



Completed
2/11/04
AB

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03DRB-01547 ²⁰¹⁴ Project # 1002518
 Project Name: Alvarado Farms EPC Application No.: 1001753
 Agent: Comm. Sciences Phone No.: 259-0883 Jan

Project Number 1001753 1002518

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/31/03 by the DRB with delegation of signature(s) to the following departments. *Patrick*

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

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

AGIS ELECTRONIC PLAT SUBMITTAL FORM

DRB Project Case # 1002518
 Subdivision Name Alvarado Gardens, Unit 3 Lots 41A & 41B
 Surveyor Thomas Patrick
 Company/Agent Community Sciences
 Contact Person Thomas Patrick Phone # 259-0883 email _____

DXF Received Date: 1/29/04
 Hard-Copy Date: 2/09/04

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Patricia M. Gyst 2/09/04
 Approved Date

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

AGIS Use Only		
Copied cov <u>2518</u> to agiscov.	Date: <u>2/09/04</u>	Contact person Notified on: <u>2/09/04</u>



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

12/31/03

4. Project # 1002518

03DRB-02014 Major-Vacation of Pub Right-of-Way
03DRB-02015 Major-Vacation of Public Easements
03DRB-02016 Minor-Amnd Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for THOMAS & MARGARET KRYFKO, TEDDY & BARBARA POLK & GWENDOLYN VANDAMME request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-2, located on DECKER AVE. NW, between GLENWOOD ROAD NW and TRELIS DR. NW containing approximately 1 acre(s). (G-12)

At the December 31, 2003, Development Review Board meeting, the Amended Final Plat and the Vacation were approved as shown on Exhibit B in the Planning file, subject to these provisions:

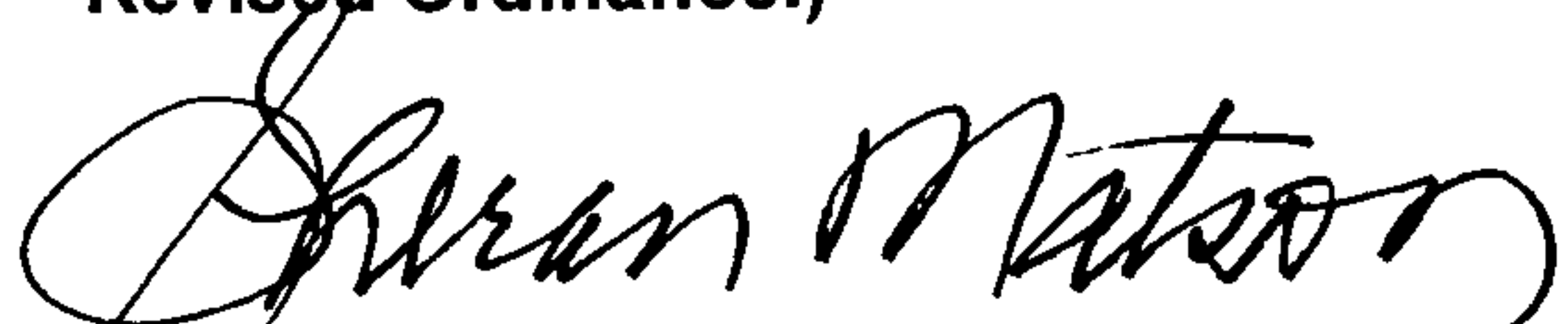
1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by January 14, 2004 in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Community Science Corp, PO Box 1328, Corrales, NM 87048
Polk, VanDame, Kryfko, 8801 Brandywine Road NE, 87111
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

4. ~~Project # 1002518~~
03DRB-02014 Major-Vacation of Pub
Right-of-Way
03DRB-02015 Major-Vacation of Public
Easements
03DRB-02016 Minor-Amnd Prelim Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s)
for THOMAS & MARGARET KRYFKO, TEDDY &
BARBARA POLK & GWENDOLYN VANDAMME
request(s) the above action(s) for all or a portion of
Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned
RA-2, located on DECKER AVE. NW, between
GLENWOOD ROAD NW and TRELIS DR. NW
containing approximately 1 acre(s). (G-12)
~~THE VACATION WAS APPROVED AS SHOWN ON~~
~~EXHIBIT B IN THE PLANNING FILE. THE~~
~~AMENDED FINAL PLAT WAS APPROVED. - 1~~

5. **Project # 1003113**
03DRB-01995 Major-Vacation of Public
Easements

DARRELL RATCHNER request(s) the above action(s)
for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO
SUBDIVISION**, zoned R-1, located on WELLS DR.
NE, between INDIAN SCHOOL RD. NE and HAINES
NE containing approximately 1 acre(s). [REF: DRB-
94932, V-87-71] (J-23)
**THE VACATION WAS APPROVED AS SHOWN ON
EXHIBIT B IN THE PLANNING FILE.**

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

WILSON & COMPANY agent(s) for LEGACY
SUSTAINABLE DEVELOPMENT request(s) the above
action(s) for, **LA CUENTISTA SUBDIVISION**, zoned
R-1, located on KIMMICK DRIVE NW, between
URRACA STREET NW and CAMINO DE PAZ
containing approximately 50 acre(s). [REF: 1000922,
DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725]
(C-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

7. **Project # 1001753**
03DRB-01999 Minor-Sidewalk Waiver
03DRB-01998 Minor-Subd Design
(DPM) Variance
03DRB-01884 Major-Preliminary Plat
Approval

MARK GOODWIN & ASSOC agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Lot(s) 1 & 2-11, Block(s) 11, **N ABQ ACRES TR 1 UNIT 3**, zoned R-D 3du/Acre, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 03DRB-01884] (B-19)

WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10/30/03 THE PRELIMINARY PLAT WAS APPROVED. CONDITION: FLORENCE PRELIMINARY WALL DESIGN IS APPROVED BEFORE FINAL PLAT APPROVAL.

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

BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. OF TR. 4, BLACK RANCH**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928] (C-09)

DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

9. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat
Approval
03DRB-01535 Minor-Sidewalk Waiver
03DRB-01533 Minor-Temp Defer
SDWK

DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

10. **Project # 1003111**
03DRB-02079 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01987 Minor-Vacation of
Private Easements
03DRB-01988 Minor-Temp Defer
SDWK
03DRB-01986 Major-Preliminary Plat
Approval
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57 (EPC SP)] (E-11)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF TO PLANNING FOR EPC CASE PLANNER INITIALS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A TEMPORARY DEFERRAL OF SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-21-03 AND THE INFRASTRUCTURE LIST DATED 12-31-03. THE PRELIMINARY PLAT WAS APPROVED.

- 10 B.**
Project #1002800
03DRB-02152 Minor-Subd Design
(DPM) Variance
03-01990 Major-Preliminary Plat
03-01992 Minor-Temporary Deferral
SDWK

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Tract(s) 1, **NORTH ALBUQUERQUE ACRES**, zoned RD 3 du/ac, located on MODESTO AVE. NE, between GLENDALE AVE. and WYOMING BLVD. NE containing approximately 14 acre(s). (B-19)
THE PRELIMINARY PLAT WAS APPROVED WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

**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.**

11. **Project # 1003009**
03DRB-02149 Minor-SiteDev Plan
BldPermit/EPC
- TIERRA WEST LLC agent(s) for SANDIA FOOD GROUP request(s) the above action(s) for all or a portion of Lot(s) 2, **JEFFERSON COMMONS II**, zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 3 acre(s). [REF: Z-97-20, DRB-97-366] (F-17)
- THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES AND TRANSPORTATION TO REVISE UTILITY MASTER PLAN AND CHANGE DIMENSIONS FOR THE PARKING SPACES WITH AN UPDATED LANDSCAPING PLAN.**

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

12. **Project # 1001796**
03DRB-02078 Minor-Prelim&Final Plat
Approval
- SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] (C-13)
- DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

13. **Project # 1001932**
03DRB-02108 Minor-Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) F, **WEST RIDGE S/D , UNIT 3**, zoned SU-1 special use zone, RD (6-10 DU/AC), located on UNSER BLVD NW, between OLD OURAY RD. NW and NEW OURAY RD. NW containing approximately 14 acre(s). [REF: 02DRB-01578& 79, 02DRB-01580& 81, 03DRB-00220, 03DRB-00353, 03DRB-00577] (H-09)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION FEE AND DETACHED OPEN SPACE TABLE.

14. **Project # 1001523**
03DRB-02109 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for UNSER & 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 special use zone, for Light Industrial, located on UNSER BLVD NW, between LADERA DR. NW and 98TH STREET NW containing approximately 120 acre(s). [REF: 02DRB-00518, 02DRB-00621, SP 4 S/D] (H-09)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA SIGNATURE AND MINOR CORRECTIONS ON PLAT.

15. **Project # 1000716**
03DRB-02110 Minor-Ext of SIA for
Temp Defer SDWK
03DRB-02111 Minor-Extension of
Preliminary Plat

LARRY READ & ASSOCIATES, INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, located on ALEXANDRIA AVE. NE, between EUBANK BLVD. NE and HOLBROOK NE containing approximately 1 acre(s). (D-20)

A ONE-YEAR EXTENSION TO THE SIA FOR A TEMPORARY DEFERRAL SIDEWALK WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

16. **Project # 1002743**
03DRB-02083 Minor-Prelim Plat
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-77-28, 03DRB-00989] (F-11)

NO ACTION TAKEN. PRELIMINARY PLAT PREVIOUSLY APPROVED.

17. **Project # 1002771**
03DRB-02147 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 36, **NM TOWN CO. ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on, between and containing approximately 2 acre(s). [REF: 03DRB-01036 VAC., DRB-98-253, ZA-98-342, ZA-95-36] (K-14)

THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR SKETCH SHOWING CROSS SECTIONS OF STREETS. RIGHT-OF-WAY SHOULD BE 10 FEET FROM THE FACE OF THE CURB.

18. This project heard as Item 10 B.

19. **Project # 1002992**
03DRB-02138 Minor-Prelim Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1- 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD. SW and CENTRAL AVE. SW containing approximately 2 acre(s). [REF: 03DRB-01623] (K-09)

DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

20. **Project # 1003026**
03DRB-02099 Minor-Prelim&Final Plat
Approval

ABQ. ENGINEERING agent(s) for INFILL SOLUTIONS (JAY REMBE) request(s) the above action(s) for all or a portion of Lot(s) POR. 2&3, **ALVARADO GARDENS SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD. NW containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12)

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10-20-03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING, AND UTILITIES FOR AGIS APPROVAL OF DXF FILE AND TRANSPORTATION FOR CLEAR SIGHT TRIANGLE. CONDITION OF FINAL PLAT: PUBLIC WATER AND SEWER EASEMENTS WILL BE SEPARATE FROM PUE. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

21. **Project # 1003156**
03DRB-02153 Minor-Prelim&Final Plat
Approval

C/O ROBBIN WOODALL agent(s) for RALPH & MARY LUCERO request(s) the above action(s) for all or a portion of Lot(s) 5-A, **LAURELWOOD S/D**, zoned R-D residential and related uses zone, developing area, located on SHERWOOD DR. NW, between LAURELWOOD PARKWAY NW and LAURELWOOD AVE. NW containing approximately 1 acre(s). [REF: Z-84-28, DRB-94-576, SP-94-207] (H-10)

THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

22. **Project # 1003155**
03DRB-02148 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) 35- 37, Block(s) F, **EL RANCHO GRANDE**, zoned R-LT residential zone, located on AMOLE VISTA ST SW, between CAMINO SAN MARTIN, SW and EL RANCHO DR. SW containing approximately 1 acre(s). [REF: 1001347] (M-09)
THE PRELIMINARY AND FINAL PLATS WERE APPROVED.

23. **Project # 1003152**
03DRB-02139 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for WILLIAM & EDNA MCIVER request(s) the above action(s) for all or a portion of Lot(s) 5& 6, Block(s) 17, **MONTEREY HILLS ADDITION**, zoned R-1 residential zone, located on SANTA CLARA AVE SE, between WELLESLEY AVE. SE and HYDER AVE. SE containing approximately 1 acre(s). [REF: ZA-75-127] (L-16)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED.

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1003153**
03DRB-02140 Minor-Sketch Plat or Plan

GEORGE J. MARQUEZ SURVEYING agent(s) for LOE KORTE request(s) the above action(s) for all or a portion of Lot(s) 8-A, **WEST ALBUQUERQUE BUSINESS ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between 50TH ST. NW and 52ND ST. NW containing approximately 1 acre(s). [REF: DRB-95-408 & 495, ZA-95-199, Z-84-87] (K-11)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.

25. **Project # 1002629**
03DRB-02124 Minor-Sketch Plat or Plan

LYLE C LOSACK agent(s) for BRENDAN T O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, **DAVIDSON EDITION**, zoned DI-2 for RT, located on 10TH ST NW, between CANDELARIA NW and containing approximately 1 acre(s). [REF: 03DRB-00683, 03DRB-01413] (G-14)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.

26. Other Matters:

Adjourned: 12:20 P.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 31, 2003, 09:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

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

1. **Project # 1000844**
03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712](C-19)
A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1000875**
03DRB-02004 Major-Vacation of Public Easements
03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 31, 2003

Project # 1002518

03DRB-02014 Major-Vacation of Pub Right-of-Way

03DRB-02015 Major-Vacation of Public Easements

03DRB-02016 Minor-Amnd Prelim Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for THOMAS & MARGARET KRYFKO, TEDDY & BARBARA POLK & GWENDOLYN VANDAMME request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-2, located on DECKER AVE. NW, between GLENWOOD ROAD NW and TRELIS DR. NW containing approximately 1 acre(s). (G-12)

AMAFCA	No Comment
COG	No adverse comment
Transit	No comments received
Zoning Enforcement	Reviewed, no comment
Neighborhood Coordinator	
Letter sent to the Alvarado Gardens ® Neighborhood Association.	
APS	No comments received
Police Department	No comments
Fire Department	No adverse comment
PNM Gas	Approves
PNM Electric	PNM approves the vacations & pre-plat.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received

Open Space Division

No Adverse Comment

City Engineer

MRGCD approval of vacation required – they must also sign plat prior to City Engineer. No objection to street vacation.

Transportation

- 1) Is the sidewalk constructed?
- 2) Provide sketch-showing face of curb in relation to the new property lines on both Decker & Glenwood.
- 3) Are all PUE's now located on private property?

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 1 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

No objection to the vacation requests.

Utilities Development

1. No objection to Vacation requests.
2. No objection to Amended Preliminary Plat.

Planning Department

No objection

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

cc: Teddy Polk, Barbara Polk, Thomas Kryfko, Margaret Kryfko, and Gwendolyn Van Damme, 8801 Brandywine Road NE, 87111
Community Sciences Corporation, PO Box 1328, Corrales, NM 87048



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # ~~1002518~~ →
03DRB-02014 Major-Vacation of Pub
Right-of-Way
03DRB-02015 Major-Vacation of Public
Easements
03DRB-02016 Minor-Amnd Prelim Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for
THOMAS & MARGARET KRYFKO, TEDDY &
BARBARA POLK & GWENDOLYN VANDAMME
request(s) the above action(s) for all or a portion of
Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-
2, located on DECKER AVE. NW, between
GLENWOOD ROAD NW and TRELIS DR. NW
containing approximately 1 acre(s). (G-12)

Project # 1003113
03DRB-01995 Major-Vacation of Public
Easements

DARRELL RATCHNER request(s) the above action(s)
for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO
SUBDIVISION**, zoned R-1, located on WELLS DR. NE,
between INDIAN SCHOOL RD. NE and HAINES NE
containing approximately 1 acre(s). [REF: DRB-94932,
V-87-71] (J-23)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 15, 2003.



**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, December 31, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000844

03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712] (C-19)

Project # 1000875

03DRB-02004 Major-Vacation of Public Easements
03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)

Project # 1002051

03DRB-02010 Minor-Vacation of Private Easements
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SEE PAGE 2 . . .



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002518

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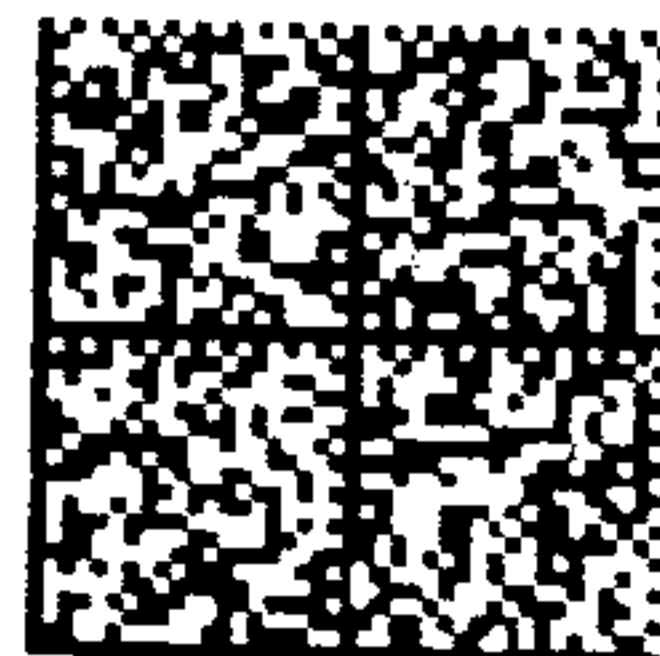
SEE PAGE 2 . . .



