcast No comments received.

QWEST The easement can be vacated.

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 The Hydrology section has no objection to the vacation request.

Transportation Development

Infrastructure may be required. (Sidewalk, Curb & Gutter etc)

Parks & Recreation No objection.

Utilities Development No objection to Vacation request.

Planning Department

1. No objection to the proposed vacation. Defer to Transportation Development.
2. Public right-of-way that is vacated may require the payment of fees. Contact City Real Property at 768-3310 for further information.
3. A plat incorporating the vacated right-of-way into the adjacent property must be approved by the DRB and recorded at the County Clerk's Office within one year or the vacation will expire.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Andrew L. Perez, 1308 Lucretia St SW, 87121



**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 16, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002233
02DRB-01438 Major-Vacation of Pub
Right-of-Way

ANDREW L. PEREZ agent(s) request(s) the above action(s) for all or a portion of Lot(s) 15, Block(s) 2, **SLOAN'S ACRES**, zoned R-1, located on EVERITT RD NW, between EVERITT RD NW and 64TH ST NW containing approximately 1 acre(s). [REF:DRB-96-462] (G-10)

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.


for Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 30, 2002.

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

Meeting Date: Oct. 16, 2002

Zone Atlas Page: B-10-2

Notification Radius: 100 Ft.

App# <u>02DRB-01438</u>
Proj# <u>1002233</u>
Other#

Cross Reference and Location: _____

Applicant: ~~At~~ Andrew C. Perez ✓

Address: 1308 Lucrille St. SW, 87121

Agent: _____

Address: _____

SPECIAL INSTRUCTIONS

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

Date Mailed: 9-25-02

Signature: K. [unclear]

RECORDS WITH LABELS

PAGE 1

RECORD ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	CONT	LAND USE
101006049347511303	* 00 9 00 3SLOANS ACRES SUBD	00000 6333 EVERITT RD NW	PAJAN GUILLERMO & CHAVEZ PAJAN	06333 EVERITT	RD NW ALBUQUERQUE		NM 87120
101006047547511301	* 01 1 00 3SLOANS ACRES SUBD	00000 6341 EVERITT RD NW	BACA ROBERT GERARD & RENEE SAN	06341 EVERITT	RD NW ALBUQUERQUE		NM 87120
101006048447511302	* 01 0 00 3SLOANS ACRES SUBD	00000 6337 EVERITT RD NW	GARCIA LEONARD R & DEBORAH M	06724 CARNEY	AV NW ALBUQUERQUE		NM 87120
101006046345311251	LEGAL: LOT 59-P 1 REPLAT OF MESA PRIETA SUB'D	00000 4120 OJOS NEGROS DR NW	NELSON JAMES A	01808 ARCHULETA	NE ALBUQUERQUE	0.0798	NM 87112
101006046344911250	LEGAL: LOT 58-P 1 REPLAT OF MESA PRIETA SUB'D	00000 4116 OJOS NEGROS DR NW	NELSON JAMES A	01808 ARCHULETA	NE ALBUQUERQUE	0.0798	NM 87112
101006046344511249	LEGAL: LOT 57-P 1 REPLAT OF MESA PRIETA SUB'D	00000 4112 OJOS NEGROS DR NW	MANOGUE ROBERT A ETAL	01019 ROCK POINT	CT NE ALBUQUERQUE	0.0798	NM 87123
101006046344011248	LEGAL: LOT 56-P 1 REPLAT OF MESA PRIETA SUB'D	00000 4108 OJOS NEGROS DR NW	MANOGUE ROBERT A ETAL	01019 ROCK POINT	CT NE ALBUQUERQUE	0.0798	NM 87123
101006046343611247	LEGAL: LOT 55-P 1 REPLAT OF MESA PRIETA SUB'D	00000 4104 OJOS NEGROS DR NW	MANOGUE ROBERT A ETAL	01019 ROCK POINT	CT NE ALBUQUERQUE	0.0749	NM 87123
101006049545311203	* 01 3 00 2SLOANS ACRES SUBD	00000 6324 EVERITT NW	CANDELARIA ROBERT G & APRIL M	06324 EVERITT	RD NW ALBUQUERQUE		NM 87120
101006048545311202	* 01 4 00 2SLOANS ACRES SUBD	00000 6336 EVERITT RD NW	MAESTAS GERALD S & CHARLOTTE	01537 TRUJILLO	RD SW ALBUQUERQUE		NM 87105
101006047545311201	* 01 5 00 2SLOANS ACRES SUBD	00000 EVERITT RD NW	LUJAN RAYMOND D & ISABEL FLORA	05624 EVERITT	RD NW ALBUQUERQUE		NM 87120

