



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 30, 2005

3. Project # 1002556
05DRB-01636 Major-Vacation of Pub Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] *[Deferred from 11/16/05] (A-12)*

At the November 30, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 15, 2005, in the manner described below.

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



OFFICIAL NOTICE OF DECISION

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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.)

A handwritten signature in black ink, appearing to read "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc:Calabacillas Group, 8200 Constitution Place NE, 87102

H. Barker Architects, 209 Gold Ave SW, 87102

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

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

2. **Project# 1002455**
08DRB-70446 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70447 EPC APPROVED SDP
FOR SUBDIVISION
- 08DRB-70448 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
08DRB-70467 VACATION OF PRIVATE
EASEMENT
3. **Project# 1007320**
08DRB-70473 EPC APPROVED SDP
FOR BUILD PERMIT
4. **Project# 1002556**
08DRB-70469 EPC APPROVED SDP
FOR SUBDIVISION
- TIM M OTT request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **JJ SUBDIVISION**, zoned SU-1 FOR C1, located on SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 2.6548 acre(s). (E-18) *[Deferred from 10/22/08, 10/29/08, 11/5/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR COMMENTS AND AMAFCA SIGNATURE.**
- BORDENAVE DESIGNS** agent(s) for TIM M OTT request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **JJ SUBDIVISION**, zoned SU-1 FOR C1, located on SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 2.6548 acre(s). (E-18) *[Deferred from 10/22/08, 10/29/08, 11/5/08]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND TO PLANNING FOR COMMENT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
- DENISH KLINE ASSOCIATES agent(s) for LOWES HOME IMPROVEMENT request(s) the above action(s) for all or a portion of Lot(s) 2A5A1A1, **HOME DEVELOPMENT** zoned SU-1 FOR C2 USES, located on HOTEL CIRCLE NE BETWEEN LOMAS NE AND EUBANK NE containing approximately 10.9 acre(s). (K-21) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR COMMENTS FROM STAFF PLANNER AND 3 COPIES OF THE APPROVED SITE PLAN.**
- H BARKER ARCHITECTS agent(s) for CALABACILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) D-1 & E-1, **PARADISE HEIGHTS** zoned C-2 (SC), located on GOLD COURSE RD NW BETWEEN WESTSIDE BLVD NW AND BENTON AVE NW containing approximately 16.51 acre(s). (A-12) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT, EPC TIS, AND CROSS ACCESS EASEMENT INFORMATION AND TO PLANNING FOR COMMENTS.**



DRB CASE ACTION LOG (SDP - Subd.)

REVISED 10/08/07

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.: 08DRB-70469 Project # 1002556
 Project Name: PARADISE HEIGHTS
 Agent: H. BARKER ARCHITECTS Phone No.: 812-6789

Your request was approved on 11-12-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - comments
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign): - comments

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

Created On:

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

To: Jack Cloud, DRB Chair

From: Carol Toffaleti, Staff Planner, Development Review, 924-3345

cc: H. Barker, H. Barker Architects (faxed)

Date: November 10, 2008

Subject: Project #1002556 (07EPC-30035, 08DRB-70469), Site Development Plan for Subdivision, Golf Course Rd.

The EPC approved this proposal at a public hearing on October 16, 2008, subject to 12 conditions. The DRB submittal meets the EPC's conditions of approval with the following exceptions:

- # 5 - The applicant has not demonstrated that they have complied with the Air Quality Impact regulations of the Zoning Code.
- # 6 – Staff notes that under (b.) the deceleration lane on Westside Blvd. is not labeled “new” and that under (c), it is not clear which sidewalks are existing and to remain and which are proposed. Staff defers to the City Engineer for compliance with this condition.
- # 9 (d.) – Not all the species are listed in the appropriate plant categories.
- # 11 (c) – (i.) Minor correction: delete text “. Occupant...business” and merge the rest of the second sentence with the first sentence.
 - (ii) Move the new standard to the “Signs” section as # 5. Renumber the rest of the Subdivision Standards.

Staff also notes that the Grading & Drainage plan and the Utility plan are incomplete. Staff has contacted the applicant today about replacing them with those approved by the EPC.

Please contact me if you have any questions.





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 4, 2008

Project# 1002556
08DRB-70221 VACATION OF PUBLIC RIGHT-OF-WAY

BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for portionS of Golf Course Road NW and Westside Boulevard NW adjacent to Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1**, located in the southeast corner of GOLF COURSE RD NW AND WESTSIDE BLVD NW containing approximately 15.784 acre(s). (A-12)

At the June 4, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance subject to calling out the width of the right-of-way, indication of pavement location, and the distance of face of curb to the property line.

(A)(1) The public utility easment vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by June 19, 2008 in the manner described below.

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

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

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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



Jack Cloud, AICP, DRB Chair

Cc: Bordenave Designs – P.O. Box 91194 – Albuquerque, NM 87199
Cc: Calabacillas Group – 8200 Constitution – Albuquerque, NM 87110
Scott Howell
Marilyn Maldonado
File



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

June 4, 2008

Project# 1002556
 08DRB-70221 VACATION OF PUBLIC RIGHT-OF-WAY

BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for portionS of Golf Course Road NW and Westside Boulevard NW adjacent to Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1**, located in the southeast corner of GOLF COURSE RD NW AND WESTSIDE BLVD NW containing approximately 15.784 acre(s). (A-12)

<p>AMAFCA No objection to requested action. AMAFCA will sign the Final Plat.</p>
<p>COG Golf Course Rd is designated for ITS deployment in the near-term (before 2015). Coordination with City representative on the ITS Subcommittee is recommended. MPO Project ID # 508.2 is included in the 2030 MTP as a City of Albuquerque led project to construct bike lanes on Westside Bd from Golf Course Rd to NM 528. This project does not have any funding associated with it in the 2008-2013 timeframe. MPO Project # 508.1 is included in the 2030 MTP as a privately-funded project to reconstruct and widen Westside Bd from 2 to 4 lanes from Golf Course Rd to a point 700 feet east of Golf Course Rd. Since this is a privately-funded project, no programming information is associated with it. Coordination with DMD is recommended to insure development consistent with these two projects.</p> <p>For information purposes, both Golf Course Rd and Westside Bd have a functional classification of urban minor arterial.</p>
<p>TRANSIT No comments received.</p>
<p>ZONING ENFORCEMENT No comments.</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to: Paradise Heights NA Seven Bar North HOA</p>
<p>APS Paradise Heights Unit 1, Tracts D and E, is located on the southeast corner of Golf Course Rd NW and West side Blvd NW. The owner of the above property requests a Vacation of Public Right-of-Way for a development that consists of commercial uses. This will have no adverse impacts to the APS district.</p>
<p>POLICE DEPARTMENT No comments received.</p>
<p>FIRE DEPARTMENT No comments received.</p>

PNM ELECTRIC & GAS No comment.
COMCAST No comments received.
QWEST No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No adverse comments.
OPEN SPACE DIVISION No adverse comments.
CITY ENGINEER No objection to the vacation request.
TRANSPORTATION DEVELOPMENT The vacation exhibit must define the exact right of way width in this area. In addition, provide an exhibit showing the location and width of all pavement, the location of sidewalk, and defining the distance from face of curb to the property line.
PARKS AND RECREATION Defer to Transportaion.
ABCWUA No objection to Vacation request.
PLANNING DEPARTMENT Refer to comments from Transportation Development, Municipal Development and City Engineer regarding proposed vacation.

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

Cc: Bordenave Designs – P.O. Box 91194 – Albuquerque, NM 87199
Cc: Calabacillas Group – 8200 Constitution – Albuquerque, NM 87110

3. **Project# 1007281**
08DRB-70219 VACATION OF PUBLIC
EASEMENT

ALPHA PROFESSIONAL SURVEYING agent(s) for
BRIDGE INVESTMENT GROUP request(s) the above
action(s) for a 25 foot Sewer, Drainage, and Sidewalk
Easement on Tract(s) E-3, **OSO GRANDE**
SUBDIVISION, zoned SU-1 PRD, located on the south
side of SPAIN RD NE BETWEEN EUBANK BLVD NE
AND MORRIS ST NE containing approximately 47.39
acre(s). (F-21) **THE VACATION WAS APPROVED AS
SHOWN ON EXHIBIT B IN THE PLANNING FILE PER
SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE
SUBDIVISION ORDINANCE.**

4. **Project# 1005255**
08DRB-70207 VACATION OF PUBLIC
RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for J C & JAMES A
PETERSON request(s) vacation for Harvard Dr NE
BETWEEN LOTS A-1 OF BLOCK 15 & LOT C-1 OF
BLOCK 10, **VISTA LARGA SUBDIVISION** located
on HARVARD DR south of HANNETT AVE NE. (J-16)
[Deferred from 5/28/08]. **THE VACATION WAS
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B)
(1)(3) OF THE SUBDIVISION ORDINANCE.**

08DRB-70236 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for JAMES A &
JAMES C PETERSON request(s) the above action(s) for all
or a portion of Lot(s) A-1, B-1 & C-1, Block(s) 10 & 15,
VISTA LARGA zoned R-1, located on HANNETT AVE
NE BETWEEN STANFORD DR NE AND HARVARD
DR NE containing approximately 1.1773 acre(s). (J-16)
[Deferred from 5/28/08]. **THE PRELIMINARY/FINAL
PLAT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO PLANNING FIR CITY REAL ESTATE
AND TO RECORD.**

5. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD
AVE LLC PHILLIP RABY PRINCIPAL request(s) the
above action(s) for all or a portion of Lot(s) 1&2, Block(s)
76, **TERRACE ADDITION, TOGETHER WITH
VACATED PORTIONS OF TERRACE ST GOLD AV
& BUENA VISTA DR**, zoned SU-2 / PR, located on
GOLD AV SE BETWEEN TERRACE ST SE AND
BUENA VISTA DR SE containing approximately 0.411
acre(s). (R-15) *[Deferred from 4/16/08, 4/30/08 &
5/21/08.]* **DEFERRED TO 6/11/08 AT THE AGENT'S
REQUEST.**



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

June 4, 2008 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000901**
08DRB-70222 VACATION OF PUBLIC
EASEMENT

PRECISION SURVEYS INC agent(s) for BOSQUE PREPARTORY SCHOOL request(s) the above action(s) for a 35 foot square Water Line Easement on Lot(s) 4A, **BOSQUE PREPARTORY SCHOOL**, zoned SU-1 FOR SCHOOL AND RELATED FACILITIES, located on the east side of LEARNING RD NW BETWEEN COORS BLVD NW AND THE CORRALES DRAIN containing approximately 47.39 acre(s). (F-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

2. **Project# ~~1002556~~**
08DRB-70221 VACATION OF PUBLIC
RIGHT-OF-WAY

BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for portionS of Golf Course Road NW and Westside Boulevard NW adjacent to Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1**, located in the southeast corner of GOLF COURSE RD NW AND WESTSIDE BLVD NW containing approximately 15.784 acre(s). (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE SUBJECT TO CALLING OUT WIDTH OF RIGHT-OF-WAY, INDICATION OF PAVEMENT LOCATION, AND THE DISTANCE OF FACE OF CURB TO THE PROPERTY LINE.**

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

Meeting Date: June 04, 2008
Zone Atlas Page: A-12
Notification Radius: 100 Ft.