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

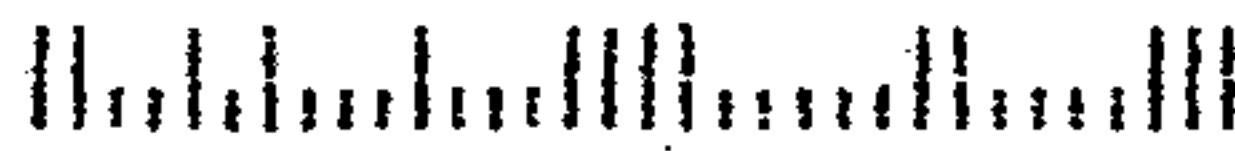
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PADON JAMES C JR
2540 CANDELARIA RD NW
ALBUQUERQUE NM 87107

87107-1293-1253





PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2

Project # 1002518

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City of Albuquerque

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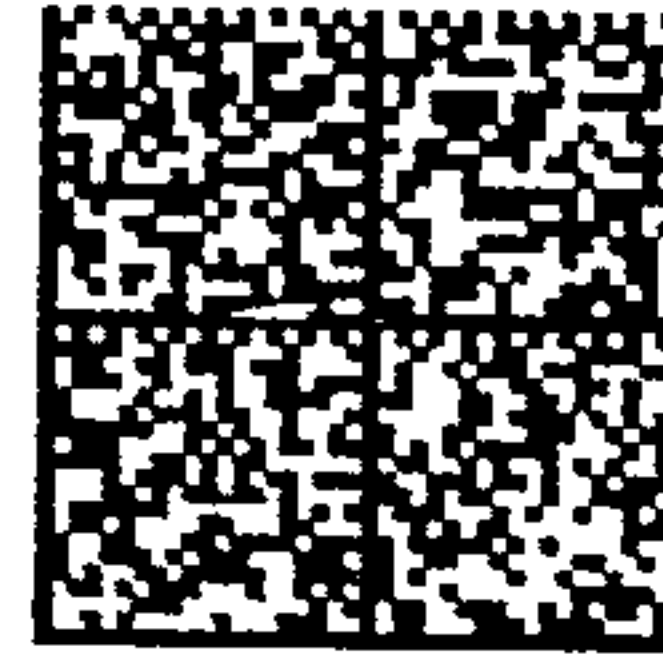
PLANNING DEPARTMENT

- Forwarding Order Expired
- Insufficient Address
- Moved, Left No Address
- Unclaimed Refused
- Attempted - Not Known
- No Such Street
- No Such Number
- Return No. _____ Date _____
- Carrier/Initials _____

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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: 1002518

AGENDA ITEM NO: 4

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 <i>AMV</i> | (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.
 No adverse comments on plat.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: December 31, 2003

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

Meeting Date: DECEMBER 31, 2003
Zone Atlas Page: G-12-Z
Notification Radius: 100 Ft.

Project# 1002518
App# 03DRB-02014
App# 03DRB-02015
App# 03DRB-02016

Cross Reference and Location: N/A

Applicant: TEDDY POLK, GWENDOLYN VANDAMME, THOMAS KRYFKO,
MARGARET KRYFKO, & BARBARA POLK
Address: 8801 BRANDYWINE RD NE
ALBUQUERQUE NM 87111

Agent: COMMUNITY SCIENCES CORPORATION
Address: PO BOX 1328
CORRALES NM 87048

Special Instructions:

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

Date Mailed: DECEMBER 12, 2003

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page / Of /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
G-12	1012060	379-330	105-11	✓
				1012060 430-342 103 75 ✓
		379-335	04	✓
				432-350 38 ✓
		385-346	09	✓
				418-305 74 ✓
		390-334	10	✓
				423-314 70 ✓
		409-353	12	✓
				425-319 69 ✓
		399-358	13	✓
				426-321 68 ✓
		390-362	14	✓
				428-323 67 ✓
		374- 312 ³¹²	102-13	✓
				430-327 66 ✓
		382-310	14	✓
				432-330 65 ✓
		384-306	15	✓
				433-332 64 ✓
		392-313	16	✓
				435-335 63 ✓
		382-318	17	✓
				436-341 62 ✓
		373-324	18	✓
		400-303	103-42	✓
		408-309	41	✓
		412-319	40	✓
		418-331	39	✓
		427-336	77	✓
		428-339	76	✓



<mainframe@coa1mp
3.cabq.gov>

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cc:
Subject:

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1	RECORDS WITH LABELS	PAGE
1		
01012060	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101206039933010511	LEGAL: 041 ALVA RADO GDNS NO 3	
LAND USE:		
	PROPERTY ADDR: 00000 DECKER	
	OWNER NAME: POLK BARBARA & TEDDY J & KRYFK	
	OWNER ADDR: 02603 DECKER	RD NW
ALBUQUERQUE NM	87107	
0101206037933510504	LEGAL: 43-A BEI NG A REPL OF LT 43 ALVARADO GARDENS	
UNIT 3 LAND USE:		
	PROPERTY ADDR: 00000 DECKER	
	OWNER NAME: MERRIMAN DAVID S & TRUDY M	
	OWNER ADDR: 02617 DECKER	RD NW
ALBUQUERQUE NM	87107	
0101206038534610509	LEGAL: 43-B BEI NG A REPLAT OF LOT 43 ALVARADO GARDENS	
UNI LAND USE:		
	PROPERTY ADDR: 00000 DECKER	
	OWNER NAME: TOSER LESLEY	
	OWNER ADDR: 02621 DECKER	RD NW
ALBUQUERQUE NM	87107	
0101206039033610510	LEGAL: 042 ALVA RADO GDNS NO 3	
LAND USE:		
	PROPERTY ADDR: 00000 DECKER	
	OWNER NAME: POLK TEDDY J & BARBARA G CO-TR	
	OWNER ADDR: 02605 DECKER	NW
ALBUQUERQUE NM	87107	
0101206040935310512	LEGAL: 080 ALVA RADO GDNS NO 3	
LAND USE:		
	PROPERTY ADDR: 00000 CANDELARIA	
	OWNER NAME: CHILTON LANCE ALIX & KATHERINE	
	OWNER ADDR: 02604 CANDELARIA	RD NW
ALBUQUERQUE NM	87107	
0101206039935810513	LEGAL: 079 ALVA RADO GDNS NO 3	
LAND USE:		
	PROPERTY ADDR: 00000 CANDELARIA	
	OWNER NAME: OGRADY GEORGEANN &	
	OWNER ADDR: 02610 CANDELARIA	RD NW
ALBUQUERQUE NM	87107	
0101206039036210514	LEGAL: 078 ALVA RADO GDNS NO 3	
LAND USE:		
	PROPERTY ADDR: 00000 CANDELARIA	
	OWNER NAME: SANCHEZ ROBERT F & DIANA L	
	OWNER ADDR: 02618 CANDELARIA	RD NW
ALBUQUERQUE NM	87107	
0101206037631210213	LEGAL: 032 POME RENK ADD	
LAND USE:		
	PROPERTY ADDR: 00000 ORO VISTA	
	OWNER NAME: PEEPLES CHARLES R ETUX	
	OWNER ADDR: 00003 EL CIELO	RD
LOS LUNAS NM	87031	
0101206038231010214	LEGAL: 031 POME RENK ADD	

LAND USE:

PROPERTY ADDR: 00000 ORO VISTA
OWNER NAME: MACGIBBON PRISCILLA &
OWNER ADDR: 02613 ORO VISTA NW

ALBUQUERQUE NM 87107
0101206038930610215
LAND USE:

LEGAL: 030 POME RENK ADD

PROPERTY ADDR: 00000 ORO VISTA
OWNER NAME: KINZY BILLY J & EMILY
OWNER ADDR: 02601 ORO VISTA DR NW

ALBUQUERQUE NM 87107
0101206039231310216
LAND USE:

LEGAL: 029 POME RENK ADD

PROPERTY ADDR: 00000 GLENWOOD
OWNER NAME: KINZY JASON & MARLO
OWNER ADDR: 02921 GLENWOOD DR NW

ALBUQUERQUE NM 87107
1 R E C O R D S W I T H L A B E L S PAGE
2

0101206038231810217
LAND USE:

LEGAL: 057 POME RENK ADD

PROPERTY ADDR: 00000 DECKER
OWNER NAME: SANCHEZ DAVID J & EVELYN R
OWNER ADDR: 02615 ORO VISTA RD NW

ALBUQUERQUE NM 87107
0101206037332410218
LAND USE:

LEGAL: 056 POME RENK ADD

PROPERTY ADDR: 00000 DECKER
OWNER NAME: CALLAHAN PATRICK W & PATRICIA
OWNER ADDR: 02608 DECKER RD NW

ALBUQUERQUE NM 87107
0101206040630310342
LAND USE:

LEGAL: 027 POME RENK ADD

PROPERTY ADDR: 00000 GLENWOOD
OWNER NAME: HERRERA DAVID R & JENNIFER L
OWNER ADDR: 03000 GLENWOOD RD NW

ALBUQUERQUE NM 87107
0101206040830910341
LAND USE:

LEGAL: 028 POME RENK ADD

PROPERTY ADDR: 00000 GLENWOOD
OWNER NAME: RICKS DANIELLE
OWNER ADDR: 03004 GLENWOOD NW

ALBUQUERQUE NM 87107
0101206041231910340
LAND USE:

LEGAL: 00L REPL ALVARADO GDNS NO 3 SW CORNER L6

PROPERTY ADDR: 00000 GLENWOOD
OWNER NAME: TATE M FAYE TRUSTEE
OWNER ADDR: 03006 GLENWOOD DR NW

ALBUQUERQUE NM 87107
0101206041833110339
OF LAND USE:

LEGAL: NORT H 12 8FT OF SOUTH 264FT OF THE WEST FRACTION

PROPERTY ADDR: 00000 GLENWOOD
OWNER NAME: SOWERS H FRANK ETUX
OWNER ADDR: 03020 GLENWOOD DR NW

ALBUQUERQUE NM 87107
0101206042733610377
UN LAND USE:

LEGAL: LOT "D" OF THE NORTHWESTERLY PORTION OF TRACT 6

PROPERTY ADDR: 00000 SOMBRA DEL RIO
OWNER NAME: PADON JAMES C JR
OWNER ADDR: 02540 CANDELARIA RD NW

ALBUQUERQUE NM 87107

```

                                }
                                }
                                }
0101206042833910376   LEGAL: LOT "C" OF THE NORTHWESTERLY PORTION OF TRACT 6
UN  LAND USE:
                        PROPERTY ADDR: 00000   SOMBRA DEL RIO
                        OWNER NAME: DORNACKER MARY
                        OWNER ADDR: 04601   ROYENE                               NE
ALBUQUERQUE NM      87110
0101206043034210375   LEGAL: LOT "B" OF THE NORTHWESTERLY PORTION OF TRACT 6
UN  LAND USE:
                        PROPERTY ADDR: 00000   SOMBRA DEL RIO
                        OWNER NAME: PARRA RICK M
                        OWNER ADDR: 03049   SOMBRA DEL RIO                               NW
ALBUQUERQUE NM      87104
0101206043235010338   LEGAL: LOT "A" OF NORTHWESTERLY PORTION OF TRACT 6
UNIT 3  LAND USE:
                        PROPERTY ADDR: 00000   CANDELARIA
                        OWNER NAME: KELLY THOMAS B & MAUREEN K
                        OWNER ADDR: 02548   CANDELARIA                               RD NW
ALBUQUERQUE NM      87107
0101206041830510374   LEGAL: LT 1 6A P LAT OF LTS 13A, 14A, 15A & 16A SOMBRA
DEL  LAND USE:
                        PROPERTY ADDR: 00000   SOMBRA DEL RIO
                        OWNER NAME: GIRON RICHARD II & ALISA R PAV
                        OWNER ADDR: 03001   SOMBRA DEL RIO                               NW
ALBUQUERQUE NM      87107
1          R E C O R D S   W I T H   L A B E L S                               PAGE
3
0101206042331410370   LEGAL: LT 1 2-A (REDIV OF LTS 5-12 INCLUSIVE) SOMBRA
DEL R  LAND USE:
                        PROPERTY ADDR: 00000   SOMBRA DEL RIO
                        OWNER NAME: LEASURE MARY M
                        OWNER ADDR: 03012   SOMBRA DEL RIO                               NW
ALBUQUERQUE NM      87107
0101206042531910369   LEGAL: LT 1 1-A (REDIV OF LTS 5-12 INCLUSIVE) SOMBRA
DEL R  LAND USE:
                        PROPERTY ADDR: 00000   SOMBRA DEL RIO
                        OWNER NAME: FISK JAMES K & MARY LOU
                        OWNER ADDR: 03016   SOMBRA DEL RIO                               NW
ALBUQUERQUE NM      87107
0101206042632110368   LEGAL: LT 1 0-A (REDIV OF LTS 5-12 INCLUSIVE) SOMBRA
DEL R  LAND USE:
                        PROPERTY ADDR: 00000   SOMBRA DEL RIO
                        OWNER NAME: LEVIN JILL S TRUSTEE OF LEVIN
                        OWNER ADDR: 02123   MANCHESTER                               PL NW
ALBUQUERQUE NM      87107
0101206042832310367   LEGAL: LOT 9-A (REDIV OF LTS 5-12 INCLUSIVE) SOMBRA
DEL R  LAND USE:
                        PROPERTY ADDR: 00000   SOMBRA DEL RIO
                        OWNER NAME: GORDON GARY LEE & BARBARA DUBI
                        OWNER ADDR: 00000
GALLUP      NM      87305
0101206043032710366   LEGAL: LOT 8-A (REDIV OF LTS 5-12 INCLUSIVE) SOMBRA
DEL R  LAND USE:
                        PROPERTY ADDR: 00000   SOMBRA DEL RIO
                        OWNER NAME: HOWARD MELISSA
                        OWNER ADDR: 03028   SOMBRA DEL RIO                               NW
ALBUQUERQUE NM      87107
0101206043233010365   LEGAL: LOT 7-A (REDIV OF LTS 5-12 INCLUSIVE) SOMBRA
DEL R  LAND USE:
                        PROPERTY ADDR: 00000   SOMBRA DEL RIO
                        OWNER NAME: LEPPKE JANET M & GARY L & ALAN
                        OWNER ADDR: 02816   DON PANCHO                               NW

```


ALBUQUERQUE NM 87104
0101206043333210364 LEGAL: LOT 6-A (REDIV OF LTS 5-12 INCLUSIVE) SOMBRA
DEL R LAND USE:

PROPERTY ADDR: 00000 SOMBRA DEL RIO
OWNER NAME: POSICH ALAN
OWNER ADDR: 03036 SOMBRA DEL RIO NW

ALBUQUERQUE NM 87107
0101206043533510363 LEGAL: LOT 5-A (REDIV OF LTS 5-12 INCLUSIVE) SOMBRA
DEL R LAND USE:

PROPERTY ADDR: 00000 SOMBRA DEL RIO
OWNER NAME: BRADSHAW KATHERINE L
OWNER ADDR: 00000

ALBUQUERQUE NM 87197
0101206043634110362 LEGAL: 4 SO MBRA DEL RIO A REPL OF A POR OF LT #6
ALVARADO LAND USE:

PROPERTY ADDR: 00000 SOMBRA DEL RIO
OWNER NAME: JACKSON LAURA
OWNER ADDR: 03053 SOMBRA DEL RIO NW

ALBUQUERQUE NM 87107

QUIT



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: November 14, 2003

TO CONTACT NAME: Bernice Cuadras
 COMPANY/AGENCY: Community Sciences Corp.
 ADDRESS/ZIP: PO Box 1528 87048
 PHONE/FAX #: 897-0000 / 898-5195

Thank you for your inquiry of 11-14-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 2603 Decker Ave NW, Lot 41, Alvarado Gardens, Unit 3 (northwest corner of Decker Ave NW zone map page(s) 1-12 and Glenwood Rd NW.)