RECORDS WITH LABELS

PAGE 2

101006046443111246	LEGAL: LOT 54-P 1 REPLAT OF MESA PRIETA SUB'D	00000 4100 OJOS NEGROS DR NW	MANOGUE ROBERT A ETAL	01019 ROCK POINT	CT NE ALBUQUERQUE	0.0899	NM 87123
101006046342511245	LEGAL: LOT 53-P 1 REPLAT OF MESA PRIETA SUB'D	00000 6400 MESA ALEGRE AVE NW	MANOGUE ROBERT A ETAL	01019 ROCK POINT	CT NE ALBUQUERQUE	0.1430	NM 87123
101006045442411243	LEGAL: LOT 51-P 1 REPLAT OF MESA PRIETA SUB'D	00000 6412 MESA ALEGRE AVE NW	MANOGUE ROBERT A ETAL	01019 ROCK POINT	CT NE ALBUQUERQUE	0.0729	NM 87123
101006045842411244	LEGAL: LOT 52-P 1 REPLAT OF MESA PRIETA SUB'D	00000 6404 MESA ALEGRE AVE NW	MANOGUE ROBERT A ETAL	01019 ROCK POINT	CT NE ALBUQUERQUE	0.0927	NM 87123
101006049644011231	* 15 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 &	00000 6339 DONA LINDA PL NW	MARTINEZ ANGELA DIANE & MAESTA	06339 DONA LINDA	PL NW ALBUQUERQUE		NM 87120
101006049244011230	* 16 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 &	00000 6343 DONA LINDA PL NW	LEWIS PATRICE	06343 DONA LINDA	PL NW ALBUQUERQUE		NM 87120
101006048744011229	* 17 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 &	00000 6347 DONA LINDA PL NW	DUNCAN DOROTHY	06347 DONA LINDA	NW ALBUQUERQUE		NM 87120
101006048544011222	* 24 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 &	00000 6423 DONA LINDA NW	DAVILA PATRICIA L	06423 DONA LINDA	NW ALBUQUERQUE		NM 87121
101006046044011223	* 23 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 &	00000 6419 DONA LINDA NW	CHAVEZ DOMINICK R	06419 DONA LINDA	PL NW ALBUQUERQUE		NM 87120
101006048244011228	* 18 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 &	00000 6351 DONA LINDA PL NW	ZACHARY LINDA F	06351 DONA LINDA	PL NW ALBUQUERQUE		NM 87120
101006046444011224	* 22 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 &	00000 6415 DONA LINDA NW	MANNING BETTY L	06415 DONA LINDA	PL NW ALBUQUERQUE		NM 87120

101006047844011227	LEGAL: * 19 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 & LAND USE: PROPERTY ADDR: 00000 6401 DONA LINDA NW OWNER NAME: ALEXANDER RICHARD LUKE OWNER ADDR: 03860 BUTLER	FARMINGTON	NM 87401
101006047344011226	LEGAL: * 20 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 & LAND USE: PROPERTY ADDR: 00000 6405 DONA LINDA NW OWNER NAME: WHEELER BARBARA JEAN OWNER ADDR: 06405 DONA LINDA	PL NW ALBUQUERQUE	NM 87120
101006046944011225	LEGAL: * 21 FLA MINGO HTS SUB'D BEING A REPL OF LTS 8-16 & LAND USE: PROPERTY ADDR: 00000 6409 DONA LINDA NW OWNER NAME: KNOX THOMAS J OWNER ADDR: 06409 DONA LINDA	PL NW ALBUQUERQUE	NM 87120