Project# 1002556
App#08DRB-70221

Cross Reference and Location: GOLF COURSE RD NW, BENTON AVE NW AT
WESTSIDE BLVD NW

Applicant: CALABACILLAS GROUP
8200 CONSTITUTION
ALBUQUERQUE, NM 87110

Agent: BORDENAVE DESIGNS
PO BOX 91194
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: MAY 16, 2008
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344

ADDRESS: P.O. Box 91194 FAX: 821-9105

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenave@mindspring.com

APPLICANT: CALABACILLAS GROUP PHONE: 299-4414

ADDRESS: 8200 CONSTITUTION FAX: -

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: -

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF RIGHTS DEWAY ON GOLF COURSE RD & WESTSIDE BLVD NW.

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

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

Lot or Tract No. TRACTS D & E Block: - Unit: 1

Subdiv/Addn/TBKA: PARADISE HEIGHTS

Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No -

Zone Atlas page(s): A-12 UPC Code: 10206649648511302

1026649648511303

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 1002556, 03EPC-00430

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW

Between: BENTON AVE NW and WESTSIDE BLVD. NW

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

SIGNATURE [Signature] DATE 05/08/08

(Print) JEAN J. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>08DRB-70221</u>	<u>PRM</u>	_____	<u>\$ 0</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date 06/04/08

Form revised 4/07

Total
\$ 95.00

[Signature]
Planner signature / date

Project # 1002556

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

JEAN J. (JAKE) BORDENAVE
Applicant name (print)
[Signature] 05/08/08
Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 O&DRB - 70221

Sandy Handley
Planner signature / date
Project # 1002556

Re c	COASDE .BERNC O.PARC ELDEC_2007.UP C	COASDE.BERN CO.PARCELDE C_2007.OWNER	COASDE. BERNCO. PARCELD EC_2007. OWNADD	COASDE. BERNCO. PARCELD EC_2007. OWNCITY	COASDE. BERNCO. PARCELD EC_2007. OWNSTAT E	COASDE.B ERNCO.PA RCELDEC _2007.OW NZIPCODE	COASDE. BERNCO. PARCELD EC_2007.P ROPCLAS S	COASDE. BERNCO. PARCEL DEC_200 7.TAXDIS T	COASDE.BERNCO. PARCELDEC_2007. LEGALDESC
1	1012066 5004251 1302	CALABAC ILLAS GROUP C/O D ONALD HARVIL LE	3646 VIST A GRAND E NW	ALBUQUE RQUE	NM	87120	V	A1A	TRACT "E" PARADIS E HEIGHTS UNIT 1 EXC SLY PORT OUT TO AMAFCA PARC EL BA-1- 01 CONT 7.33 AC M/ A
2	1013066 0044932 1836	WHITE RICHAR D L	12015 SU LLIVAN C T NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 72- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.3135 AC
3	1012066 4964851 1303	CALABAC ILLAS GROUP C/O D ONALD HARVIL LE	3646 VIST A GRAND E NW	ALBUQUE RQUE	NM	87120	V	A1A	TR D OF UNIT #1 PA RADISE HEIGHTS C ONT 8.821 AC
4	1013066 0234972 1831	LANDAVAZO TR OY & KAMMY	12018 SU LLIVAN C T NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 77- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.1736 AC
5	1013066 0294152 1606	HORMEL PAUL M	10923 FA ROLA DR NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 133P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2167 AC M/ L OR 9,439 SF M/L
6	1013066 0235062 1832	GARCIA PATRI CK J	12022 SU LLIVAN C T NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 76- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.2703 AC
7	1013066 0175122 1833	VIGIL ANTHON Y R & SANDOV AL-VIGIL ANNA	12026 SU LLIVAN C T NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 75- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.2490 AC
8	1013066 0055102 1834	PHAN DAI C	12025 SU LLIVAN C T NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 74- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.4508 AC
9	1012066 4773751 0731	WHEELER STE PHEN C & MAR CIA L	4524 BEN TON AVE NW	ALBUQUE RQUE	NM	87114	R	A1A	* 001 009PARADISE HTS UNIT 1
10	1012066 4593751 0610	JACQUEZ MAR K E & MAXINE	4600 BEN TON AVE NW	ALBUQUE RQUE	NM	87114	R	A1A	* 001 008PARADISE HTS UNIT 1
11	1012066 3064801 0506	AMAFCA	2600 PRO SPECT A VE NE	ALBUQUE RQUE	NM	87107	V	A1A	TRACT A- 1 PLAT OF AMAFCA TRACTS A-1 & A- 2 DRAINAGE RIGHT OF WAY & PARK SI TE BLACK ARROYO DAMCONT 50.5419 AC
12	1013066 0274472 1927	COLLARD COLL EEN M	4419 CAM PO DE M AIZ RD N W	ALBUQUE RQUE	NM	87114	R	A1A	LT 165P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.1901 AC M/ L OR 8,281 SF M/L

13	1013066 0223732 1426	CANNOLES JO HN C & DAWN R	10909 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 53P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.1601 AC M/ L OR 6,974 SF M/L
14	1013066 0014212 1434	SANDOVAL LAR RY W SR & SHE RRI A	10943 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 61P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.1687 AC M/ L OR 7,349 SF M/L
15	1013066 0274712 1827	POIRIER STEVE & SANDRA B	12000 SU LLIVAN C T NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 81- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.1613 AC
16	1013066 0203132 0301	CITY OF ALBUQ UERQUE REAL ESTATE OFFIC E	PO BOX 1 293	ALBUQUE RQUE	NM	87103	V	A1A	PARK BLK 4 SUB'D PLAT SALIDA DEL S OL UNIT #1 AT SEV EN- BAR RANCH CONT 5.691 AC
17	1013066 0013942 1430	MARSHA E KEA RNEY & JOHN R	10927 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 57P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.1941 AC M/ L OR 8,455 SF M/L
18	1013066 0014082 1432	MARTINEZ FRA NK R JR & EST HER L	10935 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 59P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.1567 AC M/ L OR 6,826 SF M/L
19	1013066 0193952 1614	DEKNEGT RICH ARD C	10920 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 125P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2857 AC M/ L OR 12,445 SF M/L
20	1013066 0263922 1615	MONASTERIO J OSEPH L & ANN A J	10916 CA RRETA D R NW	ALBUQUE RQUE	NM	87120	R	A1A	LT 124P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2389 AC M/ L OR 10,406 SF M/L
21	1012066 4433781 0612	LOVEJOY EARL & DOROTHY	4608 BEN TON AVE NW	ALBUQUE RQUE	NM	87114	R	A1A	* 003 008PARADISE HTS UNIT 1
22	1013066 0223652 1420	AMAFCA	2600 PRO SPECT A VE NE	ALBUQUE RQUE	NM	87110	V	A1A	TR B-5B- 2 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.4474 AC M/ L OR 19,489 SF M/L
23	1012066 5223531 0810	SERNA EMMA	10812 OL YMPIC ST NW	ALBUQUE RQUE	NM	87114	V	A1A	* 002 010PARADISE HTS UNIT 1
24	1012066 4843721 0730	SERDA MARTIN J & ADRIANA M	4520 BEN TON AVE NW	ALBUQUE RQUE	NM	87114	R	A1A	* 002 009PARADISE HTS UNIT 1
25	1013066 0054782 1838	WESTFALL ANT HONY D & SISN EROS- WESTFALL BEV ERLY	12005 SU LLIVAN C T NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 70- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.3460 AC

26	1013066 0193952 1614	DEKNEGT RICHARD C	10920 CARRRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 125P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.2857 AC M/L OR 12,445 SF M/L
27	1013066 0263922 1615	MONASTERIO JOSEPH L & ANNA J	10916 CARRRETA D R NW	ALBUQUE RQUE	NM	87120	R	A1A	LT 124P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.2389 AC M/L OR 10,406 SF M/L
28	1013066 0134712 1839	WARD LARRY A & GERALDINE S	4501 NOCHE CLARA AVE N W	ALBUQUE RQUE	NM	87114	R	A1A	LT 69- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.2051 AC
29	1013066 0054692 1840	SCHREIER BARBARA J	4505 NOCHE CLARA AVE N W	ALBUQUE RQUE	NM	87114	R	A1A	LT 68- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.2173 AC
30	1013066 0264782 1828	MEDINA ELMER & ANDREA R	12004 SULLIVAN CT NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 80- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.1612 AC
31	1013066 0163782 1427	CALDERON ADRIAN B & MARY LOU	10915 CARRRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 54P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.2019 AC M/L OR 8,795 SF M/L
32	1013066 0174022 1613	GRIEGO GEORGE A JR & TERESA E	10928 CARRRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 126P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.2440 AC M/L OR 10,629 SF M/L
33	1013066 0014022 1431	REES PAUL J & DEBORAH A	10931 CARRRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 58P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.1703 AC M/L OR 7,418 SF M/L
34	1013066 0014642 1841	RAINWATER KATHRYN M	4509 NOCHE CLARA AVE N W	ALBUQUE RQUE	NM	87114	R	A1A	LT 67- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.2484 AC
35	1013066 0164162 1611	GARCIA LARRY M & AMY C	10936 CARRRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 128P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.1907 AC M/L OR 8,307 SF M/L
36	1013066 0014352 1436	MIRABAL MICHAEL D	10951 CARRRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 63P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.1687 AC M/L OR 7,349 SF M/L
37	1013066 0044862 1837	SANDOVAL NICK A & DEBBIE L	12009 SULLIVAN CT NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 71- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT0.3281 AC
3	1013066	GONZALEZ JUL	12008 SU	ALBUQUE	NM	87114	R	A1A	LT 79-

