

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002492 Subdivision Name Brounwell & Lail's Highland Addn

Surveyor Larry Medrano Company Precision Surveys

Contact person Larry Phone # _____ email _____

Patricia M. Gpt _____ 9/18/03
Approved *Not Approved Date

DXF RECEIVED 9/18/03 DATE
 HARD-COPY RECEIVED 9/18/03 DATE
 DISCLOSURE STATEMENT

NAD 27 Grid

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2492 to agiscov on 9/18/03 Client Notified 9/18/03



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 14, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. 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: 12:10 P.M.

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

1. **Project # 1000109**
03DRB-00616 Major-SiteDev Plan Subd
03DRB-00617 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for FALCON RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4 & 30-32, Block(s) 1, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, SANDIA SUNRISE SUBDIVISION, zoned R-D residential and related uses zone, developing area, 3 DU/ AC, located on EAST OF BARSTOW ST NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 8 acre(s). [REF: DRB-99-280,00420-00037, 1460-00881,01410-01142] (C-20)

THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE PLANNING SUBJECT TO COMPLETION OF THE FOLLOWING CONDITIONS TO THE SATISFACTION OF THE PLANNING DEPARTMENT. 1) LABEL THE PAGE MARKED "SITE PLAN" AS SITE DEVELOPMENT PLAN FOR SUBDIVISION. 2) REPLACEMENT OF THE SIGNATURE BLOCK WITH THE ONE APPROVED BY DRB FOR USE ON DRB SITE PLANS IS REQUIRED. 3) CHAPTER 3 OF THE DPM REQUIRES A LANDSCAPING PLAN AS PART OF A SITE DEVELOPMENT PLAN FOR SUBDIVISION SUBMITTAL. A TYPICAL LANDSCAPE PLAN SHOWN ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION IS REQUIRED. MAXIMUM BUILDING HEIGHT INCLUDED ON THE SITE PLAN IS ALSO REQUIRED. 4) THE LA CUEVA SECTOR PLAN, PAGES 30-37 HAS DESIGN REGULATIONS (SECTION 5.4.6) TO BE FOLLOWED IN DEVELOPING THE SITE PLAN ACCORDING TO SECTION 14-16-2-14 (B) OF THE CITY ZONE CODE: THE FOLLOWING REQUIREMENTS MUST BE INCLUDED ON THE SITE PLAN. P34. BUILDING MATERIALS & COLORS, P34. PERIMETER WALLS, P35. VIEWS. A STATEMENT ON THE SITE PLAN IS SUFFICIENT TO MEET THIS REQUIREMENT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/14/03 AND APPROVAL OF THE GRADING & DRAINAGE DATED 5/13/03 THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO THIS FINDING: 1. THIS PRELIMINARY PLAT APPROVAL AND FINAL PLAT APPROVAL AND WORK ORDER APPROVAL FOR THE SANDIA SUNRISE SUBDIVISION IS SUBJECT TO ALL THE TERMS, CONDITIONS, AND OBLIGATIONS OF SETTLEMENT AGREEMENT, RE; FALCON RIDGE LLC V. CITY OF ALBUQUERQUE ET AL; CV-2000-03050 AS APPROVED BY THE ALBUQUERQUE CITY COUNCIL ON 4/28/03 AND ENTERED AS EXHIBITS A AND B.

2. **Project # 1000635**
03DRB-00613 Major-Vacation of Public Easements
03DRB-00614 Major-Vacation of Public Easements
03DRB-00615 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1, 38-2, 38-3, 38-4 and 27B-B1, **TAYLOR RANCH – ECKERD DRUG PLAZA**, zoned SU-1 for C-1, permissive & conditional uses, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194, 03DRB-00454, 03DRB-00455] (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT(S) B IN THE PLANNING FILE.**

3. **Project # 1002593**
03DRB-00622 Major-Bulk Land Variance
03DRB-00623 Major-Vacation of Public Easements
03DRB-00624 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A1, **COUNTRY MEADOWS @ VENTANA RANCH - UNIT 3**, zoned R-LT, located on IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 36 acre(s). [REF: 1001101] (B-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

4. **Project # 1000635**
03DRB-00454 Major-Amnd SiteDev Plan Subd
03DRB-00455 Major-Amnd SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, **TAYLOR RANCH - ECKERD DRUG PLAZA**, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] [Deferred from 5/7/03] (E-12) **THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA.**

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 # 1002492

03DRB-00738 Minor-Amnd Prelim Plat

Approval

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS request(s) the above action(s) for all or a portion of Lot(s) A1 & A2, Block 28, **BROWNEWELL & LAILS HIGHLAND ADDITION** zoned SU-2 / MD-1, located on TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261, 03DRB-00398, DRB-99-214] (K-15) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

6. Project # 1001374

03DRB-00740 Minor-Prelim&Final Plat

Approval

TIERRA WEST LLC agent(s) for RIDGEFIELD WEST LLC request(s) the above action(s) for all or a portion of Block(s) 31, Tract(s) 21A1, NORTH HERITAGE HILLS PHASE 3, ALBUQUERQUE ACRES, zoned R-LT, located on PALOMAR AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 03DRB-00666, 03DRB-00667] (D-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03, TO BE HEARD WITH VACATION REQUEST.**

7. **Project # 1002513**
03DRB-00739 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, TRIANGLE REALTY CO., zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: 03EPC-00318, Z-85-36-1, Z-1140, V-86-148] [Cynthia Borrego, EPC Case Planner] (E-17). THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR THE REVIEW OF UTILITY PLAN AND NEW FIRE HYDRANT CONNECTION.

8. **Project # 1002249**
03DRB-00635 Minor-SiteDev Plan
Subd/EPC
03DRB-00637 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, AMERICAN SQUARE, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [Debbie Stover, EPC Case Planner] [Deferred from 4/30/03] (H-16) DEFERRED AT THE AGENT'S REQUEST TO 5/21/03, TO BE HEARD WITH REPLAT REQUEST.

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

9. **Project # 1000527**
03DRB-00710 Minor-Ext of SIA for Temp
Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for SUCCESS VENTURE LLC request(s) the above action(s) for all or a portion of Lot(s) 35, CHAMISA TRAIL AT HIGH DESERT, zoned SU-2-HD/RT, located on TRAMWAY NE, between ACADEMY RD NE and SIMMS PARK RD NE containing approximately 20 acre(s). [REF: 00440-00648] (E-23) A ONE YEAR EXTENSION TO THE 4 YEAR AGREEMENT TO THE SIDEWALK WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 5/22/03, AS IDENTIFIED ON THE MOST RECENT SIA, IS EXTENDED TO 5/22/04.

10. **Project # 1000809**
03DRB-00715 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING CO. agent(s) for JOHN SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) C & Lot 8A-P1, Tract D & Lot 2A-P1, **SUNSET FARM SUBDIVISION**, zoned R-1, located on SUNSET ROAD SW, between CENTRAL AVE SW and GONZALES ROAD SW containing approximately 4 acre(s). [REF: 03-00169, 00-01295, 1996, 1297 & 01-01254 & 01255] (K-12) **INDEFINITELY DEFERRED AT AGENT'S REQUEST FOR FORMATION OF HOMEOWNER'S ASSOCIATION TO ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR PRIVATE STREETS.**

11. **Project # 1001926**
03DRB-00674 Minor-Prelim&Final Plat
Approval

BEN PLATANIA request(s) the above action(s) for all or a portion of Lot(s) 225, TOWN OF ATRISCO GRANT **AIRPORT ADDITION**, zoned R-2 residential zone, located on the NORTH SIDE OF GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 5 acre(s). [REF: 02DRB-00568(VRW) [HEARD UNDER PROJECT # 1000694 IN ERROR.] [Deferred from 5/7/03] (J-10) **WITHDRAWN AT THE APPLICANT'S REQUEST. TO RE-DEFINE SUBDIVISION.**

12. **Project # 1002637**
03DRB-00712 Minor-Preliminary Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for EDDY GALLINGER request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE, between LOCUST AVE SE and ELM ST SE containing approximately 1 acre(s). [REF: BA-76-36, LUC-93-24, LUCC-99-24] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03 TO DETERMINE ALLEY PURPOSE.**

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

13. **Project # 1001939**
03DRB-00737 Minor-Sketch Plat or Plan
- WILSON & COMPANY, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **CIELO OESTE SUBDIVISION**, zoned R-D, located on NEAR GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 14 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1002631**
03DRB-00689 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST, LTD agent(s) for GLORIA SAIZ request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 3, **ANDERSON ADDITION, UNIT 2**, zoned SU-2, S-R Sawmill Residential, located on 8TH ST NW, between 8TH ST NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: ZA-92-327, ZA-84-397] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1002636**
03DRB-00708 Minor-Sketch Plat or Plan
- ROBERT. A. SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 23B & 24, **RICE DURANES ADDITION, NO. 1**, zoned RA-2 residential and agricultural zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and ARMADO RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002644**
03DRB-00736 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of **PARCEL 1, WESTLAND NORTH, and TRACT A, PARKWAY SUBDIVISION** zoned R-LT & R-D, located on LADERA BLVD NW, between 98TH ST NW and UNSER BLVD NW containing approximately 55 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002645**
03DRB-00741 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) 1B1A, **SEVILLE SUBDIVISION**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 27 acre(s). (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for April 30, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
5/14/03 Comments

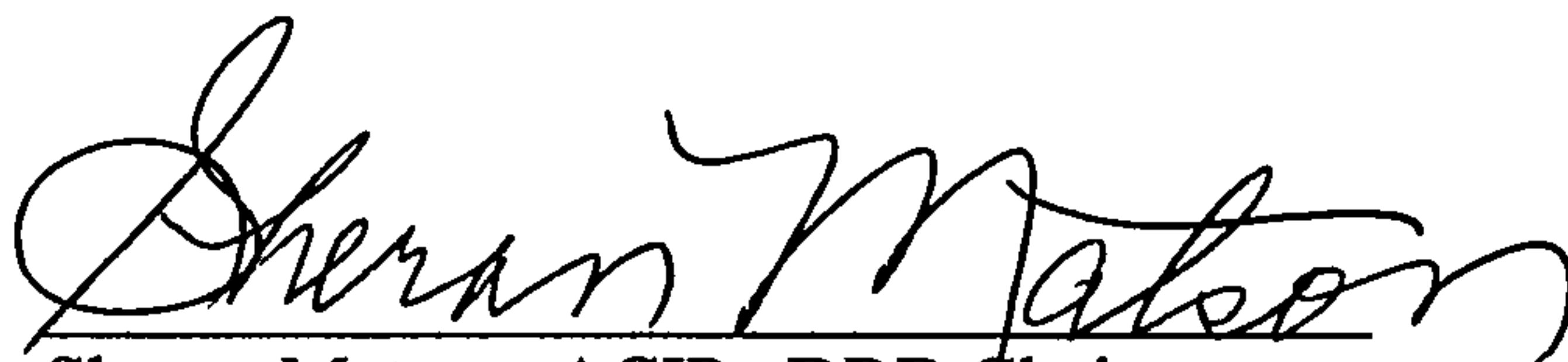
Item : 5

Project: 1002492

Application: 03DRB-00738

RE: Brownell & Lails Highland Addition

No objection to the requested action. Lots meet minimum lot size requirements.



Sheran Matson, ACIP DRB Chairperson
924-3880 Fax 924-3946



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: 1002492

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment 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: May 14, 2003

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
5/14/03 Comments

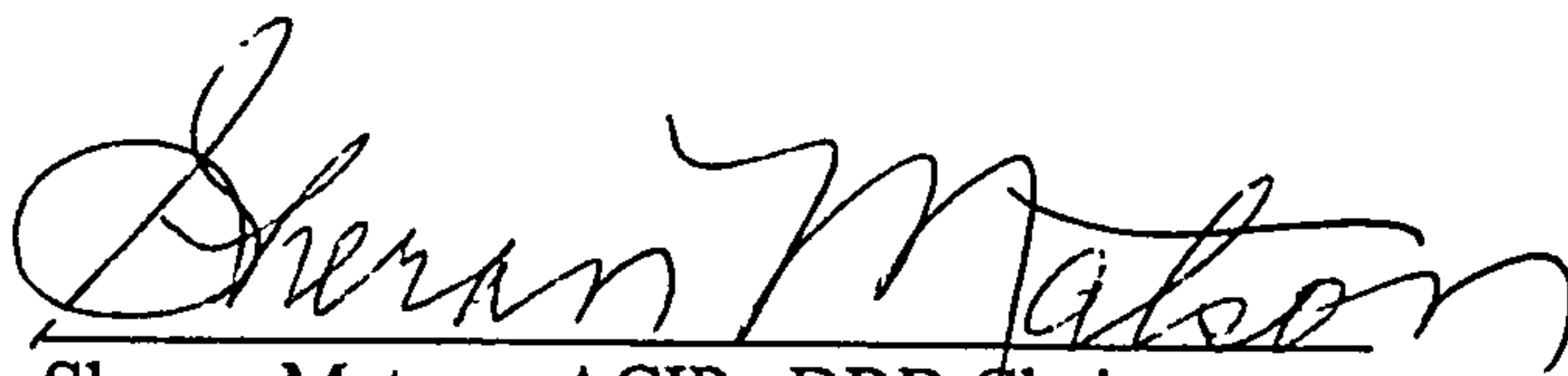
Item : 5

Project: 1002492

Application: 03DRB-00738

RE: Brownell & Lails Highland Addition

No objection to the requested action. Lots meet minimum lot size requirements.



Sheran Matson, ACIP DRB Chairperson
924-3880 Fax 924-3946



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

4-30-2003

3. Project # 1002492
03DRB-00556 Major-Vacation of Pub Right-of-Way

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS, C/O BERGER BRIGGS request(s) the above action(s) for all or a portion of Lot(s) A-2, Block(s) 28, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on the NORTH SIDE OF TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261 (V) 03DRB-00398 (P&F), DRB-99-214] (K-15)

At the April 30, 2003, 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.

03DRB-00261 Major-Vacation of Public Easements

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 4/9/03] (K-15)



**OFFICIAL NOTICE
PAGE TWO**

At the April 30, 2003, 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.

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAIS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15)

At the April 30, 2003, Development Review Board meeting, with the signing of the Infrastructure List dated 4/30/03 and approval of the Grading Plan engineer stamp dated 4/29/03 the Preliminary Plat was approved with the following Conditions:

CONDITIONS:

- 1) The vacated right-of-way must equal the dedicated right-of-way.
- 2) The Long Range Roadway System Map indicates that Dr. Martin Luther King Jr. Blvd. should have a right-of-way width of 86-feet. Transportation Planning has indicated, in writing, that they will be seeking to reduce this width to 68-feet. That being the case, the additional right-of-way dedication for this site will comply with that 68-feet.

The final plat was indefinitely deferred for the Subdivision Improvements Agreement.



**OFFICIAL NOTICE
PAGE THREE**

If you wish to appeal this decision, you must do so by May 15, 2003, in the manner described below.

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

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

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.)

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 Matson, AICP, DRB Chair

cc: Grand Avenue Partners, c/o Berger Briggs, 215 3rd St SW, 87103
Fred Rivera Jr., 1020 Lomas Blvd NW, Suite 6, 87102
Precision Surveys Inc., 8414-D Jefferson St NE, 87113
Rupert Holland, Spruce Park NA., 415 Maple St NE, 87106
Ruth Koury, Sycamore Park NA, 301 Cedar St NE, 87106
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002492

AGENDA ITEM NO: 3

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 requests.
An approved drainage plan is required for Preliminary Plat approval. - 4/29/03

RESOLUTION: signed I.L.

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 30, 2003

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

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

City Of Albuquerque
Treasury Division
04/30/2003 8:48AM LOC: ANNX
RECEIPT# 00006526 WS# 006 TRANSH# 0002
Account 441006 Fund 0000 TRSKDM
Activity 4983000 \$110.00
Trans Amt \$110.00
J24 Misc CK \$0.00
CHANGE

Grand Ave part

PAID RECEIPT

APPLICANT NAME

RIVERA INVESTMENTS, INC

AGENT

PRECISMA SWANEY

ADDRESS

1020 LOMAS BLVD NW STE 6 87102

PROJECT NO.

1002492

APPLICATION NO.

03DRB-00556-261 \$ 398

\$ 110⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 110⁰⁰ **Total amount due**

4270

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

RIVERA INVESTMENTS, INC
dba FIRST CHOICE REALTORS
dba FIRST CHOICE CUSTOM BUILDERS
1020 LOMAS BLVD. NW, STE. 6
ALBUQUERQUE, NM 87102
505-244-3800

FIRST STATE BANK
Albuquerque, New Mexico
95-145/1070

04/30/2003

\$ **110.00

PAY TO THE ORDER OF

City of Albuquerque

One Hundred Ten and 00/100

DOLLARS

MEMO Project # 1002492

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈004270⑈ ⑆107001452⑆ 001135333⑈

Thank You

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002492 AGENDA#: 3 DATE: 4.30

1. Name: FRED Ribert Jr Address: 1020 ^{Sytc6} Lomas NW. Zip: 87102

2. Name: rupert hollan 2
spruce park rd Address: 415 maple st ne Zip: 87106

3. Name: RUTH KOURY
SYCAMORE NW Address: 301 CEDAR ST NE Zip: 87106

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: _____

4/20/00

Final Plat indefinitely deferred
for SA.

→ Short 25' of RT lot requirements
due to our requirement for
private driveway easement
(see B back ok on another case)

Rupen

Ruth

→ quality of design

→ private driveway easement
won't work - will be 2 way



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 30, 2003

Project # 1002492
03DRB-00556 Major-Vacation of Pub Right-of-Way

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS, C/O BERGER BRIGGS request(s) the above action(s) for all or a portion of Lot(s) A-2, Block(s) 28, **BROWNEWELL & LAIS HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on the NORTH SIDE OF TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261 (V) 03DRB-00398 (P&F), DRB-99-214] (K-15)

AMAFCA No adverse comments.

COG Consistent with established transportation plans and policies.

Transit No adverse comments.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor.

Letters sent to Silver Hill (R), Spruce Park (R) and Sycamore (R)
Neighborhood Assns.

APS No adverse comments.

Police Department No adverse comments.

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric PNM approves the vacation of a portion of Tijeras Ave.
However PNM retains all rights of easements in Tijeras Ave.

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

Hydrology has no objection to the vacation request.

Transportation Development

No objection.

Hydrology has no objection to the vacation request.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request.

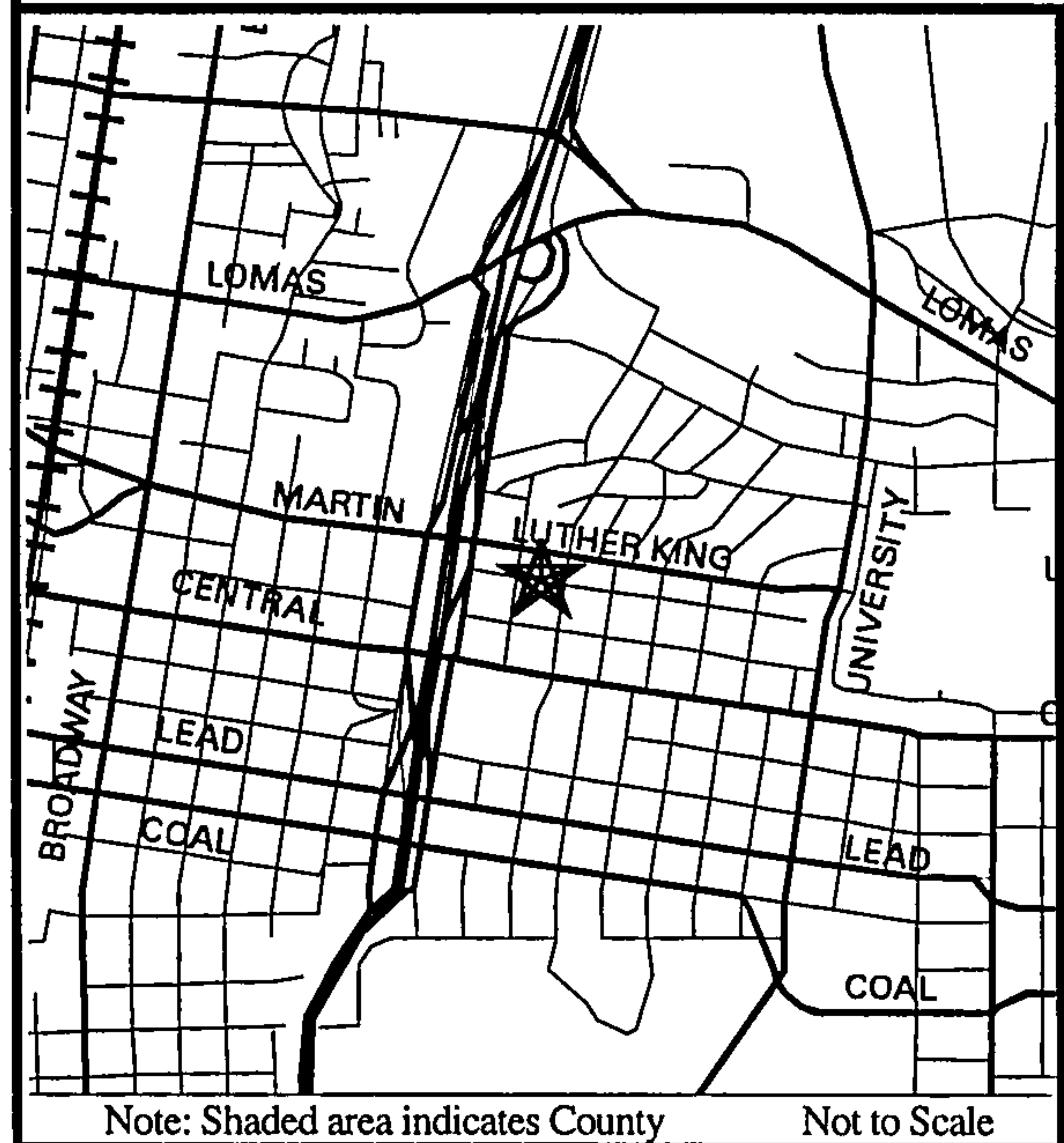
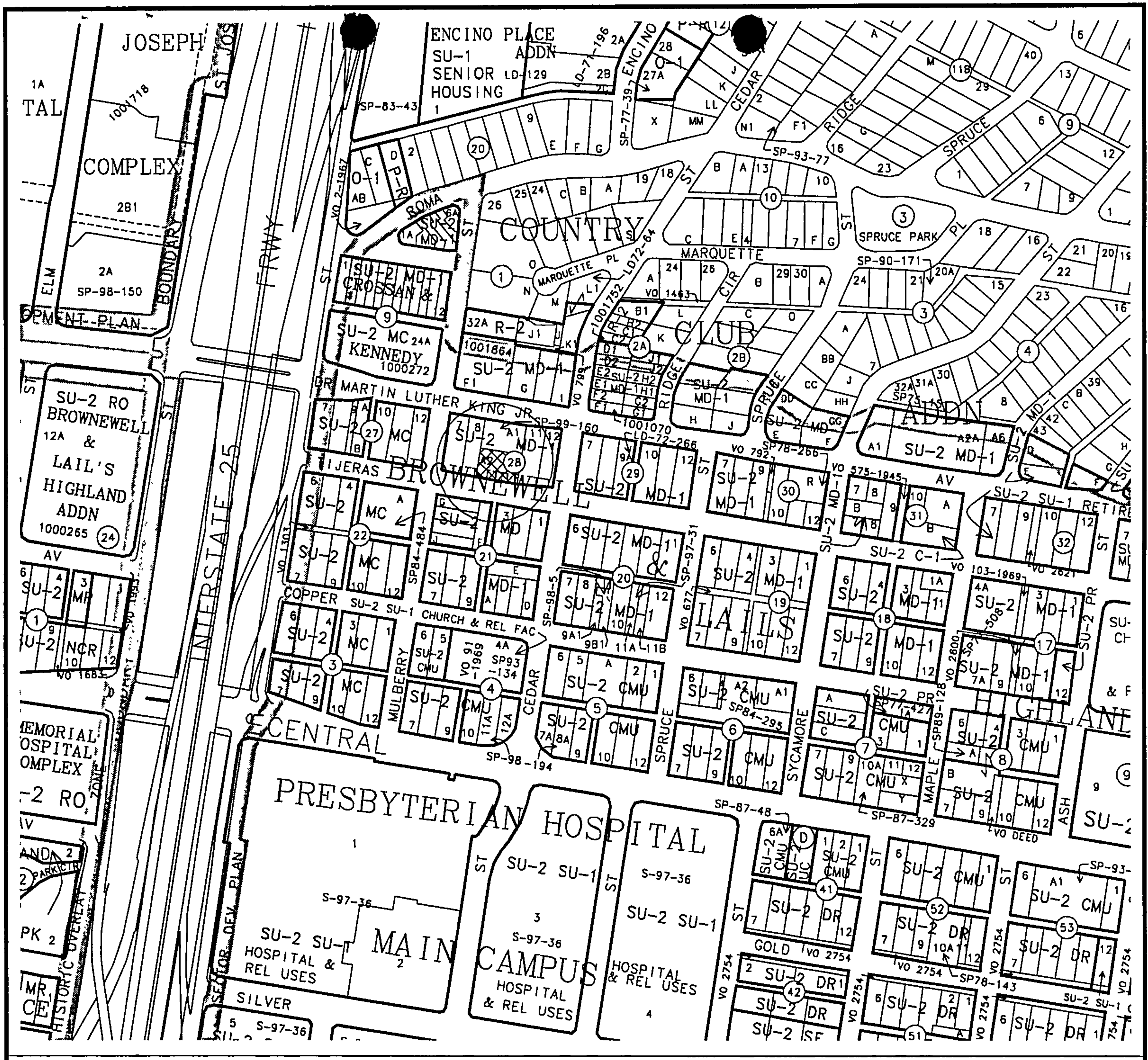
Planning Department

No objection to the requested action.