"Attachment A"

Andrew L. Perez
Zone Map: G-10

LADERA HEIGHTS N.A. (R)

***Shari Lewis**

P.O. Box 66328/87193 301-5995 (cell)

Tena Prescott

P.O. Box 66328/87193 839-5072 (h)

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

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

OFFICIAL USE
 ALBUQUERQUE, NM 87193

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

UNIT ID: 0101

Postmark
Here

Clerk: KH7CRR

09/17/02

Sent To: **TENA PRESCOTT**
 Street, Apt. No., or PO Box No. **P.O. BOX 66328**
 City, State, ZIP+4 **ALBUQ, Nm 87193**

PS Form 3800, January 2001

See Reverse for Instructions

7002 0510 0002 9481 885

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

OFFICIAL USE
 ALBUQUERQUE, NM 87193

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

UNIT ID: 0101

SEP
Postmark
17

Clerk: KH7CRR

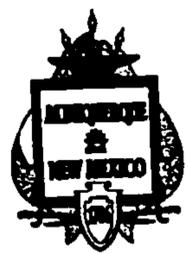
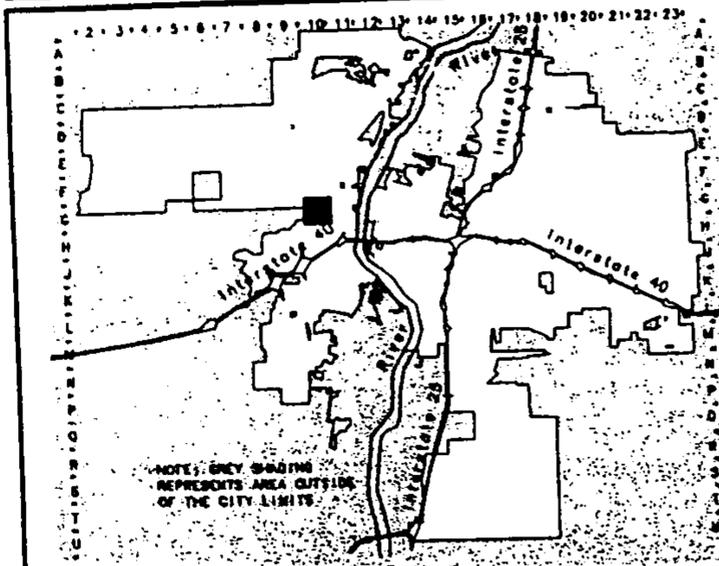
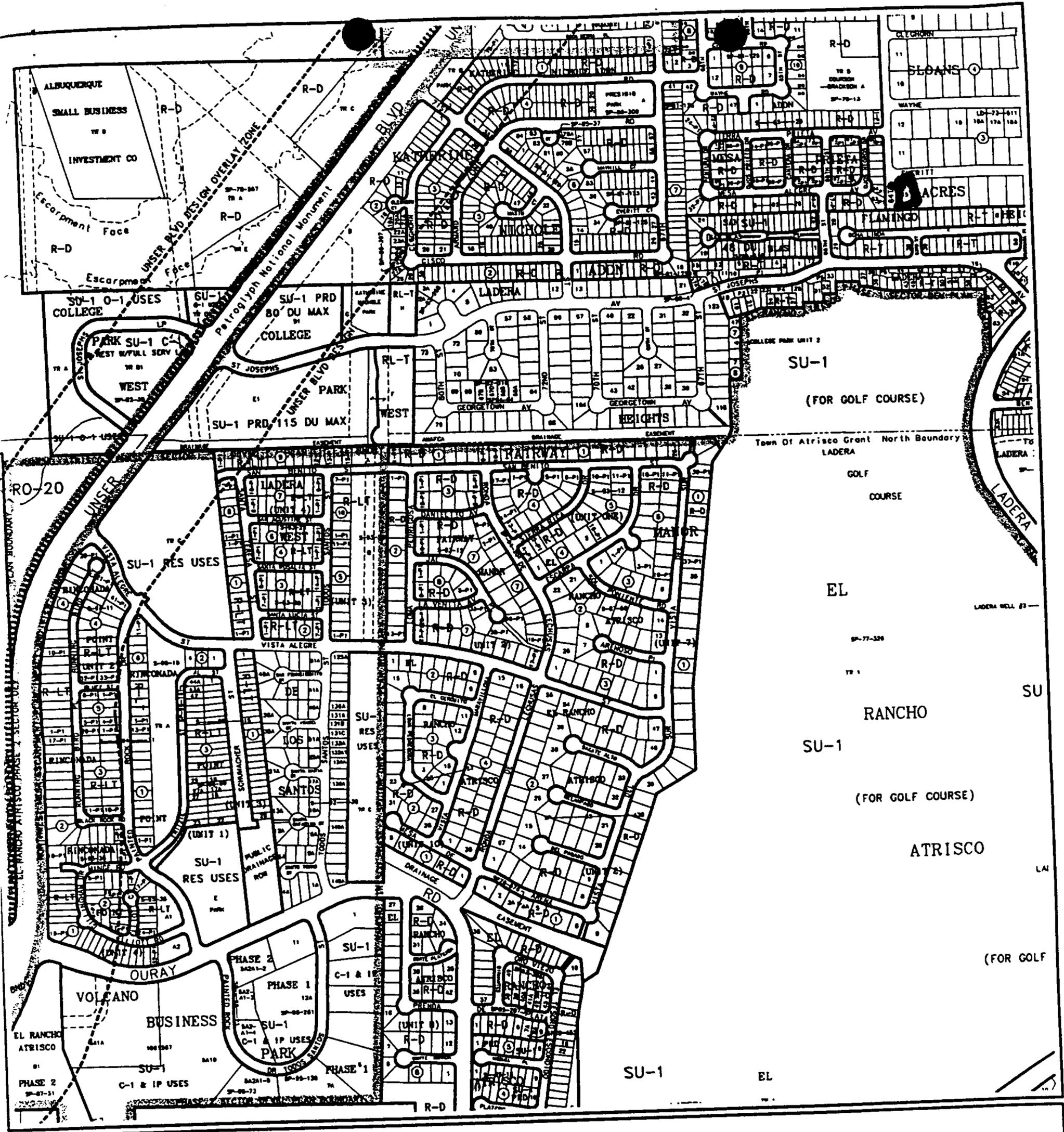
09/17/02