8	0244842 1829	IO C & MARIA T	LLIVAN C T NW	RQUE						P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.1612 AC
3 9	1013066 0154222 1610	MURRIETA JAM ES P & TYRA J TRUSTEES MU RRIETA RVT	10940 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A		LT 129P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.1808 AC M/ L OR 7,876 SF M/L
4 0	1013066 0274222 1607	LEHM ROBERT & HILDA M	12925 BR YCE AVE NE	ALBUQUE RQUE	NM	87112	R	A1A		LT 132P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2391 AC M/ L OR 10,415 SF M/L
4 1	1013066 0025002 1835	RUFF CHERYL L & KATHLEEN M VIGIL	7794 CLU B CREST DR	ARVADA	CO	80005	R	A1A		LT 73- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.3267 AC
4 2	1013066 0174552 1925	LOPEZ DAVID M & CASSANDR A F	11008 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A		LT 167- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.3237 AC
4 3	1013066 0244902 1830	FEDERAL NATI ONAL MORTGA GE ASSOCIATI ON C/O GMAC MORTGAGE LL C	PO BOX 8 300	FORT WA SHINGTO N	PA	19034	R	A1A		LT 78- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.1612 AC
4 4	1013066 0014152 1433	MCMILLAN BEV ERLY A & LENN ARD C	10939 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A		LOT 60P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.1567 AC M/ L OR 6,826 SF M/L
4 5	1013066 0324082 1605	PIKE MARK S & LOSEE ANN R	10919 FA ROLA DR NW	ALBUQUE RQUE	NM	87114	R	A1A		LT 134P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2454 AC M/ L OR 10,690 SF M/L
4 6	1012066 4983641 0728	HUNTLEY ROB ERT R & HELEN L	4512 BEN TON AVE NW	ALBUQUE RQUE	NM	87114	R	A1A		* 004 009PARADISE HTS UNIT 1
4 7	1013066 0234312 1608	PEDERSEN FL ORENCE E	4420 CAM PO DE M AIZ RD N W	ALBUQUE RQUE	NM	87114	R	A1A		LT 131P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2389 AC M/ L OR 10,406 SF M/L
4 8	1013066 0144312 1609	ISSUES JAMES A & MARY JO	4424 CAM PO DE M AIZ RD N W	ALBUQUE RQUE	NM	87114	R	A1A		LT 130P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2035 AC M/ L OR 8,864 SF M/L
4 9	1012066 4513761 0611	SOUTHARD CA ROL LYNN	4604 BEN TON AVE NW	ALBUQUE RQUE	NM	87114	R	A1A		* 002 008PARADISE HTS UNIT 1
5 0	1012066 4903681 0729	JAEGER JACK J II	4516 BEN TON AVE NW	ALBUQUE RQUE	NM	87114	R	A1A		* 003 009PARADISE HTS UNIT 1
5 1	1013066 0014282	ENGLAND WILL IAM S & MEGAN	10947 CA RRETA D	ALBUQUE RQUE	NM	87114	R	A1A		LOT 62P- 1 PLAT OF ESTREL

	1435	F	R NW						LA DEL NORTE AT SEVEN BAR NORTH CONT0.1567 AC M/ L OR 6,826 SF M/L
5 2	1013066 0093832 1428	MCCORMACK D ANIEL J & VICT ORIA M	10919 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 55P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2216 AC M/ L OR 9,653 SF M/L
5 3	1013066 0274572 1924	IVENER AARON J & LISA N	4408 NOC HE CLAR A AVE N W	ALBUQUE RQUE	NM	87114	R	A1A	LT 168- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.1922 AC
5 4	1013066 0023872 1429	HANSON CRAI G A & LORA S	10923 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 56P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2285 AC M/ L OR 9,953 SF M/L
5 5	1013066 0014552 1842	HOOKE TOMMY R & SUSAN S	11009 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 66- P1 PLAT OF ESTRE LLA DEL NORTE AT SEVEN BAR NORTH CONT0.1573 AC
5 6	1013066 0014422 1437	VIOLA STEPHE N W & KAREN C	11001 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LOT 64P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.1567 AC M/ L OR 6,826 SF M/L
5 7	1013066 0174092 1612	FIFE JOHN WA YNE & MARSHA YVETT	10932 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 127P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2298 AC M/ L OR 10,010 SF M/L
5 8	1013066 0313872 1616	DIETZ MICHAEL W & DEBORAH L	10908 CA RRETA D R NW	ALBUQUE RQUE	NM	87114	R	A1A	LT 123P- 1 PLAT OF ESTREL LA DEL NORTE AT SEVEN BAR NORTH CONT0.2170 AC M/ L OR 9,453 SF M/L
5 9	1012066 5073601 0727	ELLIS JAMES L & HOLLY D	4508 BEN TON AVE NW	ALBUQUE RQUE	NM	87114	R	A1A	* 005 009PARADISE HTS UNIT 1
6 0	1012066 5223621 0811	SERNA MIKE R & EMMA R	10812 OL YMPIC ST NW	ALBUQUE RQUE	NM	87114	R	A1A	* 001 010PARADISE HTS UNIT 1
6 1	1012066 4664201 0503	CALABACILLAS GROUP	3646 VIST A GRAND E DR NW	ALBUQUE RQUE	NM	87120	V	A1A	TR C-1- A AMENDED PLAT OF TRACTS A-1- A, B-1-A, B-1-B & C- 1- A(BEING A REPLAT OF TRACTS A-1, B- 1 & C- 1 BLACK ARROYO DAM)CONT 2.2160 A C
6 2	1012066 4314591 0507	CALABACILLAS GROUP	3646 VIST A GRAND E DR NW	ALBUQUE RQUE	NM	87120	V	A1A	TR B-1- B AMENDED PLAT OF TRACTS A-1- A, B-1-A, B-1-B & C- 1- A(BEING A REPLAT OF TRACTS A-1, B-

									1 & C- 1 BLACK ARROYO DAM)CONT 3.7000 A C
6 3	1012066 4464841 0504	CALABACILLAS GROUP	3646 VIST A GRAND E DR NW	ALBUQUE RQUE	NM	87120	V	A1A	TR B-1- A AMENDED PLAT OF TRACTS A-1- A, B-1-A, B-1-B & C- 1- A(BEING A REPLAT OF TRACTS A-1, B- 1 & C- 1 BLACK ARROYO DAM)CONT 4.1511 A C

OR CURRENT RESIDENT
101206630648010506
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101306602237321426
CANNOLES JOHN C & DAWN R
10909 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601939521614
DEKNEGT RICHARD C
10920 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600142821435
ENGLAND WILLIAM S & MEGAN F
10947 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601641621611
GARCIA LARRY M & AMY C
10936 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601740221613
GRIEGO GEORGE A JR & TERESA E
10928 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602941521606
HORMEL PAUL M
10923 FAROLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602745721924
IVENER AARON J & LISA N
4408 NOCHE CLARA AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602349721831
LANDAVAZO TROY & KAMMY
12018 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206644337810612
LOVEJOY EARL & DOROTHY
4608 BENTON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206650042511302
CALABAC ILLAS GROUP C/O
DONALD HARVILLE
3646 VISTA GRANDE NW
ALBUQUERQUE, NM 87120

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101306602744721927
COLLARD COLLEEN M
4419 CAMPO DE MAIZ RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306603138721616
DIETZ MICHAEL W & DEBORAH L
10908 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602449021830
FEDERAL NATIONAL MORTGAGE
ASSOCIATION C/O GMAC MORTGAGE
LLC
PO BOX 8300
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OR CURRENT RESIDENT
101306602350621832
GARCIA PATRICK J
12022 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600238721429
HANSON CRAIG A & LORA S
10923 CARRETA DR NW
ALBUQUERQUE, NM 87114

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101206649836410728
HUNTLEY ROBERT R & HELEN L
4512 BENTON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206645937510610
JACQUEZ MARK E & MAXINE
4600 BENTON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602742221607
LEHM ROBERT & HILDA M
12925 BRYCE AVE NE
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT
101306600139421430
MARSHA E KEARNEY & JOHN R
10927 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601637821427
CALDERON ADRIAN B & MARY LOU
10915 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601939521614
DEKNEGT RICHARD C
10920 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206650736010727
ELLIS JAMES L & HOLLY D
4508 BENTON AVE NW
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OR CURRENT RESIDENT
101306601740921612
FIFE JOHN WAYNE & MARSHA
YVETT
10932 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602448421829
GONZALEZ JULIO C & MARIA T
12008 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600145521842
HOOK TOMMY R & SUSAN S
11009 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601443121609
ISSUES JAMES A & MARY JO
4424 CAMPO DE MAIZ RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206649036810729
JAEGER JACK J II
4516 BENTON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601745521925
LOPEZ DAVID M & CASSANDRA F
11008 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600140821432
MARTINEZ FRANK R JR & ESTHER L
10935 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600938321428
MCCORMACK DANIEL J & VICTORIA
M
10919 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600143521436
MIRABAL MICHAEL D
10951 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602343121608
PEDERSEN FLORENCE E
4420 CAMPO DE MAIZ RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602747121827
POIRIER STEVE & SANDRA B
12000 SULLIVAN CT NW
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OR CURRENT RESIDENT
101306600250021835
RUFF CHERYL L & KATHLEEN M
VIGIL
7794 CLUB CREST DR
ARVADA, CO 80005

OR CURRENT RESIDENT
101306600546921840
SCHREIER BARBARA J
4505 NOCHE CLARA AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206652236210811
SERNA MIKE R & EMMA R
10812 OLYMPIC ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600144221437
VIOLA STEPHEN W & KAREN C
11001 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206647737510731
WHEELER STEPHEN C & MARCIA L
4524 BENTON AVE NW
ALBUQUERQUE, NM 87114