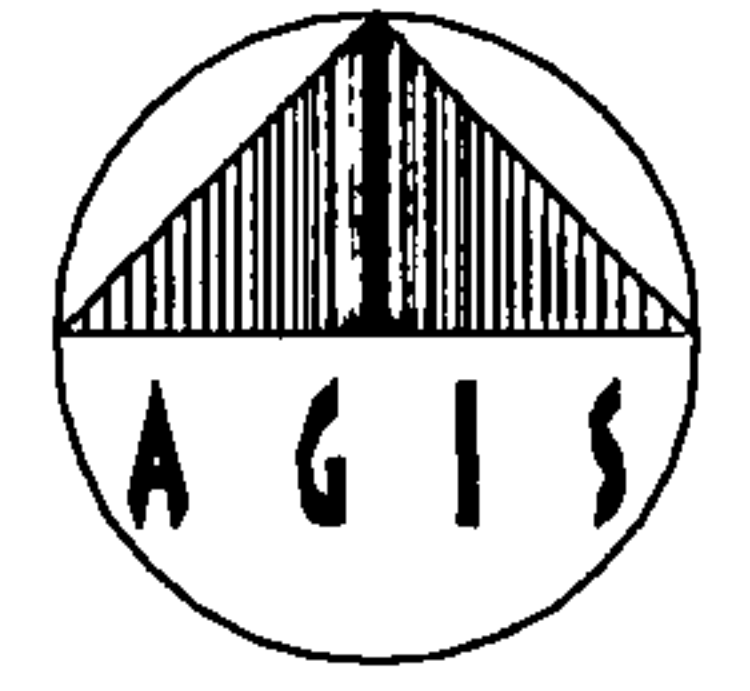
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Grand Avenue Partners, c/o Berger Briggs, 215 3rd St SW, 87103

Fred Rivera Jr., 1020 Lomas Blvd NW, Suite #6, 87102



ZONING MAP



Scale 1" = 394'

PROJECT NO.
1002492

HEARING DATE
4-30-03

MAP NO.
K-15

ADDITIONAL CASE NUMBER(S)
03DRB-00556

Note: Shaded area indicates County Not to Scale



**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, April 30, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001140
03DRB-00557 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING agent(s) for SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB-00391, DRB-99-52] (C-18)

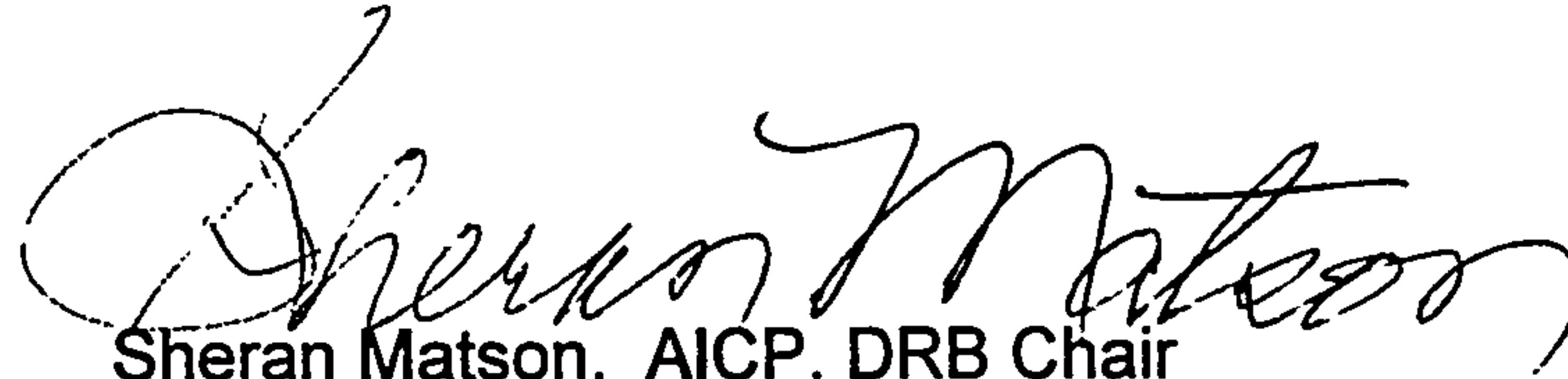
Project # 1001396
03DRB-00525 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1□1, **MESETA DEL NORTE SUBDIVISION**, zoned R-1, located on VISTA DEL NORTE NE, between EDITH BLVD NE and LOS LOMITAS NE containing approximately 22 acre(s). [REF: 02DRB-00682, 02DRB-01871, 02DRB-01645, 02DRB-00428] (D-16)

~~**Project # 1002492**~~
03DRB-00556 Major-Vacation of Pub Right-of-Way

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS, C/O BERGER BRIGGS request(s) the above action(s) for all or a portion of Lot(s) A-2, Block(s) 28, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on the NORTH SIDE OF TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261 (V) 03DRB-00398 (P&F), DRB-99-214] (K-15)

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, APRIL 14, 2003.

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

Meeting Date: 4-30-03

Zone Atlas Page: K-15-2

Notification Radius: 100 Ft.

App#	<u>13 DRB-0556</u>
Proj#	<u>1002492</u>
Other#	

Cross Reference and Location: _____

Applicant: Grand Avenue Partners - c/o Berger Briggs ✓

Address: 215 3rd St SW, 87103

Agent: Fred Rivera, Jr. ✓

Address: 1020 Lomas Blvd NW, Ste #6, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 4/5/03

Signature: [Handwritten Signature]

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page / Of

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
<i>X-15</i>	<i>1015057</i>	<i>173-410</i>	<i>227-03</i>	<i>✓ Prop 1015057</i>
		<i>160-420</i>	<i>01</i>	<i>✓</i>
		<i>180-417</i>	<i>04</i>	<i>✓</i>
		<i>184-412</i>	<i>05</i>	<i>✓</i>
		<i>185-421</i>	<i>06</i>	<i>✓</i>
		<i>175-420</i>	<i>02</i>	<i>✓ mp</i>
		<i>142-421</i>	<i>226-04</i>	<i>✓</i>
		<i>195-411</i>	<i>228-01</i>	<i>✓</i>
		<i>196-420</i>	<i>08</i>	<i>✓</i>
		<i>141-398</i>	<i>222-07</i>	<i>✓</i>
		<i>175-391</i>	<i>223-09</i>	<i>✓ mp</i>
		<i>176-394</i>	<i>10</i>	<i>✓ mp</i>
		<i>176-400</i>	<i>11</i>	<i>✓ mp</i>
		<i>166-398</i>	<i>12</i>	<i>✓ mp</i>
		<i>160-404</i>	<i>13</i>	<i>✓ mp</i>
		<i>159-400</i>	<i>14</i>	<i>✓ mp</i>
		<i>158-397</i>	<i>15</i>	<i>✓ mp</i>
		<i>157-392</i>	<i>16</i>	<i>✓ mp</i>
		<i>192-392</i>	<i>224-12</i>	<i>✓</i>

1015057 151-441 232 05 ✓
161-442 233 01 ✓ mp
166-441 02 ✓ mp
171-441 03 ✓ mp
183-440 04 ✓ mp
196-427 234 16 ✓

1015057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101505717341022703 LEGAL: TR A -2 B LK 28 OF PLAT OF TRACTS A-1 & A-2 BLK 28 B LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: GRAND AVENUE PARTNERS, LTD C/O
 OWNER ADDR: 00215 3RD ST SW ALBUQUERQUE NM 87102

101505716042022701 LEGAL: 28 L OTS 7 & 8 B & L HIGHLAND & SO 20 FT VAC GRAND LAND USE:
 PROPERTY ADDR: 00000 310 MULBERRY ST NE
 OWNER NAME: CRAWFORD ROBERT G ETUX ETAL
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505718041722704 LEGAL: * 01 1 02 8B & L HIGHLAND & 20 FT X 50 FT N LAND USE:
 PROPERTY ADDR: 00000 1110 MARTIN L KING JR AV
 OWNER NAME: GRAND AVENUE PARTNERS C/O BERG
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505718441222705 LEGAL: * 01 2 02 8B & L S78 OF LT 12 BLK 28 LAND USE:
 PROPERTY ADDR: 00000 301 CEDAR 303
 OWNER NAME: MAHAN R STERLING
 OWNER ADDR: 03504 HOLIDAY AV NE ALBUQUERQUE NM 87111

101505718542122706 LEGAL: N 64 FT OF LT 12 BLK 28 BROWNELL & LAIIS HIGHLAND LAND USE:
 PROPERTY ADDR: 00000 1124 MARTIN L KING JR AV
 OWNER NAME: GULDY ROSE M & EDWARD P
 OWNER ADDR: 01124 DR MARTIN LUTHER KING JR NE ALBUQUERQUE NM 87106

101505717542022702 LEGAL: TR A -1 B LK 28 OF PLAT OF TRACTS A-1 & A-2 BLK 28 B LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: GRAND AVENUE PARTNERS, LTD C/O
 OWNER ADDR: 00215 3RD ST SW ALBUQUERQUE NM 87102

101505714242122606 LEGAL: *001 0002 7B & L HIGHLAND & L11 & 12 AND SO 20FT VAC LAND USE:
 PROPERTY ADDR: 00000 303 MULBERRY NE
 OWNER NAME: MULBERRY CORP
 OWNER ADDR: 00303 MULBERRY NE ALBUQUERQUE NM 87106

101505719541122801 LEGAL: * 00 7 02 9B & L HIGHLAND S80 FT LAND USE:
 PROPERTY ADDR: 00000 1201 TIJERAS AVE NE
 OWNER NAME: GROVES BETSY L
 OWNER ADDR: 01201 TIJERAS NE ALBUQUERQUE NM 87106

101505719642022808 LEGAL: 029B & L HIGHLAND N62 FT L7 & 20 FT N ADJ N LAND USE:

PROPERTY ADDR: 00000 1202 MARTIN L KING JR AV
OWNER NAME: PRICE KORBIN & LESLIE
OWNER ADDR: 00304 CEDAR NE ALBUQUERQUE NM 87106

101505714139822207 LEGAL: TR A BLK 22 PLAT SHOWING TR A LTS 1 2 & 3 BLK 22 O LAND USE:
PROPERTY ADDR: 00000 1020 TIJERAS NE
OWNER NAME: SAKURA CHESTER Y ETUX
OWNER ADDR: 12900 SANDIA POINT RD NE ALBUQUERQUE NM 87111

101505717539122309 LEGAL: 021S OUTH 40 FT OF LOTS 1,2,AND 3 BROWNEWELL AND LA LAND USE:
PROPERTY ADDR: 00000 215 CEDAR ST NE
OWNER NAME: PRESBYTERIAN PROPERTIES INC
OWNER ADDR: 00000 ALBUQUERQUE NM 87125

101505717639422310	LEGAL: 021B & L HIGHLAND S48 FT N102 FT L1, 2, & 3 PROPERTY ADDR: 00000 219 CEDAR ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC AT OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505717640022311	LEGAL: 021N ORTH 54 FT OF LOTS 1 2 & 3 IN BLK 21 BROWNEWEL PROPERTY ADDR: 00000 223 CEDAR ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505716639822312	LEGAL: * F 021B + L HIGHLAND WHITTEDS REPL PROPERTY ADDR: 00000 1112 TIJERAS AVE NE OWNER NAME: PRESBYTERIAN PROPERTIES INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505716040422313	LEGAL: * G 021W HITTEDS REPL BROWNEWELL & LAIL'S HIGHLAND PROPERTY ADDR: 00000 222 MULBERRY ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC AT OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505715940022314	LEGAL: * H 021B + L HIGHLAND ADD WHITTEDS REPL PROPERTY ADDR: 00000 220 MULBERRY ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505715839722315	LEGAL: * 00 I 02 1B & L HIGHLAND & PORT LJ.60 X 83 FT PROPERTY ADDR: 00000 218 MULBERRY ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505715739222316	LEGAL: * 00 J 02 1B & L HIGHLAND EXC 83 FT LJ PROPERTY ADDR: 00000 216 MULBERRY ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC AT OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505719239222412	LEGAL: * 00 6 02 OSHUFFLEBARGER REPL W10 FT L5 PROPERTY ADDR: 00000 1202 TIJERAS AVE NE OWNER NAME: BACA CHRISTINA S OWNER ADDR: 03011 JARDIN PLAZA	LAND USE: NE ALBUQUERQUE	NM 87110
101505715144123205	LEGAL: LOT 24-A BLOCK 9 PLAT OF LOT 24-A, BLOCK 9 CROSSAN PROPERTY ADDR: 00000 1003 GRAND AVE NE OWNER NAME: LOVATO PROPERTY CO LLC	LAND USE:	

OWNER ADDR: 00303 MULBERRY ST NE ALBUQUERQUE NM 87106

101505716144223301 LEGAL: *D 0 001W T COOPERS REPLAT OF BLK 1 COUNTRY CLUB AD LAND USE:
PROPERTY ADDR: 00000 1101 MARTIN L KING JR AV
OWNER NAME: REVELLE ROGER R & ELLEN C
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505716644123302 LEGAL: *E 0 001W T COOPERS REPLAT OF BLK 1 COUNTRY CLUB AD LAND USE:
PROPERTY ADDR: 00000 1103 MARTIN L KING JR AV
OWNER NAME: REVELLE ROGER R & ELLEN C
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

* * * * *
* * * * *

101505717144123303 LEGAL: *F 0 001W T COOPERS REPLAT OF BLK 1 COUNTRY CLUB AD LAND USE:
PROPERTY ADDR: 00000 1105 MARTIN L KING JR AV
OWNER NAME: REVELLE ROGER R & ELLEN C
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505718344023306 LEGAL: LOTS G H I BLK 1 W T COOPERS REPLAT OF BLK 1 COUNT LAND USE:
PROPERTY ADDR: 00000 1115 MARTIN L KING JR AV
OWNER NAME: REVELLE ROGER R & ELLEN C
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505719642723416 LEGAL: LOT F-1 BLOCK 2-A PLAT OF LOTS F-1 & F-2 BLOCK 2-A LAND USE:
PROPERTY ADDR: 00000 400 CEDAR ST NE
OWNER NAME: SG PROPERTIES LLC
OWNER ADDR: 00000 SANTA FE NM 87504



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: April 4, 2003

TO CONTACT NAME: Jud Rivera Jr.
COMPANY/AGENCY: Just Choice Custom Builders
ADDRESS/ZIP: 1020 Thomas Blvd. NW # 6 87102
PHONE/FAX #: 244-3800 / 244-3808

Thank you for your inquiry of 4-4-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at T-A2, Brownwell + Rails Highland Addition zone map page(s) K-15.

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

Silver Hill
Neighborhood Association
Contacts: Bill Cobb
1701 Silver Ave SE
247-8296 (W) 87106
James Romero
124 Maple SE
242-3455 (W) 87106

Spruce Park
Neighborhood Association, Inc.
Contacts: Paula Stroup
1422 Marquette Pl- NE
242-4270 (W) 87106
Rupert Holland
415 Maple St NE
842-5407 (W) 87106

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

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalaina R. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0015 6474 4232

ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0104 Postmark Here Clerk: KCRJZB 04/04/03
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)
Silver Hill Attn: Bill Cobb
Street, Apt. No., or PO Box No.
1701 Silver Ave. SW
City, State, ZIP+4
Alb., NM 87106

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

7099 3400 0015 6474 4201

ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0104 Postmark Here Clerk: KCRJZB 04/04/03
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)
Rupert Holland
Street, Apt. No., or PO Box No.
415 Maple St. NE
City, State, ZIP+4
Alb., NM 87106

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

7099 3400 0015 6474 4225

ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0104 Postmark Here Clerk: KCRJZB 04/04/03
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)
Silver Hill Attn: James Romero
Street, Apt. No., or PO Box No.
124 Maple SE
City, State, ZIP+4
Alb., NM 87106

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

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7002 0510 0150 0000 4769 6924 7788

ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0104 Postmark Here Clerk: KCRJZB 04/04/03
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To
Richard Vigilano
Street, Apt. No., or PO Box No.
1205 Copper NE
City, State, ZIP+4
Albuquerque NM 87106

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

7002 0510 0150 0000 4769 7771

ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0104 Postmark Here Clerk: KCRJZB 04/04/03
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To
Ruth Koury
Street, Apt. No., or PO Box No.
301 Cedar St NE
City, State, ZIP+4
Albuquerque NM 87106

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

7099 3400 0015 6474 4218

ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0104 Postmark Here Clerk: KCRJZB 04/04/03
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)
Spruce Park Attn: Paula Stroup
Street, Apt. No., or PO Box No.
422 Marquette Pl. NE
City, State, ZIP+4
Alb., NM 87106

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

Proj# 1002492

FRED RIVERA, JR.
1020 LOMAS BLVD NW, STE# 6
ALBUQUERQUE NM 87102

GRAND AVENUE PARTNERS, LTD
C/O BERGER BRIGGS
215 3RD ST SW
ALBUQUERQUE NM 87102

BILL COBB
Silver Hill Neigh. Assoc.
1701 SILVER AVE SE
ALBUQUERQUE NM 87106

JAMES ROMERO
Silver Hills Neigh. Assoc.
124 MAPLE SE
ALBUQUERQUE NM 87106

PAULA STROUP
Spruce Park Neigh. Assoc., Inc.
1422 MARQUETTE PL. NE
ALBUQUERQUE NM 87106

RUPERT HOLLAND
Spruce Park Neigh. Assoc., Inc.
415 MAPLE ST. NE
ALBUQUERQUE NM 87106

101505716042022701

101505718041722704

101505718441222705

CRAWFORD ROBERT G ETUX ETAL
PO DRAWER K
ALBUQUERQUE NM 87103

GRAND AVENUE PARTNERS
C/O BERGER BRIGGS
PO DRAWER K
ALBUQUERQUE NM 87103
101505714242122606

MAHAN R STERLING
3504 HOLIDAY AV NE
ALBUQUERQUE NM 87111

101505718542122706

101505719541122801

GULDY ROSE M & EDWARD P
1124 DR MARTIN LUTHER NE
ALBUQUERQUE NM 87106

MULBERRY CORP
303 MULBERRY NE
ALBUQUERQUE NM 87106

GROVES BETSY L
1201 TIJERAS NE
ALBUQUERQUE NM 87106

101505719642022808

101505714139822207

101505717539122309

PRICE KORBIN & LESLIE
304 CEDAR NE
ALBUQUERQUE NM 87106

SAKURA CHESTER Y ETUX
12900 SANDIA POINT RD NE
ALBUQUERQUE NM 87111

PRESBYTERIAN PROPERTIES INC
PO BOX 26666
ALBUQUERQUE NM 87125

101505719239222412

101505715144123205

101505716144223301

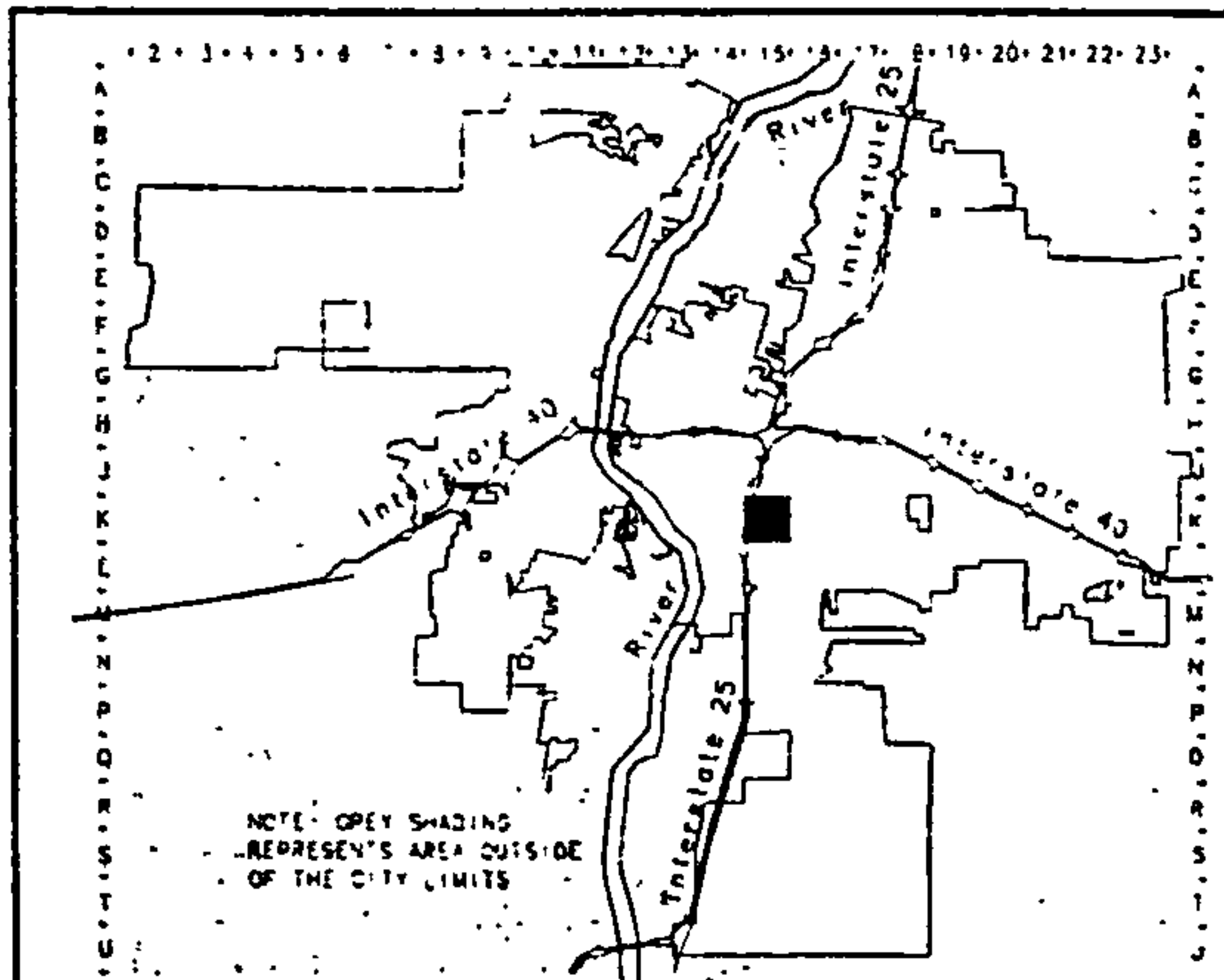
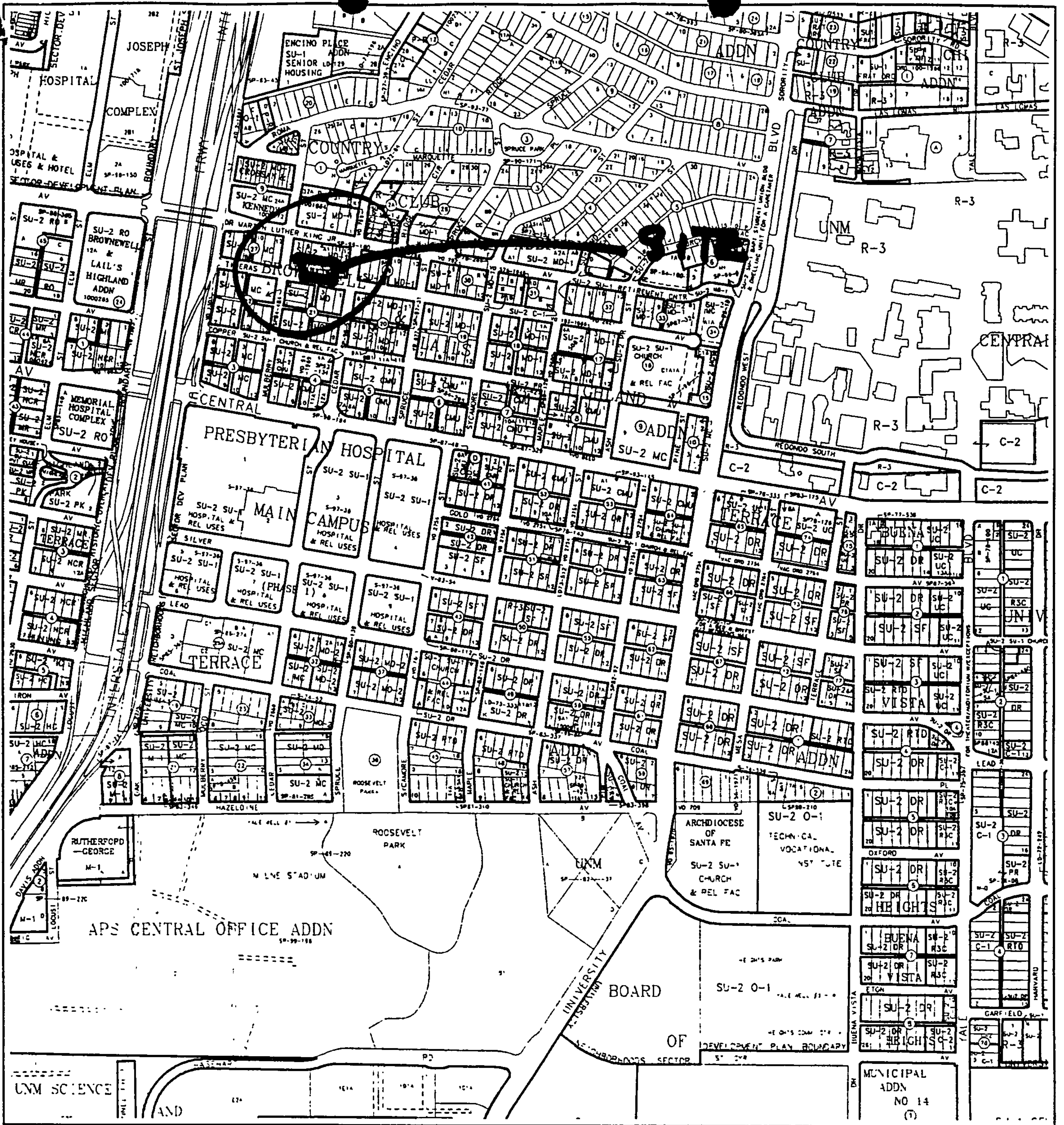
BACA CHRISTINA S
3011 JARDIN PLAZA NE
ALBUQUERQUE NM 87110