Sent To: **SHARI LEWIS**
 Street, Apt. No., or PO Box No. **P.O. BOX 66328**
 City, State, ZIP+4 **ALBUQ, Nm 87193**

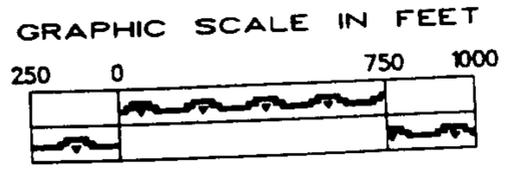
PS Form 3800, January 2001

See Reverse for Instructions

7002 0510 0002 9481 8878



CITY OF
Albuquerque
 Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2002



Zone Atlas Page

G-10-Z

Map Amended through April 03, 2002

Andrew & Carla Perez
6340 Everitt Road N.W.
Albuquerque, New Mexico
(505) 831-4633 or (505) 379-7499

Re: 6340 Everitt Road, N.W. Easement

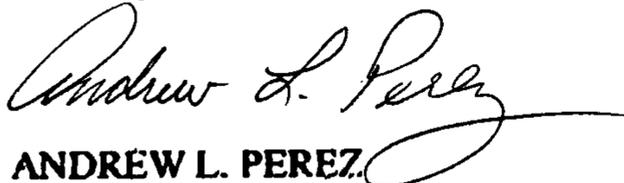
To Subdivision Variances and Vacations:

We are the new purchasers of the property at 6340 Everitt Rd., N.W., and are respectfully requesting to acquire the city easement next to that property as well. The easement is a part of 64th street. It is fifty feet (50) wide by one hundred sixty (160) feet deep. This section of land is like a dead end street that has never been used nor paved. It is not landscaped and has many weeds, dirt and accumulated debris which has generated numerous neighbor complaints. This piece of land is in no way useful to the public since there are houses and townhomes that have been built around this easement.