Project# 1002556
CALABACILLA GROUP
8200 CONSTITUTION
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101306600141521433
MCMILLAN BEVERLY A & LENNARD
C
10939 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602639221615
MONASTERIO JOSEPH L & ANNA J
10916 CARRETA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101306600551021834
PHAN DAI C
12025 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600146421841
RAINWATER KATHRYN M
4509 NOCHE CLARA AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600142121434
SANDOVAL LARRY W SR & SHERRI A
10943 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206648437210730
SERDA MARTIN J & ADRIANA M
4520 BENTON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206645137610611
SOUTHARD CAROL LYNN
4604 BENTON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601347121839
WARD LARRY A & GERALDINE S
4501 NOCHE CLARA AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600449321836
WHITE RICHARD L
12015 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

Project# 1002556
DAN MCCORMACK
Seven Bar North HOA
10919 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306602647821828
MEDINA ELMER & ANDREA R
12004 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601542221610
MURRIETA JAMES P & TYRA J
TRUSTEES MURRIETA RVT
10940 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306603240821605
PIKE MARK S & LOSEE ANN R
10919 FAROLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600140221431
REES PAUL J & DEBORAH A
10931 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600448621837
SANDOVAL NICK A & DEBBIE L
12009 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206652235310810
SERNA EMMA
10812 OLYMPIC ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601751221833
VIGIL ANTHONY R & SANDOVAL-
VIGIL ANNA
12026 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

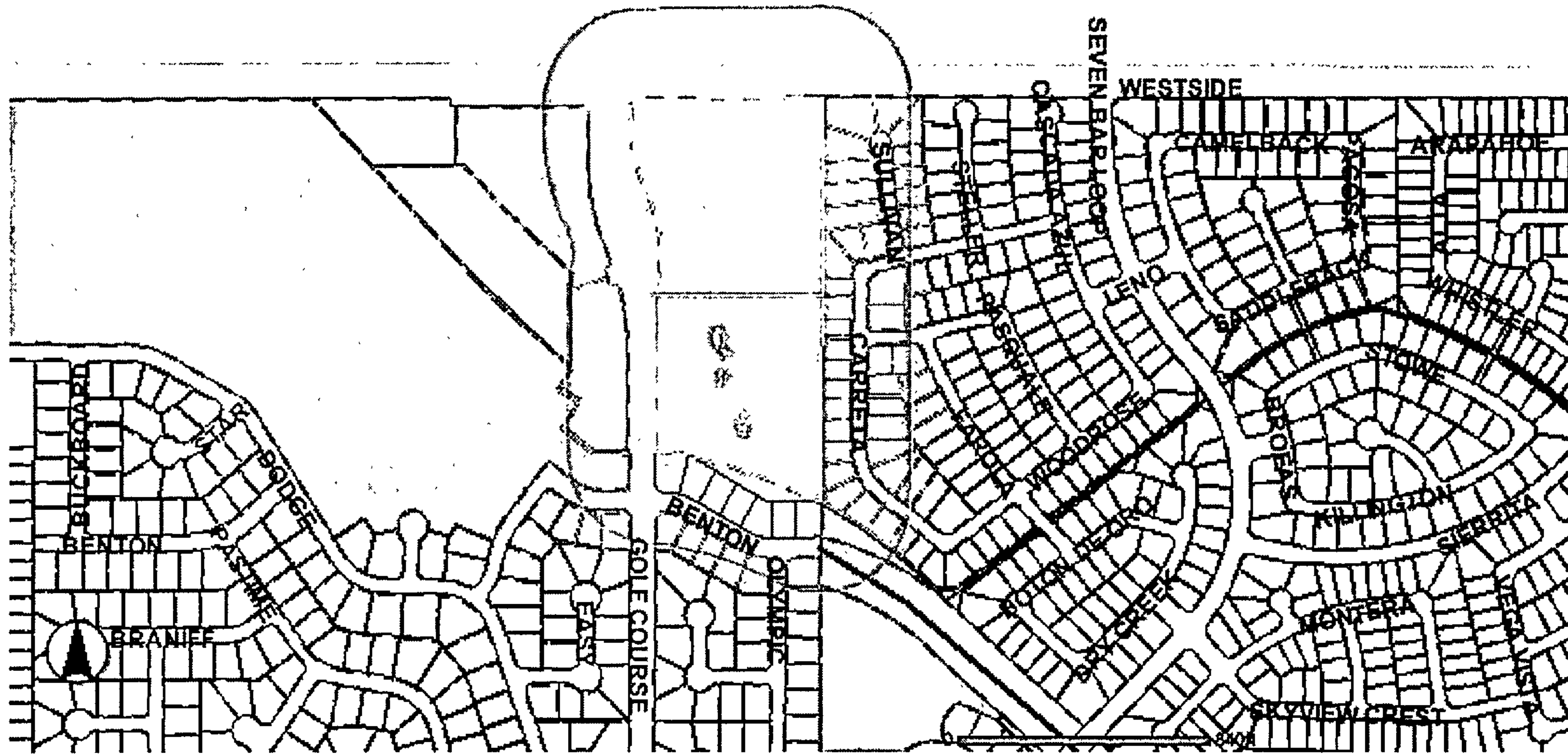
OR CURRENT RESIDENT
101306600547821838
WESTFALL ANTHONY D & SISNEROS-
WESTFALL BEVERLY
12005 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

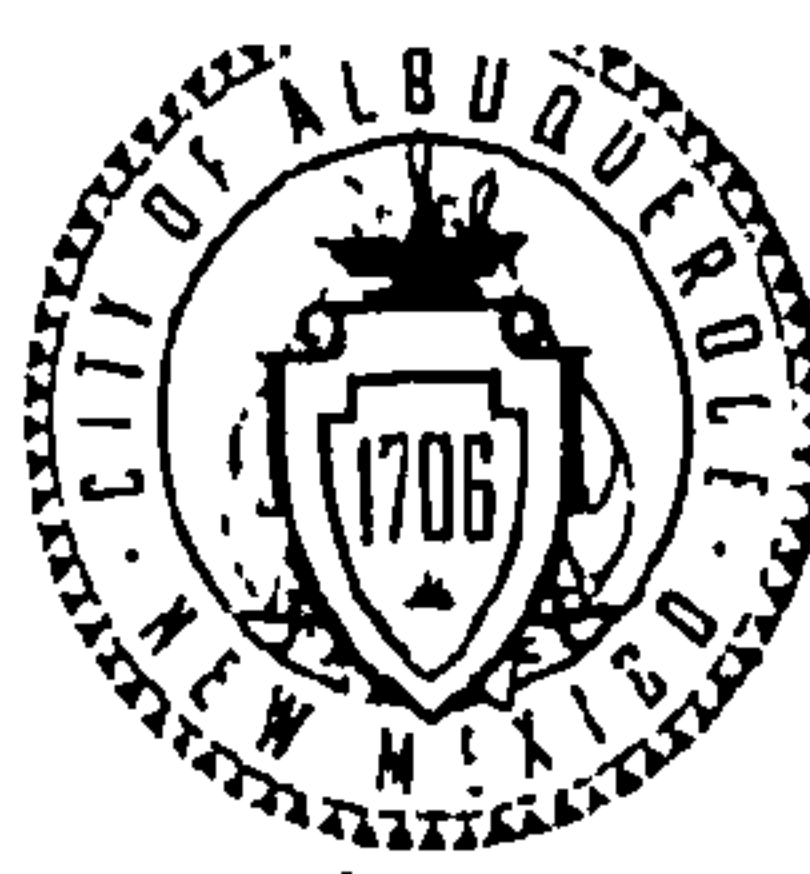
Project# 1002556
BORDENAVE DESIGNS
PO BOX 91194
ALBUQUERQUE, NM 87199

Project# 1002556
JOHN CURRIER
Seven Bar North HOA
12005 CASCADA AZUL NW
ALBUQUERQUE, NM 87114

Project# 1002556
LANI BOURNE
Paradise Heights NA
10600 OLYMPIC ST NW
ALBUQUERQUE, NM 87114

Project# 1002556
ANITA WALDANOWSKI
Paradise Heights NA
10512 OLYMPIC ST NW
ALBUQUERQUE, NM 87114





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: May 5, 2008

TO CONTACT NAME: Jake Bordenave
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: P.O. Box 91194 87199
PHONE/FAX #: 823.1344 821.9105

Thank you for your inquiry of May 5, 2008 requesting the names of ALL Affected Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract D & E, Paradise Heights, Unit 1 located on Golf Course Dr. between Westside Blvd and McMahan Blvd. zone map page(s)

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

Seven Bar North HOA.
Neighborhood or Homeowner Association
Contacts: Dan McCormack
10919 Carreta Dr. NW 87114
792.4272(h) 730.3507(c)
John Currier
12005 Cascada Azul NW 87114
792.7870(h)

Paradise Heights NA.
Neighborhood or Homeowner Association
Contacts: Lani Bourne
10600 Olympic St. NW 87114
899.1972(h)
Arita Waldanowski
10512 Olympic St. NW 87114
792.4910(h)