LOVATO PROPERTY CO LLC
303 MULBERRY ST NE
ALBUQUERQUE NM 87106

REVELLE ROGER R & ELLEN C
PO DRAWER K
ALBUQUERQUE NM 87103

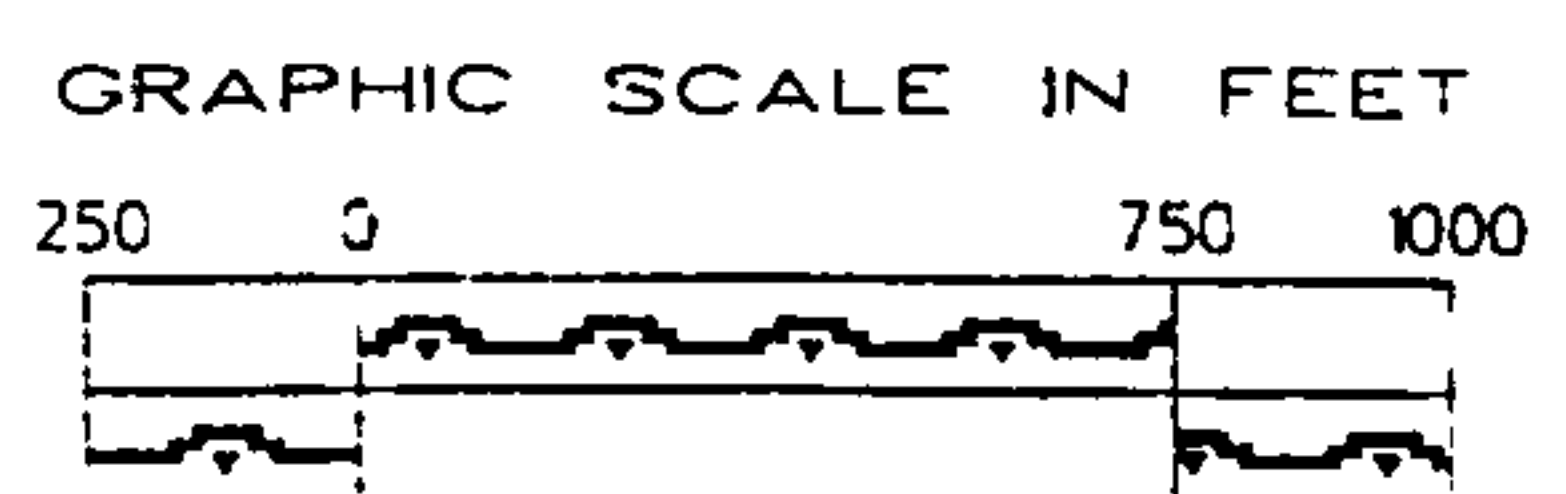
101505719642723416

SG PROPERTIES LLC
PO BOX 1773
SANTA FE NM 87504



CITY OF Albuquerque
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

K-15-Z

Map Amended through January 21, 2003

April 4, 2003

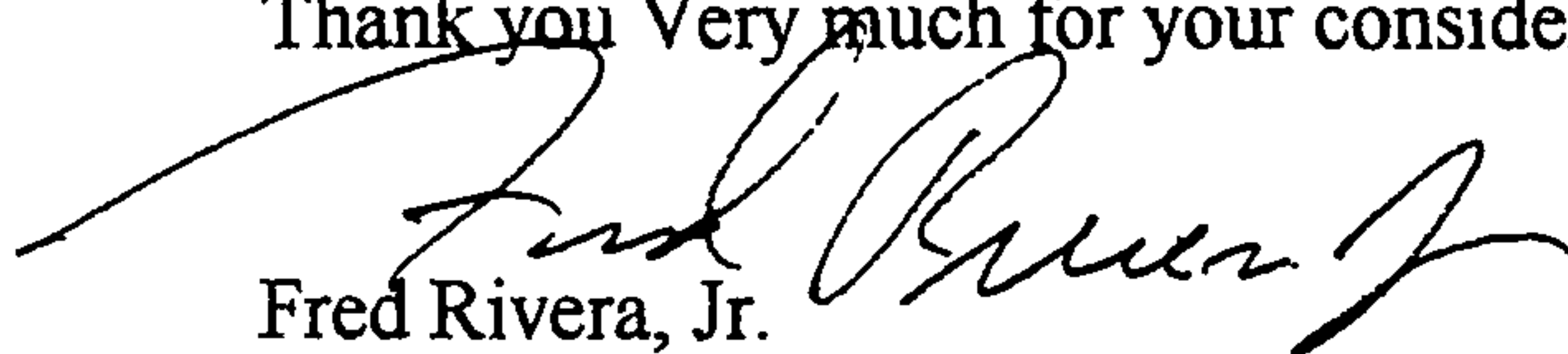
RE: Vacation of Public ROW
Property Info: Lot A-2 Brownell & Lails Highland Addn
Located on Tijeras between Mulberry & Cedar

To Whom It May Concern:

We are requesting a Vacation of a Partial of the Public ROW shown on the attached exhibit. We will then dedicate the same amount of property Vacated to the opposite side of lot A-1 which fronts Martin Luther King.

The purpose is to facilitate the 8 lot re-plat in process, this will allow us to have 12' wide private access road with only one entrance and one exit on to MLK (a collector street).

Thank you Very much for your consideration,



Fred Rivera, Jr.
Agent for Grand Avenue Partners (owner of the property)

cc. Bill Cobb
James Romero
Paula Stroup
Rupert Holland
Richard Vigliano
Ruth Koury



Supplemental form

SUBDIVISION S

- Major Subdivision action
- Minor Subdivision action
- Vacation
- 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 & PLANNING Z

- Annexation
- 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/Subdivision Regulations)

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: Grand Avenue Partners PHONE: 247-0444
 ADDRESS: 40 Berger Briggs 215 Third St. SW PHONE: 240
 CITY: Albuquerque STATE NM ZIP 87103 FAX: 243-1505
 Proprietary interest in site: owner E-MAIL: _____

AGENT (if any): FRED RIVERA JR PHONE: 244-3800
 ADDRESS: 1020 Tomas Blvd NW Suite 6 FAX: 244 3808
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: FIRSTCHOICE4910@aol.com

DESCRIPTION OF REQUEST: VACATION OF ROW Amendment to preliminary plat to show building envelope.

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 ~~A-1~~ A-2 & A1 Block: 28 Unit: _____
 Subdiv. / Addn. BrowneWell & Lails Highland Addn
 Current Zoning: SUR, MD-1 Proposed zoning: no change
 Zone Atlas page(s): K15 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 0.0105 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101505717341022703 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: TRIEVAS AV. NE
 Between: Mulberry St. NE and CEAR ST. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): V-83-14
03 DRB-00261V 03 DRB-0039874F, DRB-99-214, 2A-79-180, V-78-36

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 4-30-03

SIGNATURE Fred Rivera Jr. DATE 5-6-03
 (Print) FRED RIVERA JR. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB - 00738</u>	<u>APP</u>	<u>S3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>MAY 14 2003</u>				Total \$ <u>0</u>

JM 5/6/03
 Planner signature / date

Project # 1002492

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

5/6/03 SIA not in place Jm

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

Fred Rivera, Jr

Applicant name (print)

Fred Rivera

Applicant signature / date

5-6-03



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

Application case numbers
03DRB - 00738

Jm 5/6/03

Planner signature / date

Project # 1002492

Form revised MARCH 2003

5-6-03

DRB

Application #

TO WHOM IT MAY CONCERN,

THE REASON FOR THIS AMENDMENT TO THE
PRELIMINARY PLAT IS TO SHOW THE

BUILDING ENVELOPE ON TRACTS A-1-A,

A-1-B, A-1-C and A-1-D. PER

TRANSFORMATION.

Sincerely

Grand Avenue Partners

Claire

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

TRACTS A-1-A thru A-1-D & A-2-A thru A-2-D Brownwell & Lails Highland Addition

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

A-1-A & A-1-2 BLK 28 of Same

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Fire Hydrant	Tijeras	@	SW P/L	/	/	/
		3/4"	WATER SERVICES (8ea)	Martin Luther King &		Tijeras	/	/	/
		4"	SEWER SERVICES (8ea)	Martin Luther King &		Tijeras	/	/	/
							/	/	/
			Remove old Alley ENTRANCE Replace w/ STD 12' & 4'				/	/	/
		4'	SDWK	Tijeras Ave	EAST R	West R.	/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

- NOTES**
- Grading & drainage certification req'd prior to release of SIA & financial guarantee
 -
 -

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

FRED RIVERA JR
NAME (print)

Sharon Mateon DRB CHAIR - date 4/30/03
Christina Sandora PARKS & GENERAL SERVICES - date 4/30/03
Recreation

First Choice Custom Builders
FIRM

R. D. TRANSPORTATION DEVELOPMENT - date
Roger A. Dura UTILITY DEVELOPMENT - date 4/30/03

AMAFCA - date
- date
- date

Fred Rivera 4-30-03
SIGNATURE - date

Bradley D. Bigham 4/30/03
CITY ENGINEER - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 4-30-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

ORIGINAL

INFRASTRUCTURE LIST

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

Horizon Academy
PROPOSED NAME OF DEVELOPMENT SITE DEVELOPMENT PLAN

Portion of Tract A13, NE Unit and West Bluff Center Subdivision, Tract 6, Town of Atrisco Grant & Portion of Block 9, Palisades Addition
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 guarantee. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		10'	TRANSPORTATION						
			Paved Trail	Atrisco Rd.	Miami Dr.	Atrisco cut de sac	/	/	/
			E. side						
			Conc. Sidewalk	Alamogordo Dr.	NE Site Corner	Bridges Ave.	/	/	/
			W. side				/	/	/
			PUBLIC UTILITIES						
			none				/	/	/
			DRAINAGE						
			none				/	/	/

NOTES

1 Contribution for off-site traffic mitigation shall be paid by the applicant to the satisfaction of the Traffic Engineer. **OF TRAFFIC OPERATIONS DIVISION**

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
John M. MacKenzie, PE NAME (print)	<i>Debra Matern</i> DRB CHAIR - date 4/30/03	<i>Christina Sandoval</i> PARKS & GENERAL SERVICES - date 4/30/03	
MARK GOODWIN & ASSOCIATES FIRM	<i>John M. MacKenzie</i> SIGNATURE - date 4-30-03	TRANSPORTATION DEVELOPMENT - date 4-30-05	AMAFCA - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 4-30-05	<i>Robert Green</i> UTILITY DEVELOPMENT - date 4/30/03		- date
	<i>Bradley S. Bigham</i> CITY ENGINEER - date 4/30/03		- date
	DESIGN REVIEW COMMITTEE REVISIONS		

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

APR. 30. 2003 8:02AM MARK GOODWIN

No. 9793 P. 3



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

ZONING & PLANNING

Z
 ___ Annexation
 ___ 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/Subdivision Regulations)

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: Grand Avenue Partners PHONE: 247-0444
 ADDRESS: 610 Berger Briggs 215 Third St. SW FAX: 243-1505
 CITY: Albuquerque NM STATE NM ZIP 87103 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Fred Rivera Jr PHONE: 244-3800
 ADDRESS: 1020 Lomas Blvd NW Suite 6 FAX: 244 3808
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: FirstChoice4910@comcast.net

DESCRIPTION OF REQUEST: VACATION OF ROW

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. ~~A-1~~ A-2 Block: 28 Unit: _____
 Subdiv. / Addn. Brownewell & Lails Highland Addn
 Current Zoning: SU2, MD-1 Proposed zoning: no change
 Zone Atlas page(s): K15 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 0.0105 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No ____, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101505717341022703 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: TRIJERAS AV. NE
 Between: Mulberry St. NE and CEAR ST. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): V-83-14
03 DRB-00261V, 03 DRB-00398 PAF, DRB-99-214, ZA-79-180, V-78-36

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 3-19-03

SIGNATURE Fred Rivera Jr DATE 4-4-03
 (Print) Fred Rivera Jr. ___ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
03DRB - 00556	V-PROW	V	\$ 300
- - NOTIFIC. Fee			\$ 75
- -			\$
- -			\$
- -			\$
Total			\$ 375.00

Hearing date April 30th, 2003
[Signature] 4/04/03
 Planner signature / date

Project # 1002492

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

FRED RIVERA SR
Applicant name (print)

Fred Rivera Jr
Applicant signature / date

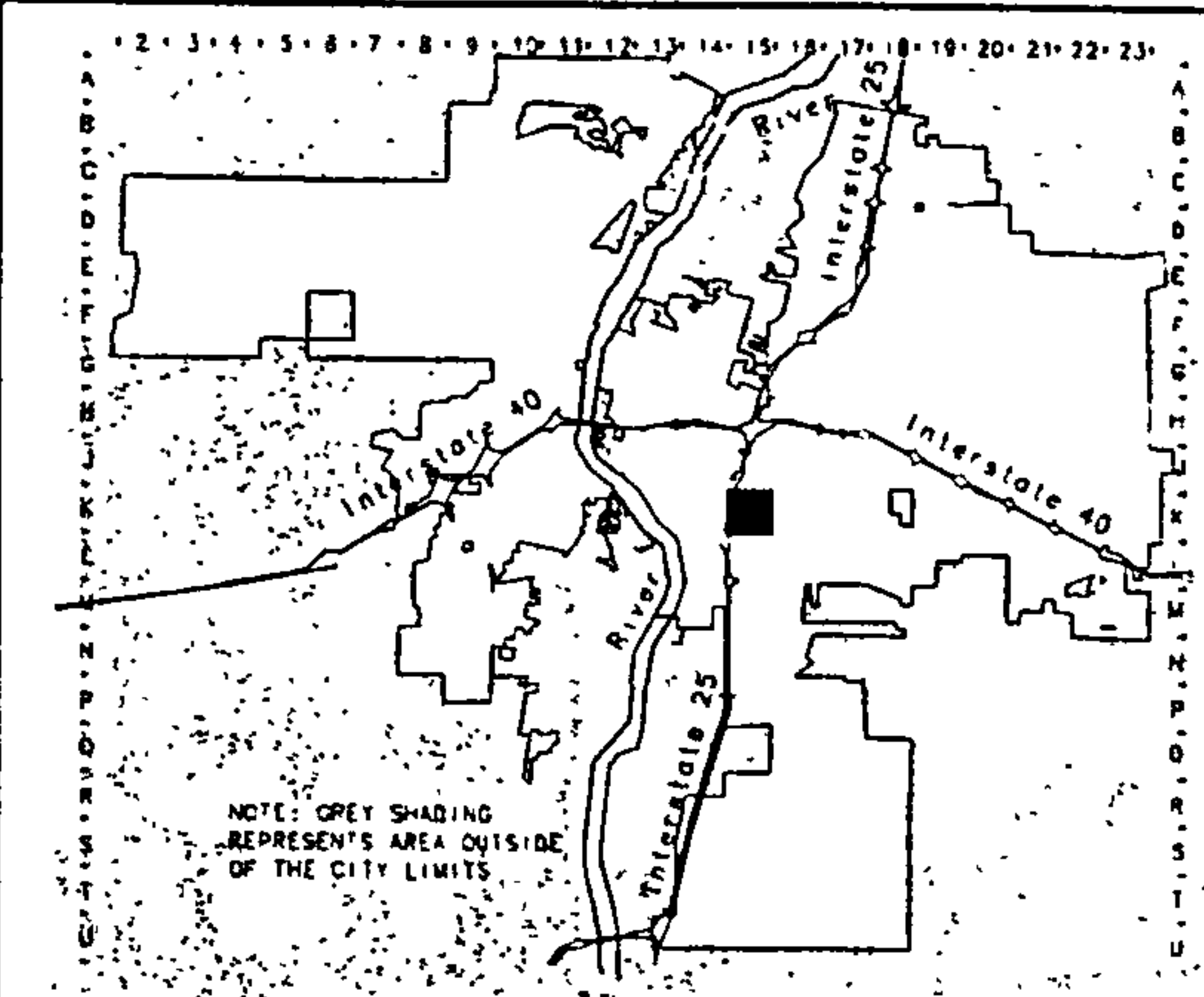
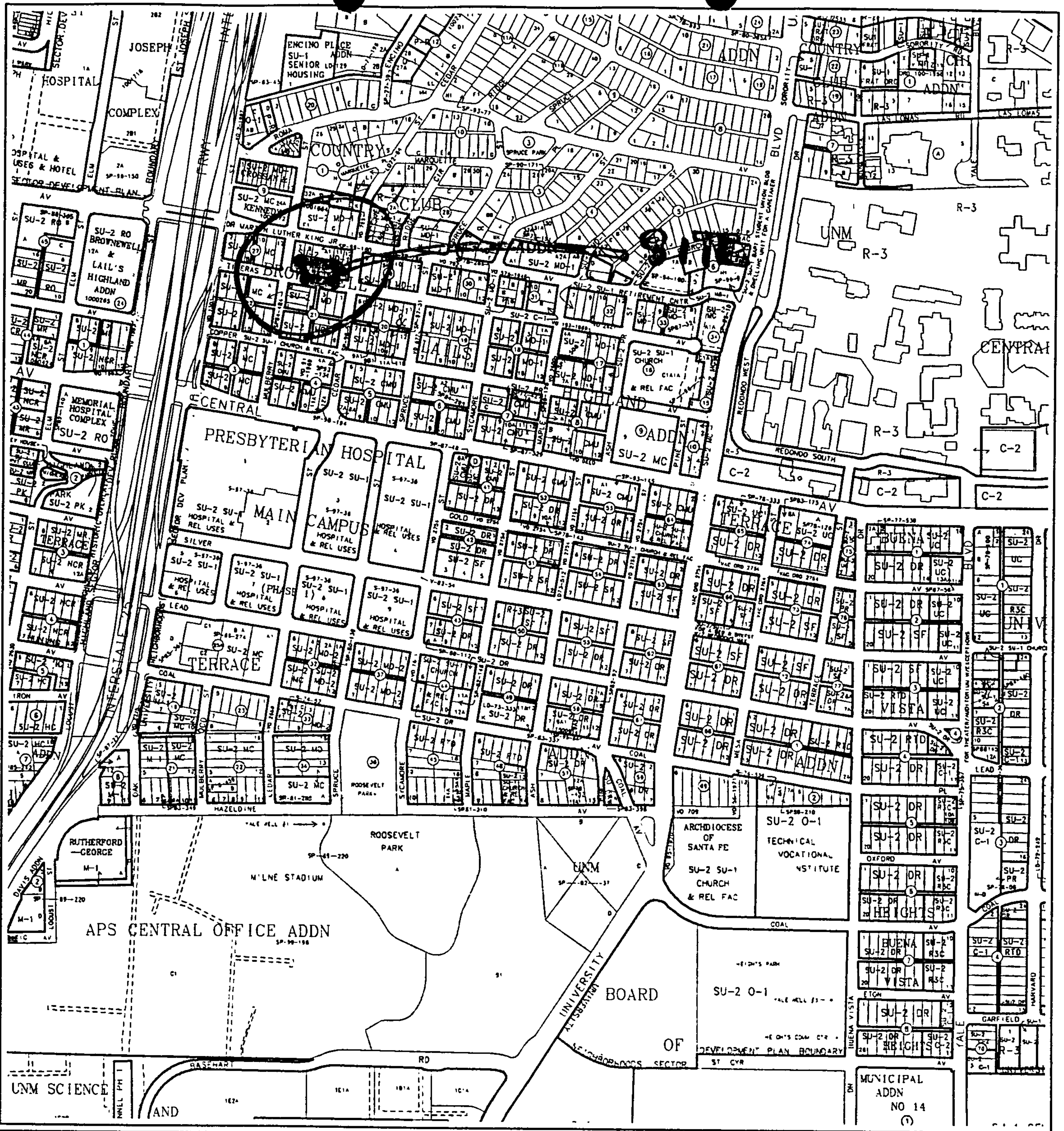


Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03 DRB - _____ - 00556

Robert 4/4/03
Planner signature / date

Project # 1002492



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

K-15-Z

Map Amended through January 21, 2003

April 4, 2003

RE: Vacation of Public ROW
Property Info: Lot A-2 Brownwell & Lails Highland Addn
Located on Tijeras between Mulberry & Cedar

To Whom It May Concern:

We are requesting a Vacation of a Partial of the Public ROW shown on the attached exhibit. We will then dedicate the same amount of property Vacated to the opposite side of lot A-1 which fronts Martin Luther King.

The purpose is to facilitate the 8 lot re-plat in process, this will allow us to have 12' wide private access road with only one entrance and one exit on to MLK (a collector street).

Thank you Very much for your consideration,


Fred Rivera, Jr.

Agent for Grand Avenue Partners (owner of the property)

cc. Bill Cobb
James Romero
Paula Stroup
Rupert Holland
Richard Vigliano
Ruth Koury



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: April 4, 2003

TO CONTACT NAME: Fred Rivera Jr.
COMPANY/AGENCY: Just Choice Custom Builders
ADDRESS/ZIP: 1020 Tomas Blvd. NW # 6 87102
PHONE/FAX #: 244-3800 / 244-3808

Thank you for your inquiry of 4-4-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at T-A2, Brownwell + Sails Highland Addition
zone map page(s) K-15.

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

Silver Hill
Neighborhood Association
Contacts: Bill Cobb
1701 Silver Ave SE
247-8296 (W) 87106
James Romero
124 Maple SE
242-3455 (W) 87106

Spruce Park
Neighborhood Association, Inc.
Contacts: Paula Stroup
1422 Marquette Pl-NE
242-4270 (W) 87106
Rupert Holland
415 Maple St NE
842-5407 (W) 87106

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina R. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Sycamore

Neighborhood Association

Contacts: Richard Vigliano

1205 Copper NE

243-7211 (H) 87106

Ruth Koury

301 Cedar St NE

242-6821 (H) 87106

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; Insurance Coverage Provided)

7099 3400 0015 6474 4232

ALBUQUERQUE, NM 87106		
Postage	\$ 0.37	UNIT ID: 0104
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		Clerk: KCRJZB
Total Postage & Fees	\$ 2.67	04/04/03

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Silver Hill ATTN: Bill Cobb
 Street, Apt. No. or PO Box No
 1701 Silver Ave. SW
 City, State, ZIP+4
 Alb., NM 87106

PS Form 3800, February 2000 See Reverse for Instructions

U.S. Postal Service CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0015 6474 4201

ALBUQUERQUE, NM 87106		
Postage	\$ 0.37	UNIT ID: 0104
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		Clerk: KCRJZB
Total Postage & Fees	\$ 2.67	04/04/03

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Rupert Holland
 Street, Apt. No. or PO Box No
 415 Maple St. NE
 City, State, ZIP+4
 Alb., NM 87106

PS Form 3800, February 2000 See Reverse for Instructions

U.S. Postal Service CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0015 6474 4225

ALBUQUERQUE, NM 87106		
Postage	\$ 0.37	UNIT ID: 0104
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		Clerk: KCRJZB
Total Postage & Fees	\$ 2.67	04/04/03

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Silver Hill ATTN: James Romero
 Street, Apt. No. or PO Box No
 124 Maple SE
 City, State, ZIP+4
 Alb., NM 87106

PS Form 3800, February 2000 See Reverse for Instructions

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

7002 0510 0003 4769 7788

ALBUQUERQUE, NM 87106		
Postage	\$ 0.37	UNIT ID: 0104
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		Clerk: KCRJZB
Total Postage & Fees	\$ 2.67	04/04/03

Sent To Richard Vigilano
 Street, Apt. No. or PO Box No
 1205 Copper NE
 City, State, ZIP+4
 Albuquerque NM 87106

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

7002 0510 0003 4769 7771

ALBUQUERQUE, NM 87106		
Postage	\$ 0.37	UNIT ID: 0104
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		Clerk: KCRJZB
Total Postage & Fees	\$ 2.67	04/04/03

Sent To Ruth Koury
 Street, Apt. No. or PO Box No
 301 Cedar St NE
 City, State, ZIP+4
 Albuquerque NM 87106

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0015 6474 4218

ALBUQUERQUE, NM 87106		
Postage	\$ 0.37	UNIT ID: 0104
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		Clerk: KCRJZB
Total Postage & Fees	\$ 2.67	04/04/03

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Spruce Park ATTN: Paula Stroup
 Street, Apt. No. or PO Box No
 1423 Marquette Pl. NE
 City, State, ZIP+4
 Alb., NM 87106

PS Form 3800, February 2000 See Reverse for Instructions

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

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

PAID RECEIPT

APPLICANT NAME

Grand Ave. Partners (BERGER BRIGGS)

AGENT

FRED RIVERA JR.

ADDRESS

1020 LOMAS Blvd. NW STE #6

PROJECT NO.

1002492

APPLICATION NO.