As the new owners of 6340 Everitt Rd., N.W., we wish to build our residential home up to this easement. We would like to then utilize this easement as a route to enter our garage which would be at the property line (per our scale drawing). By acquiring this easement, we accept responsibility for the maintenance and upkeep of this property which would eliminate this current eyesore. This would also satisfy all of the past, present and future complaints by the neighbors of excessive weeds, litter and dirt from blowing into their properties.

With the vacation of this easement we are willing to cover costs and expenses for replatting the property. Thank you for your consideration in this regard.

Sincerely,



ANDREW L. PEREZ
General Contractor
License # 87051

CC: Neighborhood Assoc

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

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

APPLICANT INFORMATION:

NAME: ANDREW L. PEREZ PHONE: (505) 831-4633
 ADDRESS: 1308 LUCRETIA ST., S.W. FAX: (505) 831-4633
 CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: ANDREW.PEREZ@CABA.GOV
 Proprietary interest in site: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION of 64' & Everitt

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

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

Lot or Tract No. LOT 15 Block: _____ Unit: _____
 Subdiv. / Addn. SLOAN'S ACRES
 Current Zoning: R1 Proposed zoning: R1
 Zone Atlas page(s): E-10 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 1-010-060-475-453-11201 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 6340 EVERITT RD., N.W.
 Between: 64TH ST., N.W. and ATRISCO

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB 96-462

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: DRB 96-462
 SIGNATURE Andrew L. Perez DATE _____
 (Print) ANDREW L. PEREZ 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>02 DRB - 01438</u>	<u>VR-W</u>	<input checked="" type="checkbox"/>	<u>\$ 300.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ <u>75.00</u>
Hearing date <u>Oct. 16, 2002</u>			Total
			\$ <u>375.00</u>

Paul Candia 9/18/02
 Planner signature / date

Project # 1002233

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

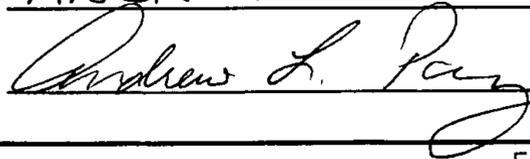
EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

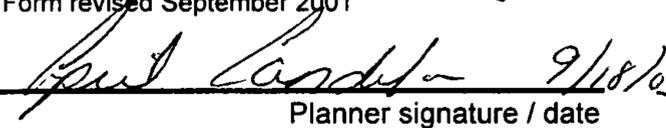
ANDREW L. PEREZ
 _____ Applicant name (print)

 _____ Applicant signature / date

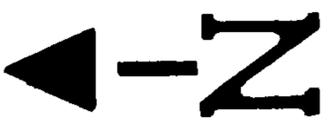


Form revised September 2001

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

Application case numbers
 02DRB - _____ - 01438
 _____ - _____ - _____
 _____ - _____ - _____


 _____ Planner signature / date
Project # 1002233



EVERITT ROAD

EXHIBIT "B"

Date 10/16/02

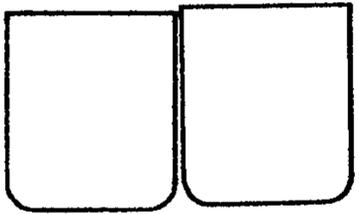
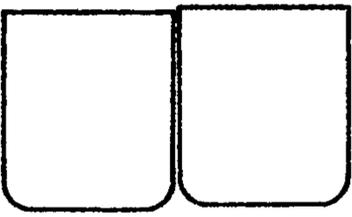
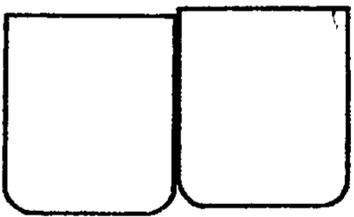
64TH ST.