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO {X}

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

Sincerely,

Stephanie [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

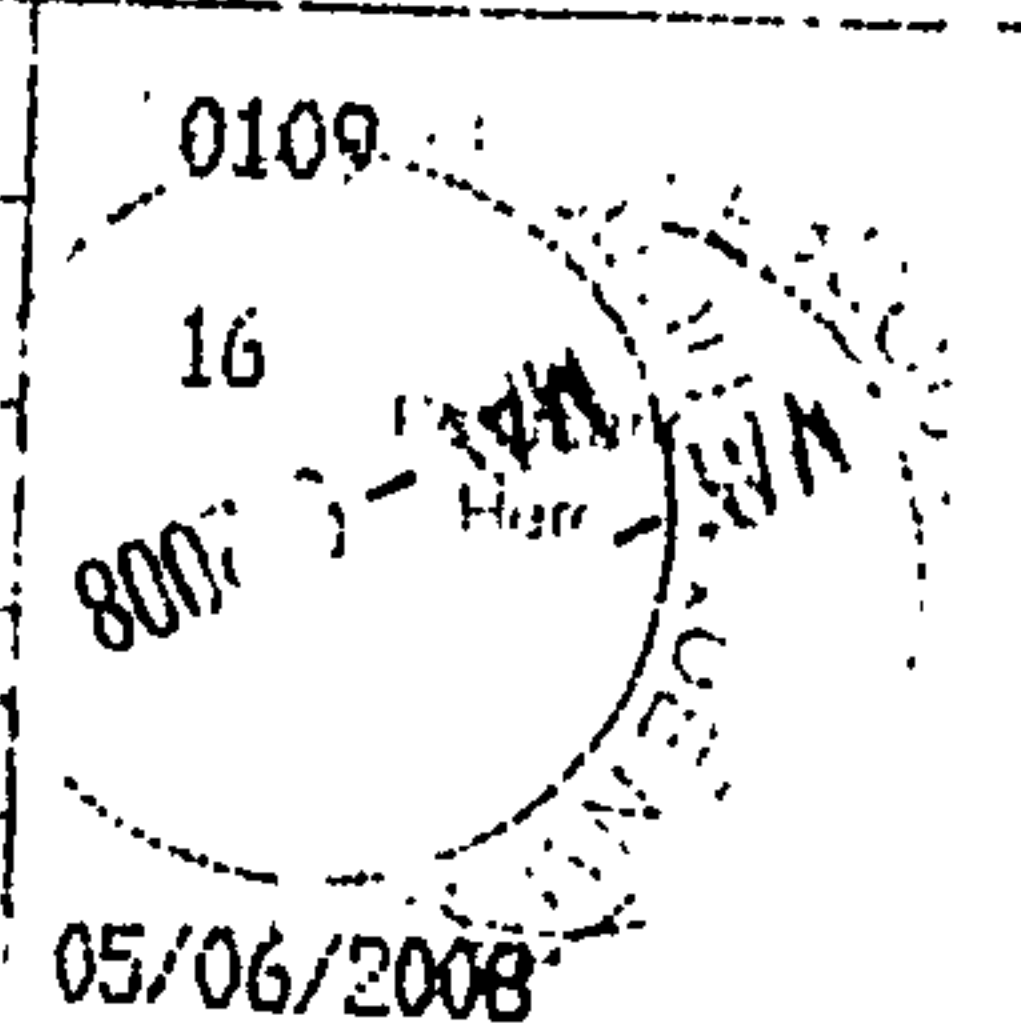
7007 3020 0003 0745 8044

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

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

ALBUQUERQUE NM 87114

Postage	\$ 0.41
Postage Fee	\$2.65
Return Receipt Fee (if required)	\$0.00
Restricted Delivery Fee (if required)	\$0.00
Total Postage & Fees	\$ 3.06



Sent to
 PARADISE HEIGHTS NA
 10600 OLYMPIC ST NW
 ALB. NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

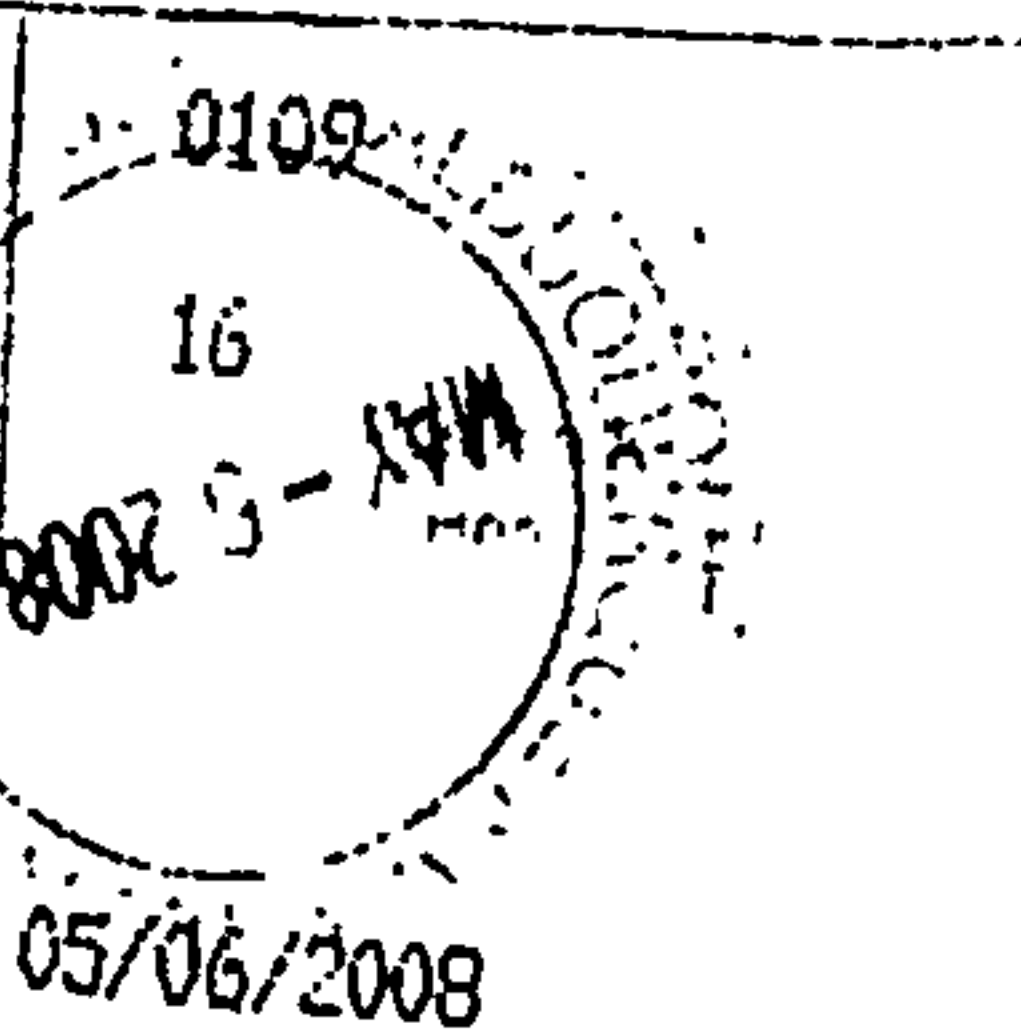
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U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87114

Postage	\$ 0.41
Postage Fee	\$2.65
Return Receipt Fee (if required)	\$0.00
Restricted Delivery Fee (if required)	\$0.00
Total Postage & Fees	\$ 3.06



Sent to
 SEVEN BAR NORTH HOA
 10919 CARRERA DR NW
 ALB. NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

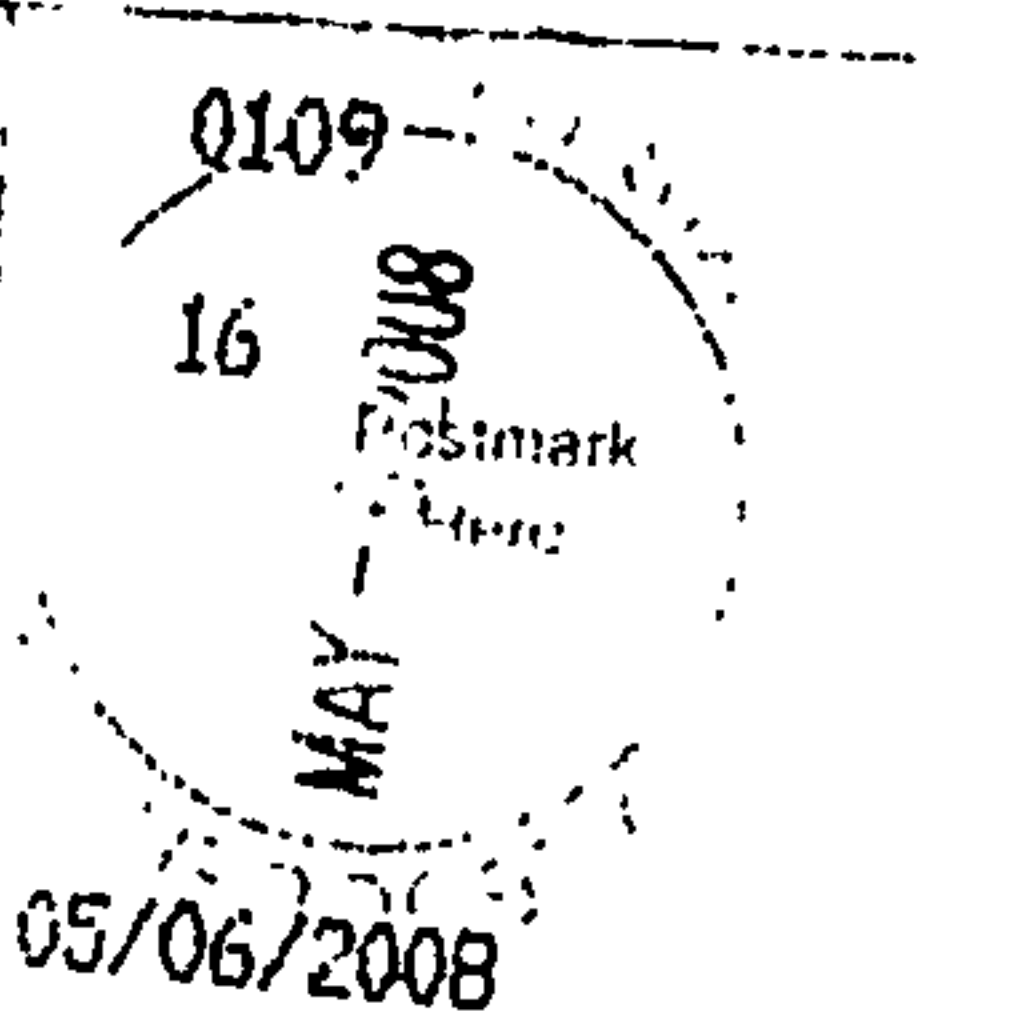
7007 3020 0003 0745 8020

U.S. Postal Service
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ALBUQUERQUE NM 87114

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Restricted Delivery Fee (if required)	\$0.00
Total Postage & Fees	\$ 3.06



Sent to
 PARADISE HEIGHTS NA
 10512 OLYMPIC ST NW
 ALB. NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