03DRB-00556

\$ 300 441006 / 4983000 (DRB Cases) ✓ PRCW

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

\$ 75 441018 / 4971000 (Notification)

\$ 375 Total amount due

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

RIVERA INVESTMENTS, INC.
dba FIRST CHOICE REALTORS
dba FIRST CHOICE CUSTOM BUILDERS
1020 LOMAS BLVD. NW, STE. 6
ALBUQUERQUE, NM 87102
505-244-3800

FIRST STATE BANK
Albuquerque, New Mexico
95-145/1070

4219

4/4/03

\$ 375⁰⁰

DOLLARS

PAY TO THE ORDER OF

City of Albuquerque

Three hundred & seventy five and 00/100

DUPLICATE

City Of Albuquerque

DUPLICATE

City Of Albuquerque

Treasury Division

MEMO MLK-Vacation of ROW

[Signature]
04/04/2003

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

RECEIPT# 00006974 WS# 008 TRANS# 00000000
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$375.00
J24 Misc \$300.00

Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$375.00
J24 Misc \$75.00
CR 10/28/02 \$375.00
CHANGE \$0.00

counterreceipt doc 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 April 15th 03 To April 30th 03

5. REMOVAL

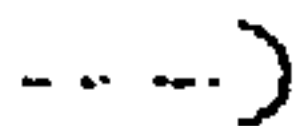



- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Fred Rivera (Applicant or Agent), 4-4-03 (Date)

I issued 1 signs for this application, 4/4/03 (Date), Becker (Staff Member)

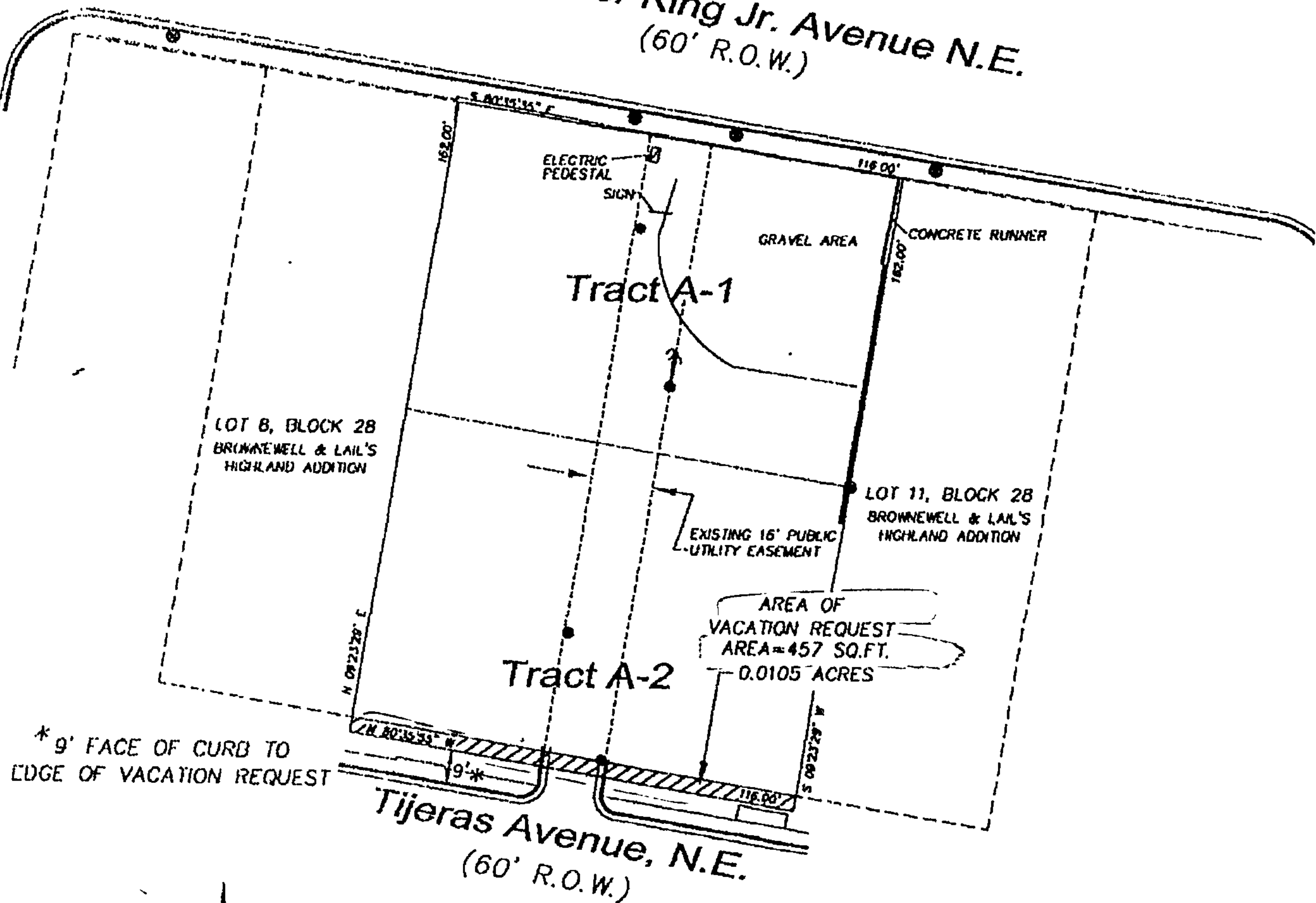
Legend

	GUY WIRE
	POWER POLE
	WATER METER
	BLOCK WALL

Tracts A-1 and A-2
Block 28
**Brownwell & Lail's
Highland Addition**

Mulberry Street N.E.

Martin Luther King Jr. Avenue N.E.
(60' R.O.W.)



N.T.S.



PRECISION SURVEYS, INC.

6414-D JEFFERSON ST., N.E. PHONE 605 858 8700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

EXHIBIT

Date 4/30/03

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

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

PAID RECEIPT

APPLICANT NAME Grande Ave Partners.
AGENT Precision Survey
ADDRESS _____
PROJECT NO. 1002492
APPLICATION NO. _____

\$ 705 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)
\$ 705. Total amount due

DEBORAH SERNA 11-80
2003 WALNUT SW 505-262-2916
ALBUQUERQUE, NM 87105-4857

3258

3.11.03 Date 95-8366/3070

Pay to the Order of City of Albuq. Planning \$ 705.00
Submitted and paid and Dollars



For Precision Surveys
Submitted

Deborah Serna MP

⑆ 307083665⑆ 0002452014⑆ 3258

DUPLICATE
City Of Albuquerque
Treasury Division

MARLAND 1997

03/11/2003 10:22AM LOC: ANN
X
RECEIPT# 00005665 WSH 008 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$705.00
J24 Misc \$705.00
CK 10/28/02 \$705.00
CHANGE \$0.00



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 30, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

Adjourned: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001140**
03DRB-00557 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING agent(s) for SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB-00391, DRB-99-52] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF MAY 24, 2005. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001396**
03DRB-00525 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1□1, **MESETA DEL NORTE SUBDIVISION**, zoned R-1, located on VISTA DEL NORTE NE, between EDITH BLVD NE and LOS LOMITAS NE containing approximately 22 acre(s). [REF: 02DRB-00682, 02DRB-01871, 02DRB-01645, 02DRB-00428] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002492**
03DRB-00556 Major-Vacation of Pub Right-of-Way

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS, C/O BERGER BRIGGS request(s) the above action(s) for all or a portion of Lot(s) A-2, Block(s) 28, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on the NORTH SIDE OF TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261 (V) 03DRB-00398 (P&F), DRB-99-214] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00261 Major-Vacation of Public Easements

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 4/9/03] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

4. **Project # 1000933**
03DRB-00515 Major-Preliminary Plat Approval
03DRB-00517 Major-Vacation of Public Easements
03DRB-00518 Minor-Sidewalk Variance
03DRB-00519 Minor-Sidewalk Waiver
03DRB-00520 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/30/03] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03**

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

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

5. **Project # 1001770**
03DRB-00636 Minor-SiteDev Plan Subd/EPC
03DRB-00638 Minor-SiteDev Plan BldPermit/EPC
03DRB-00639 Minor-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for REMBE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 5A1, **LANDS OF JOEL P TAYLOR**, zoned C-2 (SC), located on MONTANO RD NW, between COORS BLVD NW and WINTER HAVEN RD NW containing approximately 6 acre(s). [REF: Z-83-17/DRB-87-202, 02EPC-01937/02EPC-01938] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS BOARD COMMENTS TO 5/7/03.**

6. **Project # 1002249**
03DRB-00635 Minor-SiteDev Plan Subd/EPC
03DRB-00637 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, **AMERICAN SQUARE**, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/14/03.**

7. **Project # 1000831**
03DRB-00562 Minor-SiteDev Plan Subd/EPC
03DRB-00564 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER AND Lot(s) 9, PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) **[Russell Brito, EPC Case Planner]** [Deferred from 4/23/03] (H-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST DATED 4/30/03 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-00602 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, **WESTBLUFF CENTER SUBDIVISION** and a portion of Block(s) 9, **PALISADES ADDITION**, (to be known as **HORIZON ACADEMY SUBDIVISION**), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] [Deferred from 4/23/03] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

8. **Project # 1001347**
03DRB-00626 Minor-Extension of
Preliminary Plat

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B & D, ALBUQUERQUE SOUTH, **UNIT 3 (to be known as EL RANCHO GRANDE 6, 7 & 8)**, zoned RESIDENTIAL PER RIO BRAVO SECTOR DEVELOPMENT PLAN, located on the WEST SIDE OF SNOW VISTA BLVD SW, between DE ANZA DR SW and VALLEY VIEW CIRCLE SW containing approximately 43 acre(s). [REF: 02DRB-00764, 02DRB-00765] (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 5/15/02.**

9. **Project # 1002397**
03DRB-00634 Minor-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR**, zoned C-1, located on LA ORILLA NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56 / Z-87-69, DRB-87-200, 02DRB-01928, 02DRB-01925, 02DRB-01926] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS CITY ENGINEER AND TRANSPORTATION DEVELOPMENT COMMENTS TO 5/7/03.**

10. **Project # 1001932**
03DRB-00577 Minor-Final Plat
Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION, UNIT 1**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] [Was indefinitely deferred on April 16, 2003, to work out issues, at the agent's request.] (G-9, G-10, H-9/H-10) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURE.**

11. **Project # 1000501**
03DRB-00546 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03].[Was Indefinitely Deferred on 4/30/03] (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001753**
03DRB-00612 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 2-14, Block(s) 11, Tract 1, Unit 3, & Lot(s) 19-32, Block(s) 10, Tract(s) 1, Unit 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **(to be known as DESERT RIDGE TRAILS EAST)** zoned R-D residential and related uses zone, developing area, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 1001753, 02EPC-00277, 278 & 279; ANNEX EXISTING ZONING, 1001073, 01DRB-00243 SK] (B-19) **WITHDRAWN AT THE AGENT'S REQUEST.**
13. Approval of the Development Review Board minutes for April 16, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.

Refer to 4/30/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002492 AGENDA#: 5 DATE: 4.9.03

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002492

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

4-30-03

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 9, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002492 AGENDA#: 2 DATE: 3.19.03

Rupert Holland, Spruce Park neighborhood assn

1. Name: _____ Address: 4K maple ave Zip: 87106

2. Name: Priscilla Surry Address: _____ Zip: _____

3. Name: Fred Rivera Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002492

Item No. 2

Zone Atlas K-15

DATE ON AGENDA 3-19-03

INFRASTRUCTURE REQUIRED (?)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (x) PRELIMINARY PLAT (x) FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	Martin Luther King is classified as a collector, no new residential lots are to front on this street.

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002492

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

49-03

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: March 19, 2003

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

Meeting Date: 3-19-03

Zone Atlas Page: 15-15-2

Notification Radius: 100 Ft.

App# <u>03 DRB-00261</u>
Proj# <u>1002492</u>
Other#

Cross Reference and Location: _____

Applicant: Grande Avenue Partners, Ltd % Burger Briggs ✓

Address: 215 3rd St SW, 87102

Agent: Precision Surveys, Inc. ✓

Address: 8414-D Johnson NE, 87113

SPECIAL INSTRUCTIONS

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

Date Mailed: 2/25/03

Signature: K Tse-Hlickai

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page / Of /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-15	1015057	173-410	227-03	✓ mp 1015057
		175-420	02	✓ mp
		160-420	01	✓
		180-417	04	✓
		184-412	05	✓
		185-421	06	✓
		142-421	224-06	✓
		195-411	228-01	✓
		196-420	08	✓
		151-441	232-05	✓
		161-442	233-01	✓ mp
		166-441	02	✓ 302
		171-441	03	✓ 302
		183-440	06	✓ 302
		196-427	234-16	✓ mp
		196-429	01	✓ 302
		198-434	14	✓ 302
		200-440	17	✓ 302
		141-398	222-07	✓

1015057
 175-391
 223
 09 ✓
 170-394
 10 ✓
 170-400
 11 ✓
 166-398
 12 ✓
 160-464
 13 ✓
 159-400
 14 ✓
 158-397
 15 ✓
 157-392
 16 ✓
 192-392
 224
 12 ✓

1015057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101505717341022703 LEGAL: TR A -2 B LK 28 OF PLAT OF TRACTS A-1 & A-2 BLK 28 B LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: GRAND AVENUE PARTNERS, LTD C/O
OWNER ADDR: 00215 3RD ST SW ALBUQUERQUE NM 87102

101505717542022702 LEGAL: TR A -1 B LK 28 OF PLAT OF TRACTS A-1 & A-2 BLK 28 B LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: GRAND AVENUE PARTNERS, LTD C/O
OWNER ADDR: 00215 3RD ST SW ALBUQUERQUE NM 87102

101505716042022701 LEGAL: 28 L OTS 7 & 8 B & L HIGHLAND & SO 20 FT VAC GRAND LAND USE:
PROPERTY ADDR: 00000 310 MULBERRY ST NE
OWNER NAME: CRAWFORD ROBERT G ETUX ETAL
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505718041722704 LEGAL: * 01 1 02 8B & L HIGHLAND & 20 FT X 50 FT N LAND USE:
PROPERTY ADDR: 00000 1110 MARTIN L KING JR AV
OWNER NAME: GRAND AVENUE PARTNERS C/O BERG
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505718441222705 LEGAL: * 01 2 02 8B & L S78 OF LT 12 BLK 28 LAND USE:
PROPERTY ADDR: 00000 301 CEDAR 303
OWNER NAME: MAHAN R STERLING
OWNER ADDR: 03504 HOLIDAY AV NE ALBUQUERQUE NM 87111

101505718542122706 LEGAL: N 64 FT OF LT 12 BLK 28 BROWNWELL & LAILS HIGHLAND LAND USE:
PROPERTY ADDR: 00000 1124 MARTIN L KING JR AV
OWNER NAME: GULDY ROSE M & EDWARD P
OWNER ADDR: 01124 DR MARTIN LUTHER KING JR NE ALBUQUERQUE NM 87106

101505714242122606 LEGAL: *001 0002 7B & L HIGHLAND & L11 & 12 AND SO 20FT VAC LAND USE:
PROPERTY ADDR: 00000 303 MULBERRY NE
OWNER NAME: MULBERRY CORP
OWNER ADDR: 00303 MULBERRY NE ALBUQUERQUE NM 87106

101505719541122801 LEGAL: * 00 7 02 9B & L HIGHLAND S80 FT LAND USE:
PROPERTY ADDR: 00000 1201 TIJERAS AVE NE
OWNER NAME: GROVES BETSY L
OWNER ADDR: 01201 TIJERAS NE ALBUQUERQUE NM 87106

101505719642022808 LEGAL: 029B & L HIGHLAND N62 FT L7 & 20 FT N ADJ N LAND USE:

PROPERTY ADDR: 00000 1202 MARTIN L KING JR AV
OWNER NAME: PRICE KORBIN & LESLIE
OWNER ADDR: 00304 CEDAR NE ALBUQUERQUE NM 87106

101505715144123205 LEGAL: LOT 24-A BLOCK 9 PLAT OF LOT 24-A, BLOCK 9 CROSSAN LAND USE:
PROPERTY ADDR: 00000 1003 GRAND AVE NE
OWNER NAME: LOVATO PROPERTY CO LLC
OWNER ADDR: 00303 MULBERRY ST NE ALBUQUERQUE NM 87106

101505716144223301 LEGAL: *D 0 001W T COOPERS REPLAT OF BLK 1 COUNTRY CLUB AD LAND USE:
PROPERTY ADDR: 00000 1101 MARTIN L KING JR AV
OWNER NAME: REVELLE ROGER R & ELLEN C
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505716644123302 LEGAL: *E 0 001W T COOPERS REPLAT OF BLK 1 COUNTRY CLUB AD LAND USE:
PROPERTY ADDR: 00000 1103 MARTIN L KING JR AV
OWNER NAME: REVELLE ROGER R & ELLEN C
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505717144123303 LEGAL: *F 0 001W T COOPERS REPLAT OF BLK 1 COUNTRY CLUB AD LAND USE:
PROPERTY ADDR: 00000 1105 MARTIN L KING JR AV
OWNER NAME: REVELLE ROGER R & ELLEN C
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505718344023306 LEGAL: LOTS G H I BLK 1 W T COOPERS REPLAT OF BLK 1 COUNT LAND USE:
PROPERTY ADDR: 00000 1115 MARTIN L KING JR AV
OWNER NAME: REVELLE ROGER R & ELLEN C
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101505719642723416 LEGAL: LOT F-1 BLOCK 2-A PLAT OF LOTS F-1 & F-2 BLOCK 2-A LAND USE:
PROPERTY ADDR: 00000 400 CEDAR ST NE
OWNER NAME: SG PROPERTIES LLC
OWNER ADDR: 00000 SANTA FE NM 87504

101505719642923401 LEGAL: LOT F-2 BLOCK 2-A PLAT OF LOTS F-1 & F-2 BLOCK 2-A LAND USE:
PROPERTY ADDR: 00000 404 CEDAR ST NE
OWNER NAME: SG PROPERTIES LLC
OWNER ADDR: 00000 SANTA FE NM 87504

101505719843423414 LEGAL: LOT E-1 BLOCK 2-A PLAT OF LOTS E-1 & E-2 BLOCK 2-A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SG PROPERTIES LLC
OWNER ADDR: 00000 SANTA FE NM 87504

101505720044023417 LEGAL: LOT E-2 BLOCK 2-A PLAT OF LOTS E-1 & E-2 BLOCK 2-A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SG PROPERTIES LLC
OWNER ADDR: 00000 SANTA FE NM 87504

101505714139822207 LEGAL: TR A BLK 22 PLAT SHOWING TR A LTS 1 2 & 3 BLK 22 O LAND USE:
PROPERTY ADDR: 00000 1020 TIJERAS NE
OWNER NAME: SAKURA CHESTER Y ETUX
OWNER ADDR: 12900 SANDIA POINT RD NE ALBUQUERQUE NM 87111

101505717539122309 LEGAL: 021S OUTH 40 FT OF LOTS 1,2,AND 3 BROWNEWELL AND LA LAND USE:
PROPERTY ADDR: 00000 215 CEDAR ST NE
OWNER NAME: PRESBYTERIAN PROPERTIES INC

OWNER ADDR: 00000

ALBUQUERQUE

NM 87125

101505717639422310

LEGAL: 021B & L HIGHLAND S48 FT N102 FT L1, 2, & 3

LAND USE:

PROPERTY ADDR: 00000 219 CEDAR ST NE

OWNER NAME: PRESBYTERIAN PROPERTIES INC AT

OWNER ADDR: 00000

ALBUQUERQUE

NM 87125

101505717640022311

LEGAL: 021N ORTH 54 FT OF LOTS 1 2 & 3 IN BLK 21 BROWNEWEL LAND USE:

PROPERTY ADDR: 00000 223 CEDAR ST NE

OWNER NAME: PRESBYTERIAN PROPERTIES INC

OWNER ADDR: 00000

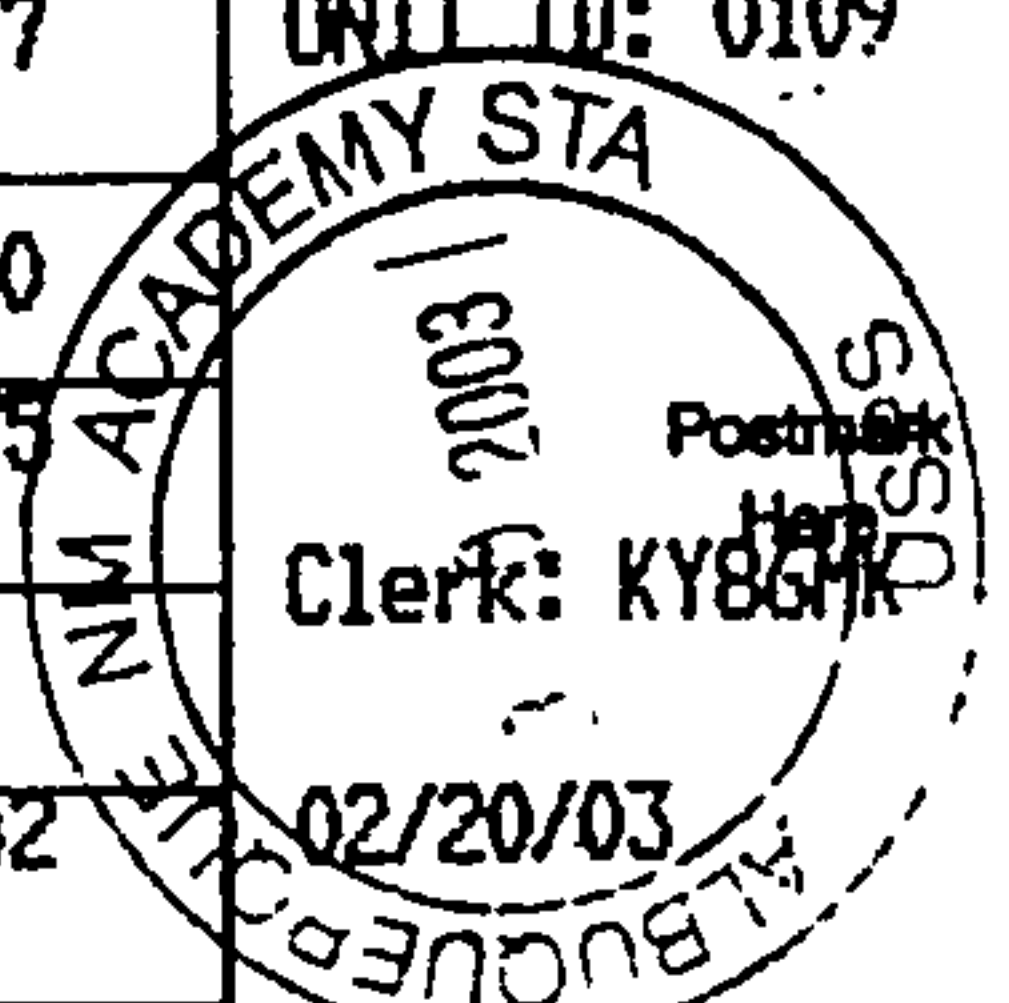
ALBUQUERQUE

NM 87125

101505716639822312	LEGAL: * F 021B + L HIGHLAND WHITTEDS REPL PROPERTY ADDR: 00000 1112 TIJERAS AVE NE OWNER NAME: PRESBYTERIAN PROPERTIES INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505716040422313	LEGAL: * G 021W HITTEDS REPL BROWNEWELL & LAIL'S HIGHLAND PROPERTY ADDR: 00000 222 MULBERRY ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC AT OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505715940022314	LEGAL: * H 021B + L HIGHLAND ADD WHITTEDS REPL PROPERTY ADDR: 00000 220 MULBERRY ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505715839722315	LEGAL: * 00 I 02 1B & L HIGHLAND & PORT LJ.60 X 83 FT PROPERTY ADDR: 00000 218 MULBERRY ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505715739222316	LEGAL: * 00 J 02 1B & L HIGHLAND EXC 83 FT LJ PROPERTY ADDR: 00000 216 MULBERRY ST NE OWNER NAME: PRESBYTERIAN PROPERTIES INC AT OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
101505719239222412	LEGAL: * 00 6 02 OSHUFFLEBARGER REPL W10 FT L5 PROPERTY ADDR: 00000 1202 TIJERAS AVE NE OWNER NAME: BACA CHRISTINA S OWNER ADDR: 03011 JARDIN PLAZA	LAND USE: NE ALBUQUERQUE	NM 87110

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 (Domestic Mail Only; No Insurance Coverage Provided)

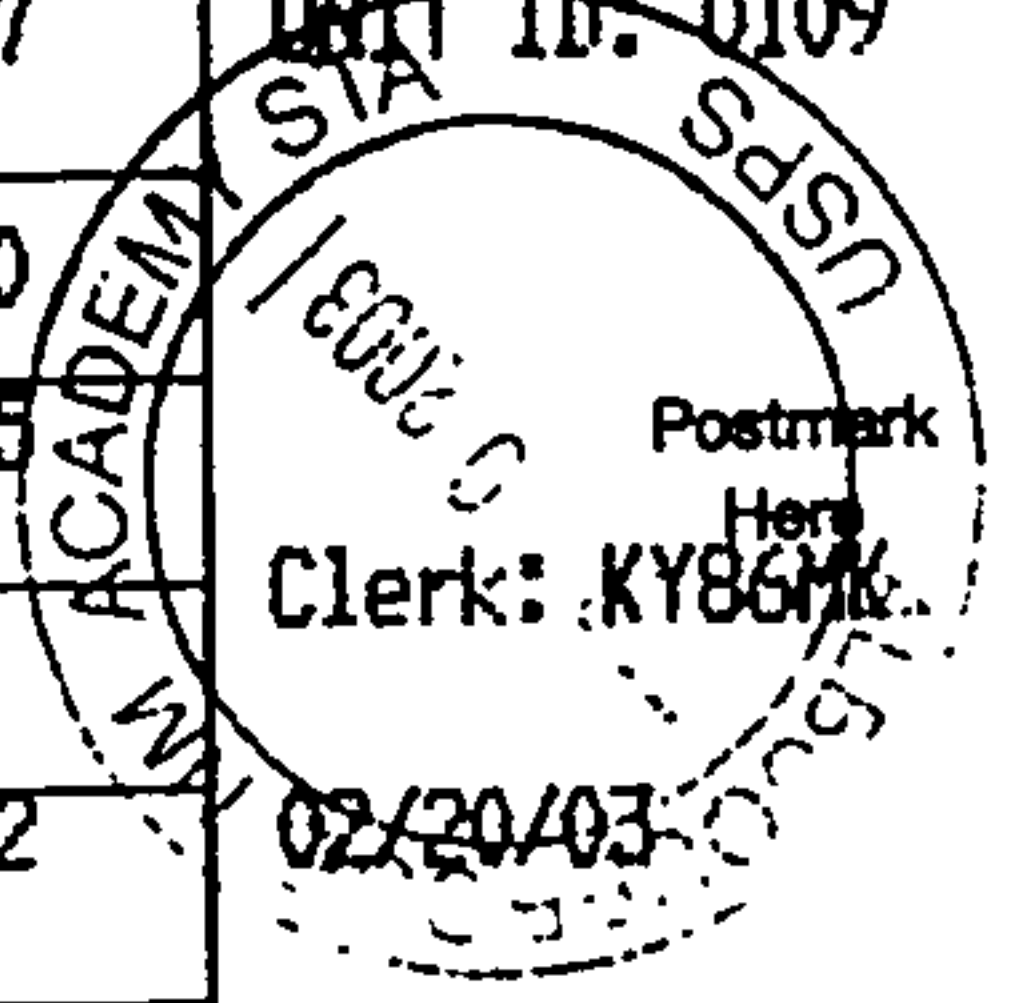
OFFICIAL USE
 ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0109 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Spruce Park Neighborhood Assoc., Inc.
 Street, Apt. No.; or PO Box No. 1422 Marquette Pl., NE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3500, January 2001 See Reverse for Instructions