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

Alvarado Gardens

Neighborhood Association

Contacts: Jim Mullane

2901 Mellis NW

278-1586 (h) 87107

Niki Feldman

3104 Camino Caballote NW

341-3965 (h) 87107

Neighborhood Association

Contacts: _____

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

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

Sincerely, -

Dalana L. Carrano

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 11-14-03 Time Entered: 1:45pm OCNC Rep. Initials: DC

Teddy Polk, Gwendolyn Vandamme,
Thomas Kryfko, Margaret Kryfko,
Barbara Polk
8801 Brandywine Rd NE
Albuquerque NM 87111

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

101206038534610509

TOSER LESLEY
2621 DECKER RD NW
ALBUQUERQUE NM 87107

101206039935810513

OGRADY GEORGEANN &
2610 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101206038231010214

MACGIBBON PRISCILLA &
2613 ORO VISTA NW
ALBUQUERQUE NM 87107

101206038231810217

SANCHEZ DAVID J & EVELYN R
2615 ORO VISTA RD NW
ALBUQUERQUE NM 87107

101206040830910341

RICKS DANIELLE
3004 GLENWOOD NW
ALBUQUERQUE NM 87107

101206042733610377

PADON JAMES C JR
2540 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101206043235010338

KELLY THOMAS B & MAUREEN K
2548 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101206042531910369

FISK JAMES K & MARY LOU
3016 SOMBRA DEL RIO NW
ALBUQUERQUE NM 87107

COMMUNITY SCIENCES CORP.
PO BOX 1328
CORRALES NM 87048

101206039933010511

POLK BARBARA & TEDDY J & KRYF
2603 DECKER RD NW
ALBUQUERQUE NM 87107

101206039033610510

POLK TEDDY J & BARBARA G CO-T
2605 DECKER NW
ALBUQUERQUE NM 87107

101206039036210514

SANCHEZ ROBERT F & DIANA L
2618 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101206038930610215

KINZY BILLY J & EMILY
2601 ORO VISTA DR NW
ALBUQUERQUE NM 87107

101206037332410218

CALLAHAN PATRICK W & PATRICIA
2608 DECKER RD NW
ALBUQUERQUE NM 87107

101206041231910340

TATE M FAYE TRUSTEE
3006 GLENWOOD DR NW
ALBUQUERQUE NM 87107

101206042833910376

DORNACKER MARY
4601 ROYENE NE
ALBUQUERQUE NM 87110

101206041830510374

GIRON RICHARD II & ALISA R PA
3001 SOMBRA DEL RIO NW
ALBUQUERQUE NM 87107

101206042632110368

LEVIN JILL S TRUSTEE OF LEVIN
2123 MANCHESTER PL NW
ALBUQUERQUE NM 87107

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

101206037933510504

MERRIMAN DAVID S & TRUDY M
2617 DECKER RD NW
ALBUQUERQUE NM 87107

101206040935310512

CHILTON LANCE ALIX & KATHERIN
2604 CANDELARIA RD NW
ALBUQUERQUE NM 87107

101206037631210213

PEEPLES CHARLES R ETUX
3 EL CIELO RD
LOS LUNAS NM 87031

101206039231310216

KINZY JASON & MARLO
2921 GLENWOOD DR NW
ALBUQUERQUE NM 87107

101206040630310342

HERRERA DAVID R & JENNIFER L
3000 GLENWOOD RD NW
ALBUQUERQUE NM 87107

101206041833110339

SOWERS H FRANK ETUX
3020 GLENWOOD DR NW
ALBUQUERQUE NM 87107

101206043034210375

PARRA RICK M
3049 SOMBRA DEL RIO NW
ALBUQUERQUE NM 87104

101206042331410370

LEASURE MARY M
3012 SOMBRA DEL RIO NW
ALBUQUERQUE NM 87107

101206042832310367

GORDON GARY LEE & BARBARA D
GENERAL DELIVERY
GALLUP NM 87305

101206043032710366

HOWARD MELISSA
3028 SOMBRA DEL RIO NW
ALBUQUERQUE NM 87107

101206043533510363

BRADSHAW KATHERINE L
GENERAL DELIVERY
ALBUQUERQUE NM 87197

101206043233010365

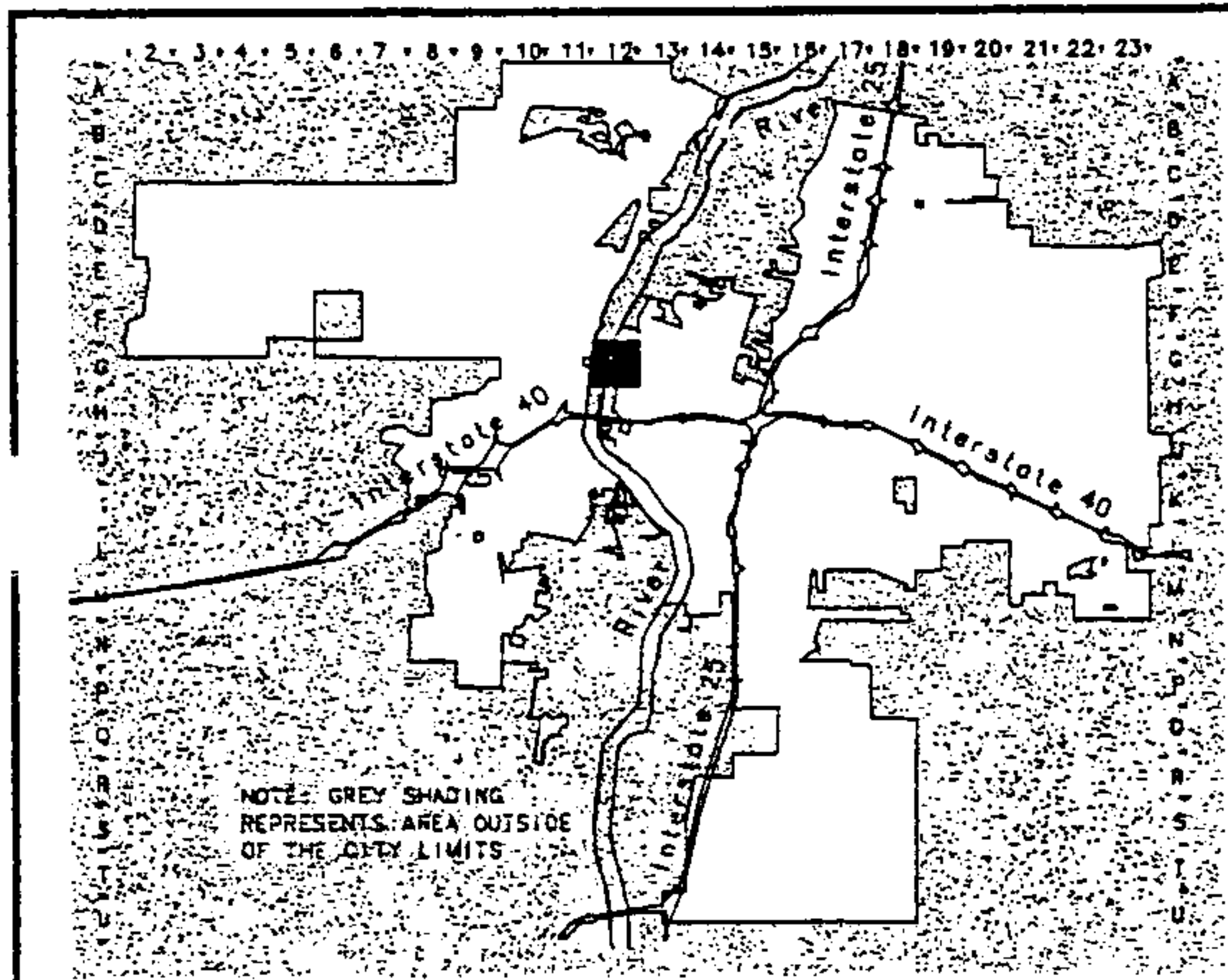
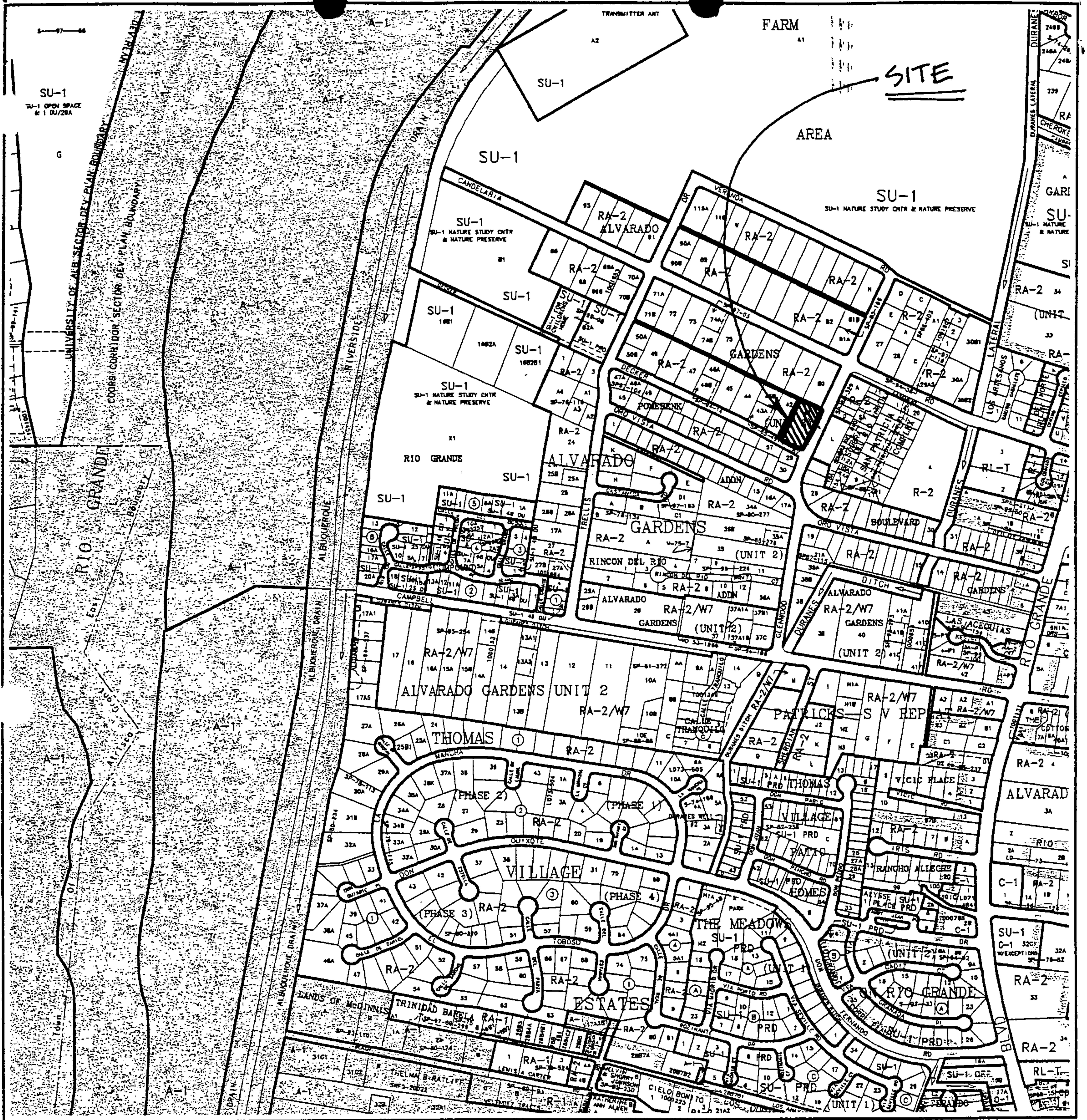
LEPPKE JANET M & GARY L & ALA
2816 DON PANCHO NW
ALBUQUERQUE NM 87104

101206043634110362

JACKSON LAURA
3053 SOMBRA DEL RIO NW
ALBUQUERQUE NM 87107

101206043333210364

POSICH ALAN
3036 SOMBRA DEL RIO NW
ALBUQUERQUE NM 87107



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

© Copyright 2003



Zone Atlas Page

G-12-Z

Map Amended through January 21, 2003

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

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

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

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

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

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

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

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

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

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

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

- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

THOMAS E. KRYFKO
 Applicant name (print)
Thomas E Kryfko 11/26/03
 Applicant signature / date

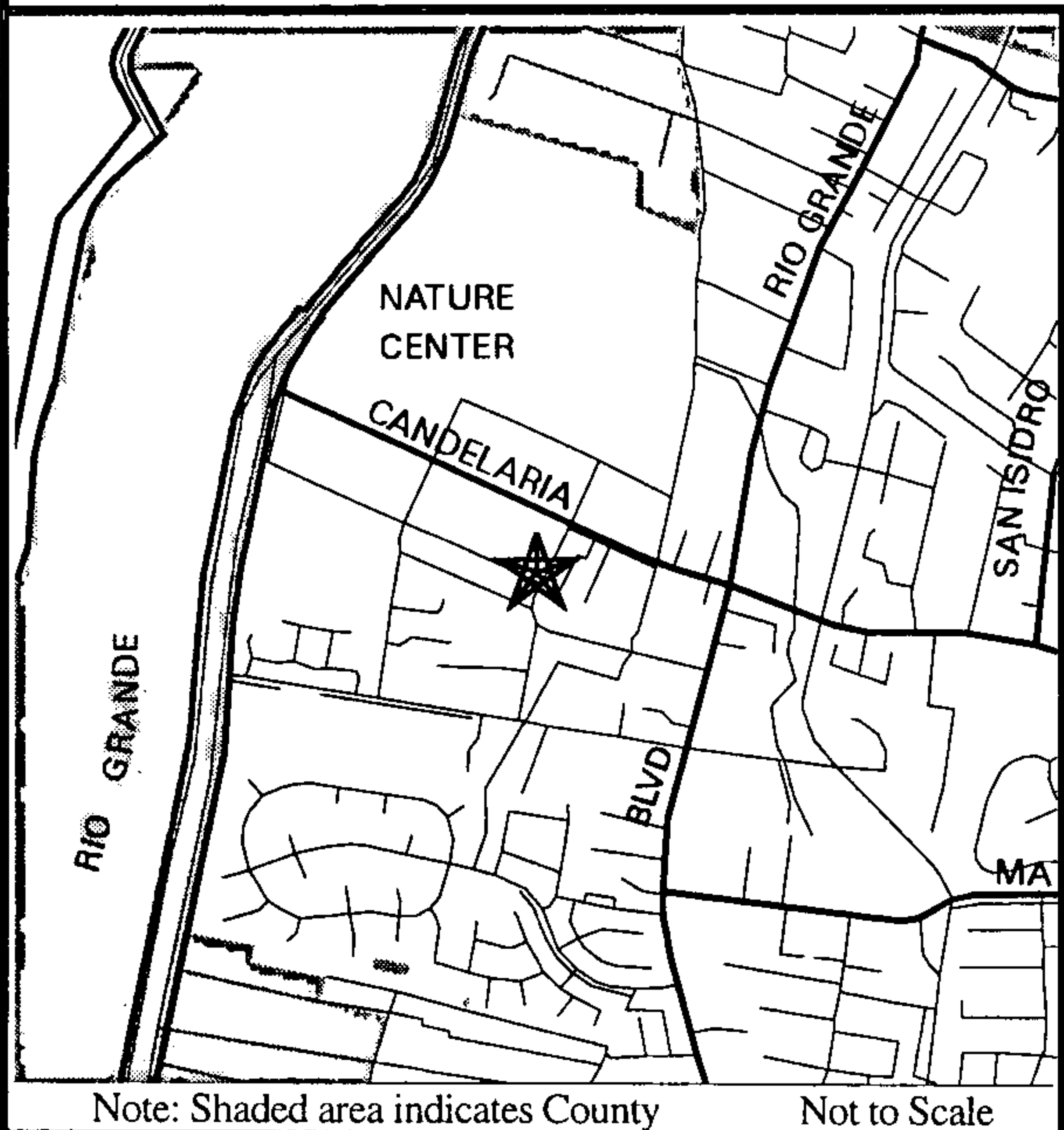
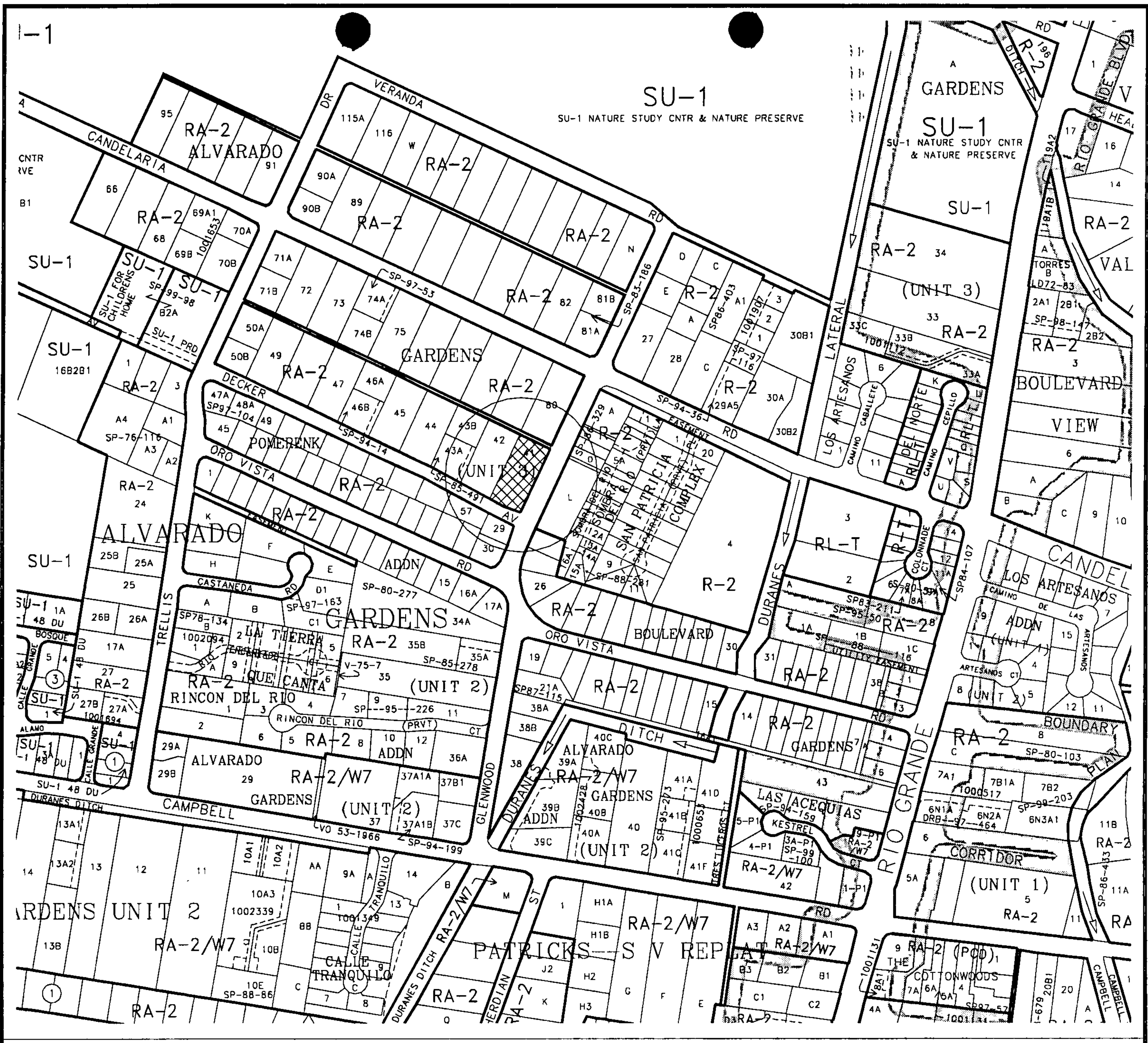


Form revised 3/03, 8/03 and 11/03

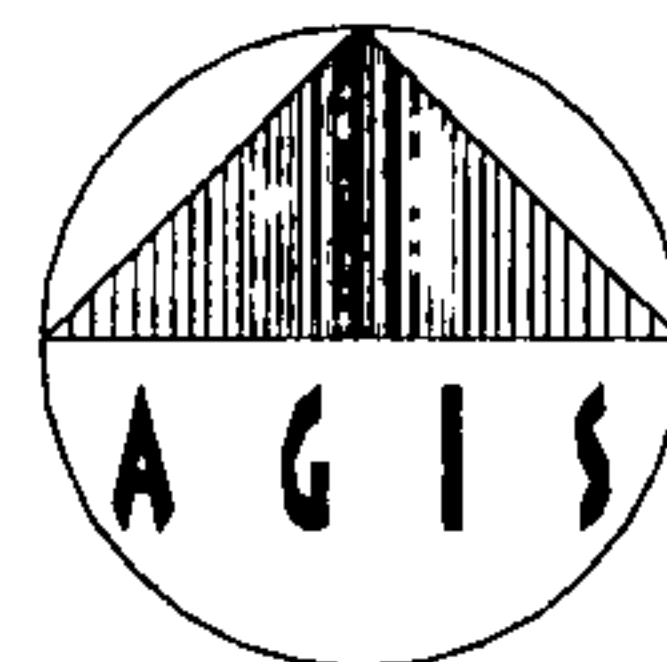
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03DRB-02016

Paul Carder 12/1/03
 Planner signature / date
Project # 1002518



ZONING MAP



Scale 1" = 461'

PROJECT NO.