6340 EVERITT RD. N.W.

160'

100'

50'
EASEMENT





EVERITT

ROAD

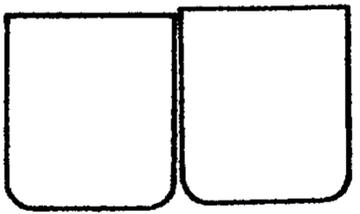
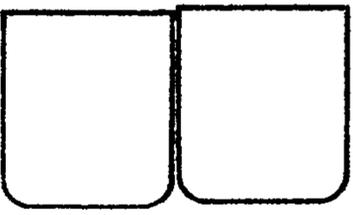
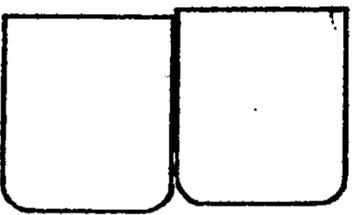
160'

100'

6340 EVERITT RD. N.W.

50'
EASEMENT

64TH ST.



Andrew & Carla Perez
6340 Everitt Road N.W.
Albuquerque, New Mexico
(505) 831-4633 or (505) 379-7499

Re: 6340 Everitt Road, N.W. Easement

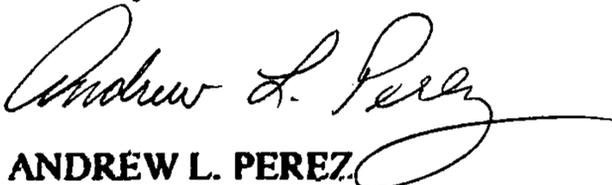
To Subdivision Variances and Vacations:

We are the new purchasers of the property at 6340 Everitt Rd., N.W., and are respectfully requesting to acquire the city easement next to that property as well. The easement is a part of 64th street. It is fifty feet (50) wide by one hundred sixty (160) feet deep. This section of land is like a dead end street that has never been used nor paved. It is not landscaped and has many weeds, dirt and accumulated debris which has generated numerous neighbor complaints. This piece of land is in no way useful to the public since there are houses and townhomes that have been built around this easement.

As the new owners of 6340 Everitt Rd., N.W., we wish to build our residential home up to this easement. We would like to then utilize this easement as a route to enter our garage which would be at the property line (per our scale drawing). By acquiring this easement, we accept responsibility for the maintenance and upkeep of this property which would eliminate this current eyesore. This would also satisfy all of the past, present and future complaints by the neighbors of excessive weeds, litter and dirt from blowing into their properties.