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

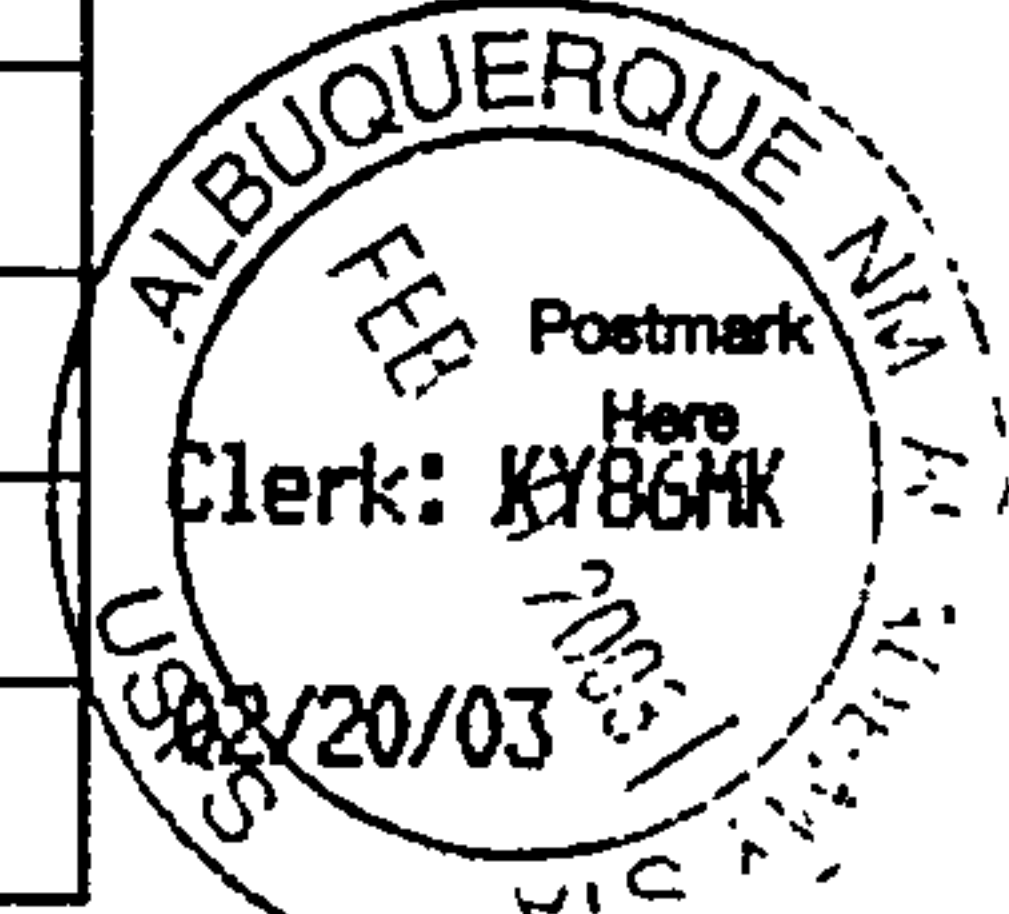
OFFICIAL USE
 ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0109 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Sycamore Neighborhood Assoc.
 Street, Apt. No.; or PO Box No. 1205 Copper NE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

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

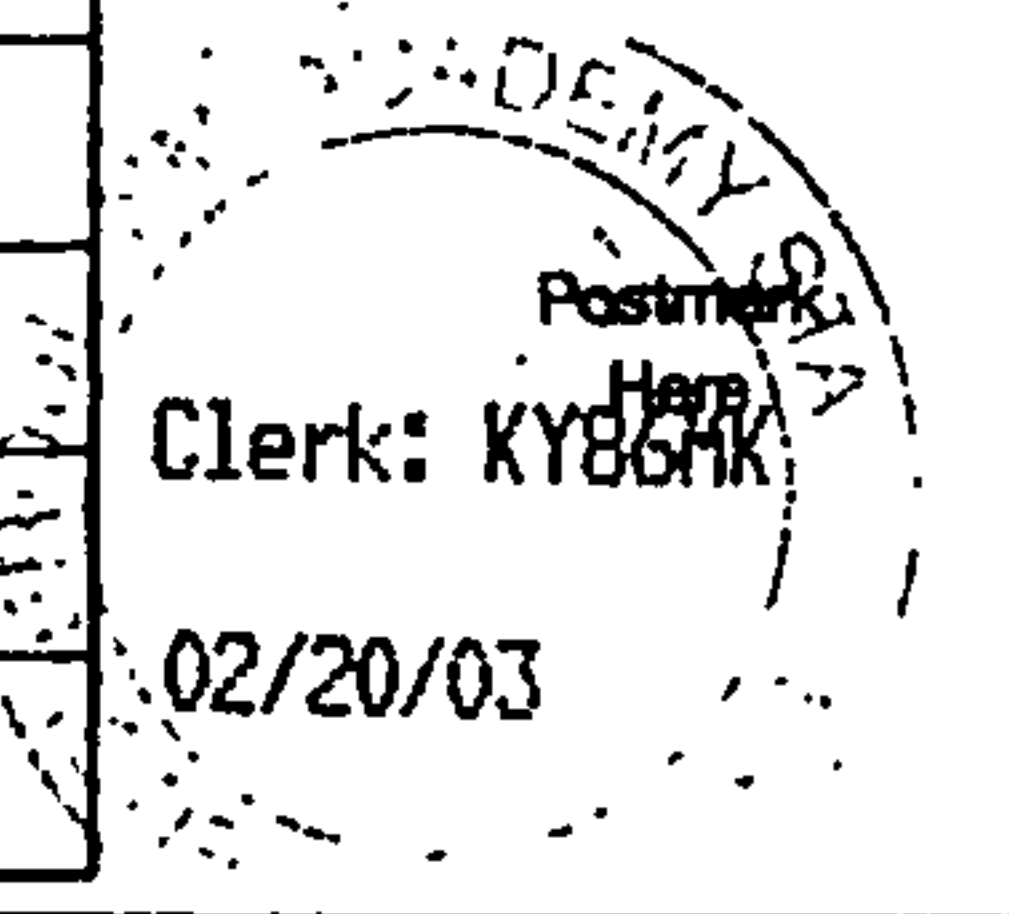
OFFICIAL USE
 ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0109 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Silver Hill Neighborhood Association
 Street, Apt. No.; or PO Box No. 1701 Silver Ave SE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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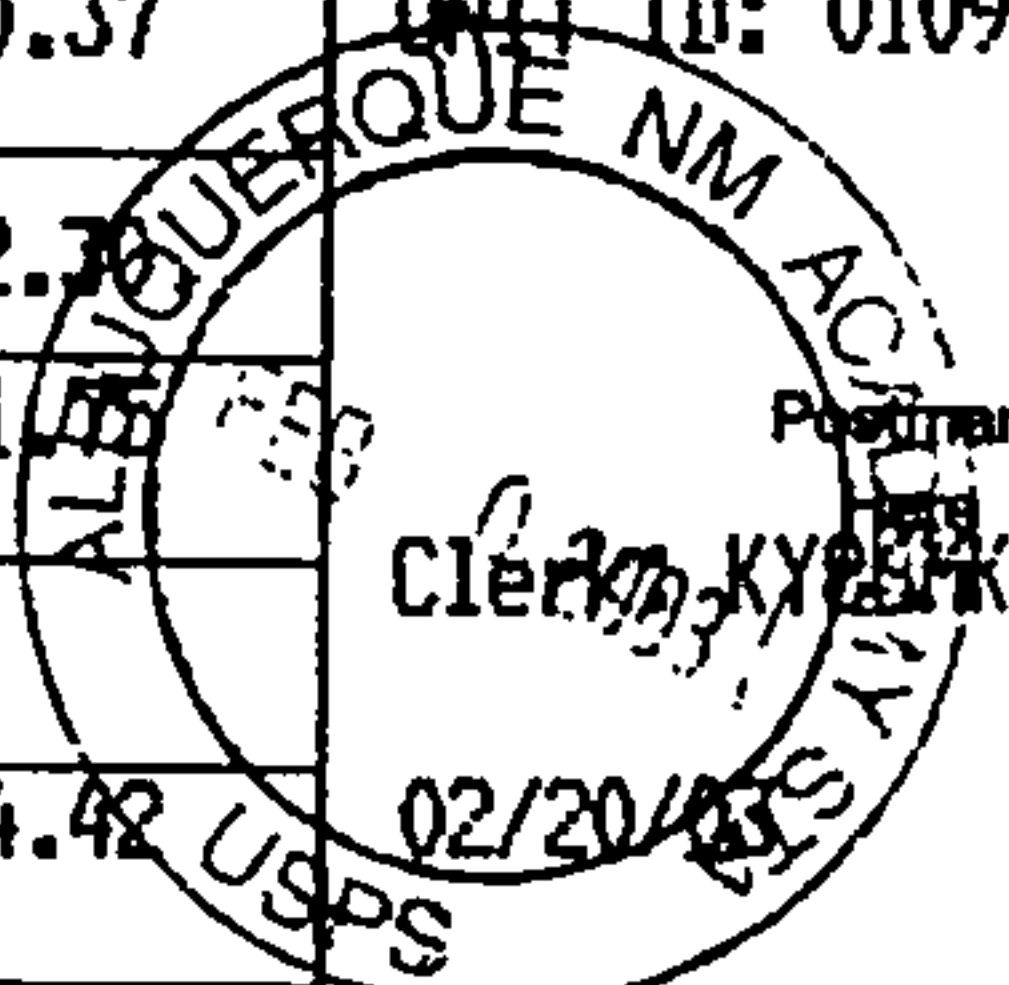
OFFICIAL USE
 ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0109 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Silver Hill Neighborhood Association
 Street, Apt. No.; or PO Box No. 124 Maple SE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
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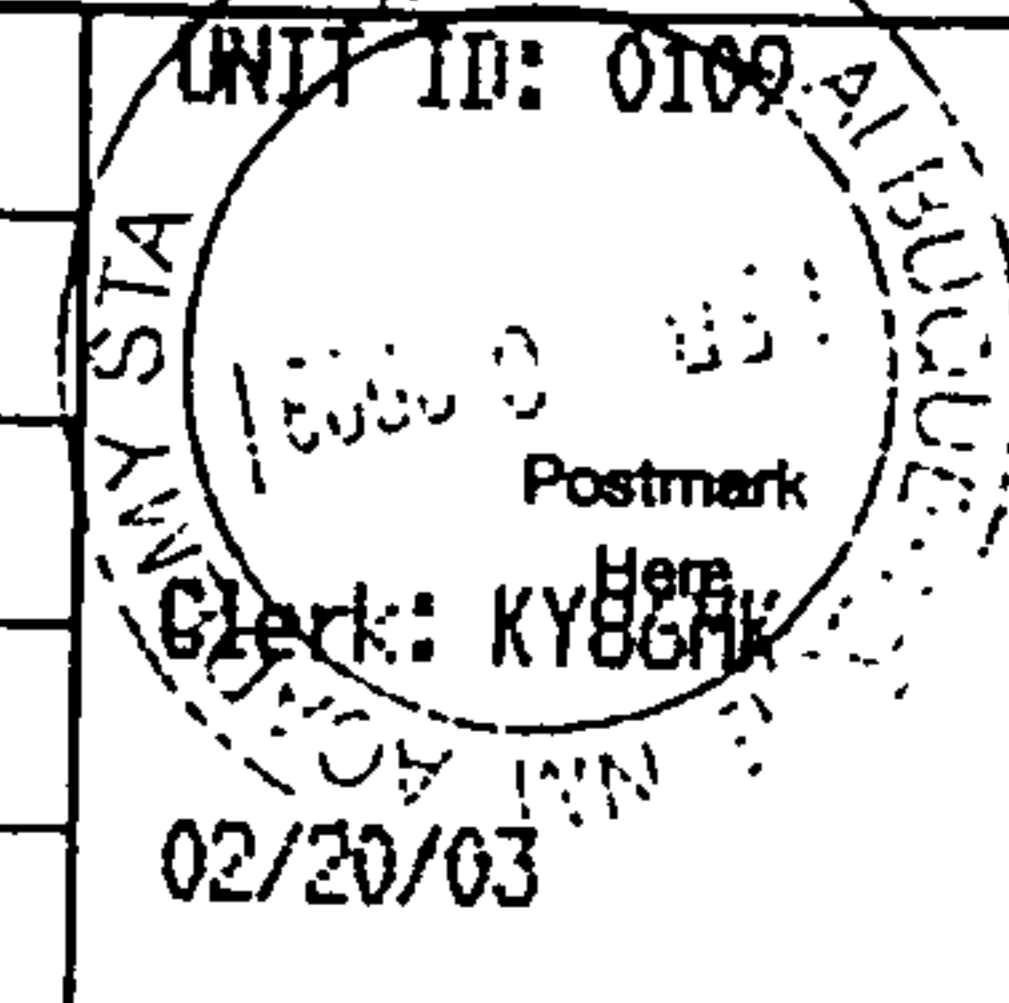
OFFICIAL USE
 ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0109 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Spruce Park Neighborhood Assoc., Inc.
 Street, Apt. No.; or PO Box No. 1422 Marquette Pl., NE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

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

OFFICIAL USE
 ALBUQUERQUE, NM 87106

Postage	\$ 0.37	UNIT ID: 0109 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Sycamore Neighborhood Assoc.
 Street, Apt. No.; or PO Box No. 301 Cedar St. NE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

Proj# 1002492

PRECISION SURVEYS, INC.
8414-D JEFFERSON NE
ALBUQUERQUE NM 87113

GRAND AVENUE PARTNERS, LTD
C/O BERGER BRIGGS
215 3RD ST SW
ALBUQUERQUE NM 87102

BILL COBB
Silver Hills Neigh. Assoc.
1701 SILVER AVE SE
ALBUQUERQUE NM 87106

JAMES ROMERO
Silver Hills Neigh. Assoc.
124 MAPLE SE
ALBUQUERQUE NM 87106

PAULA STROUP
Spruce Park Neigh. Assoc.
1422 MARQUETTE PL. NE
ALBUQUERQUE NM

RUPERT HOLLAND
Spruce Park Neigh. Assoc.
415 MAPLE ST. NE
ALBUQUERQUE NM 87106

101505716042022701

101505718041722704

101505718441222705

CRAWFORD ROBERT G ETUX ETAL
PO DRAWER K
ALBUQUERQUE NM 87103

GRAND AVENUE PARTNERS C/O BER
C/O BERGE BRIGGS REAL ESTATE
PO DRAWER K
ALBUQUERQUE NM 87103
101505714242122606

MAHAN R STERLING
3504 HOLIDAY AV NE
ALBUQUERQUE NM 87111

101505718542122706

101505719541122801

GULDY ROSE M & EDWARD P
1124 DR MARTIN LUTHER NE
ALBUQUERQUE NM 87106

MULBERRY CORP
303 MULBERRY NE
ALBUQUERQUE NM 87106

GROVES BETSY L
1201 TIJERAS NE
ALBUQUERQUE NM 87106

101505719642022808

101505715144123205

101505716144223301

PRICE KORBIN & LESLIE
304 CEDAR NE
ALBUQUERQUE NM 87106

LOVATO PROPERTY CO LLC
303 MULBERRY ST NE
ALBUQUERQUE NM 87106

REVELLE ROGER R & ELLEN C
PO DRAWER K
ALBUQUERQUE NM 87103

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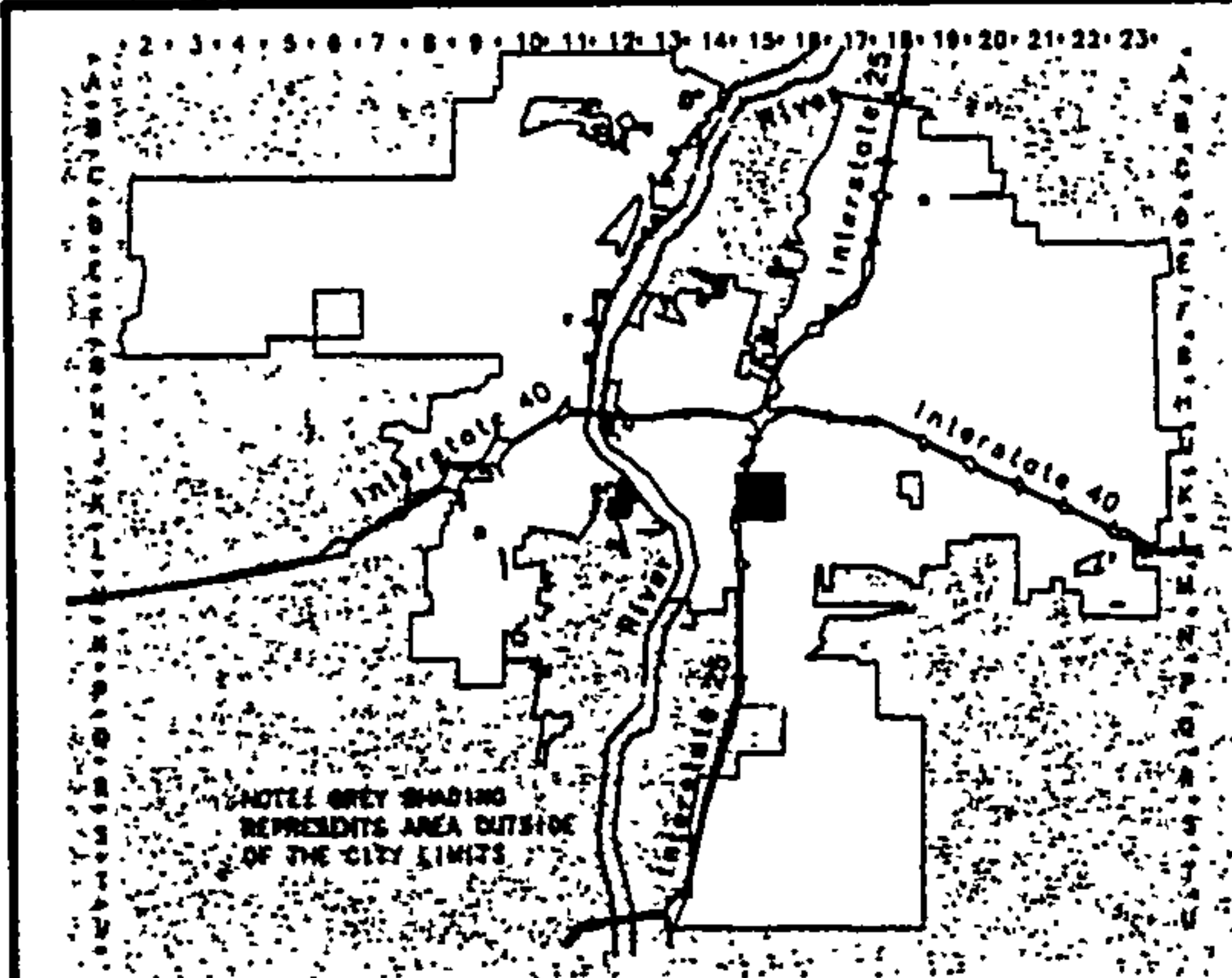
SG PROPERTIES LLC
PO BOX 1773
SANTA FE NM 87504

SAKURA CHESTER Y ETUX
12900 SANDIA POINT RD NE
ALBUQUERQUE NM 87111

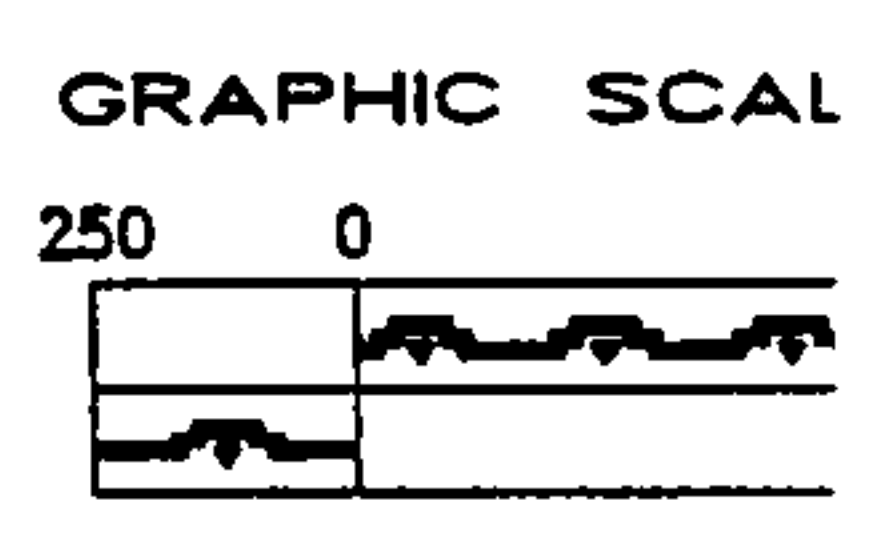
PRESBYTERIAN PROPERTIES INC
PO BOX 26666
ALBUQUERQUE NM 87125

101505719239222412

BACA CHRISTINA S
3011 JARDIN PLAZA NE
ALBUQUERQUE NM 87110



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atk
K-1
Map Amended through



PRECISION SURVEYS, INC.

February 20, 2003

Sheran Madson
Chair
Development Review Board
City of Albuquerque
Planning Department

**RE: REQUEST FOR VACATION OF PUBLIC UTILITY EASEMENT
ZONE ATLAS K-15-Z**

Dear Mr. Cobb:

On behalf of our client, First Choice Custom Builders and the property owner, Grande Avenue Partners, Ltd., we are submitting this application requesting the vacation of the public utility easement lying within Tracts A-1 and A-2, Block 28, Brownell & Lail's Highland Addition, located between Martin Luther King Jr. and Tijeras Avenues and between Mulberry and Cedar Streets.

The existing easement was created by the vacation of the public alley shown on the Plat of Brownell & Lail's Highland Addition filed with the City of Albuquerque on August 23, 1999, Book 99C page 238.

▼
▼
▼
The reason for this request is that our client is proposing to subdivide the existing property, and the easement would conflict with the proposed property lot lines. Our client is currently negotiating a narrower easement with the affected utility companies. It is anticipated that the existing overhead utility will be placed in a narrower joint trench. There does not appear to be any City of Albuquerque utilities within this easement.

▼
Please call me at 856-5700 if you have any questions or need additional information.

Sincerely,

Deborah Serna
For Larry Medrano

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com

PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 19, 2003

Project # 1002492
03DRB-00261 Major-Vacation of Public Easements

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s).(K-15)

AMAFCA No comment.

COG Consistent with established transportation plans and policies. For information purposes, Martin Luther King, Jr. Avenue adjacent to this property is designated as a collector street with a right-of-way width of 86-feet in Appendix D (November 2000) of the FAABS.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord.

Letters sent to Silver Hill (R), Spruce Park (R) and Sycamore (R) Neighborhood Assns.

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 response.

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric

PNM approves vacation of the reserved utilities for the previously vacated 16' alley. The alley contains an existing OH electric line that is not serving anything and the developer needs to contact PNM Electric Service Center at 241-3425 to arrange the removal of the OH electric line, before final plat sign off at PNM electric.

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 The Hydrology section has no objection to the vacation request.

Transportation Development

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

Parks & Recreation Defer to Utilities.

Utilities Development No objection to Vacation request.

Planning Department

PNM must sign off on the plat prior to DRB approval.

This property lies within the boundaries of the University Neighborhoods Sector Development Plan. The plan states on page 74 that MD-1 zoning must follow RT zoning requirements for residential development. The lots as shown are large enough for townhouse development, too small for single family residential.

The applicant may file the plat. However, before Planning sign the plat, a digital dxf file and a hard copy of the plat must be approved by AGIS. After the plat is filed, Planning needs a copy of the recorded plat for its file.

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

cc:Grande Avenue Partners Ltd., c/o Berger Briggs, 215 3rd St SW, 87102

Precision Surveys Inc., 8414-D Jefferson NE, 87113



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 19, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002138

03DRB-00238 Major-Vacation of Pub Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01219] (C-19)

Project # 1002492

03DRB-00261 Major-Vacation of Public Easements

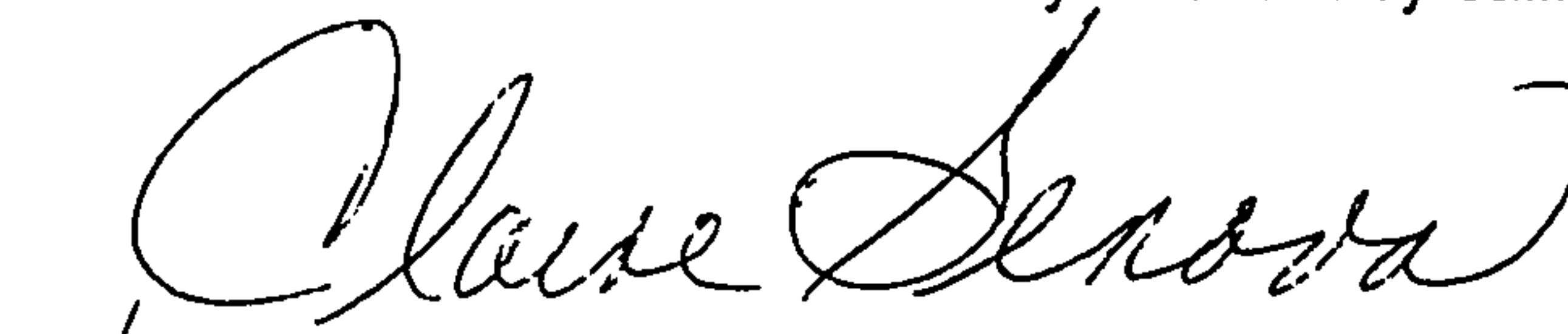
PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). (K-15)

Project # 1002379

03DRB-00269 Major-Preliminary Plat Approval
03DRB-00270 Major-Vacation of Pub Right-of-Way
03DRB-00271 Major-Vacation of Pub Right-of-Way
03DRB-00272 Major-Vacation of Pub Right-of-Way
03DRB-00273 Major-Vacation of Pub Right-of-Way
03DRB-00274 Minor-Vacation of Private Easements
03DRB-00275 Minor-Vacation of Private Easements
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, **PARADISE HEIGHTS**, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION**) zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximately 9 acre(s). [REF: 02-01867 (SK)] (A-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 Sheran Matson, AICP, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 3, 2003.

Rupert Halland 5/14/03

1. 31' center of MLC ?

3.83'

R.D. → App. dedication ~4' to achieve
68' ROW on MLC.