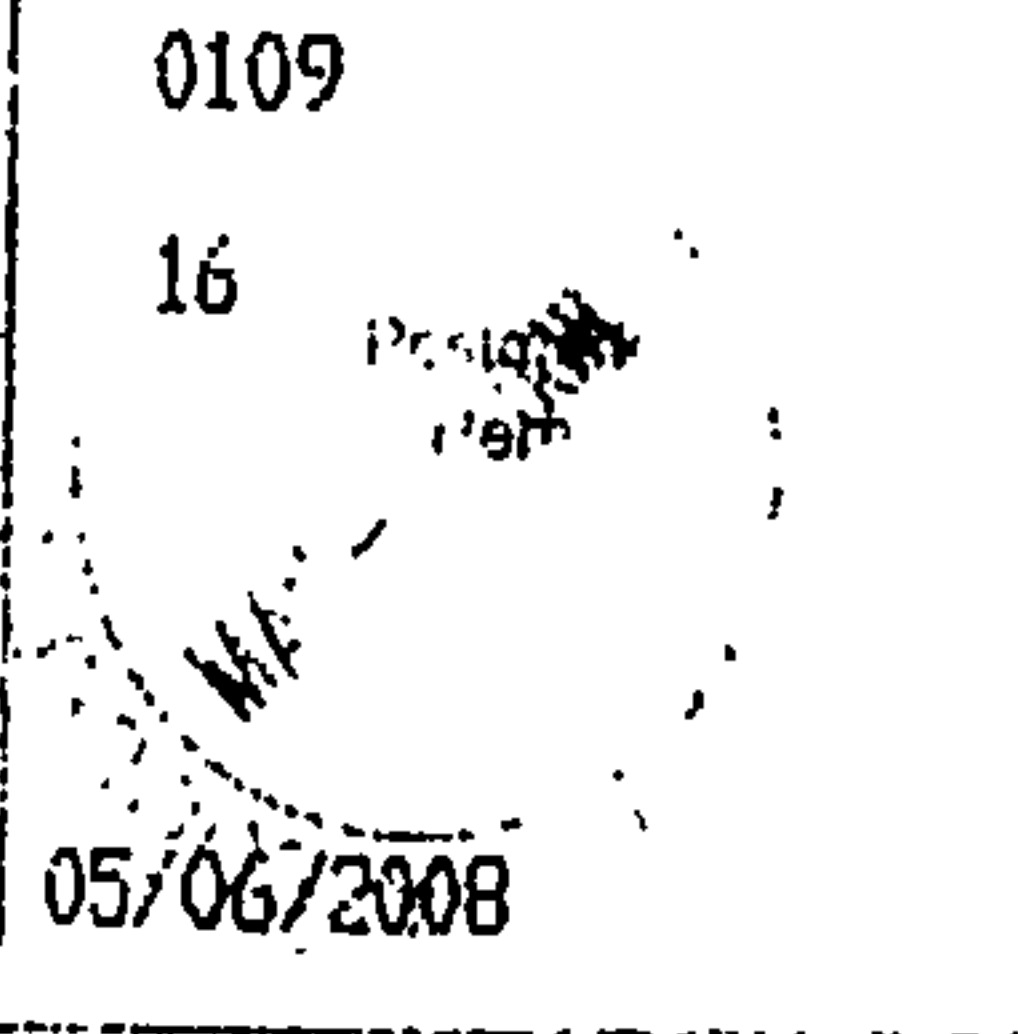
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U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

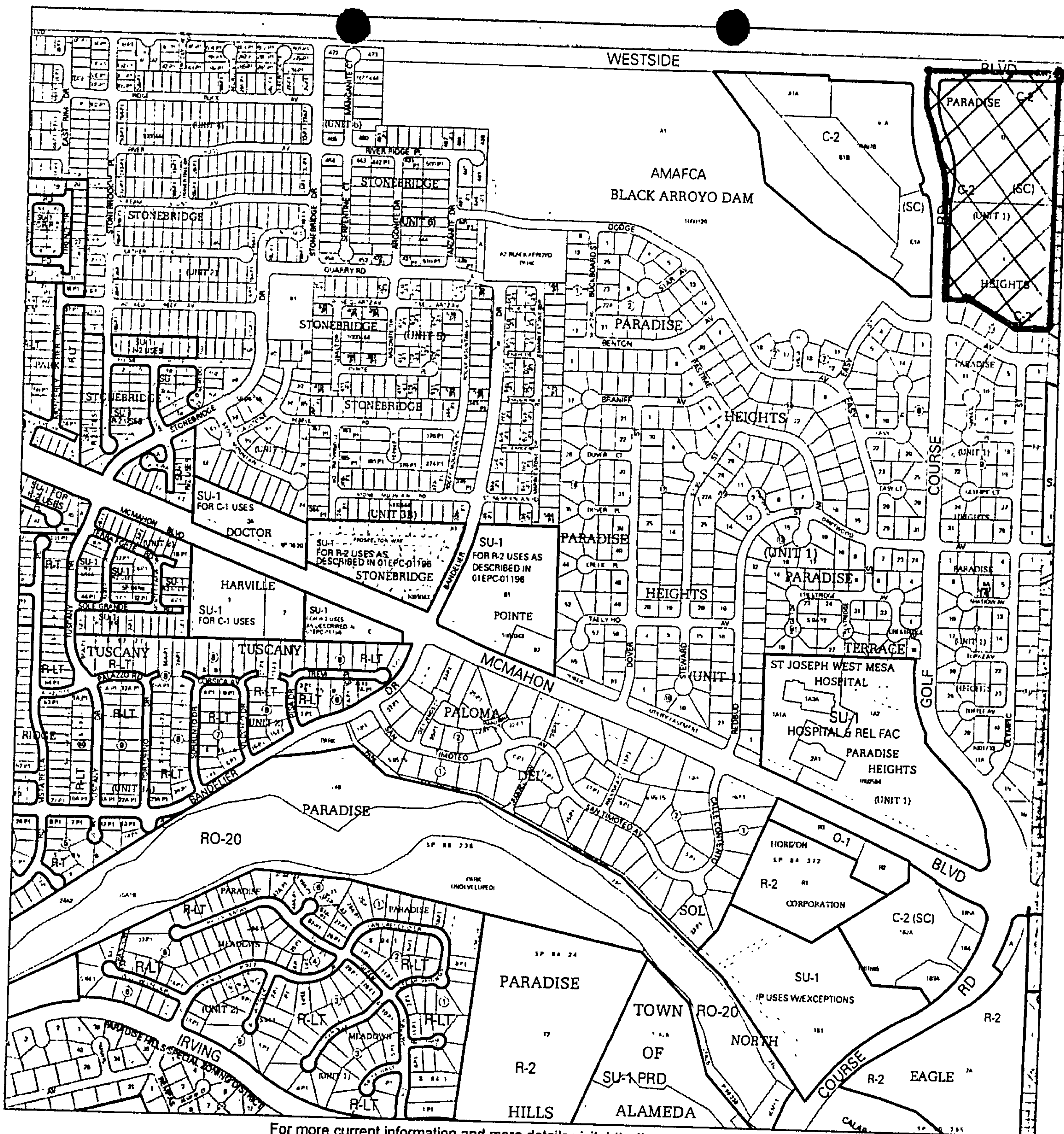
ALBUQUERQUE NM 87114

Postage	\$ 0.41
Postage Fee	\$2.65
Return Receipt Fee (if required)	\$0.00
Restricted Delivery Fee (if required)	\$0.00
Total Postage & Fees	\$ 3.06