1002518

HEARING DATE

12-31-03

MAP NO.

G-12

ADDITIONAL CASE NUMBER(S)

03DRB-02014

03DRB-02015

03DRB-02016

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

Supplemental form
ZONING & PLANNING **Z**
 Annexation
 County Submittal
 EPC Submittal
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Sub Regs)
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: Teddy Polk, Gwendolyn Vandamme,
 NAME: Thomas Kryfko, Margaret Kryfko, Barbara Polk PHONE: 761-9696 or 450-8775
 ADDRESS: 8801 Brandywine Road, N.E. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: Owners
 AGENT (if any): Community Sciences Corporation PHONE: 897-0000
 ADDRESS: P. O. Box 1328 FAX: 898-5195
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: sciencem@aol.com

DESCRIPTION OF REQUEST: vacate public right-of-way, vacate public easement, modify conditionally
approved final plat to show vacations and dedication

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

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
 Lot or Tract No. Lot 41 Block: N/A Unit: 3
 Subdiv. / Addn. Alvarado Gardens
 Current Zoning: RA-2 Proposed zoning: RA-2
 Zone Atlas page(s): G-12-Z No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.6198 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. 1-012-060-399-330-1-05-11 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Decker Avenue NW
 Between: Glenwood Road, NW and Trellis Dr. NW

CASE HISTORY:
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
DRB 1002518
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE Thomas W. Patrick DATE _____
 (Print) Thomas W. Patrick Applicant Agent

FOR OFFICIAL USE ONLY		Form revised 9/01, 3/03, 7/03			
<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees	
<input type="checkbox"/> All checklists are complete	<u>03DRB - 02014</u>	<u>V ROW</u>	<input checked="" type="checkbox"/>	\$ <u>300.00</u>	
<input type="checkbox"/> All fees have been collected	<u>03DRB - 02015</u>	<u>V PE</u>	<input checked="" type="checkbox"/>	\$ <u>45.00</u>	
<input type="checkbox"/> All case #s are assigned	<u>03DRB - 02016</u>	<u>A RFP S(3)</u>		\$ <u>50.00</u>	
<input type="checkbox"/> AGIS copy has been sent				\$ _____	
<input type="checkbox"/> Case history #s are listed		<u>Adm. fee</u>		\$ <u>75.00</u>	
<input type="checkbox"/> Site is within 1000ft of a landfill				Total	
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Dec 31, 2003</u>			\$ <u>470.00</u>	
<input type="checkbox"/> F.H.D.P. fee rebate	<u>12-1-03</u>	Project # <u>1002518</u>			

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
- ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ___ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

Per Kevin Luman **NA** The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**.
 (Not required for dedicated and City owned public right-of-way.)

- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the vacation
- ___ Letter of authorization from the grantors and the beneficiaries
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

THOMAS E. KRYKLO
 Applicant name (print)
Thomas E. Kryklo
 Applicant signature / date
 11/26/03



Form revised #03 and October 2003

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

Application case numbers
03DRB - - 0 2014
03DRB - - 0 2015
 - - -

Paul Lander
 Planner signature / date
 12/1/03
Project # 1002518

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

THOMAS E. KRYFKO
Applicant name (print)
Thomas E Kryfko 11/26/03
Applicant signature / date

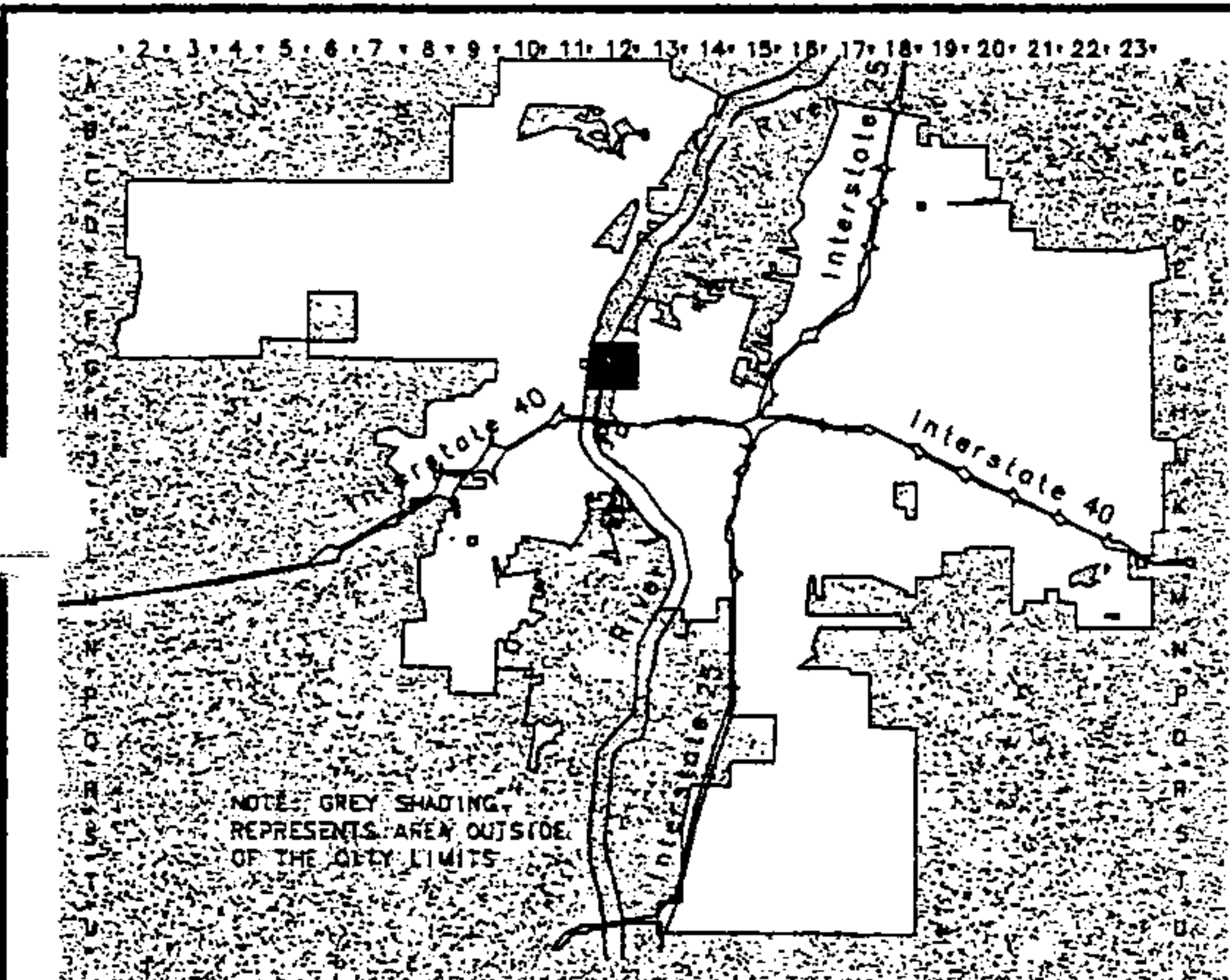
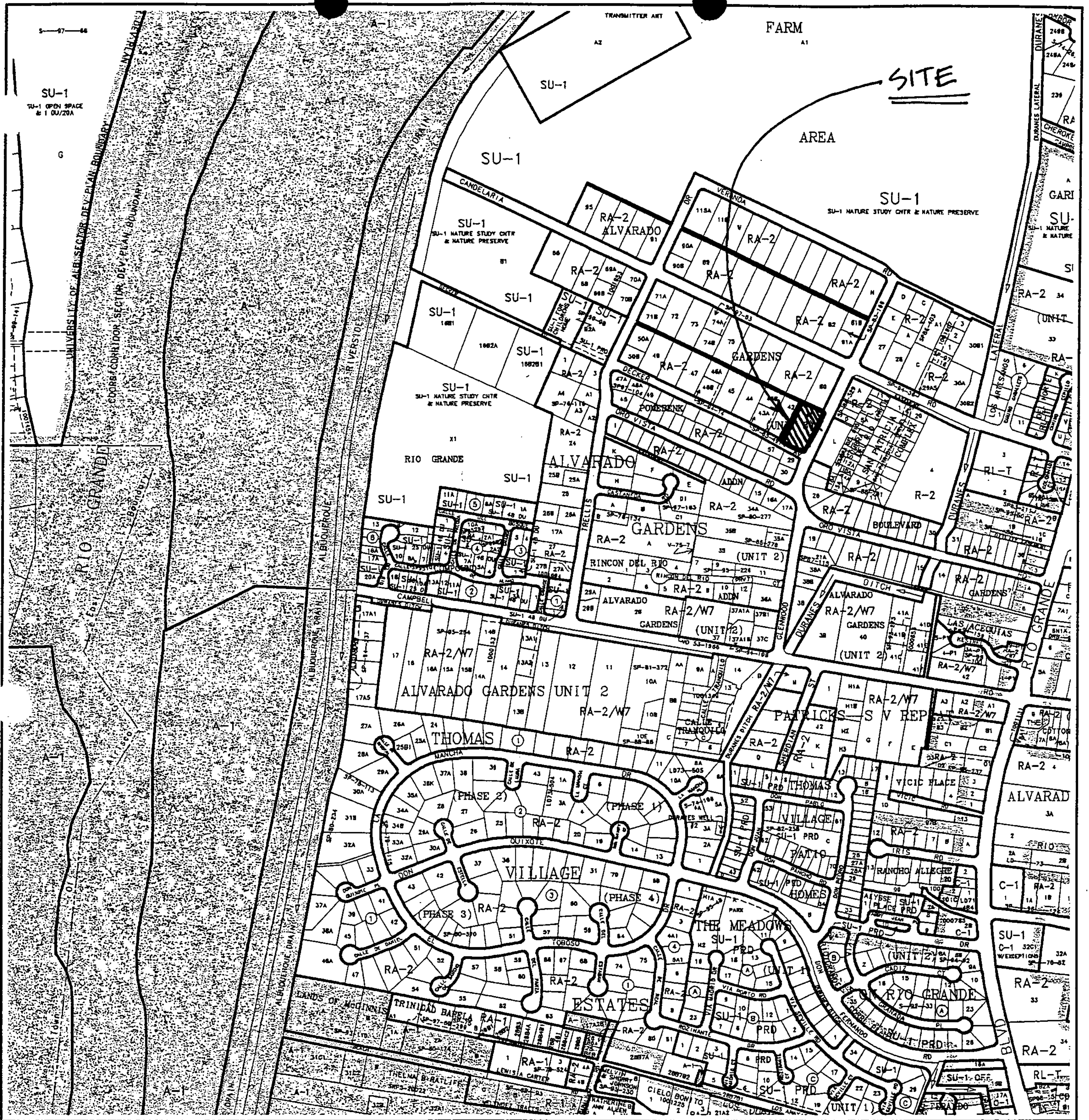


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
03003- - 02016

Paul Carder 12/1/03
Planner signature / date
Project # 1002518



CITY OF
Albuquerque
A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

G-12-Z

Map Amended through January 21, 2003



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: November 14, 2003

TO CONTACT NAME: Bernice Cuadras
 COMPANY/AGENCY: Community Sciences Corp.
 ADDRESS/ZIP: PO Box 1528 87048
 PHONE/FAX #: 897-0000 / 898-5195

Thank you for your inquiry of 11-14-03 requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 2603 Decker Ave NW, Lot 41, Alvarado Gardens, Unit 3 (northwest corner of Decker Ave NW zone map page(s) 4-12 and Glenwood Rd NW.)

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

Alvarado Gardens

Neighborhood Association

Contacts Jim Mullane

2901 Mellis NW

878-1586 (h) 87107

Niki Feldman

3104 Camino Caballote NW

341-3965 (h) 87107

Neighborhood Association

Contacts _____

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

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

Sincerely, -

Dalana S. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 11-14-03 Time Entered: 1:45pm OCNC Rep. Initials: DC

P. O. Box 1328
Corrales, NM 87048

November 13, 2003

Tim Mullane
2901 Trellis N.W.
Albuquerque, New Mexico 87107

NEIGHBORHOOD ASSOCIATION NOTIFICATION LETTER

Dear Mr. Mullane,

My clients are proposing a two (2) lot subdivision in Alvarado Gardens, Unit 3 that includes the vacation of a portion of Glenwood Road, N.W. and the vacation of a portion of an abandoned acequia easement. This letter serves to notify your Neighborhood Association of these proposed vacation actions.

The property is identified as Lot 41 of the replat of Alvarado Gardens Unit 3, recorded May 20, 1937 in Volume D1, Folio 107 in the office of the County Clerk, Bernalillo County.

The property has the address 2603 Decker Ave., N.W. and is located at the northwest corner of Decker Ave., N.W. and Glenwood Road, N.W. Local use is residential; the lot is currently vacant.

My clients are asking the City of Albuquerque to vacate that portion of Glenwood Road, N.W. lying more than 9' west of the west face of curb of Glenwood Road (Vacation of Public Right-of-Way) and to vacate the southerly 5' of that 10' acequia easement adjacent to the north line of said Lot 41 (Vacation of Public Easement).

The Applicant is: Thomas Kryfko, et. al.
8801 Brandywine Road, N.E.
Albuquerque, New Mexico 87111
Phone: 450-8775

You may contact me, Tom Patrick, (agent) on my cell phone 259-0883 or on my office phone 897-0000, extension 118 at Community Sciences Corporation.

Respectfully,



Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

TWP/bjc

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P. O. Box 1328
Corrales, NM 87048

November 13, 2003

Niki Feldman
3104 Camino Cuballete, N.W.
Albuquerque, New Mexico 87107

NEIGHBORHOOD ASSOCIATION NOTIFICATION LETTER

Dear Niki Feldman,

My clients are proposing a two (2) lot subdivision in Alvarado Gardens, Unit 3 that includes the vacation of a portion of Glenwood Road, N.W. and the vacation of a portion of an abandoned acequia easement. This letter serves to notify your Neighborhood Association of these proposed vacation actions.

The property is identified as Lot 41 of the replat of Alvarado Gardens Unit 3, recorded May 20, 1937 in Volume D1, Folio 107 in the office of the County Clerk, Bernalillo County.

The property has the address 2603 Decker Ave., N.W. and is located at the northwest corner of Decker Ave., N.W. and Glenwood Road, N.W. Local use is residential; the lot is currently vacant.

My clients are asking the City of Albuquerque to vacate that portion of Glenwood Road, N.W. lying more than 9' west of the west face of curb of Glenwood Road (Vacation of Public Right-of-Way) and to vacate the southerly 5' of that 10' acequia easement adjacent to the north line of said Lot 41 (Vacation of Public Easement).

The Applicant is: Thomas Kryfko, et. al.
8801 Brandywine Road, N.E.
Albuquerque, New Mexico 87111
Phone: 450-8775

You may contact me, Tom Patrick, (agent) on my cell phone 259-0883 or on my office phone 897-0000, extension 118 at Community Sciences Corporation.