2. Why not 4'?

R.D. ~~Close~~ Close enough (3.83')

10.32!

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Grand Avenue Partners, LTD PHONE: 247-0444
 ADDRESS: 410 Berger Briggs Attn: John Nenucci FAX: _____
 CITY: 215 3rd St SW Albuq. STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: Owners
 AGENT (if any): Precision Surveys, Inc PHONE: 856-5700
 ADDRESS: 8414-D Jefferson St NE FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Preliminary/ final plat approval
Minor

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. TRA-1 & A2 Block: 28 Unit: _____
 Subdiv. / Addn. Brownwell & Lails Highland Addition
 Current Zoning: SU-2, MD-1 Proposed zoning: _____
 Zone Atlas page(s): K-15-Z No. of existing lots: 2 No. of proposed lots: 8
 Total area of site (acres): 4.314 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. 101505 - 717341 - 022703 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 1106 Martin Luther King NE & Tyrias NE
 Between: Mulberry NE and Cedar NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1002492 (vacation of easement) 03DRB-00261

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

SIGNATURE Deborah Serna DATE 3/11/03
 (Print) DEBORAH SERNA _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00398</u>	<u>P+F</u>	<u>S3</u>	\$ <u>705.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>MAR 19 2003</u>			Total \$ <u>705.-</u>

JAN 3/11/03
 Planner signature / date

Project # 1002492

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) $145 + 70 \times 8 = 560 + 145 = \705
- Any original and/or related file numbers are listed on the cover application (#1002492)

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

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

DEBORAH SERNA
 Applicant name (print)
Deborah Serna 3.11.03
 Applicant signature / date

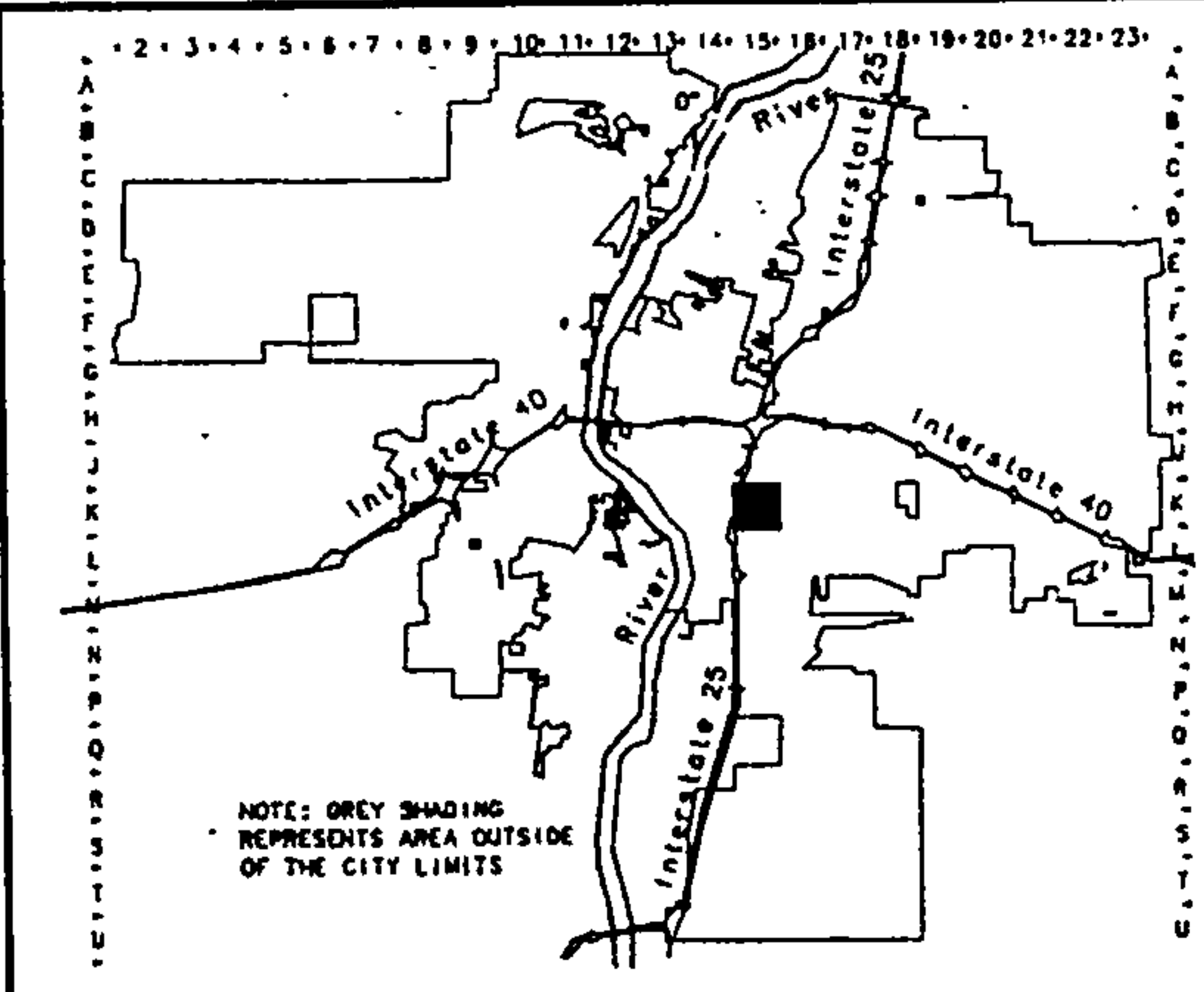
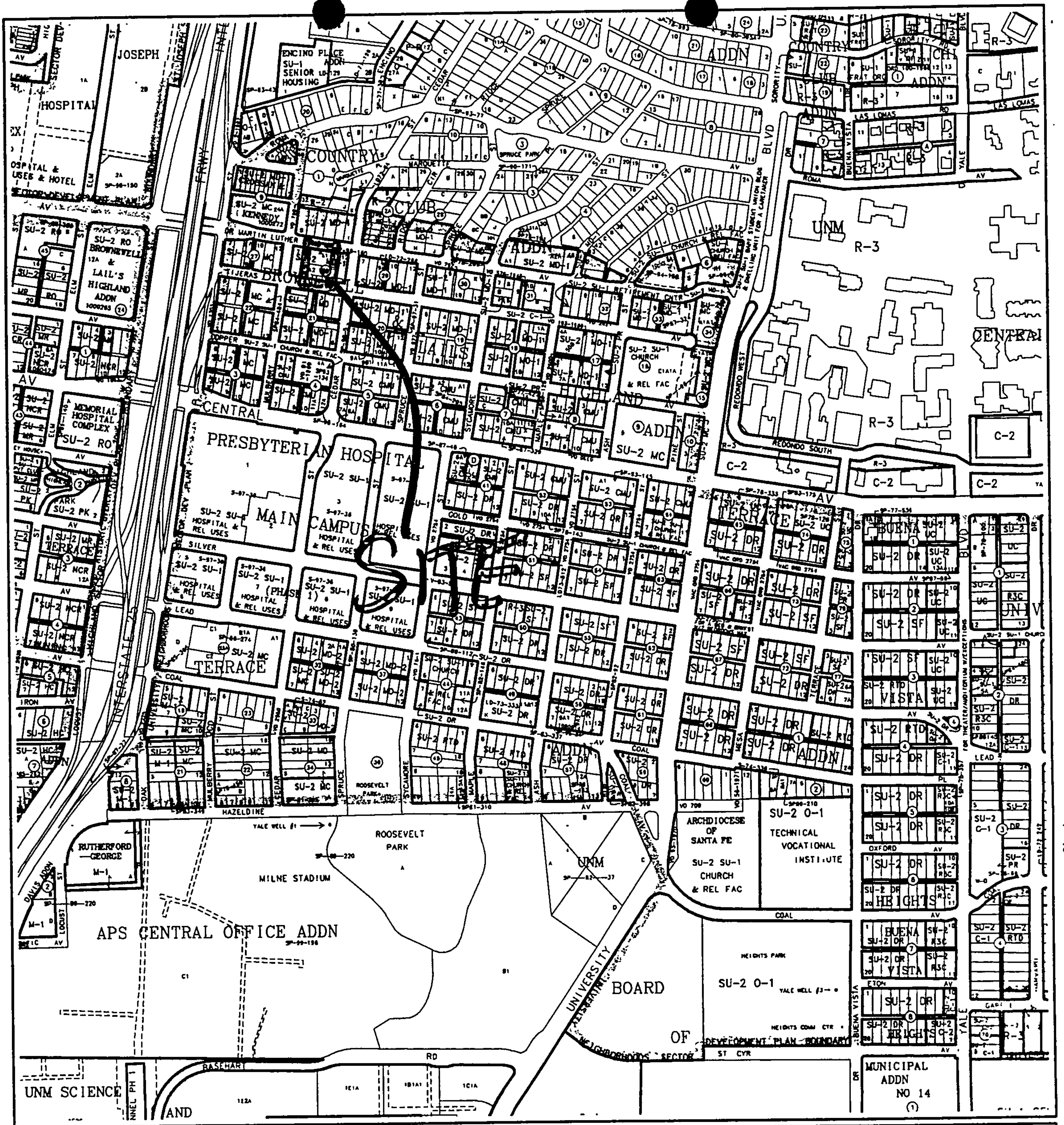


Form revised September 2001

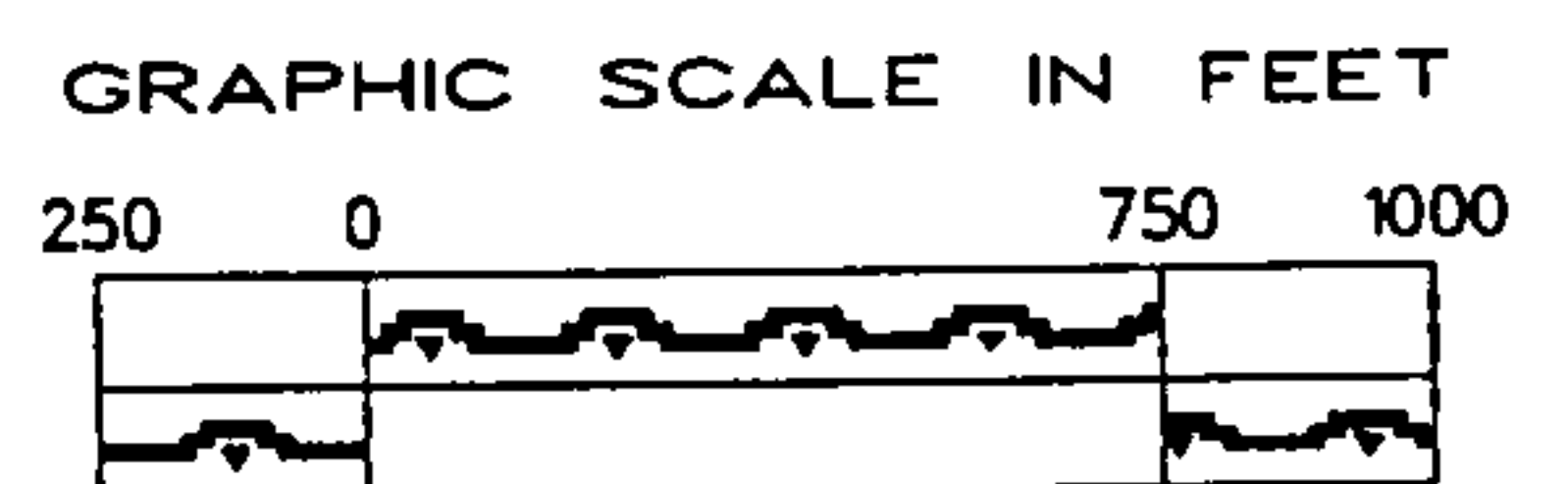
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers	
03DRB-	-06398
-	-
-	-

JAA 3/11/03
 Planner signature / date
Project # 1002492



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



Zone Atlas Page

K-15-Z

Map Amended through April 03, 2002



PRECISION SURVEYS, INC.

March 11, 2003

Ms. Sheron Matson
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, N.W.
Albuquerque, NM 7102

**RE: REQUEST FOR PRELIMINARY/FINAL PLAT APPROVAL
TRACTS A-1 & A-2, BLOCK 28, BROWNEWELL & LAILS HIGHLAND ADDITION
ZONE ATLAS K-15-Z**

Dear Ms. Matson;

On behalf of our client, First Choice Builders and the property owner, Grande Avenue Partners, Ltd., we are submitting an application for preliminary/final plat approval. We are requesting that the two (2) existing lots be replatted to create eight (8) new lots, to vacate the existing public utility easement and grant a new public utility easement.

▼ We request that this plat be heard at the same meeting our vacation application is being heard, March 19th (City Project #1002492). *03DRB - 00261*

▼ If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

▼ Sincerely,

Deborah Serna for Lenore Armijo

Lenore Armijo

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email presurv@presurv.com

PHONE 505 856 5700

FAX 505 856 7900

www.presurv.com

SYCAMORE NEIGHBORHOOD ASSOCIATION

11 March 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Reference: 03DRB-00261, Project #1002492
Request for vacation of public utility easement

Dear Ms. Matson:

We have received notice of the referenced request from the applicants' agent, Precision Surveys, Inc. and understand that it is scheduled for the Development Review Board (DRB) hearing of 19 March 2003.

I am the representative from the Board of Directors of Sycamore Neighborhood Association who handles matters such as this. Ordinarily, I would attend the hearing to present our comments and concerns about the request, but, unfortunately, I cannot be present at the hearing as I have business out of state that week. However, we have reviewed what the agent has submitted to the DRB file and present some of our concerns and comments in this letter.

Our general concern is that there is very little information either submitted to the file or shown on the one drawing/plat that was submitted. There are no private easements or encroachments shown on the plat. Neither does it show what is intended. This seems, at best, a partial submittal.

We have the following specific concerns, among others.

- 1) The request is for a vacation of the public utility easement, yet Ms. Serna's letter states that the applicant is asking to narrow the public utility easement and place the utilities into a narrow trench. Is this, then, a vacation of the public utility easement? Perhaps they are asking simply to narrow the easement or vacate a portion of the public easement rather than vacate it.
- 2) The plat that was submitted does not show where the applicant intends to place the utilities. There is nothing to show whether the utilities will be placed north-south in the center of Tracts, to one side or along to the lot lines on the east or west adjacent to the apartments on either side of the property.

- 3) There is a dumpster that serves the apartment building on the adjacent parcel (Lot 11, Block 28) that is currently located on the southeast corner of Tract A-2. This dumpster and/or the easement on which it sits is not shown on the plat of Tracts A-1 and A-2 that was submitted. Will that dumpster and/or easement remain in its current location? If so, it should be shown on the plat and reflected as an easement.
- 4) On Tract A-1, on the side of the property fronting Dr. Martin Luther King, Jr. Avenue, there is a State Highway Department traffic control box set into the property. This is not shown on the plat that was submitted. Will it remain in its current location? If so, it should be shown on the plat or the plat should reflect that it will be eliminated.
- 5) The tenants that live in the adjacent apartment building have historically used these vacant lots (Tracts A-1 and A-2) for off-street parking. Once these lots are developed, we assume the tenants can no longer park there. How will this parking be accommodated? Has there been an agreement or a contract made with the owner of the adjacent lot that will address this problem?
- 6) We believe there is insufficient information in this file and on the plat that was submitted for DRB consideration. The plat that was submitted does not reflect what exists and does not indicate what is intended by the request.

Since the file is incomplete, we ask that this matter be deferred until at least the required information has been submitted to the DRB, and the public, including the Neighborhood Association, has had an opportunity to review it. Thank you for consideration of these concerns.

Sincerely,

SYCAMORE NEIGHBORHOOD ASSOCIATION

by Ruth J. Koury / 
301 Cedar Street NE, Albuquerque, NM 87106

copy: Deborah Serna
Precision Surveys, Inc.
8414-D Jefferson Street NE
Albuquerque, NM 87113

84 51990

485

QUITCLAIM DEED

THE CITY OF ALBUQUERQUE, a municipal corporation

to CLAYTON V. STEWART and Arlice M. Stewart, his wife

whose address is 8110 Chivalry Road, Annandale, VA 22021

the following described real estate in Bernalillo County, New Mexico:

The vacated north-south alley in Block 28, Brownell and Lalle Highland Addition as filed in the Office of the County Clerk, Bernalillo County, New Mexico, on June 27, 1984, Doc. No. 84-48705.

The City hereby reserves easements as shown on subdivision plat SP-84-270.

This vacation is by Environmental Planning Commission/Zoning Hearing Examiner Resolution V-83-14, filed in the Office of the County Clerk, Bernalillo County, New Mexico, July 3, 1984, Ex. Misc. 131-A, Pg. 230, Doc. No. 84-50221 with reservation an not such in said resolution.

CITY OF ALBUQUERQUE
A Municipal Corporation

[Signature]
Frank A. Kleinhaus
Chief Administrative Officer

WITNESS 1st hand and me the 5th day of July, 1984

(Seal)

(Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____

by _____
(Name of Person or Person Acknowledging)

My commission expires _____
(Seal) _____ Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 5th day of July, 1984

by Frank A. Kleinhaus, Chief Administrative Officer of City of Albuquerque

(Title of Officer) (Name of Corporation Acknowledging)

a Municipal corporation, on behalf of said corporation.

My commission expires Jan 10, 1986
(Seal) Orlando O. Valdez
Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

JUL 10 11 20 84
84-51990-485

[Signature]
The Official Seal of _____

Plat of
 Tract A-1 & A-2, Block 28
 Brownwell & Lail's Highland Addition
 Being a Replat of
 Tract A, Block 28
 Brownwell & Lail's Highland Addition
 Albuquerque, Bernalillo County, New Mexico
 August 1999

LEGAL DESCRIPTION
 Tract lettered "A", in Block numbered Twenty-eight (28) of BROWNEWELL & LAIL'S HIGHLAND ADDITION, an Addition to the City of Albuquerque, New Mexico, being a replat of Lots 9 & 10, Block 28, and the vacated 15 foot public alley lying east of and adjoining said Lots 9 & 10, as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 27, 1984.



Vicinity Map
 no scale

Talos Log Number 99072013210472
 Zone Atlas Page Number K-15

- Subdivision Data**
1. Total mileage of streets created by this plat is 0.0000
 2. Total number of lots created by this plat is 2.
 3. Case Number of plat DRB 99-214
 4. Bearings are New Mexico State Plane Grid Bearings (Central Zone), and are based on the plat of Tract A, Block 28, Brownwell & Lail's Highland Addition, filed 06/27/1984, Volume C24, Folio 84.
 5. Distances are ground distances.
 6. The purpose of this plat is to subdivide Tract "A" into 2 parcels.
 7. Where measured bearings and distances differ from record, () indicates record bearings and distances.
 8. Total acreage of the parcel shown hereon is 0.4314 acres.

- PUBLIC UTILITY EASEMENTS**
 PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
 2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
 3. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
 4. Jones Intercable for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service.

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

PNM ELECTRIC SERVICES	N/A	DATE
PNM GAS SERVICES	N/A	DATE
US WEST COMMUNICATIONS	N/A	DATE
JONES INTERCABLE	N/A	DATE

FREE CONSENT AND DEDICATION
 The platting of the land comprising Tracts A-1 & A-2 as shown hereon, and all easements shown hereon, are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees.

GRAND AVENUE PARTNERS, LTD.,
 a New Mexico Limited Partnership

 Gary C. Hufbauer
 General Partner

ACKNOWLEDGMENT
 State of New Mexico ss Washington DC
 County of Bernalillo
 This instrument was acknowledged before me this 30th day of July, 1999 by Gary C. Hufbauer

Notary Public by Commission expires
 MARGARET HEARD, NOTARY PUBLIC
 DISTRICT OF COLUMBIA
 My Commission Expires: July 14, 2001.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 1-015-057-1744M-22702
 PROPERTY OWNER OF RECORD:
 Grand Ave. Partners
 BERNALILLO COUNTY TREASURER'S OFFICE:

APPROVED AND ACCEPTED BY:

	8/20/99
PLANNING DIRECTOR	DATE
	8-17-99
CITY ENGINEER/HYDROLOGY	DATE
	8-17-99
DESIGN & DEVELOPMENT, CIP	DATE
	8-17-99
TRANSPORTATION DEVELOPMENT	DATE
	08-08-99
CITY SURVEYOR	DATE
N/A (S)	8/20/99
PROPERTY MANAGER	DATE
	8-17-99
UTILITY DEVELOPMENT	DATE
	8-17-99
A.M.A.F.C.A.	DATE

SP 99-160

SURVEYOR'S AFFIDAVIT
 I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and mapping. I am a member of the New Mexico Board of Registration of Professional Engineers and Professional Land Surveyors effective February 2, 1994 and shows evidence of continuing education as indicated on Title Policy File No. 85-00-634807 issued by Lawyers Title Insurance Corporation on December 22, 1986, and as provided by PNM Electric & Gas Services, and US West Communications and the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer
 N.M.L.S. No. 6126
 Date 8/1/99



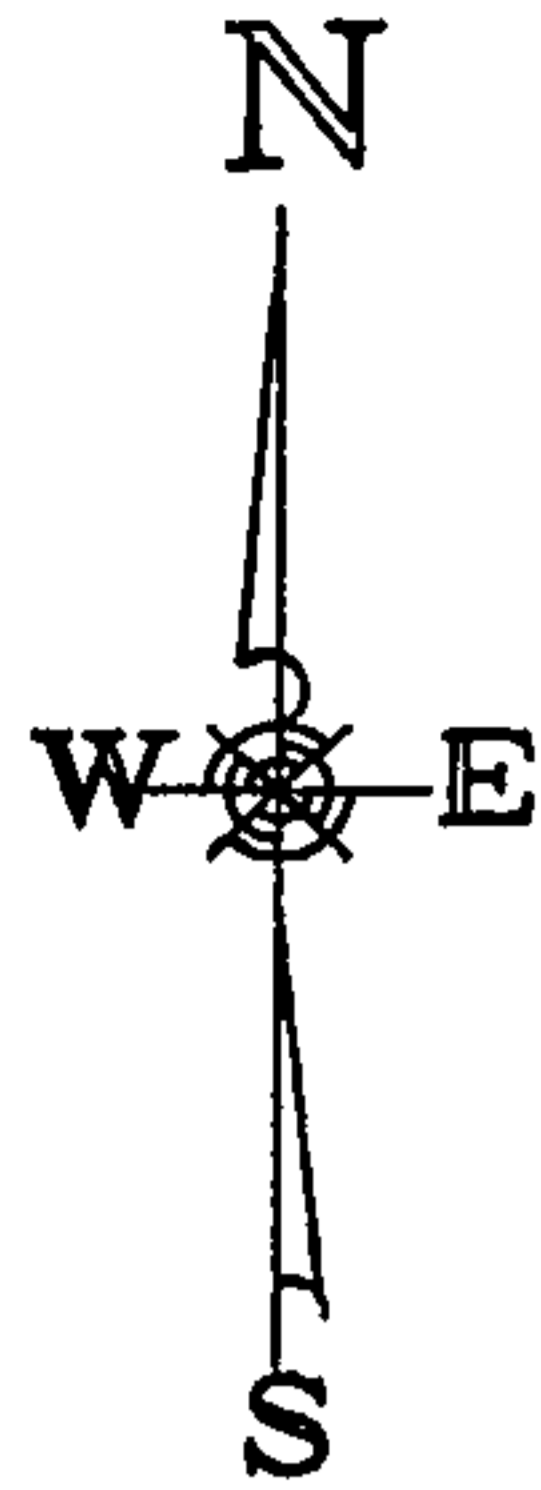
Forstbauer Surveying, L.L.C.
 1100 Alvarado Drive NE, Suite C
 Albuquerque, New Mexico 87110
 (505) 268-2112

17C-61
99C - 238 (2)



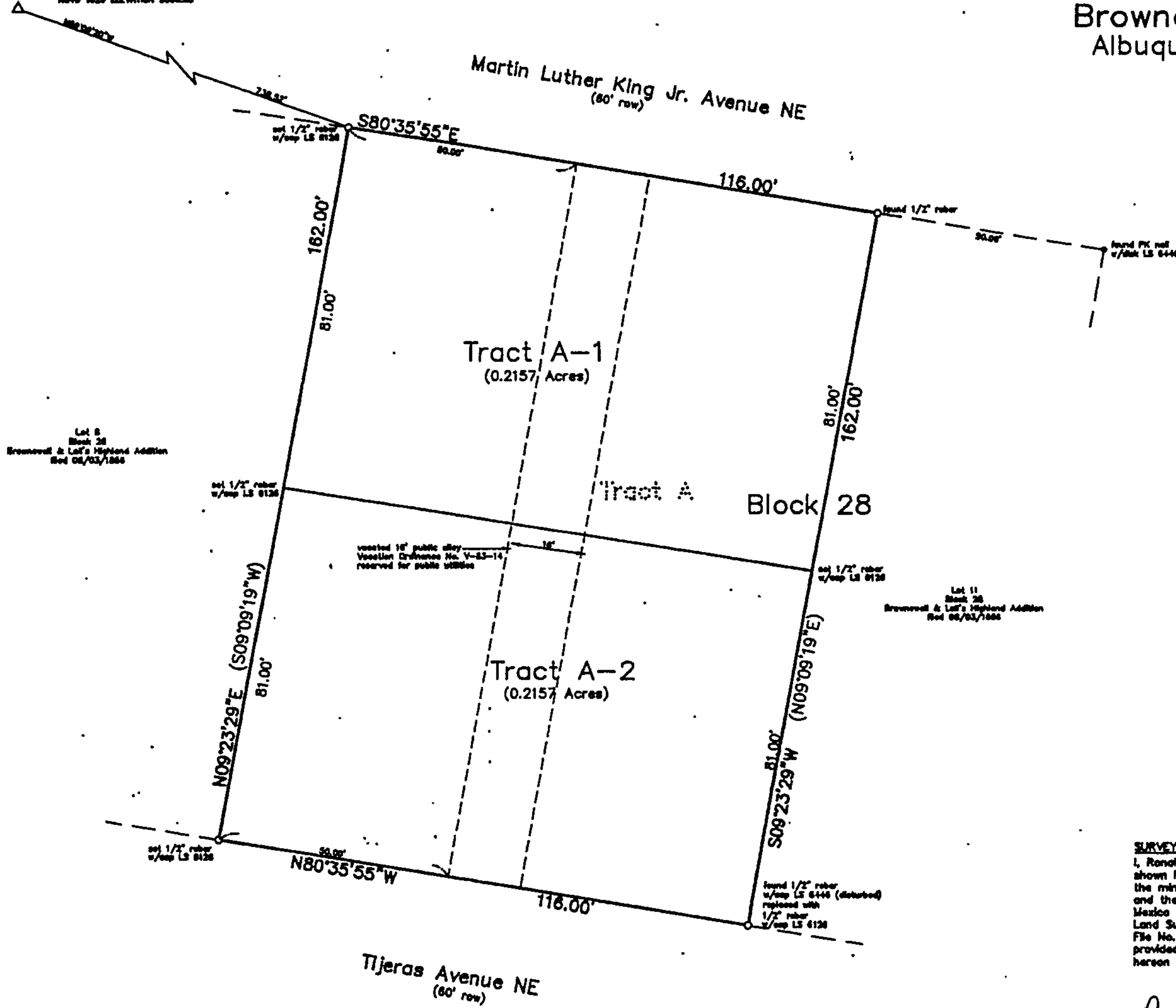
1999109736
Page 2 of 2
08/23/1999 11:09A
BX-59C Pg-238