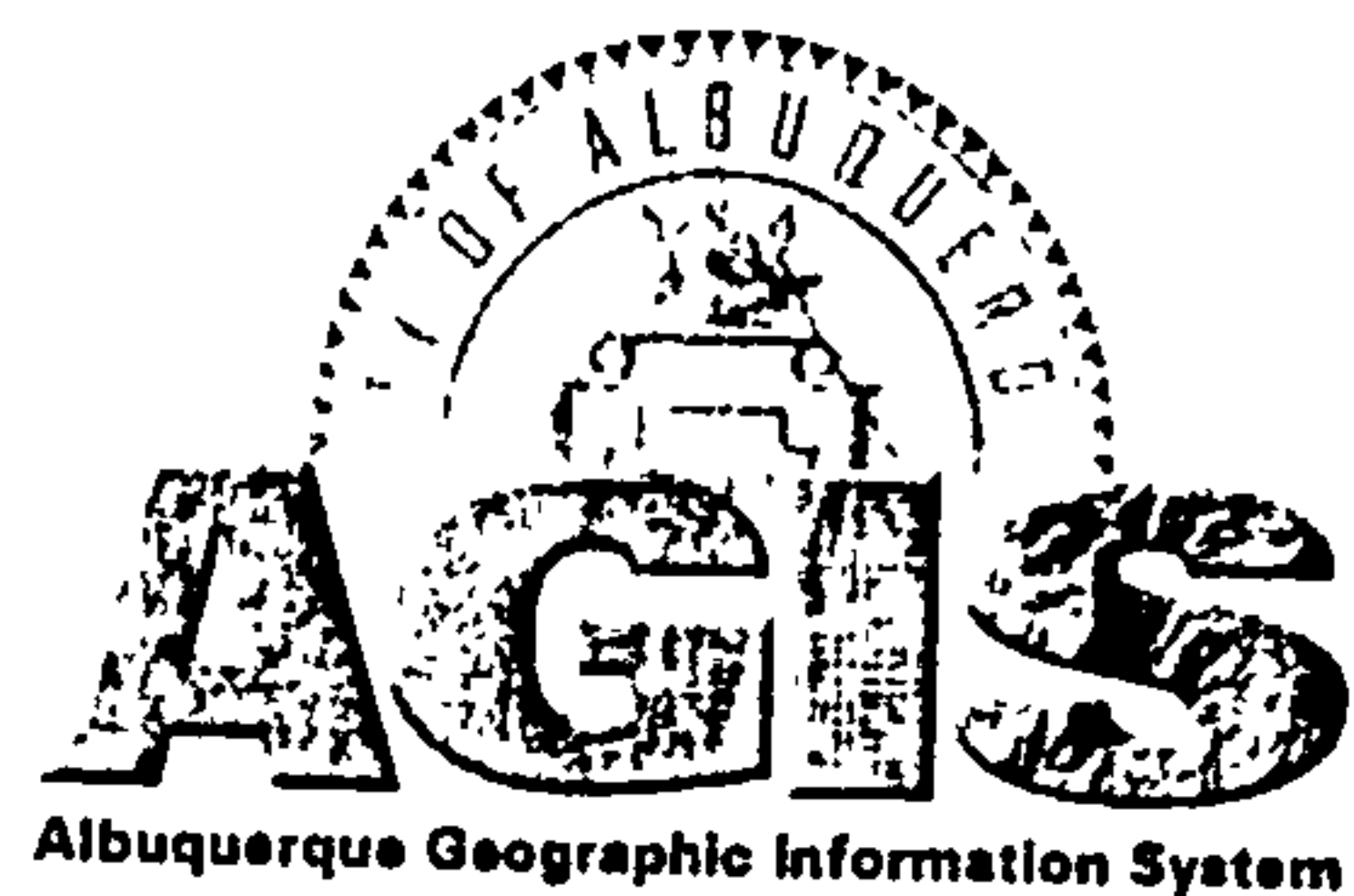


Sent to
 SEVEN BAR NORTH HOA
 12005 CASCADE AZUL NW
 ALB. NM 87114

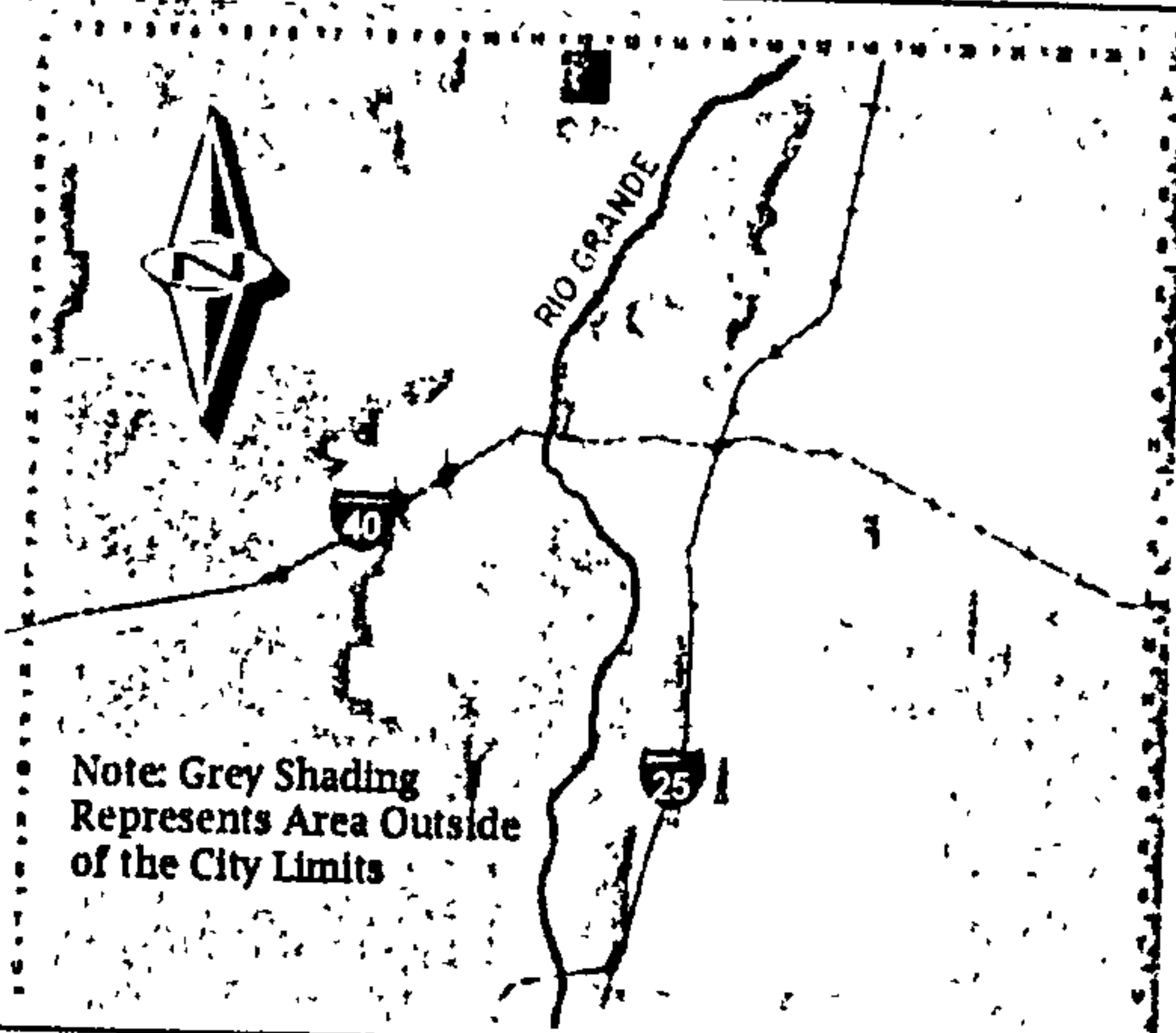
PS Form 3800, August 2006 See Reverse for Instructions



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



Map amended through: 1/4/2008



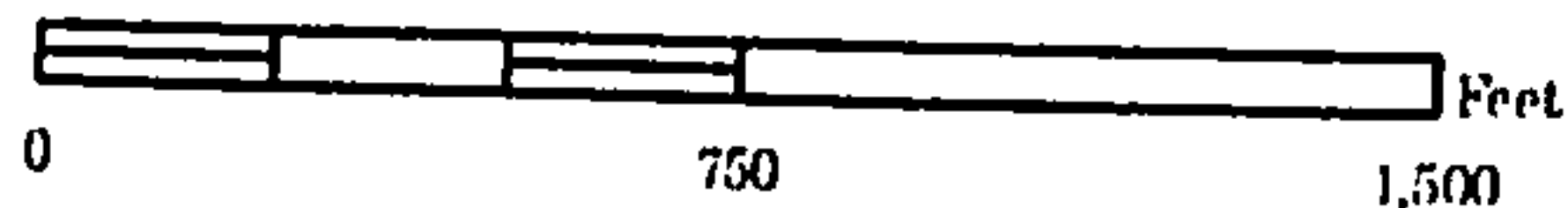
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

A-12-Z

Selected Symbols

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





May 5, 2008

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Tracts D & E, Paradise Heights, Unit 1

This letter is to explain the reason for, and the purpose of, the accompanying submittal. Both Golf Course Rd. and Westside Blvd. have been constructed in the last few years and both have alignments that differ from the platted rights-of-way. The goal of this request is to establish the basis for a plat defining the rights-of-way to match the actual construction of the abutting streets. Both vacation and dedication of property will be required to accomplish this goal.

The locations of this request are on the east side of Golf Course Rd. from the Black Arroyo Channel to Westside Blvd. and on the south side of Westside Blvd. from Golf Course Rd. to the Estrella del Norte Subdivision. The abutting private property affected is presently platted as Tracts D & E, Paradise Heights, Unit 1.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over a horizontal line.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

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

Meeting Date: May 7, 2008
Zone Atlas Page: A-12
Notification Radius: 100 Ft.

Project# 1002556
App#08DRB-70173

Cross Reference and Location: GOLF COURSE RD NW BETWEEN WESTSIDE
BLVD NW AND MCMAHON BLVD NW

Applicant: JENNIFER WHITEY
WILSON AND COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

Agent: YOUNGBLOOD AND ASSOCIATES INC
2910 B GIRARD NE
ALBUQUERQUE, NM 87107

Special Instructions:

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

Date Mailed: APRIL 19, 2008
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

___ Major Subdivision action

___ Minor Subdivision action

X 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 **Z**

ZONING & PLANNING

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Youngblood and Associates, Inc. PHONE: (505)263-7311

ADDRESS: 2910 B Girard NE FAX: (505)8281903

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: john@newmexicorealtors.com

Proprietary interest in site: Owner List all owners: Youngblood and Associates Inc.

AGENT (if any): Jeniffer Whitey- Wilson and Company PHONE: (505) 350-4595

ADDRESS: 4900 Lang Avenue NE FAX: (505) 348-4055

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Jennifer.Whitey@wilsonco.com

DESCRIPTION OF REQUEST: Request the Vacation of existing Public ROW on Golf Course adjacent to Tracts D and E, Unit 1, Paradise Heights.

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

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

Lot or Tract No. Tracts D and E Block: N/A Unit: 1

Subdiv. / Addn. Paradise Heights, Unit 1, Town of Alameda Grant, Bernalillo County

Current Zoning: C-2 Proposed zoning: No Change

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

Total area of site (acres): 15.784 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 1-012-066-496-485-1-13-03 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Rd. NW

Between: Westside Blvd. NW and McMahon Blvd. 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.):

Check-off if project was previously reviewed by Sketch Plat/Plan NO, or Pre-application Review Team NO Date of review: _____

SIGNATURE Shadi DATE: 4-11-2008

(Print) Shadi Hayati Applicant X Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>08DRB - 20173</u>	<u>VP</u>		<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>May 7, 2008</u>			Total <u>\$ 395.00</u>

[Signature] 4/11/08
Planner signature / date

Project # 1002556

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ✓ Zone Atlas map with the entire property(ies) clearly outlined
 ✓ Letter briefly describing, explaining, and justifying the request
 ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ✓ Fee (see schedule)
 N/A List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Shadi Hayati
 Applicant name (print)
Shadi 4/11/08
 Applicant signature / date



Form revised 4/07
[Signature] 4/11/08
 Planner signature / date
 Project # 1002554