Respectfully,



Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

TWP/bjc

P. O. Box 1328
Corrales, NM 87048

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

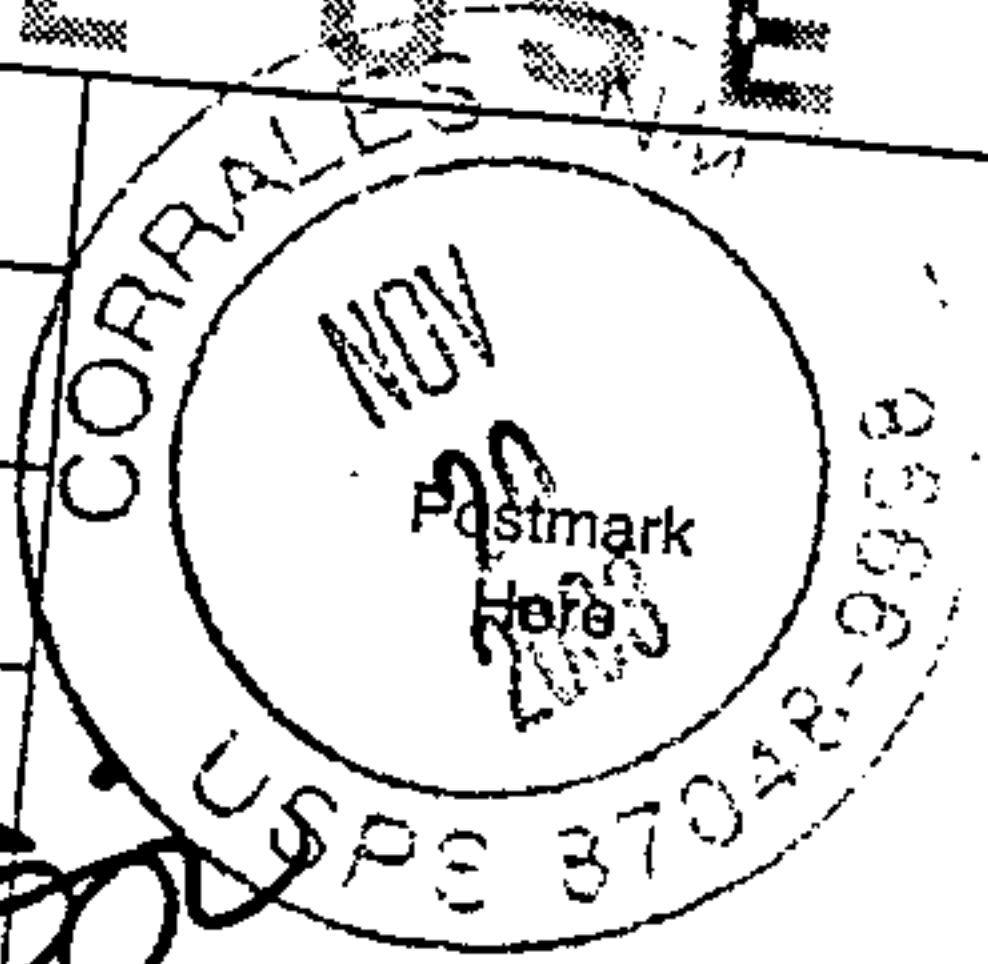
7002 3150 0005 6161 1402
204T 19T9 5000 05TE 2002

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Niki Feldman
3104 Camino Cuballete, N.W.
Albuquerque, New Mexico 87107

or Instructions

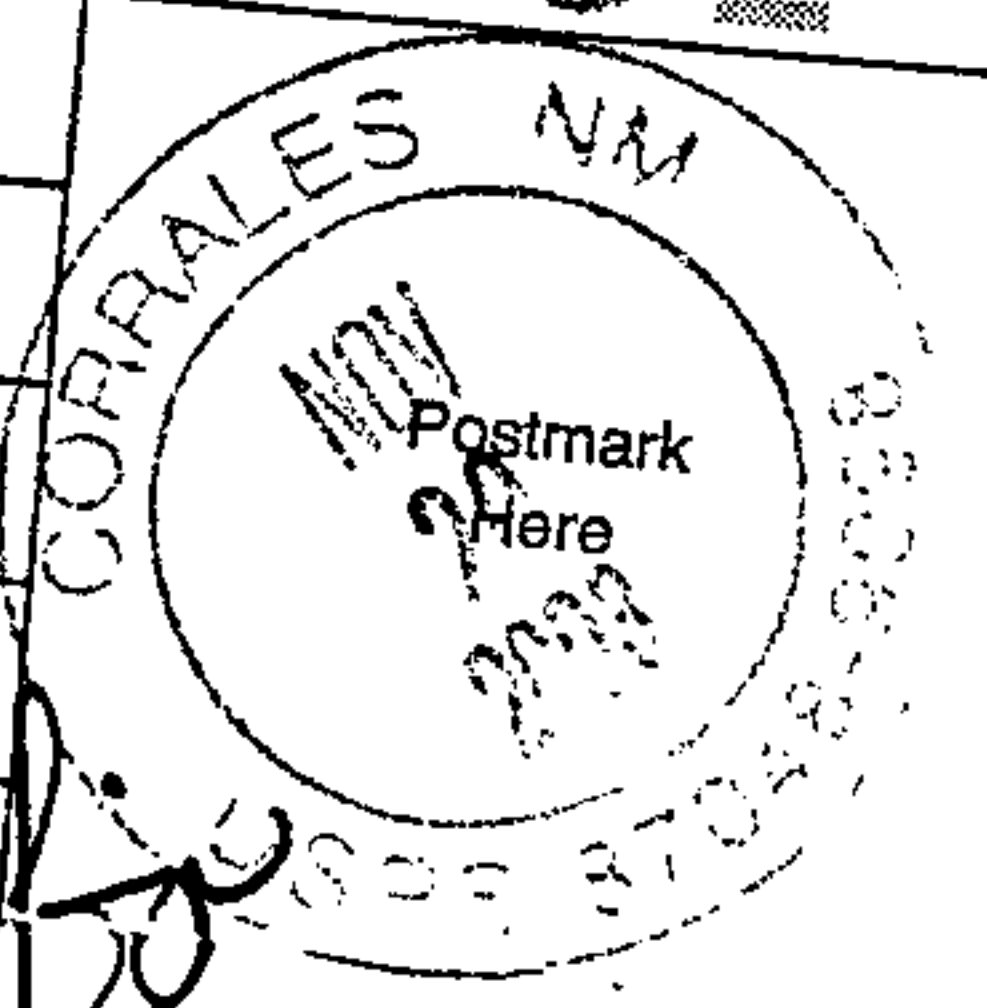
7002 3150 0005 6161 1396
96ET 19T9 5000 05TE 2002

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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OFFICIAL USE

Postage	\$.37
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Restricted Delivery Fee (Endorsement Required)	
Total P	\$ 4.42



Tim Mullane
2901 Trellis N.W.
Albuquerque, New Mexico 87107

or Instructions

PS Form

P. O. Box 1328
Corrales, NM 87048

November 26, 2003

Development Review Board
City of Albuquerque
Plaza del Sol Building, 3rd Floor
600 2nd Street NW
Albuquerque, NM 87102

RE: Plat Amendment and Vacation Requests for Alvarado Gardens Unit 3, Lot 41

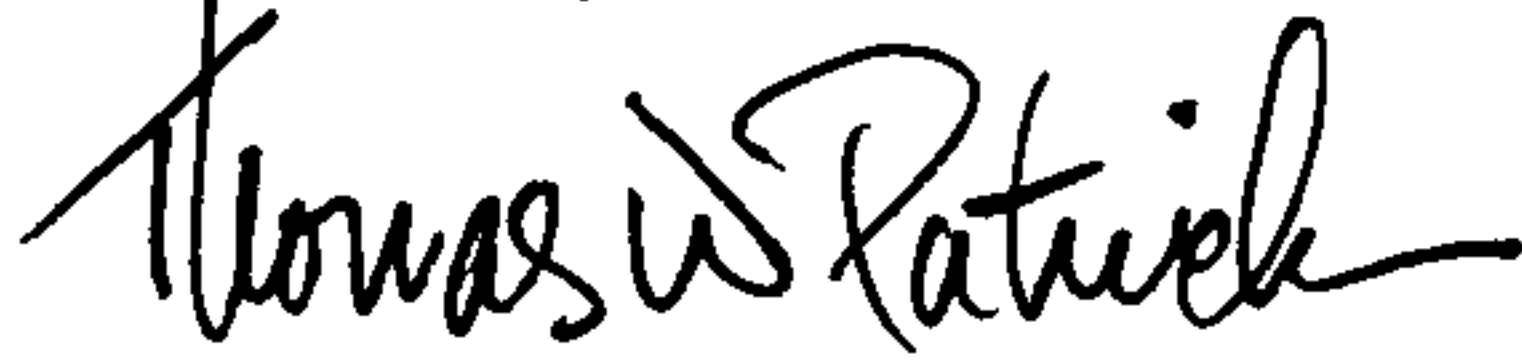
Dear Members of the Development Review Board:

Our request for a final plat subdividing Lot 41, Alvarado Gardens, Unit 3 (DRB Project No. 1002518) was approved at the March 12 2003 meeting of the Development Review Board with delegation of signatures. At that time, the Transportation Department required the construction of a sidewalk and dedication of additional right-of-way along Decker Road NW as a condition of approval. In addition, my client would be allowed to vacate that portion of Glenwood Avenue, NW lying more than nine (9) feet west of the westerly face of curb of said Glenwood Drive, NW.

We are therefore requesting the following actions:

1. Amendment to preliminary plat incorporating the dedication of a portion of Decker Road, NW.
2. Vacation of the portion of Glenwood Ave., NW as described above.
3. The additional vacation of the southerly five (5) feet of the ten (10) foot wide acequia easement shown on the plat of Alvarado Gardens Unit 3, recorded on May 20, 1937 in Volume D1, Folio 107. This acequia has been physically abandoned for many years and fence lines are now located at the approximate center of the old ditch line. There is no remaining trace of the ditch itself. The MRGCD has determined that it has no interest, right or claim in the acequia easement. At the time of platting (1937), Alvarado Gardens was located outside the City, in Bernalillo County. The City attorney believes that the acequia, though created as a "right-of-way", is in fact an easement according to then current County regulations, and is thus eligible for vacation as an easement now within the City of Albuquerque's jurisdiction.

Respectfully Submitted,



Thomas W. Patrick, NMPS

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

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

Margaret Kryfko, Barbara Polk

APPLICANT NAME

Teddy Polk, Gwendolyn Vandamme, Thomas Kryfko

AGENT

Community Science Corp

ADDRESS

P.O. Box 1328

PROJECT NO.

1002518

APPLICATION NO.

03DRB 02014/02015/02016

\$ 395⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 470⁰⁰ Total amount due

TOM KRYFKO 08-84
MARGARET A. KRYFKO
8801 BRANDYWINE NE. PH. 821-3719
ALBUQUERQUE, NM 87111-1062

95-660/1070
2027103160

3253

DATE 11-25-03

PAY TO THE ORDER OF City of Albuquerque \$ 470⁰⁰

Four Hundred Seventy and no/100 DOLLARS

BANK OF ALBUQUERQUE
Albuquerque, New Mexico
www.bankofalbuquerque.com

MEMO 2603 Del ***

FreeWay55

Tom Kryfko

City of Albuquerque
Treasury Division

1070066061 2027103160 3253

12/01/2003 1:54PM LOC: AMX
RECEIPT# 00015916 US# 006 TRANSH 0022
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$470.00
J24 Misc \$395.00

counterreceipt.doc

Thank You

12/01/2003 1:54PM LOC: AMX
RECEIPT# 00015917 US# 006 TRANSH 0022
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt \$470.00
J24 Misc \$75.00
CK 10/28/02 \$470.00
CHANGE \$0.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Dec 16 To Dec. 31, 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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Thomas Rutish
(Applicant or Agent)

12.01.2003
(Date)

I issued 2 signs for this application, 12/1/03
(Date)

Paul Casder
(Staff Member)

DRB PROJECT NUMBER: 1002518



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: 1002518

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 12, 2003



F

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

Development Review Board Comments

Project Number: 1002518
Application Number: 03DRB-00346

DRB Date: 3/12/03
Item Number: 13

Subdivision:

Lot 41, Alvarado Gardens, Unit 3

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 2

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 2 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS
 Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002518

Item No. 13

Zone Atlas G-12

DATE ON AGENDA 3-12-03

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"/>	Dedication of right-of-way is required, 9ft from the face of the curb and 20 ft radius.
<input type="checkbox"/>	Sidewalks need to be constructed, if not existing.

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

13



DRB CASE ACTION LOG

REVISED 1/16/2003

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

Project Number

1002518

DRB Application No.: 03-00346 (P&F)
Project Name: **ALVARADO GARDENS UNIT 3**
Agent: Community Sciences Corp.

Project # **1002518**
EPC Application No.:
Phone No.: **847-0000 Tom Patrick**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/12/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Dedication 9' from face of curb (min)
 4' sidewalk and curb on decker

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP: Park dedication payment needed

PLANNING (Last to sign): digital dxf file + hard copy
 See comments dated _____
 EPC comments (name) _____
 Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
 Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.
 Copy of recorded plat AND a DXF File for Planning.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/12/03 Comments**

Item# 13


Project # 1002518

Application # 03DRB-003346

Subject: Alvarado Gardens, Unit 3/Prelim & Final Plat

No objection to the requested actions.

Before Planning can Sign off on the final plat, a digital dxf file and a hard copy of the final plat must be approved by AGIS.


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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 12, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. ADJOURNED: 12:25 P.M.
B. Changes and/or Additions to the Agenda
C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project # 1002115**
03DRB-00219 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, (to be known as **COPPER LOFTS**), HUNINGS HIGHLAND ADDITION, zoned SU-2 / NCR, located on CENTRAL AVE SE, between ARNO SE and EDITH SE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000184**
03DRB-00217 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-3A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **COPPER LOFTS**), zoned C-1, located on COPPER AVE NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- Project # 1000184**
03DRB-00223 Major-Vacation of Pub
Right-of-Way
03DRB-00224 Minor-Vacation of Public
Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION (TO BE KNOWN AS **CAMPUS LOFTS**), zoned SU-1, SU-2/PUD, located on ARNO ST NE, between COPPER AVE NE and BROADWAY BLVD NE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. APPLICATION #03DRB-00224 WAS DEFERRED TO 4/2/03.**

- Project # 1000184**
03DRB-00225 Major-Vacation of Pub
Right-of-Way
03DRB-00226 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) C-2A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **MARKET LOFTS**), zoned C-1, located on ARNO ST NE, between CENTRAL AVE NE and EDITH BLVD NE containing approximately 1 acre(s). (K-14) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1000234**
03DRB-00213 Major-Preliminary Plat Approval
03DRB-00214 Major-Vacation of Pub Right-of-Way
03DRB-00215 Minor-Sidewalk Variance
03DRB-00216 Minor-Temp Defer SDWK
03DRB-00354 Minor-SiteDev Plan Subd/EPC
03DRB-00355 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for MIKE WILLIAMS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A, HOLIDAY PARK - UNIT 10, (to be known as **RIDGE POINTE SUBDIVISION**) zoned SU-1/PRD, located on THE NORTHWEST CORNER OF COMANCHE NE AND TRAMWAY BLVD NE and containing approximately 5 acre(s). [REF: Z-99-131, 00CC-00179, 00DRB-00207] [**Russell Brito, EPC Case Planner**] (G-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/6/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE WAS APPROVED FOR WAIVER OF SIDEWALKS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

4. **Project # 1001021**
03DRB-00221 Major-Vacation of Public Easements
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 3/12/03] (B-13) **THE ABOVE REQUEST WAS DEFERRED TO 3/19/03.**

5. **Project # 1001932**
03DRB-00220 Major-Vacation of Pub
Right-of-Way
03DRB-00353 Minor-Amnd Prelim 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**, 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] (H-9/H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 3/12/03 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ORIGINAL PRELIMINARY PLAT.**

6. **Project # 1002468**
03DRB-00195 Major-Vacation of Pub
Right-of-Way

GILBERT J LOVATO request(s) the above action(s) for all or a portion of Lot(s) 18, 19, 20 and 21, Block(s) 4, (to be known as **BELMONT PLACE ADDITION**, zoned R-1, located on 5TH ST NW, between GRIEGOS NW and BELLROSE NW containing approximately 1 acre(s). (G-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03 AND 3/5/03] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03 AND 3/5/03] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/10/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE EXECUTION OF EASEMENTS IS REQUIRED WHERE OFFSITE PONDS ARE PLANNED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

9. **Project # 1000858**
03DRB-00350 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for ABQ INVESTORS request(s) the above action(s) for all or a portion of Tract(s) A-2A-1, **LUEKING PARK COMPLEX (#2 & #3)**, zoned SU-1 Office Park / PRD / Related uses, located on LUECKING PARK DR NE, between PAN AMERICAN FRWY NE and PATHWAY AVE NE containing approximately 8 acre(s). [REF: 02EPC-01939, AA-01236-01894, Z-97-115, DRB-97-417] **[Makita Hill, EPC Case Planner] (G-16) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK EPC COMMENTS.**
10. **Project # 1001004**
03DRB-00357 Minor-SiteDev Plan
BldPermit/EPC
- ENEDELIA GUAJARDO agent(s) for CASA DEL REY MINISTRIES request(s) the above action(s) for all or a portion of Tract(s) 9, **WEST BLUFF CENTER**, zoned PR parking reserve, located on CORONA DR NW, between OURAY NW and ALAMOGORDO NW containing approximately 1 acre(s). [REF: 02EPC-01778, 02EPC-01779] **[Juanita Vigil, EPC Case Planner] (H-11) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO SHOW HANDICAP RAMPS AND DIMENSIONS, TO CHANGE WALL FROM 8" TO 6" THICK AND TO PLANNING TO CHECK EPC COMMENTS.**

11. **Project # 1002330**
03DRB-00347 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 special use zone, for Church & Rel. Facilities, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and NORTH I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 02EPC-01687, 02EPC-01688] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/12/03] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

12. **Project # 1002507**
03DRB-00302 Minor-SiteDev Plan
BldPermit

SANDERS & ASSOCIATES, ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 43, **ALAMEDA BUSINESS PARK (LOT 43)**, zoned SU-2 IP - EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, 1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