Plat of
Tract A-1 & A-2, Block 28
Brownwell & Lail's Highland Addition
Being a Replat of
Tract A, Block 28
Brownwell & Lail's Highland Addition
Albuquerque, Bernalillo County, New Mexico
August 1999



0 10 20 40 FEET
1" = 20'

ALBUQUERQUE CONTROL SURVEY
MONUMENT 1-25-39
NEW MEXICO STATE PLANE
GRS COORDINATES
CENTRAL ZONE, NAD 1983
E=364,804.54
N=1,400,502.56
SCALE FACTOR 0.99997281
MERIDIAN ANGLE -001.378"
MVD 1983 ELEVATION 5064.80



Lot 8
Block 28
Brownwell & Lail's Highland Addition
Rec'd 06/03/1988

Lot 11
Block 28
Brownwell & Lail's Highland Addition
Rec'd 06/03/1988

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective February 2, 1994 and shows easements of record as indicated on Title Policy File No. 85-00-834807 issued by Lawyers Title Insurance Corporation on December 22, 1986, and as provided by PHM Electric & Gas Services, and US West Communications and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 8/2/99
Ronald A. Forstbauer Date
N.M.L.S. No. 6126



EXHIBIT B
Date 3/19/03



Forstbauer Surveying, L.L.C.
1100 Alvarado Drive NE, Suite C
Albuquerque, New Mexico 87110
(505) 268-2112

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Grande Avenue Partners Ltd. PHONE: 247-0444
 ADDRESS: 40 Burgin Briggs Awn John Nedicucci FAX: _____
 CITY: 215 3rd St SW Albuq. STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: Owners
 AGENT (if any): Precision Surveys INC PHONE: 856-5700
 ADDRESS: 8414-D JEFFERSON ST. NE FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presun@presurv.com

DESCRIPTION OF REQUEST: Vacation of public easement

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

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

Lot or Tract No. TR A-1 E' A-2 Block: - Unit: _____
 Subdiv. / Addn. Brownwell e' Lairs Highland Addition
 Current Zoning: SU-2 MO-1 Proposed zoning: _____
 Zone Atlas page(s): K-15-2 No. of existing lots: 2 No. of proposed lots: 8
 Total area of site (acres): 4.314 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? _____
 UPC No. 1999109736 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Martin Luther King NE & Tijeras NE
 Between: Mulberry NE and Cedar NE

CASE HISTORY:

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

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

SIGNATURE: Deborah Serna DATE 2.20.03
 (Print) DEBORAH SERNA _____
 Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - -00261</u>	<u>VPE</u>		\$ <u>45.00</u>
<input type="checkbox"/> All fees have been collected			<u>Adoptee</u>	\$ <u>75.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 19, 2003</u>			Total \$ <u>120.00</u>

Clare Serna 2/20/03
 Planner signature / date

Project # 1002492

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

DEBORAH SERNA
 Applicant name (print)
Deborah Serna 2.20.03
 Applicant signature / date

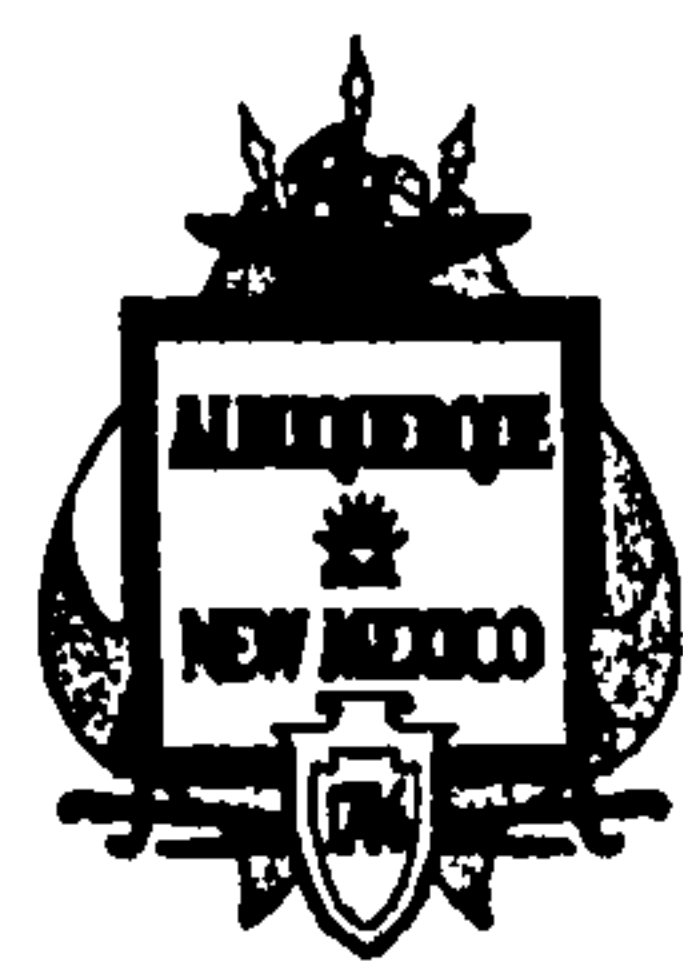
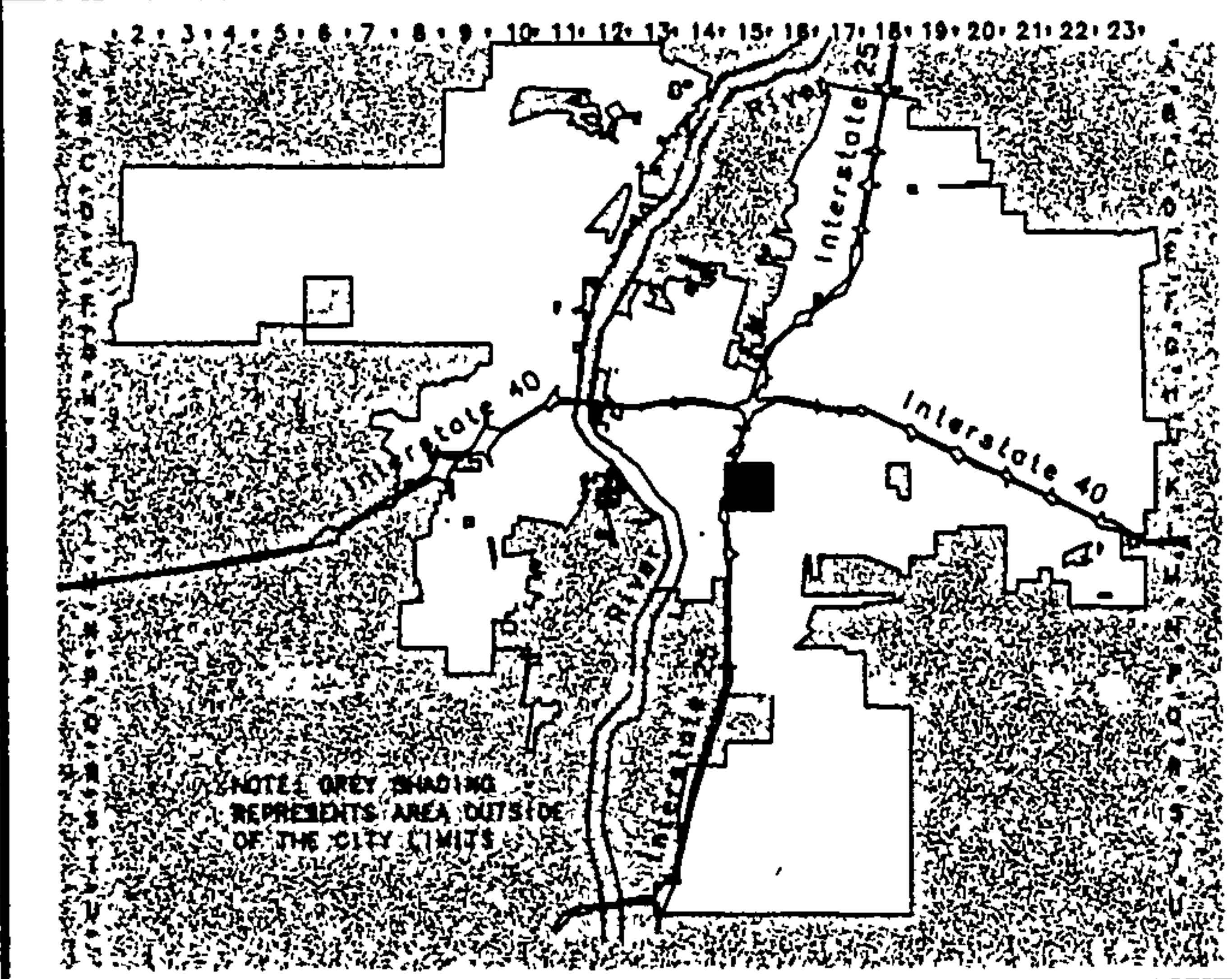
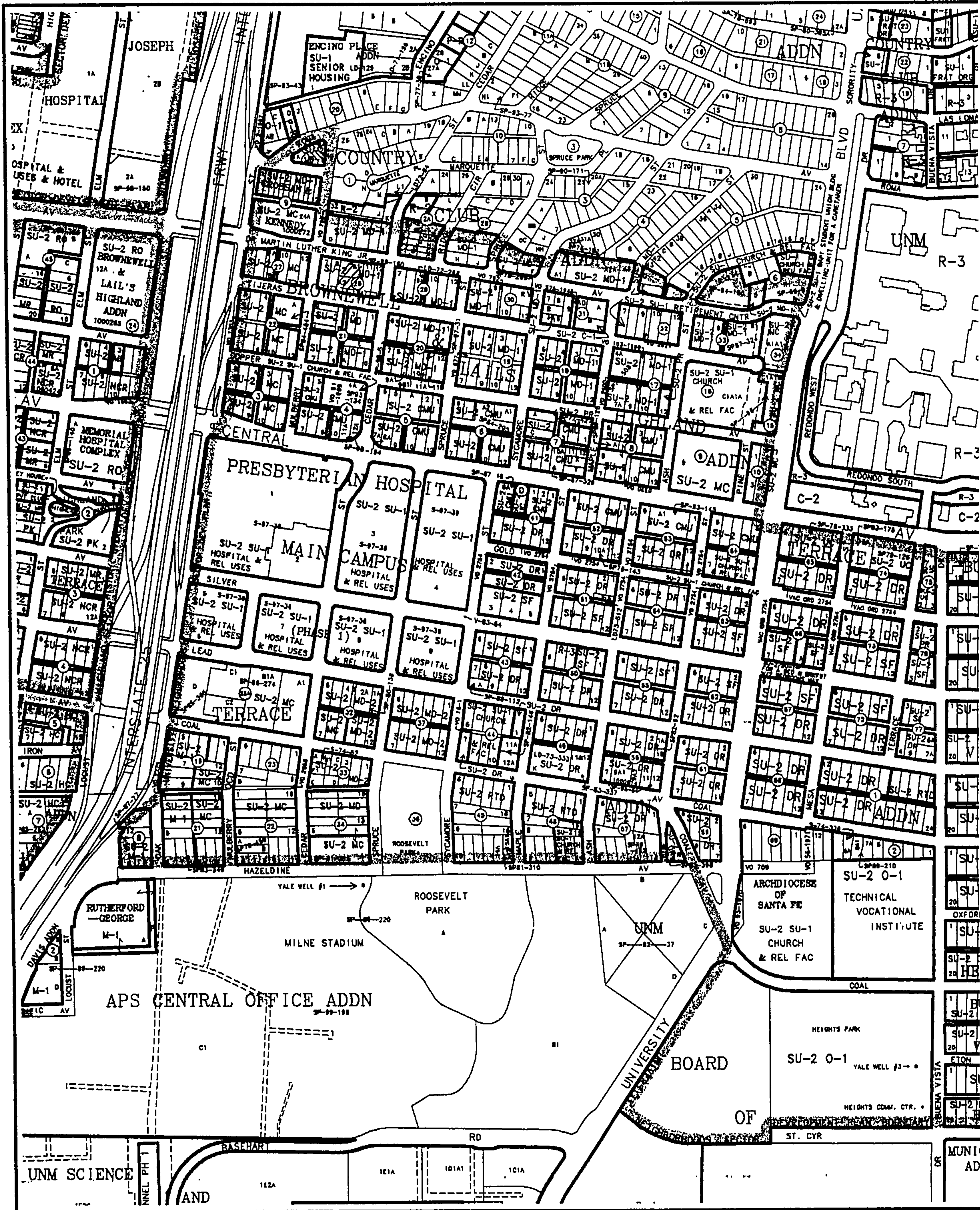


Form revised September 2001

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

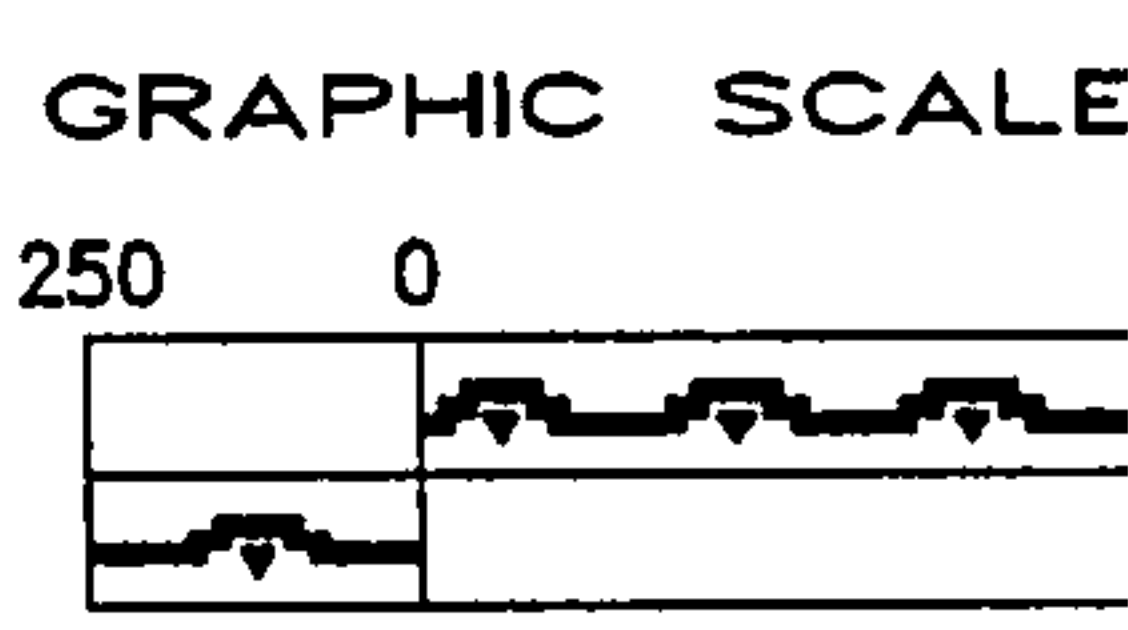
Application case numbers
03DRB- -00261

Oliver Serna 2/20/03
 Planner signature / date
Project # 1002492



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atla

K-15

Map Amended through



PRECISION SURVEYS, INC.

February 20, 2003

Sheran Madson
Chair
Development Review Board
City of Albuquerque
Planning Department

**RE: REQUEST FOR VACATION OF PUBLIC UTILITY EASEMENT
ZONE ATLAS K-15-Z**

Dear Mr. Cobb:

On behalf of our client, First Choice Custom Builders and the property owner, Grande Avenue Partners, Ltd., we are submitting this application requesting the vacation of the public utility easement lying within Tracts A-1 and A-2, Block 28, Brownell & Lail's Highland Addition, located between Martin Luther King Jr. and Tijeras Avenues and between Mulberry and Cedar Streets.

The existing easement was created by the vacation of the public alley shown on the Plat of Brownell & Lail's Highland Addition filed with the City of Albuquerque on August 23, 1999, Book 99C page 238.

▼
▼
▼
The reason for this request is that our client is proposing to subdivide the existing property, and the easement would conflict with the proposed property lot lines. Our client is currently negotiating a narrower easement with the affected utility companies. It is anticipated that the existing overhead utility will be placed in a narrower joint trench. There does not appear to be any City of Albuquerque utilities within this easement.

▼
Please call me at 856-5700 if you have any questions or need additional information.

Sincerely,

Deborah Serna
For Larry Medrano

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113

email presurv@presurv.com

PHONE 505 856 5700

FAX 505 856 7900

www.presurv.com



PRECISION SURVEYS, INC.

February 18, 2003

Ms. Stephani Winklepleck
Office of the Neighborhood Coordination

Via Fax: 924-3913

RE: REQUEST FOR NEIGHBORHOOD NOTIFICATION

Dear Stephani:

Here is my request for neighborhood contacts on the attached site. We want to vacate the easement (see attached).

Legal description: Tracts A-1 and A-2, Block 28, Brownwell & Lail's Highland Addition.

Zone atlas: K-15-Z

▽ If you have any questions or need additional information please do not hesitate to contact me at 856-5700.

▽ Sincerely,

▽ 

Deborah Serna

G:\Documents\NEIGHNOT.DOC



PRECISION SURVEYS, INC.

February 20, 2003

Sycamore Neighborhood Association
301 Cedar St. NE
Albuquerque, NM 87106
ATTN: Ruth Koury

**RE: REQUEST FOR VACATION OF PUBLIC UTILITY EASEMENT
ZONE ATLAS K-15-Z**

Dear Ms. Koury:

On behalf of our client, First Choice Custom Builders and the property owner, Grande Avenue Partners, Ltd., we are submitting an application to the City of Albuquerque Development Review Board requesting the vacation of a public utility easement. We are requesting that the easement lying within Tracts A-1 and A-2, Block 28, Brownwell & Lail's Highland Addition, located between Martin Luther King Jr. and Tijeras Avenues and between Mulberry and Cedar Streets, be vacated. The proposed vacation is shown on the attached zone atlas.

Please call me at 856-5700 if you have any questions or need additional information.

Sincerely,



Deborah Serma

Deborah Serma

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email presurv@presurv.com

PHONE 505 856 5700

FAX 505 856 7900

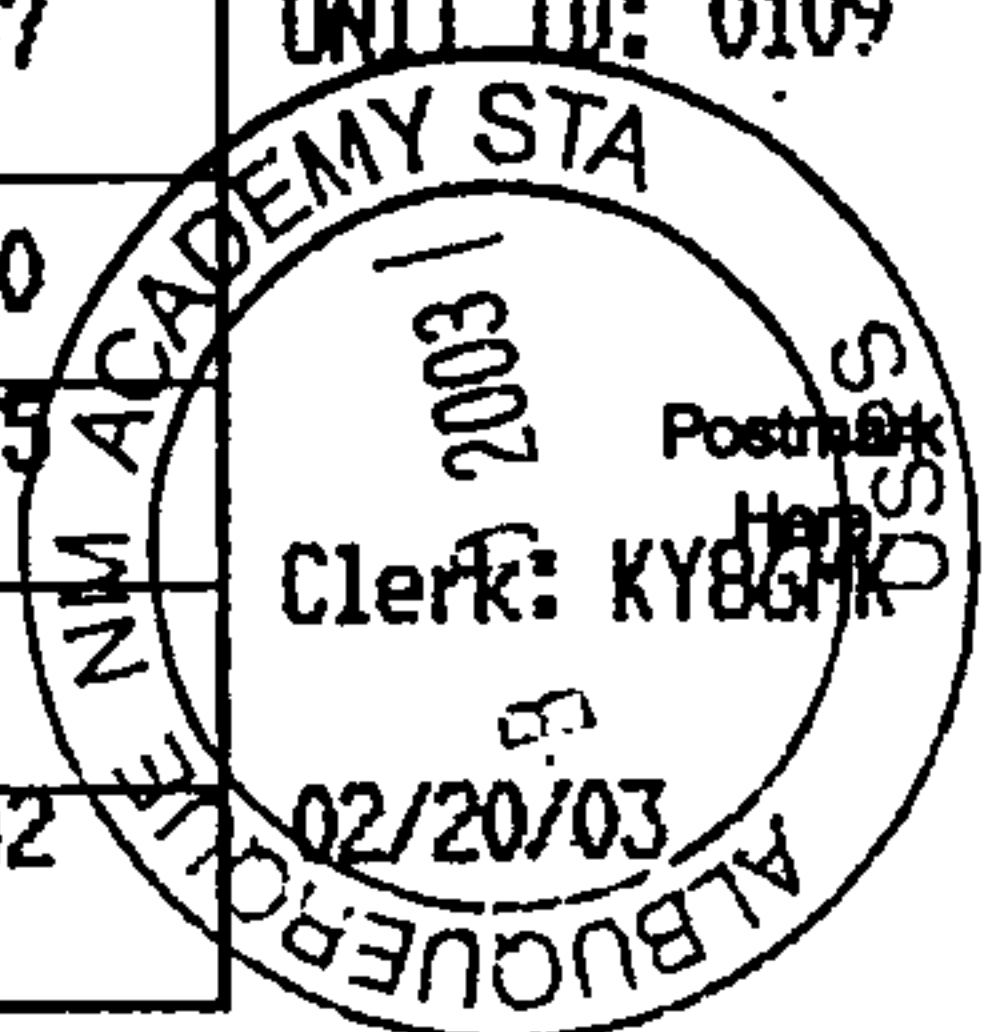
www.presurv.com

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

7001 1940 0006 3627 8637

ALBUQUERQUE, NM 87106 OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



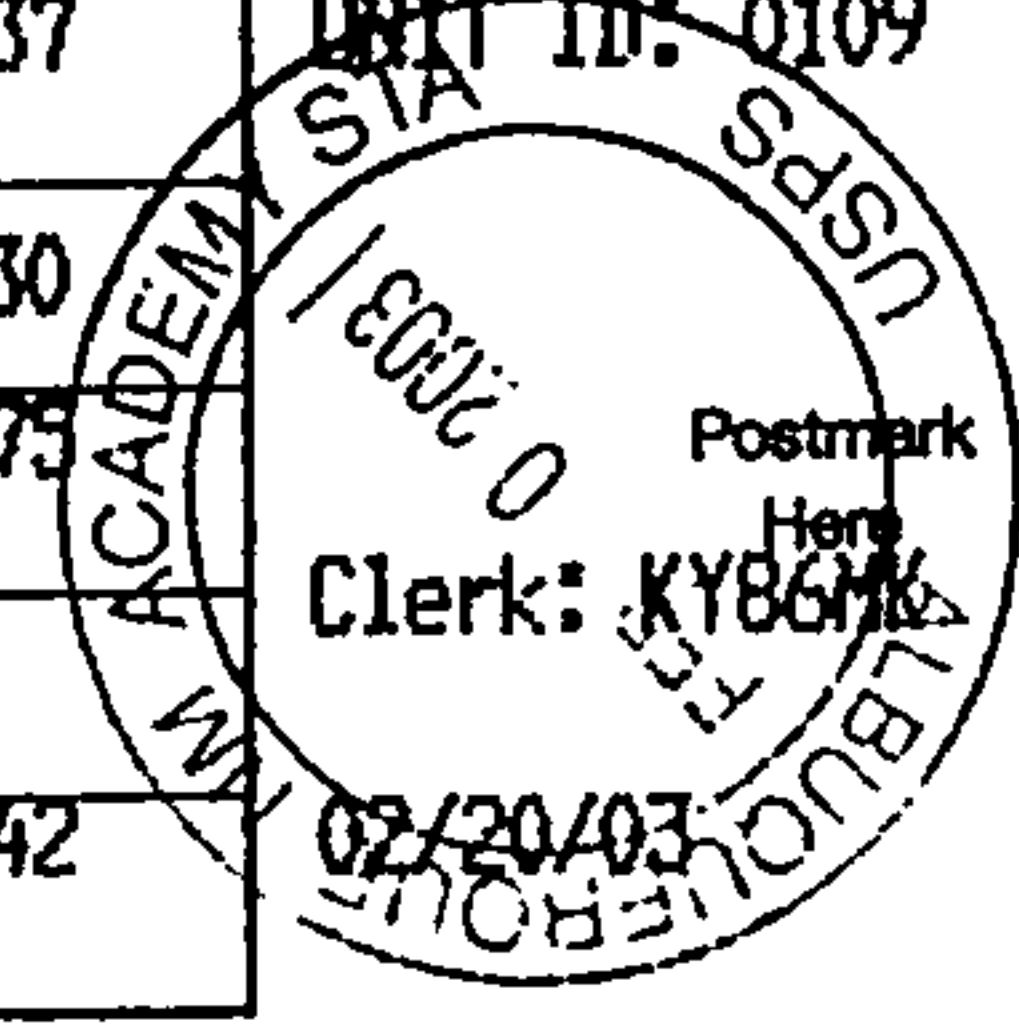
Sent To
 Spruce Park Neighborhood Assoc., Inc.
 Street, Apt. No.; or PO Box No. 1422 Marquette Pl., NE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3500, January 2001 See Reverse for Instructions