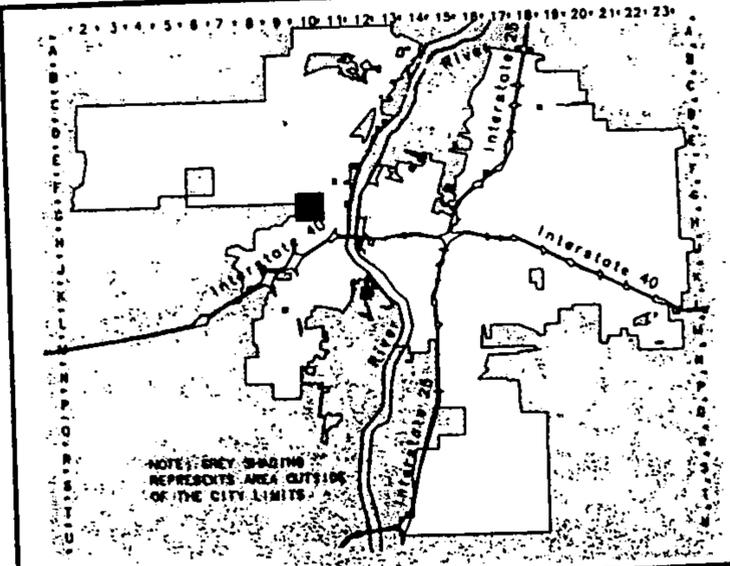
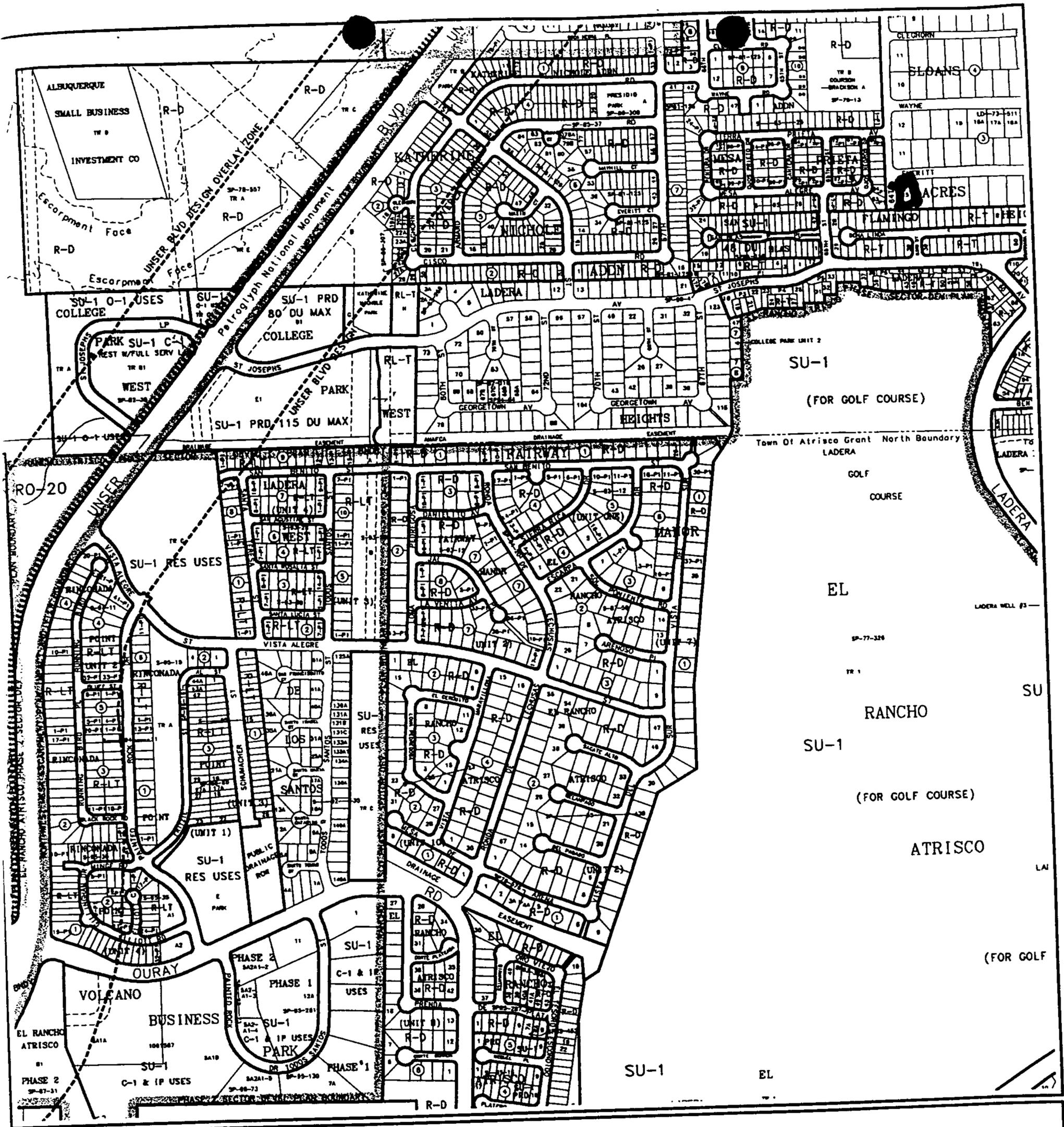
With the vacation of this easement we are willing to cover costs and expenses for replatting the property. Thank you for your consideration in this regard.