13. **Project # 1002518**
03DRB-00346 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for TEDDY POLK, BARBARA POLK, GWENDOLYN VANDAMME, THOMAS KRYFCO, MARGARET KRYFCO request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-2, located on GLENWOOD RD NW, between GLENWOOD RD NW and DECKER AVE NW containing approximately 1 acre(s). (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, TRANSPORTATION DEVELOPMENT FOR DEDICATION OF 9 FEET FROM FACE OF CURB, A 4 FOOT SIDEWALK AND CURB ON DECKER, AND TO PLANNING FOR DXF FILE.**

14. **Project # 1001582**
03DRB-00348 Minor-Extension of
Preliminary Plat
03DRB-00407 Minor- Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-63, **LA MESILLA SUBDIVISION**, zoned R-D, located on 86th ST SW, between SAGE RD SW and SAN YGNACIA RD SW containing approximately 10 acre(s). [REF: 02400-00107] (L-9) **THE EXTENSION OF PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR OPEN SPACE REQUIREMENT AND TO PLANNING FOR DXF FILE.**

15. **Project # 1002322**
03DRB-00349 Minor-Prelim&Final Plat
Approval

MULE BARN ENTERPRISES agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on the NORTH SIDE OF SUNSET GARDENS RD SW, between 90th ST SW and 94th ST NW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [DEFERRED FROM 3/12/03] (L-9) **DEFERRED TO ADVERTISE THE CASE TO 4/9/03.**

16. **Project # 1001932**
03DRB-00220 Major-Vacation of Pub
Right-of-Way

MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NM, INC. request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, 391, Tract 5A1-A, **VOLCANO BUSINESS PARK, TRACTS A-1 AND B-1, EL RANCHO ATRISCO, PHASE 2, AND ALL OF LANDS OF PLAINES ELECTRIC COOPERATIVE INC., AND ALL OF VACATED OLD OURAY ROAD, WESTRIDGE SUBDIVISION, TOWN OF ATRISCO GRANT**, zoned SU-1 special use zone, for IP, C-1 & Public Utilities, located on Unser Blvd NW, between Old Ouray Rd NW and Ouray Rd NW, containing approximately 24 acre(s). [REF: 02DRB-00690] (H-9/H-10) **DUPLICATE REQUEST. WAS NOT HEARD.**

17. **Project # 1001112**
02DRB-00898 Minor-Prelim&Final Plat
Approval

RICHARD HALL agent(s) for JOHN SPARKS request(s) the above action(s) for all or a portion of Tract(s) S1/2 OF 33, **ALVARADO GARDENS ADDITION**, zoned RA-2, located on RIO GRANDE BLVD. NW, between CANDELARIA NW and GRIEGOS NW. [Final Plat was Indefinitely deferred from 6/19/02] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION, CITY ENGINEER FOR LETTER OF ACCEPTANCE AND TO PLANNING FOR THE DXF FILE.**

18. **Project # 1001206**
03DRB-00081 Minor-Prelim&Final Plat
Approval

SURV-TEK, INC. agent(s) for BLACK DEVELOPMENT ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2A, 3E-1, 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1, SU-1/C-1 & SU-1/C-2, located South and East of VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL **containing** approximately 10 acre(s). [REF: DRB-90-121, DRB-92-340, 02DRB-01560, 02DRB-01561& 62] [The Preliminary Plat was approved 1/29/03, Final Plat Indef. Deferred] [DEFERRED FROM 3/12/03] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1002517**
03DRB-00345 Minor-Sketch Plat or Plan

ALFRED ANCHETA & DIANA STETSON request(s) the above action(s) for all or a portion of Lot(s) 23 and 24, Block(s) 4, **SANDIA PLAZA SUBDIVISION**, zoned R-1, located on GRANDE DR NW, between 12th ST NW and GUADALUPE NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002519**
03DRB-00352 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, (to be known as **TOWNHOMES @ LA CUEVA**) NORTH ALBUQUERQUE ACRES, Unit 3, zoned R-D (7/DU/Ac) located on WYOMING BLVD NE, between WILSHIRE NE and SIGNAL NE containing approximately 1 acre(s). [REF: 1001935, 02DRB-01847] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002520**
03DRB-00356 Minor-Sketch Plat or Plan

LARRY READ & ASSOCIATES, INC., agent(s) for HACIENDAS BY THE CARLISLES request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT 2**, zoned R-D residential and related uses zone, developing area, located on the SOUTH. SIDE ALAMEDA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board minutes for February 26, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:25 P.M.



community sciences corporation

Facsimile Cover Sheet

Number of pages: 2 including cover page

Date: 11.13.03

PO Box 1328, Corrales, New Mexico 87048
Phone - (505) 897-0000, Fax - (505) 898-5195

To: Wilfred Company: COA Department: *Lawyer/Marketing*

Fax number: 924-3864

From: Tom Ratauch Job Name / Number: DES 1002518

The proposed vacation of 5' of the "10' r/w for Acquia" is on the north side of lot 41-A.

I'm hoping this would be a \$45 fee for vacation of public easement. I don't think this is an easement but it is the functional equivalent of one. MDCD has no interest, right or claim to this R/W. There is no assessment or vacation of this R/W.

Tom
259-0883

Confidentiality:

The information in this facsimile message may be privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this transmittal is strictly prohibited. If you have received this transmittal in error, please immediately notify us by telephone and return the original message to us at the address above via mail.

Initials of sender _____ Time: _____

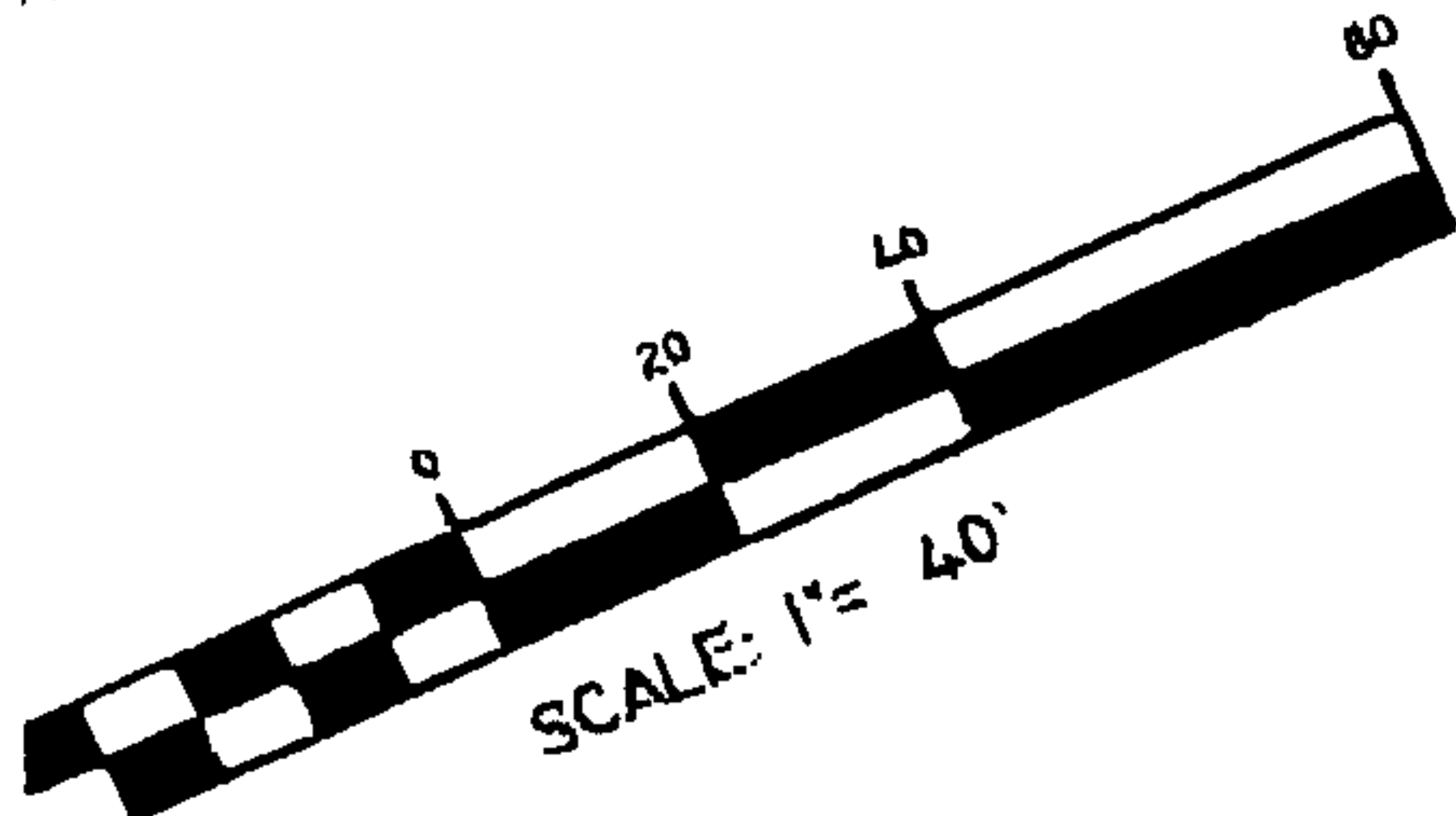
ANW - No. 13. 2003 10:53AM
NALILLO COUNTY

YED TO THE CITY
K.D50, PG. 679-680.

ORDINATE SYSTEM, CENTRAL ZONE
D TO THE LINE BETWEEN ALBUQUERQUE
12"

R PLAT OF LOT 41 ALVARADO GARDENS,
ERK OF BERNALILLO COUNTY, NEW MEXICO ON
() PER CITY OF ALBUQUERQUE PARCEL
OK D50-A, PAGE 679-680 AS

No. 0164-P. 2/21
ALBUQUERQUE CON. 10 373478.96
X- 1501045.77
Y- -0'14'38"
ELEV. - 4968.216 (NAVD 1929)
GND TO GRID - 0.9996792
CENTRAL ZONE
NAD 1927



LOT 42
(05/20/37; VOL. D1, FOLIO 107)

10' R/W FOR ACEQUIA
(05/20/37; VOL. D1, FOLIO 107)

LOT 80
(05/20/37; VOL. D1, FOLIO 107)

S66°33'17"E - 114.34'

S81°01'25"E
1449.58'

[S65°29'00"E] [110.00']

5' R/W FOR ACEQUIA
(REPLAT OF ALVARADO GARDENS,
5/20/1937; D1-107) VACATED BY
VACATION ACTION #
AREA=550 SQ.FT.

PUBLIC R/W-WIDTH VARIES
(REPLAT OF ALVARADO GARDENS,
5/20/1937; D1-107) VACATED BY
VACATION ACTION #
AREA=1232 SQ.FT.

LOT 41-A
0.3099 ACRES

NEW LOT LINE S66°33'17"E

115.38'

LOT 41-B
0.3099 ACRES

PUBLIC R/W-WIDTH VARIES.
DEDICATED BY THIS PLAT
AREA=511 SQ.FT.

5' PUE GRANTED
BY THIS PLAT

NEW LOT LINE

N62°45'59"W
51.50'

N69°12'56"W
55.33'

N62°33'33"W
51.43'
(N61°31'00"W) (51.55')

N70°55'33"W
58.87'
(N69°53'00"W) (58.75')

223.00'

117.53'

NEW LOT LINE

105.47'

S22°57'55"W

GLENWOOD ROAD
[60' R/W]

ALBUQUERQUE CONTROL
X-
X-
X-
ELEV. - 4963.29;
GND TO GRID

C1
R=10.14'
DELTA=19°26'19"
L=3.44'
CH=N78°56'06"W, 3.42'

C2
R=10.14'
DELTA=68°22'50"
L=12.10'
CH=S57°09'20", 11.39'

TREASURERS CERTIFIC
THIS IS TO CERTIFY THAT TAXES A
1-012-060-399-330-1-08-11
BERNALILLO COUNTY TREASU

BY: _____

BY: THOMAS KRYFKO

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

ACKNOWLEDGED BEFORE ME THIS _____

BY: _____

WITNESSES: _____

DATE _____

2003.

PARCEL 11-1-41
(01/09/1978; Bk.D50-A,
Pg. 679-680)

DECKER AVENUE
(R/W VARIES)

FND REBAR (NO CAP)
MONUMENTING THE
SOUTHWEST CORNER
OF LOT 43,
ALVARADO GARDENS

7TAG
THE
NER
JENS
29'W)
3'00"W
00']
80'

[N61°31'W]
N61°35'38"W
[220.51']
220.51'

N23°28'27"E
[N24°31'00"E]
4.97'

N62°45'59"E
[N24°31'00"W]
31.51'

3.97'
S22°57'55"W



community sciences corporation

Facsimile Cover Sheet

Number of pages: 2
Including cover page

Date: 11.13.03

PO Box 1328, Corrales, New Mexico 87048
Phone - (505) 897-0000, Fax - (505) 898-5195

To: Wilfred Company: COA Department: Administration

Fax number: 924-3864

From: Tom Patulek Job Name / Number: DES 1002518

The proposed vacation of 5' of the "10' r/w for Acquia" is on the north side of lot 41-A.

I'm hoping this would be a \$45 fee for vacation of public easement. I don't think this is an easement but it is the functional equivalent of one. MRCO has no interest, right or claim to this R/W. There is no assessment or taxation of this R/W.

Tom
259-0883

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Initials of sender _____ Time: _____

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" 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,	
<input type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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

APPLICANT INFORMATION: Teddy Polk, Gwendolyn Vandamme,

NAME: Thomas Kryfco, Margaret Kryfco, Barbara Polk PHONE: 761-9696

ADDRESS: 8801 Brandywine Road, NE FAX: _____

CITY: Albuquerque, STATE NM ZIP 87111 E-MAIL: _____

Proprietary Interest in site: Owners

AGENT (if any): Community Sciences Corporation PHONE: 897-0000

ADDRESS: P. O. Box 1328 FAX: 898-5195

CITY: Corrales STATE NM ZIP 87048 E-MAIL: sciencenm@aol.com

DESCRIPTION OF REQUEST: Request a lot division of Lot 41 into 2 (two) lots

MINOR PFE Plat Approval

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

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

Lot or Tract No. Lot 41 Block: N/A Unit: 3

Subdiv. / Addn. Alvarado Gardens Unit 3

Current Zoning: RA-2 Proposed zoning: RA-2

Zone Atlas page(s): G-12-7 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 0.5820 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 1-012-060-399-330-1-05-11 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Glenwood Road

Between: Glenwood Road and Decker Ave.

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): NONE

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

SIGNATURE [Signature] DATE 3/3/03

(Print) Cliff F. Spirock 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 - 00346</u>	<u>P/F</u>	\$ <u>285.-</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	Hearing date <u>MAR 12 2003</u>		Total \$ <u>285.-</u>
<input type="checkbox"/> F.H.D.P. fee rebate			

[Signature] 3/3/03
Planner signature / date

Project # 1002518

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

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) 285
- 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.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

CLIFF SPIROCK
Applicant name (print)