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

4658 2296 3627 8594

ALBUQUERQUE, NM 87106 OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



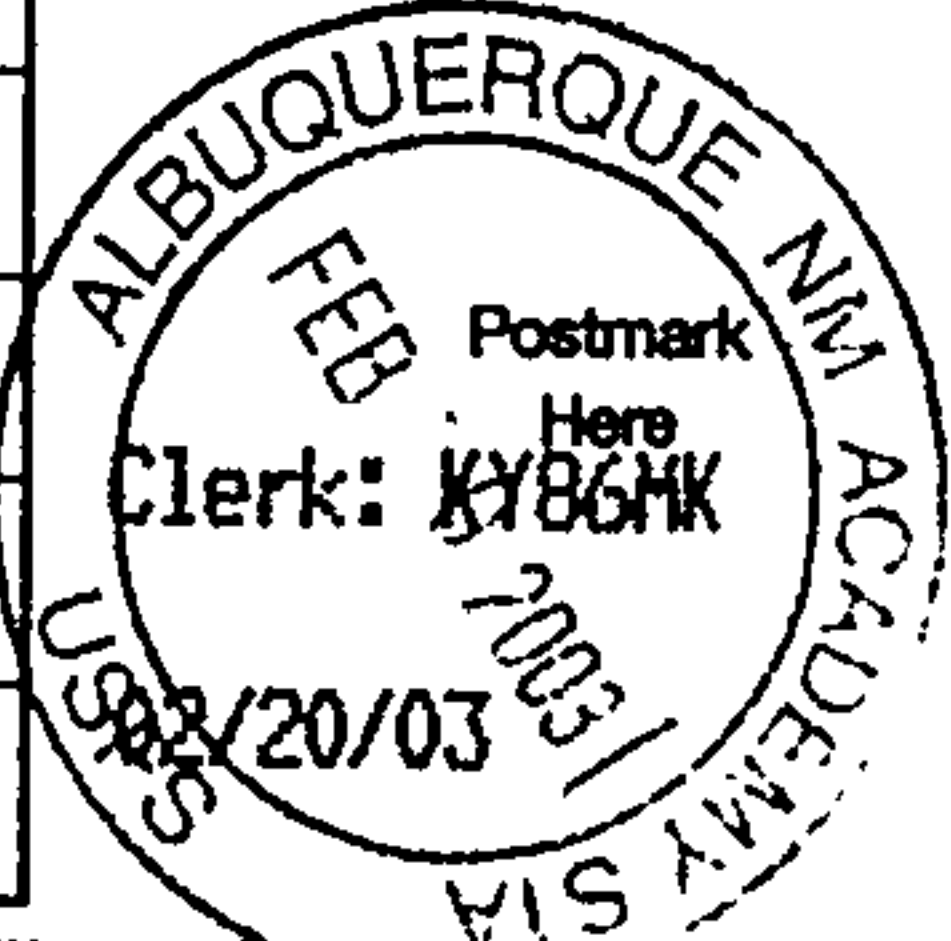
Sent To
 Sycamore Neighborhood Assoc.
 Street, Apt. No.; or PO Box No. 1205 Copper NE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0006 3627 8637

ALBUQUERQUE, NM 87106 OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



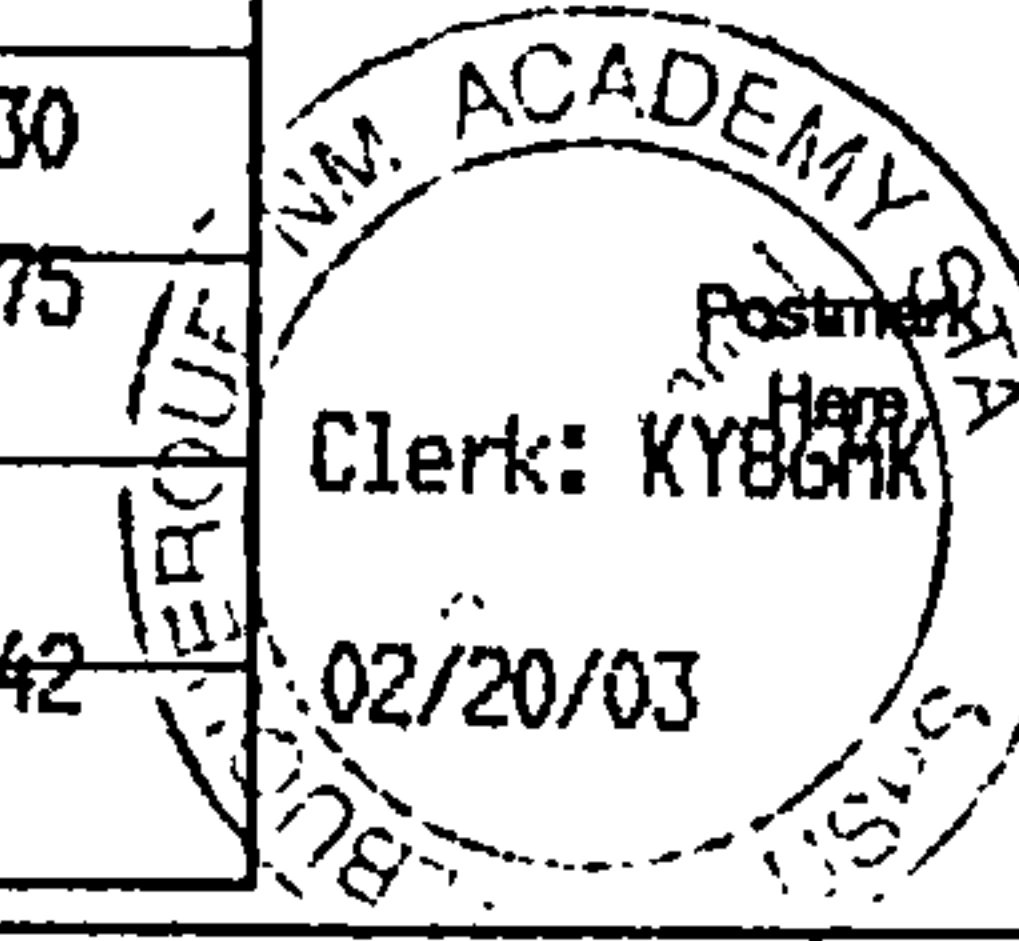
Sent To
 Silver Hill Neighborhood Association
 Street, Apt. No.; or PO Box No. 1701 Silver Ave SE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

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

4298 2296 3627 8624

ALBUQUERQUE, NM 87106 OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



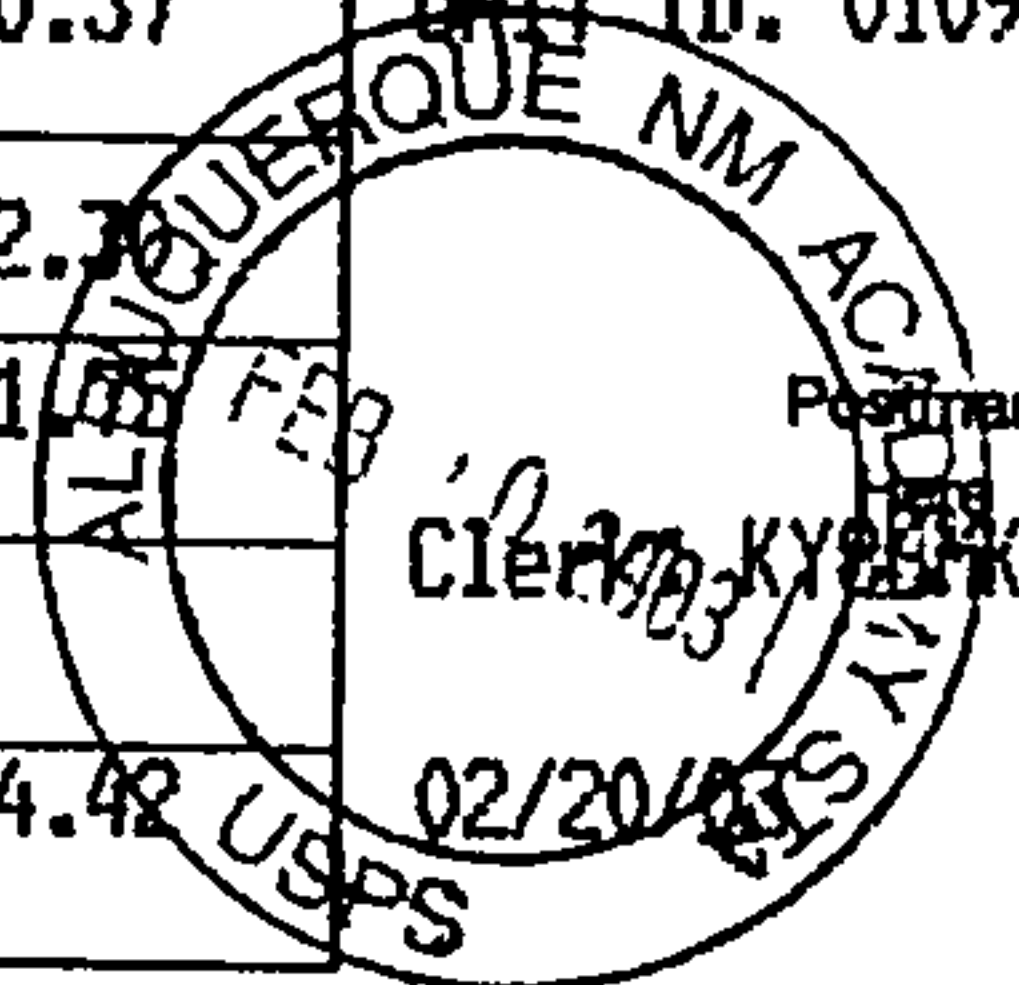
Sent To
 Silver Hill Neighborhood Association
 Street, Apt. No.; or PO Box No. 124 Maple SE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0006 3627 8600

ALBUQUERQUE, NM 87106 OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



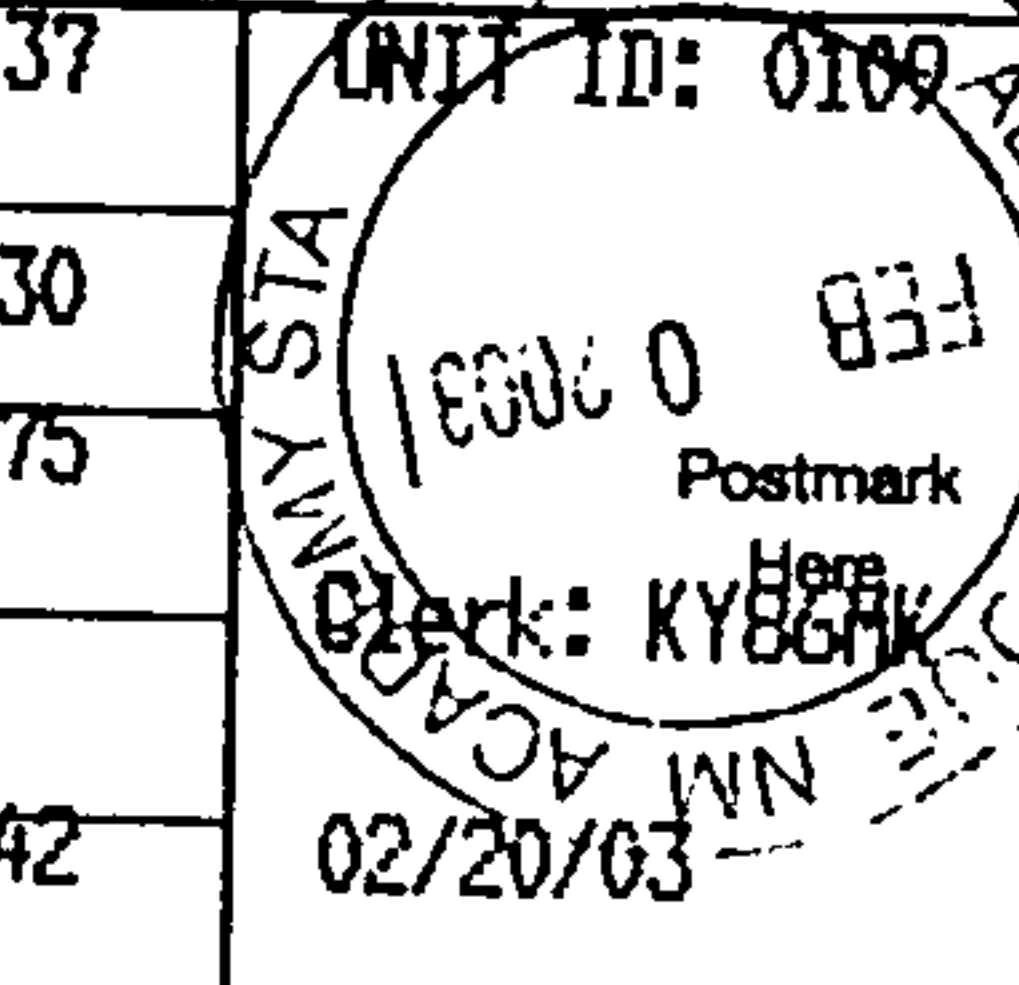
Sent To
 Spruce Park Neighborhood Assoc., Inc.
 Street, Apt. No.; or PO Box No. 1422 Marquette Pl., NE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

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

4858 2296 3627 8587

ALBUQUERQUE, NM 87106 OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



Sent To
 Sycamore Neighborhood Assoc.
 Street, Apt. No.; or PO Box No. 301 Cedar St. NE
 City, State, ZIP+ 4 Albuquerque, NM 87106
 PS Form 3800, January 2001 See Reverse for Instructions

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

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

PAID RECEIPT

APPLICANT NAME

Grande Avenue Partners

AGENT

Doreen Susseng

ADDRESS

PROJECT NO.

100 2492

APPLICATION NO.

03 - 00261

\$ 120⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 120⁰⁰ **Total amount due**

006193



PRECISION SURVEYS, INC.

PHONE 505-856-5700 FAX 505-856-7900
8414-D JEFFERSON ST. N.E.
ALBUQUERQUE, N.M. 87113

FIRST STATE BANK
Taos, Santa Fe, Albuquerque
and Surrounding Communities
Ph. 505-241-7500
95-145/1070

2.20.03

PAY TO THE ORDER OF

City of Albuquerque Planning
One Hundred Twenty and 00/100

\$ 120.00

DOLLARS

DUPLICATE

[Signature]
AUTHORIZED SIGNATURE
3-24-03 LUC: ANNX

MEMO Submitted

RECEIVED # 00004471 WS# 008 TRANSH# 0069
Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$120.00
J24 Misc \$120.00
CK \$120.00
CHANGE 10/28/02 \$0.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 4 To March 19, 2003

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.

Urborall Senora (Applicant or Agent), 2-20-03 (Date)

I issued 2 signs for this application, 2/20/03 (Date), Clare Senora (Staff Member)

03DRB - 00261

4-9-03

DRB.

RE: Project # 1002492

1) 03 DRB-00261 Major-Vacation of Public
Easement

2) 03 DRB-00398 Major-Prelim & Final
Plat Approval

To whom it may concern;

We respectfully request a deferral
of the above referenced project #
to April 30, 2003. This is so
that the matters above can be
heard with ~~Project # 1002~~
A vacation of Right of Way -
This vacation is scheduled for
April 30, 2003.

Thank you very much.

Precision Survey

Agent for Grand Avenue Partners
Legal-Tracts A-1 & A-2 Browne well &
L & L's Highway addn.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 19, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002138

03DRB-00238 Major-Vacation of Pub Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01219] (C-19)

Project # 1002492

03DRB-00261 Major-Vacation of Public Easements

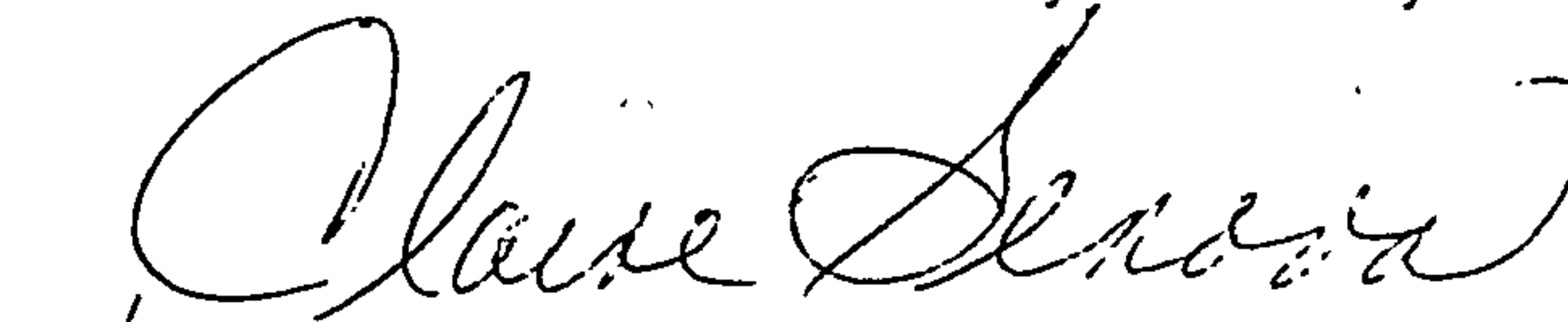
PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAIHS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). (K-15)

Project # 1002379

03DRB-00269 Major-Preliminary Plat Approval
03DRB-00270 Major-Vacation of Pub Right-of-Way
03DRB-00271 Major-Vacation of Pub Right-of-Way
03DRB-00272 Major-Vacation of Pub Right-of-Way
03DRB-00273 Major-Vacation of Pub Right-of-Way
03DRB-00274 Minor-Vacation of Private Easements
03DRB-00275 Minor-Vacation of Private Easements
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, **PARADISE HEIGHTS**, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION**) zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximately 9 acre(s). [REF: 02-01867 (SK)] (A-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 Sheran Matson, AICP, Chair
Development Review Board

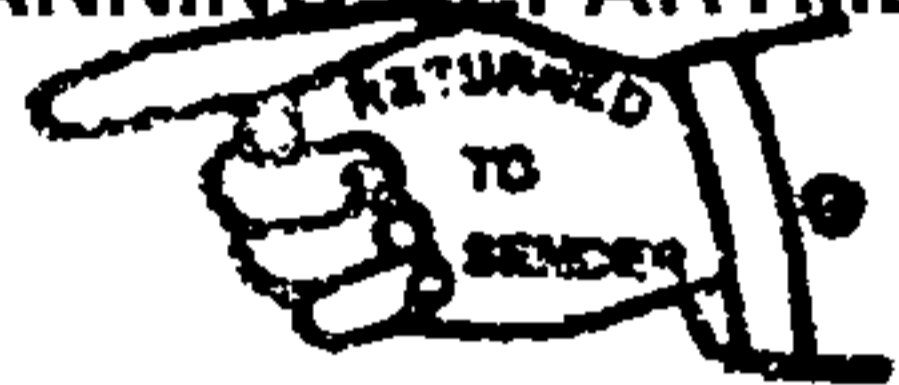
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 3, 2003.



City of Albuquerque

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PLANNING DEPARTMENT

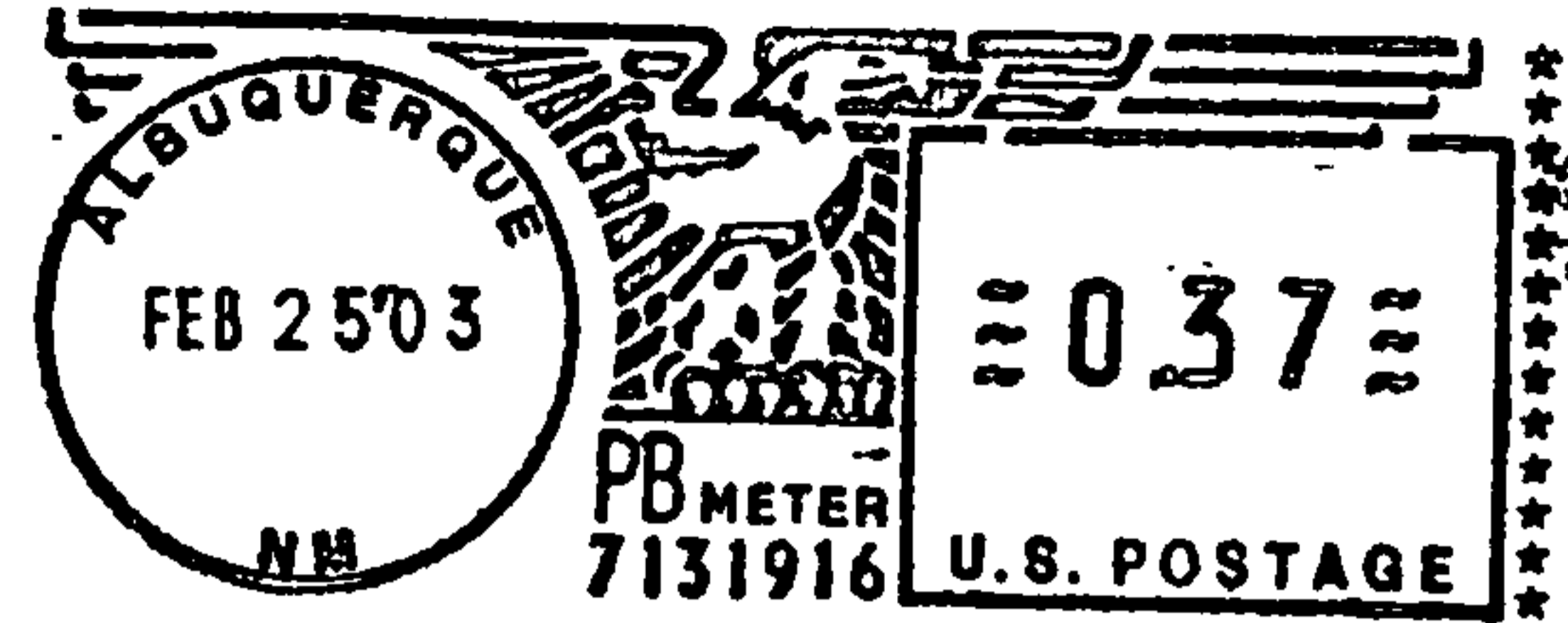


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Unable To Forward
- Incorrect Address
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101505719642723416

SG PROPERTIES LLC
PO BOX 1773
SANTA FE NM 87504

BRM
7-10-02



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**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, April 30, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001140

03DRB-00557 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING agent(s) for SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB-00391, DRB-99-52] (C-18)

Project # 1001396

03DRB-00525 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1□1, **MESETA DEL NORTE SUBDIVISION**, zoned R-1, located on VISTA DEL NORTE NE, between EDITH BLVD NE and LOS LOMITAS NE containing approximately 22 acre(s). [REF: 02DRB-00682, 02DRB-01871, 02DRB-01645, 02DRB-00428] (D-16)

Project # 1002492

03DRB-00556 Major-Vacation of Pub Right-of-Way

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS, C/O BERGER BRIGGS request(s) the above action(s) for all or a portion of Lot(s) A-2, Block(s) 28, **BROWNEWELL & LAIS HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on the NORTH SIDE OF TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261 (V) 03DRB-00398 (P&F), DRB-99-214] (K-15)

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, APRIL 14, 2003.



City of Albuquerque

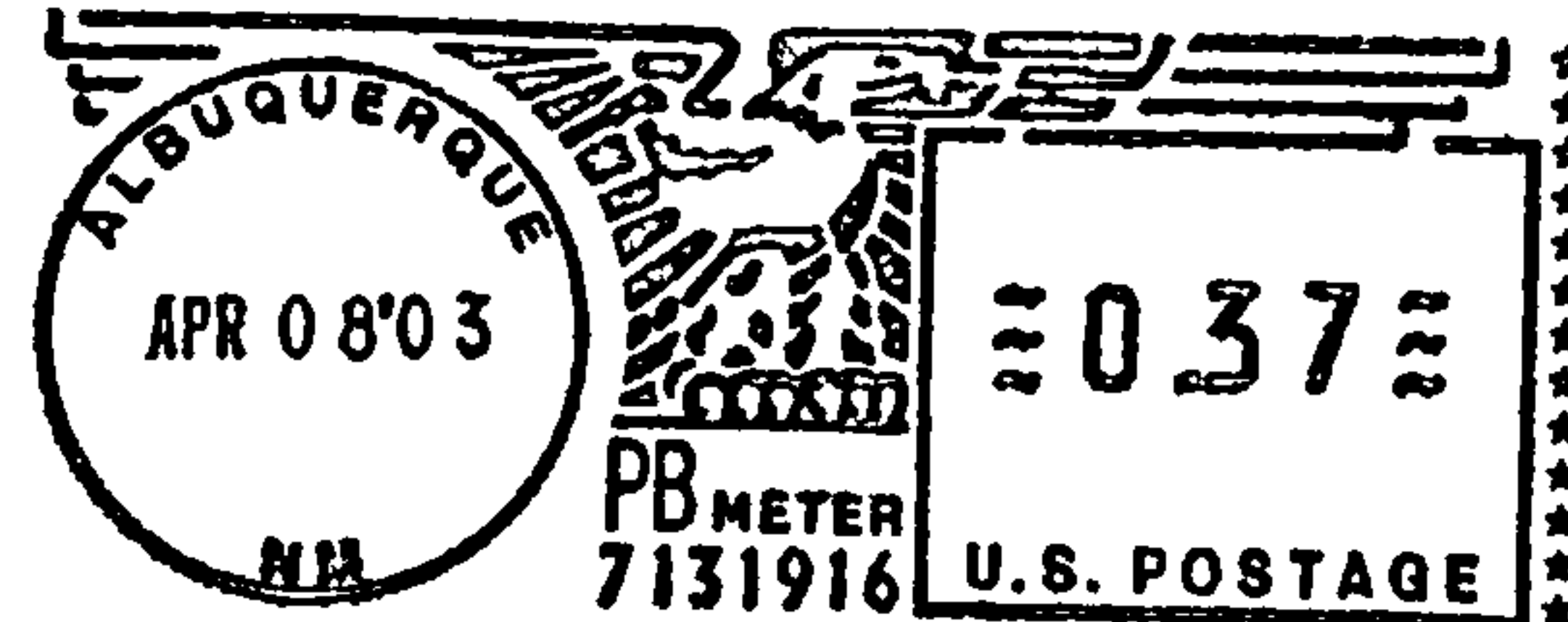
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