Sincerely,

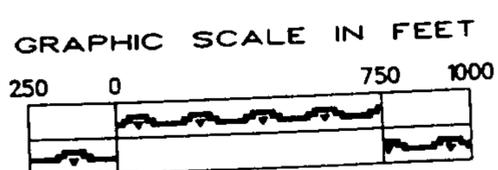


ANDREW L. PEREZ
General Contractor
License # 87051

CC: Neighborhood Assoc



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
G-10-Z
Map Amended through April 03, 2002

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: **9/17/02** Time Entered: **4:20 pm** OCNC Rep. Initials: **SW**



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.

September 17, 2002

Andrew L. Perez
Metro Home Builders
1308 Lucretia St. W/87121
Phone: 831-4633

Dear Andrew:

Thank you for your inquiry of **September 17, 2002** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 15, SLOAN'S ACRES, VACANT LAND LOCATED ON 6340 EVERITT ROAD NW BETWEEN 64TH STREET NW AND ATRISCO NW** zone map #G-10.

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 by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/30/02)

"Attachment A"

Andrew L. Perez
Zone Map: G-10

LADERA HEIGHTS N.A. (R)

***Shari Lewis**

P.O. Box 66328/87193 301-5995 (cell)

Tena Prescott

P.O. Box 66328/87193 839-5072 (h)

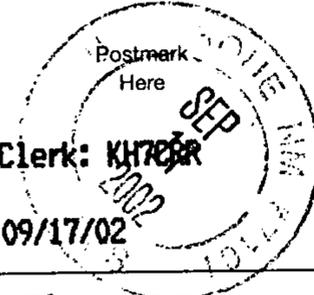
**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

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

OFFICIAL USE
ALBUQUERQUE, NM 87193

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

UNIT ID: 0101



Sent To: **TENA PRESCOTT**
Street, Apt. No., or PO Box No. **P.O. BOX 66328**
City, State, ZIP+4 **ALBUQ. NM 87193**

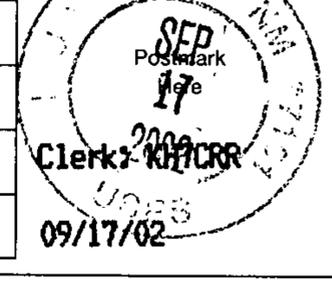
7002 0510 0002 9481 8885

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

OFFICIAL USE
ALBUQUERQUE, NM 87193

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

UNIT ID: 0101



Sent To: **SHARI LEWIS**
Street, Apt. No., or PO Box No. **P.O. BOX 66328**
City, State, ZIP+4 **ALBUQ. NM 87193**

7002 0510 0002 9481 8878

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

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

PAID RECEIPT

APPLICANT NAME Andrew Perez
AGENT _____
ADDRESS 1308 Lucretia St. SW
PROJECT NO. 1002233
APPLICATION NO. 02DRB 01438

\$ 300.00 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75.00 441018 / 4971000 (Notification)

\$ 375.00 Total amount due

09/18, 2002 1:05PM LOC: ANX
RECEIPT# 00021407 WS# 007 TRF:SH 0029
Account 441006 FUND 0110
Activity 4971000 TRSCLS
Trans Amt \$375.00
J24 Misc \$300.00
VI \$75.00
CHANGE \$0.00
counterreceipt.doc

DUPLICATE
City of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

09/18/2002 1:06PM LOC: ARE
RECEIPT# 00021407 WS# 007 TRF:SH 0029
Account 441018 Fund 0110
Activity 4971000 TRSCLS
Trans Amt \$375.00
J24 Misc \$75.00
VI 7/1/02 \$375.00
CHANGE \$0.00

Thank You

Thank You

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 7 To Oct. 16, 2002.

5. REMOVAL

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

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

Andrew J. Per 9-18-02
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9/18/02 Paul Carver
(Date) (Staff Member)