[Signature] 3/3/03
Applicant signature / date



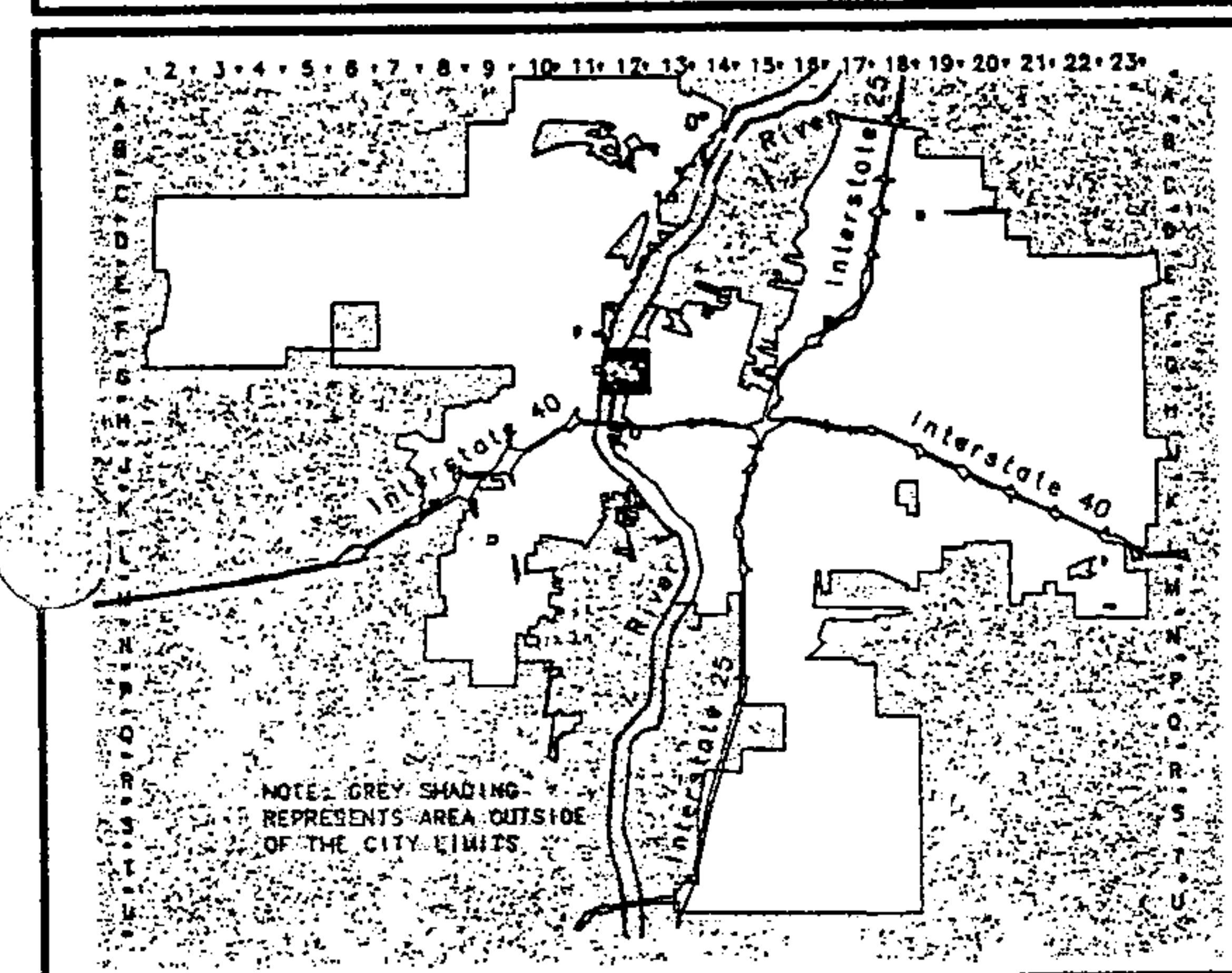
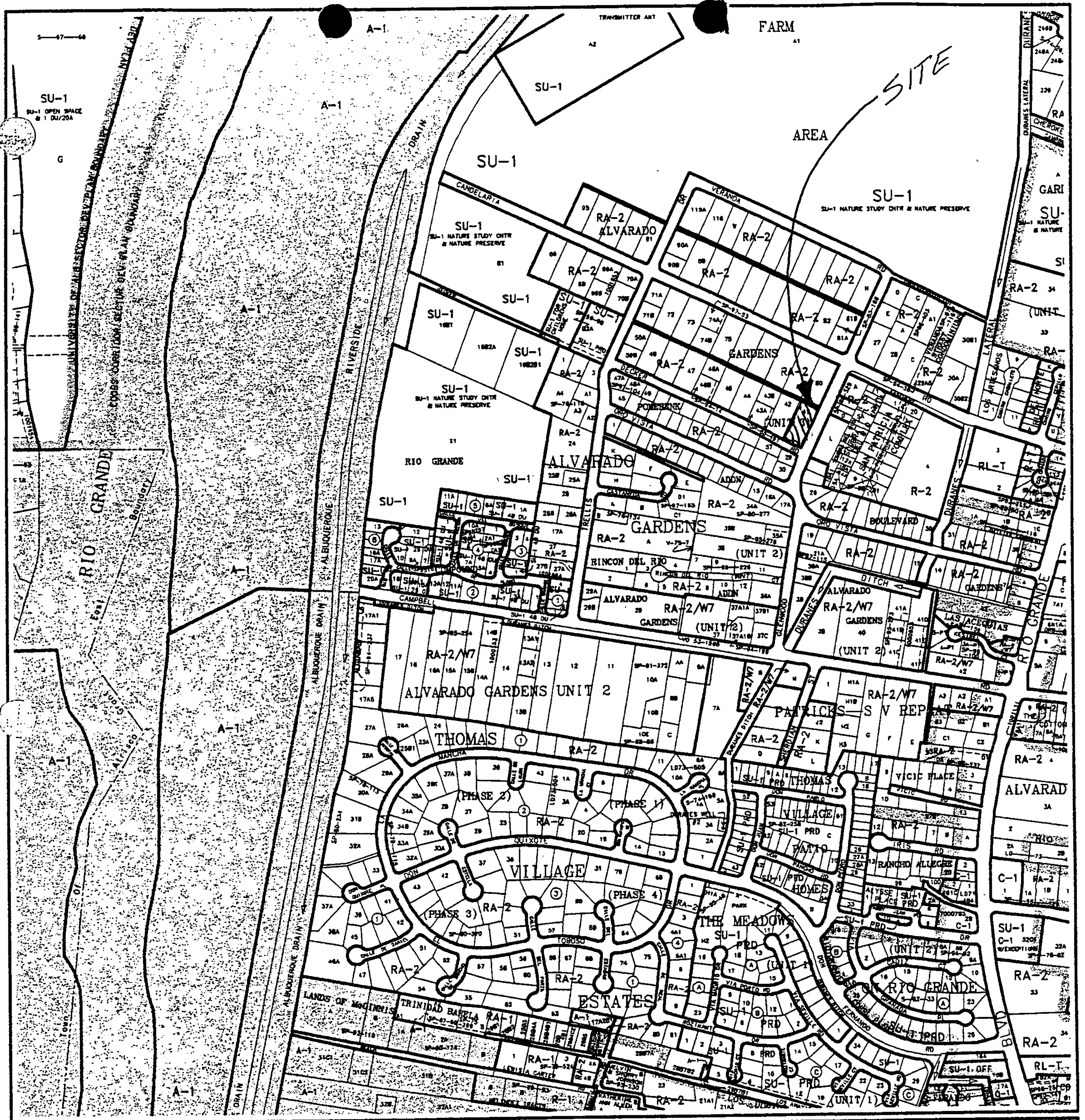
Form revised September 2001

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

Application case numbers
03DRB - _____ - 00346
_____-_____-_____
_____-_____-_____

[Signature] 3/3/03
Planner signature / date

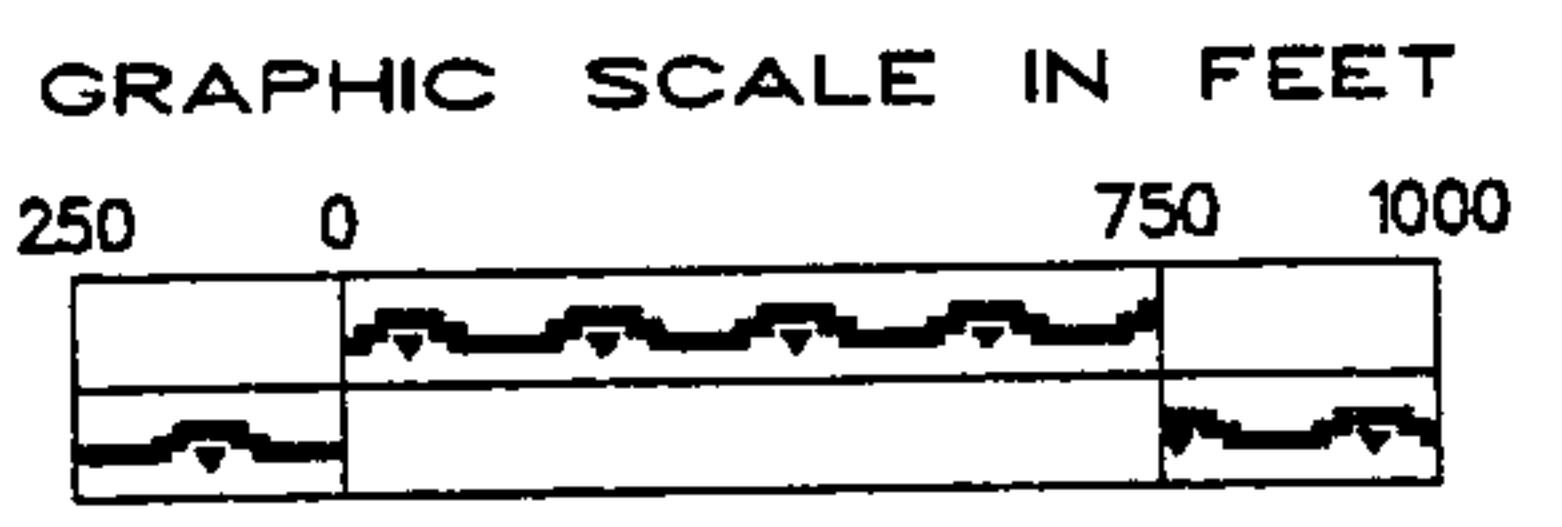
Project # 1002518



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

G-12-Z

Map Amended through April 03, 2002



P. O. Box 1328
Corrales, NM 87048

March 3, 2003

City of Albuquerque
Development Review Board
Plaza Del Sol Building, 3rd Floor
600 2nd Street, N.W.
Albuquerque, New Mexico 87102

Re: Alvarado Gardens Unit 3 plat submittal

Dear Board Members:

Please find enclosed our proposed submittal for replatting Lot 41 of Alvarado Gardens Unit 3, into two separate lots. I have attached an Exhibit showing the location of current structures pertaining to the lot in question for your review.

Please also note there is a structure under demolition on Lot 41. I have attached with this submittal copies of the demolition approval. If you have any questions, please give me a call.

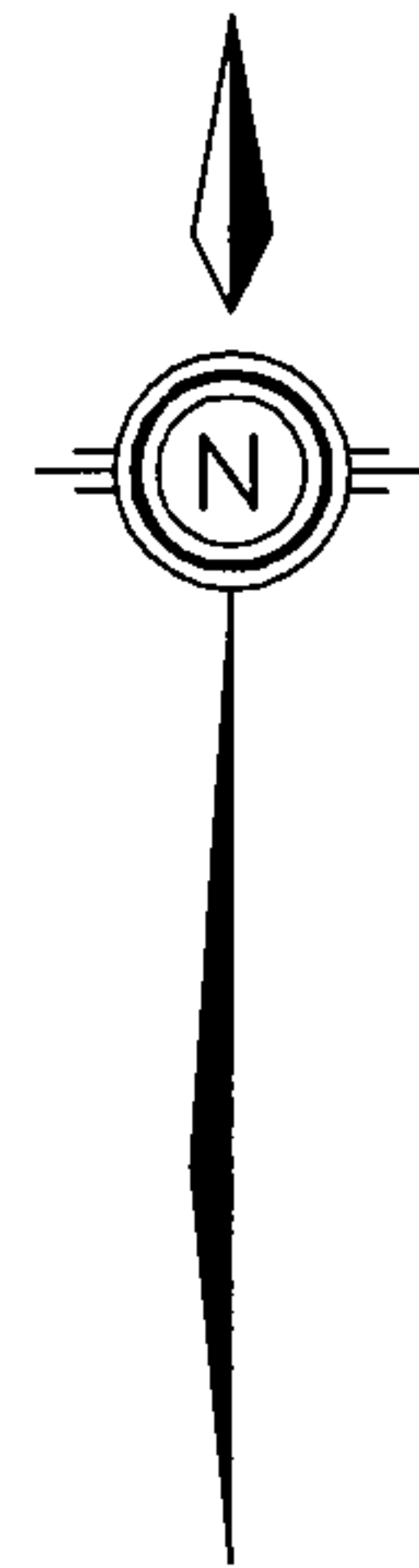
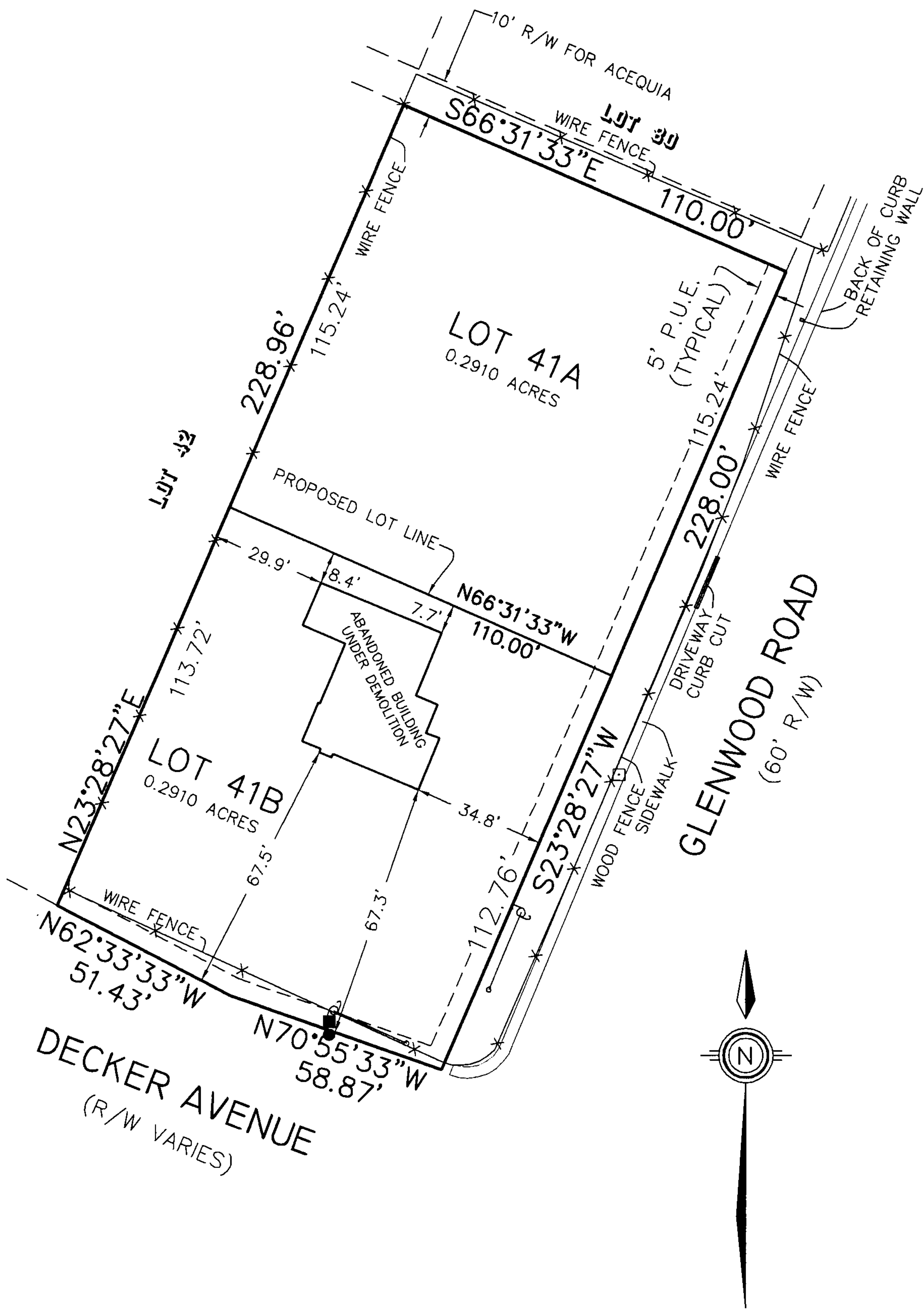
Respectfully submitted,

Cliff F. Spirock





CFS/bjc

Attachments: Exhibit
Demolition Approval

"EXHIBIT"
 PROPOSED LOT SPLIT
 LOT 41
 ALAVARADO GARDENS UNIT 3

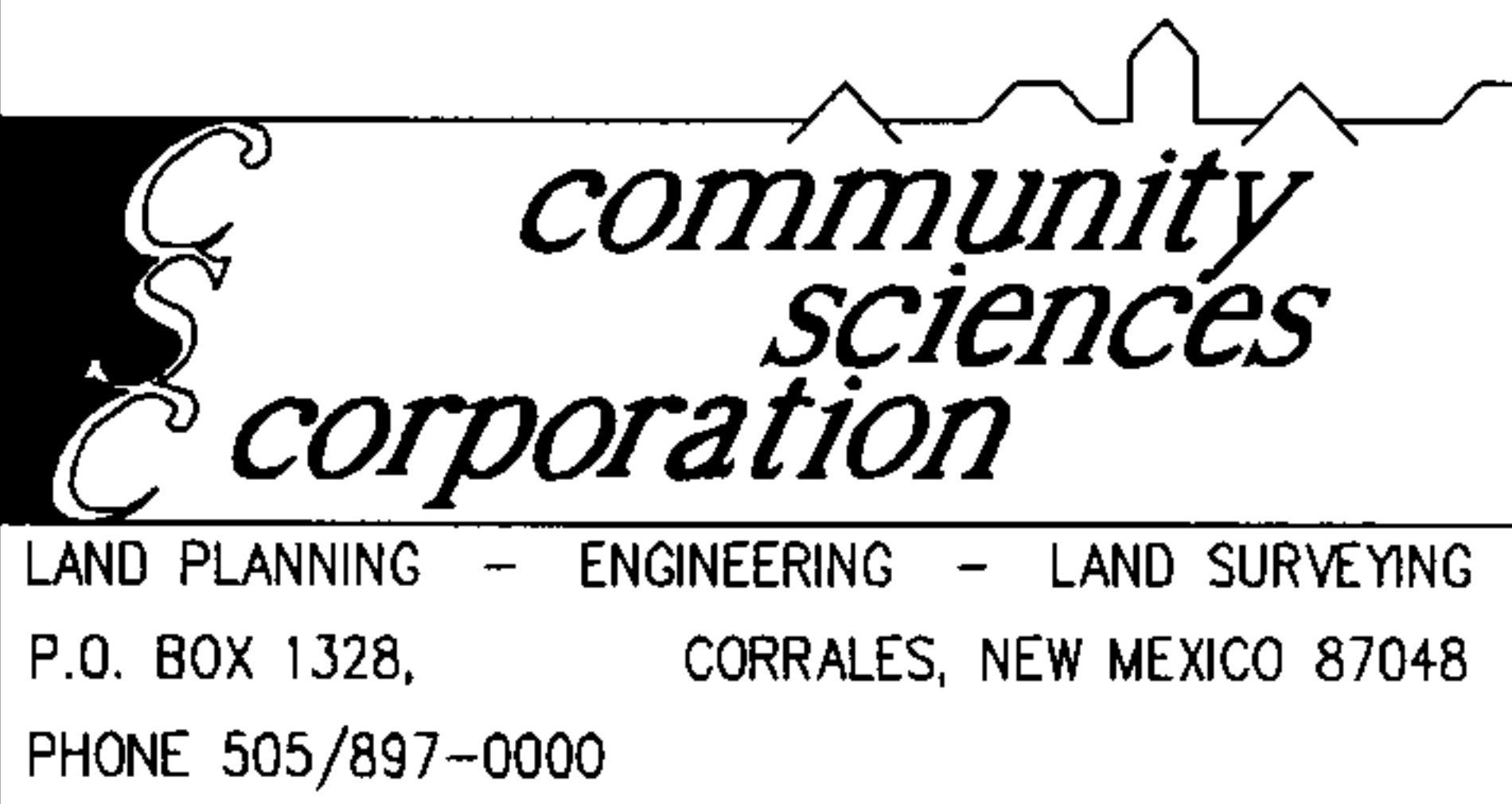


LEGEND

-  POWER POLE W/GUY WIRE
-  WATER METER
-  TELEPHONE PEDESTAL
-  CABLE TV PEDESTAL



SCALE: 1" = 40'

DATE: 11/18/02	 <p><i>community sciences corporation</i></p>
SCALE: 1" = 40'	
CREW: AM/RS	
DRAWN: KRH	
JOB NO. N9794-01	
LAND PLANNING - ENGINEERING - LAND SURVEYING P.O. BOX 1328, CORRALES, NEW MEXICO 87048 PHONE 505/897-0000	

DEMOLITION INFORMATION

0302604
2/24/03

No person shall demolish any building without first obtaining a permit from the Building & Safety Division. Approvals by the following City of Albuquerque agencies are required prior to issuance of permit.

ADDRESS: 2603 DECKER AVE NW
LEGAL DESCRIPTION: TRACT #1 ALVARADO GARDENS UNIT 3
DESCRIPTION OF DEMOLITION: DEMOLISH EXISTING BUILDING ON SITE ALL WORK CONTAINED ON SITE
SIZE OF BUILDING: 1368 Sq. Ft., COMMERCIAL RESIDENTIAL
HEIGHT OF BUILDING: 9 Ft.,
NAME, ADDRESS & TELEPHONE NUMBER OF OWNER: BARBARA & TEDDY POLK, GWEN VAN DAMME, MARGARET & Tom KRIVKO
NAME, ADDRESS & TELEPHONE NUMBER OF CONTRACTOR: TLC Company, Inc. 511 Comanche NE 450-8775
CONTRACTOR'S LICENSE #: 51429, STATE LICENSE #: 02-226090000
& CITY LICENSE #: 29358
Time period in which work is to be done: 3-1-03 thru 5-31-03

Statement of measures to be used to control or prevent particulate matter from becoming airborne: Keep Site Wet LAZ G-12

APPROVED DISAPPROVED
SIGNATURE: [Signature]
Planning, Building & Safety Div., Uniform Building Code, Plaza Del Sol, ground level

APPROVED DISAPPROVED
SIGNATURE: [Signature]
Planning, Zoning Enforcement Div., Plaza Del Sol, ground level

APPROVED DISAPPROVED
SIGNATURE: [Signature]
Public Works, Water Resources Div., Customer Serv., C/C, Rm. 1026, 1st floor 03-08-1990

APPROVED DISAPPROVED
SIGNATURE: [Signature]
Public Works, Water Resources Div., Water Systems, Pino Yards, bldg. J & E

APPROVED DISAPPROVED
SIGNATURE: [Signature] KEEP WET DURING DEMO MINIMIZE DUST
Environmental Health Dept., Soil Disturbance/ Dust Control, 11850 Sunset Gardens SW

APPROVED DISAPPROVED
SIGNATURE: [Signature]
Environmental Health Dept., Asbestos Notification, C/C, Rm. 3023, 3rd floor

APPROVED DISAPPROVED
SIGNATURE: [Signature]
Planning, Traffic Engineering Plaza Del Sol, ground level

APPROVED DISAPPROVED
SIGNATURE: [Signature] 02/12/03
Fire Marshall's Office, Plaza Del Sol, 8th floor

APPROVED DISAPPROVED
SIGNATURE: [Signature] 2/12/03
Planning, Historic Preservation Plaza Del Sol, 3rd floor

PROCEDURE

- If fences or rails are required or if pedestrian traffic is to be rerouted, provide Traffic Engineering with a site plan showing location of canopies, fences or rails and method of rerouting.
- Obtain topsoil disturbance permit and asbestos notification from Environmental Health Department
- Prior to commencement of work, insure disconnection of all gas and electric supply systems by Southern Union Gas and Public Service Companies respectively.
- Confer with Water Resources Department/Water Systems Division when a fire hydrant will be employed during the demolition.
- For further pertinent information, your attention is invited to the following codes: National Fire Protection Association and Uniform Building Code, Chapter 33, "Protection of Pedestrians during Construction or Demolition".

CITY OF ALBUQUERQUE BUILDING SAFETY DIVISION

***** BUILDING PERMIT *****

NUMBER: 0302604 DATE: 02/24/03 TIME: 09:53 TYPE: DEMOLITION

CONSTRUCTION ADDRESS - NUMBER: 2603 STREET: DECKER
 ST DESIG: AV QUAD: NW HALF NO: BRACE NO: CITY: ALBUQUERQUE
 STATE: NM ZIP CODE: LEGAL DESC: LOT NO: BLOCK NUMBER
 STREET SEQ NO: DASZ: 6116 SUBDIVISION: ALVARADO GARDENS
 TRACT: 300 PARCEL: UNIT: 3 CITY COUNCIL DIST: LAND USE CODE
 UNIFORM PROPERTY CODE: CITY ZONE: RA-2 ZONING MAP: G-12

OWNER NAME: BARBARA & TEDDY POLK, GWEN VAN PHONE: 505-450-8775
 NUMBER: 8801 STREET: BRANDYWINE
 ST DESIG: QUAD: NE HALF NO: SUITE NO:
 CITY: ALBUQUERQUE STATE: NM ZIP CODE: 87111

ARCH/ENG/DESIGNER: PHONE: 505-000-0000
 NUMBER: 0 STREET:
 ST DESIG: QUAD: HALF NO: SUITE NO:
 CITY: STATE: ZIP CODE:

CONTRACTOR NAME: TLC COMPANY, INC. PHONE: 505-450-8775
 NUMBER: 511 STREET: GOMANCHE
 ST DESIG: RD QUAD: NE HALF NO: SUITE NO:
 CITY: ALBUQUERQUE STATE: NM ZIP CODE: 87107

STATE TAX # 02226090000 CTY TAX # 29356 CONTR LIC # 54129
 OWNER EST VALUATION: \$1 NO OF STORIES: 0
 PLAN CHECK VALUATION: \$1 NO OF APT BUILDINGS: 0
 LOT ACREAGE: .00 NO OF APT UNITS: 0
 SQUARE FOOTAGE: 1368 NO OF MOTEL UNITS: 0

OWNERSHIP: PRIVATE PRINTED BY: CXG UTB ACCOUNT NBR:

DESCRIPTION OF WORK:
 DEMOLISH EXISTING BUILDING ON SITE ALL WORK CONTAINED ON SITE

USE OF BLDG: SINGLE RES OCCUPANCY GROUP: TYPE OF CONST:

DATE ISSUED SC BY

7	DEMOLITION	47.00	02/24/03	1	MSM
---	------------	-------	----------	---	-----

TOTAL -----> \$ 47.00

DUPLICATE

City of Albuquerque
 Treasury Division

SEPARATE PERMITS ARE REQUIRED FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND ELEVATORS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all city ordinances and state laws regulating building construction or the phase of work for which this permit is being secured as indicated above. The Plan Check Base Fee (application) however, is not a permit. The issuance of a permit shall not prevent the Code Administration Division from thereafter requiring correction of errors.

NOTICE ▶ THIS PERMIT NOT VALID UNTIL FEE IS PAID

Building Permit	\$47.00
UT	\$47.00
CHANGE	\$0.00

X 
 Signature of Applicant or Agent

APPLICANT COPY

Thank You

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 TOM KRYFKO Margaret KRYFKO

AGENT _____

ADDRESS _____

PROJECT NO. Cliff Spirock

APPLICATION NO. _____

\$ 285. 441006 / 4983000 (DRB Cases)
\$ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 441018 / 4971000 (Notification)
\$ 285. Total amount due

TOM KRYFKO 08-841
MARGARET A. KRYFKO
8801 BRANDYWINE NE PH. 821-3719
ALBUQUERQUE NM 87111-1062
95-5607.1070
2027103180
2898
DATE 3/3/03
PAY TO THE ORDER OF City of Albuquerque \$ 285.00
Two hundred eighty five DOLLARS
BANK OF ALBUQUERQUE
Albuquerque, New Mexico
www.bankofalbuquerque.com
MEMO Margaret Kryfko
⑆107006806⑆ 2027103180⑆ 2898
DUPLICATE
City of Albuquerque
Treasury Division

03/03/2003 4:43PM LOC: ANNX
RECEIPT# 00005077 WSH 008 TRANSH 0048
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$285.00
24 Misc \$285.00
CK \$285.00
CHANGE 10/28/02 \$0.00

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

TOM KRYFKO Margaret KRYFKO

AGENT

ADDRESS

PROJECT NO.

Cliff Spirock

APPLICATION NO.

\$ 285. 441006 / 4983000 (DRB Cases.)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 285. **Total amount due**

TOM KRYFKO 08-84 95-66071070 2898
MARGARET A. KRYFKO 2027103160
8801 BRANDYWINE NE PH 821-3719
ALBUQUERQUE, NM 87113-1062 DATE 3/2/03

PAY TO THE ORDER OF City of Albuquerque \$ 285.00
Two hundred eighty five DOLLARS

BANK OF ALBUQUERQUE
Albuquerque, New Mexico
www.bankofalbuquerque.com

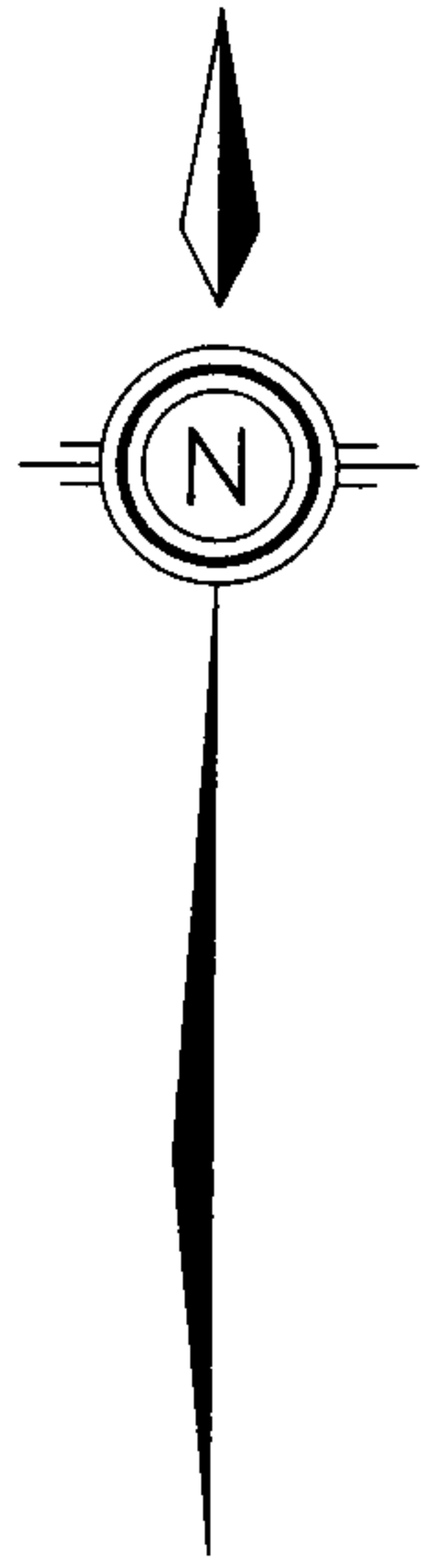
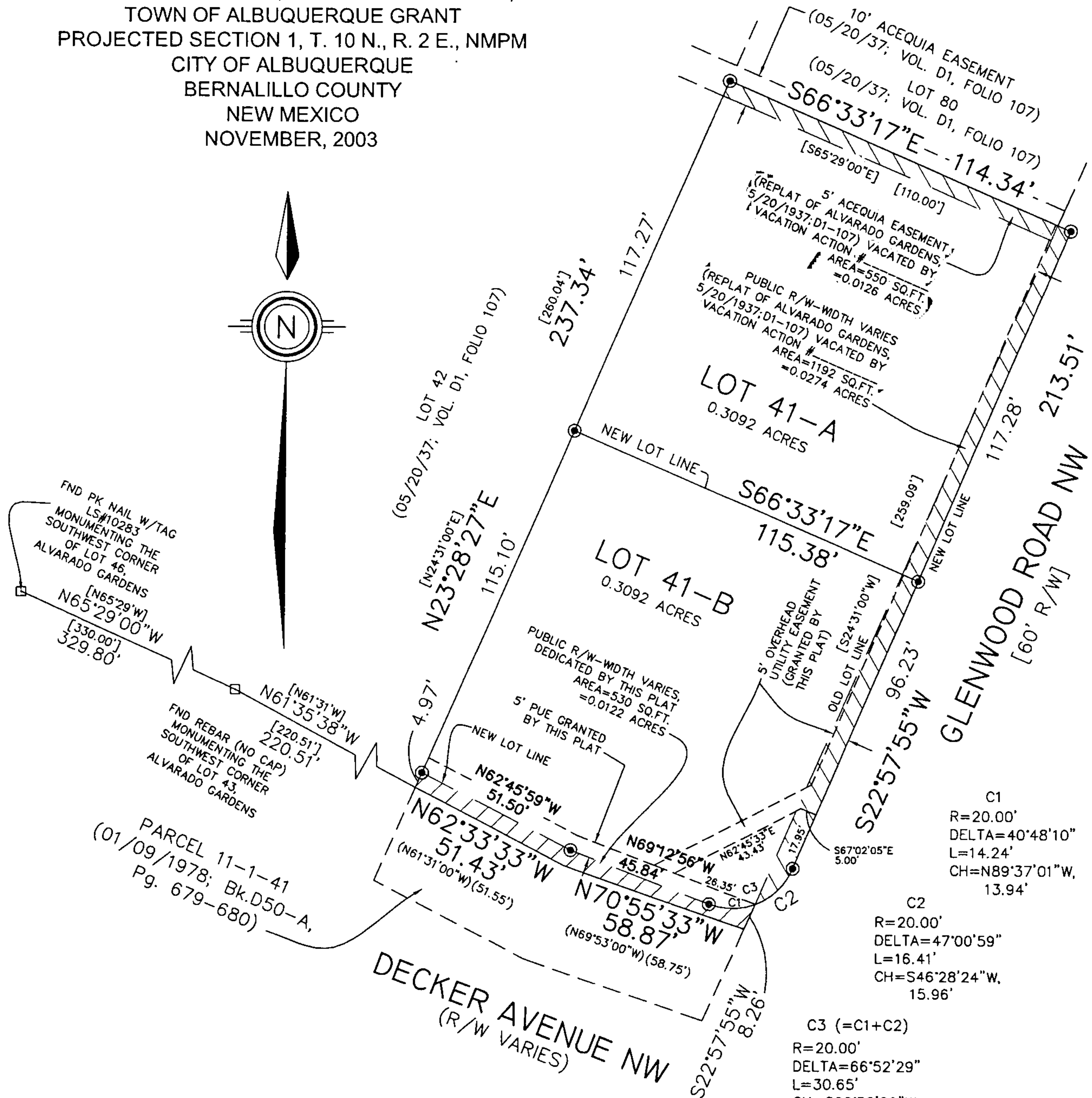
MEMO Margaret Kryfko

1070066061 2027103160 2898 ***DUPLICATE***
City of Albuquerque
Treasury Division

03/03/2003 4:43PM LOC: ANNX
RECEIPT# 00005077 WSH 008 TRANS# 0048
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$285.00
J24 Misc \$285.00
CK \$285.00
CHANGE 10/28/02 \$0.00

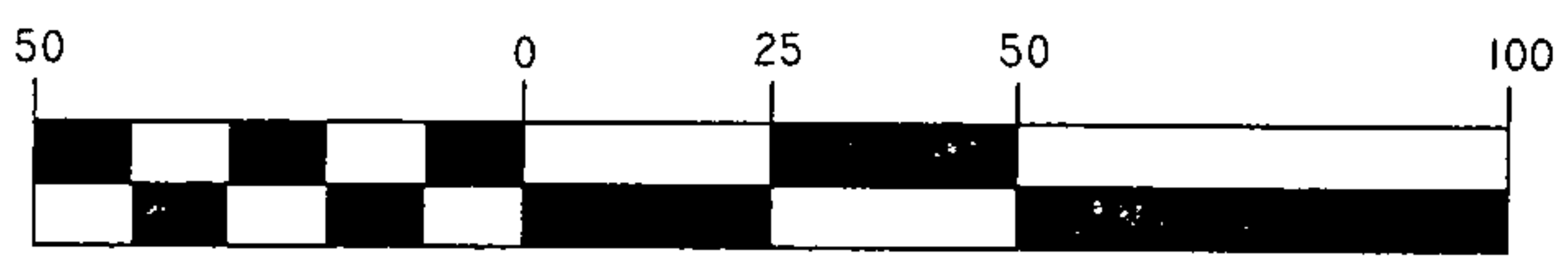
EXHIBIT SHOWING PROPOSED VACATION
OF PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENT
ON THE PROPOSED PLAT OF
LOTS 41-A & 41-B
ALVARADO GARDENS
UNIT 3

BEING A REPLAT OF LOT 41, ALVARADO GARDENS, UNIT 3
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO
NOVEMBER, 2003



community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000



SCALE: 1" = 50'

EXHIBIT B
Date 12/31/03

F:\N600-02-20\dwg\PLAT20RAD.dwg, 11/25/2003 08:14:44 AM