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 DRB- 70173
 -
 -

									OR 19,489 SF M/L
1 8	1013066 0163782 1427	CALDERON ADRIAN B & MARY LOU	10915 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 54P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.2019 AC M/L OR 8,795 SF M/L
1 9	1013066 0154222 1610	MURRIETA JAMES P & TYRA J TRUSTEES MU RRIETA RVT	10940 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 129P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1808 AC M/L OR 7,876 SF M/L
2 0	1013066 0174022 1613	GRIEGO GEORGE A JR & TERESA E	10928 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 126P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.2440 AC M/L OR 10,629 SF M/L
2 1	1013066 0014022 1431	REES PAUL J & DEBOR AH A	10931 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 58P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1703 AC M/L OR 7,418 SF M/L
2 2	1013066 0014352 1436	MIRABAL MICHAEL D	10951 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 63P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1687 AC M/L OR 7,349 SF M/L
2 3	1013066 0044862 1837	SANDOVAL NICK A & D EBBIE L	12009 SUL LIVAN CT N W	ALBU QUER QUE	NM	871 14 6 535	R	A1 A	LT 71- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.3281 AC
2 4	1013066 0014212 1434	FIFE JOHN W & MARSH A Y	10943 CAR RETA DR N W	ALBU QUER QUE	NM	871 14 3 671	R	A1 A	LOT 61P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1687 AC M/L OR 7,349 SF M/L
2 5	1013066 0014422 1437	VIOLA STEPHEN W & K AREN C	11001 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 64P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1567 AC M/L OR 6,826 SF M/L
2 6	1013066 0025002 1835	RUFF CHERYL L & KAT HLEEN M VIGIL	7794 CLUB CREST DR	ARVA DA	CO	800 05	R	A1 A	LT 73- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.3267 AC
2 7	1013066 0014152 1433	MCMILLAN BEVERLY A & LENNARD C	10939 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 60P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1567 AC M/L OR 6,826 SF M/L
2 8	1013066 0174552 1925	LOPEZ DAVID M & CAS SANDRA F	11008 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 167- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.3237 AC
2 9	1013066 0144312 1609	ISSUES JAMES A & MA RY JO	4424 CAMP O DE MAIZ RD NW	ALBU QUER QUE	NM	871 14	R	A1 A	LT 130P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.2035 AC M/L OR 8,864 SF M/L
3 0	1013066 0014642 1841	RAINWATER KATHRYN M	4509 NOCH E CLARA AV E NW	ALBU QUER QUE	NM	871 14	R	A1 A	LT 67- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.2484 AC
3 1	1013066 0014552 1842	HOOK TOMMY R & SUS AN S	11009 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 66- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.1573 AC
3 2	1013066 0014282 1435	ENGLAND WILLIAM S & MEGAN F	10947 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 62P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1567 AC M/L OR 6,826 SF M/L
3 3	1013066 0164162 1611	GARCIA LARRY M & AM Y C	10936 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 128P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1907 AC M/L OR 8,307 SF M/L
3 4	1013066 0174092 1612	NOVAK SHARON K	10932 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 127P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.2298 AC M/L OR 10,010 SF M/L
3	1013066	HANSON CRAIG A & LO	10923 CAR	ALBU	NM	871	R	A1	LOT 56P-

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PRO PER TY CLA SS	TA X DIS TRI CT	LEGAL
1	1012066 4843721 0730	SERDA MARTIN J & AD RIANA M	4520 BENT ON AVE NW	ALBU QUER QUE	NM	871 14 5 042	R	A1 A	* 002 009PARADISE HTS UNIT 1
2	1012066 3064801 0506	AMAFCA	2600 PROS PECT NE	ALBU QUER QUE	NM	871 07	V	A1 A	TRACT A- 1 PLAT OF AMAFCA TRACTS A-1 & A- 2 DRAINAGE RIGHT OF WAY & PARK SI TE BLACK ARROYO DAM CONT 50.5419 AC
3	1012066 4964851 1303	CALABAC ILLAS GROU P C/O DONALD HARVIL LE	3646 VISTA GRANDE N W	ALBU QUER QUE	NM	871 20	V	A1 A	TR D OF UNIT #1 PARADISE HEIGHTS CONT 8.821 AC
4	1012066 5004251 1302	CALABAC ILLAS GROU P C/O DONALD HARVIL LE	3646 VISTA GRANDE N W	ALBU QUER QUE	NM	871 20	V	A1 A	TRACT "E" PARADISE HEIGHTS UNIT 1 EXC SLY PORT OUT TO AMAFCA PAR CEL BA-1-01 CONT 7.33 AC M/A
5	1013066 0014492 1438	GREENE STEVEN J & S USAN L	11005 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 65P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1687 AC M/L OR 7,349 SF M/L
6	1013066 0044932 1836	WHITE RICHARD L	12015 SUL LIVAN CT N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 72- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.3135 AC
7	1012066 4773751 0731	WHEELER STEPHEN C & MARCIA L	4524 BENT ON AVE NW	ALBU QUER QUE	NM	871 14	R	A1 A	* 001 009PARADISE HTS UNIT 1
8	1013066 0055102 1834	PHAN DAI C	12025 SUL LIVAN CT N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 74- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.4508 AC
9	1013066 0175122 1833	VIGIL ANTHONY R & SA NDOVAL-VIGIL ANNA	12026 SUL LIVAN CT N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 75- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.2490 AC
10	1013066 0054782 1838	WESTFALL ANTHONY D & SISNEROS- WESTFALL BEVERLY	12005 SUL LIVAN CT N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 70- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.3460 AC
11	1013066 0164452 1926	YOUNG PHILLIP G & KA THERINE L	11000 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 166P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.2602 AC M/L OR 11,334 SF M/L
12	1013066 0014082 1432	MARTINEZ FRANK R JR & ESTHER L	10935 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 59P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1567 AC M/L OR 6,826 SF M/L
13	1013066 0013942 1430	STRACKBEIN MAYNAR D	10927 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 57P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.1941 AC M/L OR 8,455 SF M/L
14	1013066 0193952 1614	DEKNEGT RICHARD C	10920 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LT 125P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.2857 AC M/L OR 12,445 SF M/L
15	1013066 0054692 1840	SCHREIER BARBARA J	4505 NOCH E CLARA AV E NW	ALBU QUER QUE	NM	871 14	R	A1 A	LT 68- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.2173 AC
16	1013066 0134712 1839	WARD LARRY A & GER ALDINE S	4501 NOCH E CLARA AV E NW	ALBU QUER QUE	NM	871 14	R	A1 A	LT 69- P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH CONT 0.2051 AC
17	1013066 0223652 1420	A M A F C A	2600 PROS PECT NE	ALBU QUER QUE	NM	871 10	V	A1 A	TR B-5B- 2 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.4474 AC M/L

5	0023872 1429	RA S	RETA DR N W	QUER QUE		14		A	1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.2285 AC M/L OR 9,953 SF M/L
3 6	1013066 0093832 1428	MCCORMACK DANIEL J & VICTORIA M	10919 CAR RETA DR N W	ALBU QUER QUE	NM	871 14	R	A1 A	LOT 55P- 1 PLAT OF ESTRELLA DEL NORTE AT S EVEN BAR NORTH CONT 0.2216 AC M/L OR 9,653 SF M/L
3 7	1012066 5223621 0811	SERNA MIKE R & EMM A R	10812 OLY MPIC ST NW	ALBU QUER QUE	NM	871 14	R	A1 A	* 001 010PARADISE HTS UNIT 1
3 8	1012066 4764191 0508	CITY OF ALBUQUERQU E	PO BOX 129 3	ALBU QUER QUE	NM	871 03	V	A1 A	PERMANENT EASEMENT (AKA E'LY PO RTION OF TR C- 1) DRAINAGE RIGHT OF WAY TRACT A & TRACTS B, A-1, B-1 & C- 1 & EASEMENT FOR UNDERGROUND C ONDUIT & RELATED STORM DRAINAG E WORKS
3 9	1012066 4494331 0503	CALABACILLAS GROUP	3646 VISTA GRANDE N W	ALBU QUER QUE	NM	871 20	V	A1 A	TR C- 1 (EXCL E'LY PORTION) DRAINAGE RIG HT OF WAY TRACT A & TRACTS B, A- 1, B-1 & C- 1 & EASEMENT FOR UNDERGROUND C ONDUIT & RELATED STORM DRAINAG E WORKS BLACK
4 0	1012066 4304791 0504	CALABACILLAS GROUP	3646 VISTA GRANDE N W	ALBU QUER QUE	NM	871 20	V	A1 A	TR B- 1 (EXCL E'LY PORTION) DRAINAGE RIG HT OF WAY TRACT A & TRACTS B, A- 1, B-1 & C- 1 & EASEMENT FOR UNDERGROUND C ONDUIT & RELATED STORM DRAINAG E WORKS BLACK
4 1	1012066 4674771 0507	CITY OF ALBUQUERQU E	PO BOX 129 3	ALBU QUER QUE	NM	871 03	V	A1 A	PERMANENT EASEMENT (AKA NE'LY P ORTION OF TR B- 1) DRAINAGE RIGHT OF WAY TRACT A & TRACTS B, A-1, B-1 & C- 1 & EASEMENT FOR UNDERGROUND C ONDUIT & RELATED STORM

OR CURRENT RESIDENT
101206630648010506
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101306601637821427
CALDERON ADRIAN B & MARY LOU
10915 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600142121434
FIFE JOHN W & MARSHA Y
10943 CARRETA DR NW
ALBUQUERQUE, NM 87114 3671

OR CURRENT RESIDENT
101306601740221613
GRIEGO GEORGE A JR & TERESA E
10928 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601443121609
ISSUES JAMES A & MARY JO
4424 CAMPO DE MAIZ RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600938321428
MCCORMACK DANIEL J & VICTORIA
M
10919 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601542221610
MURRIETA JAMES P & TYRA J
TRUSTEES MURRIETA RVT
10940 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600146421841
RAINWATER KATHRYN M
4509 NOCHE CLARA AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600448621837
SANDOVAL NICK A & DEBBIE L
12009 SULLIVAN CT NW
ALBUQUERQUE, NM 87114 6535

OR CURRENT RESIDENT
101206652236210811
SERNA MIKE R & EMMA R
10812 OLYMPIC ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206649648511303
CALABAC ILLAS GROUP C/O
DONALD HARVILLE
3646 VISTA GRANDE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101306601939521614
DEKNEGT RICHARD C
10920 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601641621611
GARCIA LARRY M & AMY C
10936 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600238721429
HANSON CRAIG A & LORA S
10923 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601745521925
LOPEZ DAVID M & CASSANDRA F
11008 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600141521433
MCMILLAN BEVERLY A & LENNARD
C
10939 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601740921612
NOVAK SHARON K
10932 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600140221431
REES PAUL J & DEBORAH A
10931 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600546921840
SCHREIER BARBARA J
4505 NOCHE CLARA AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600139421430
STRACKBEIN MAYNARD
10927 CARRETA DR NW
ALBUQUERQUE, NM 87114

~~OR CURRENT RESIDENT
101206650042511302
CALABAC ILLAS GROUP C/O
DONALD HARVILLE
3646 VISTA GRANDE NW
ALBUQUERQUE, NM 87120~~

OR CURRENT RESIDENT
101306600142821435
ENGLAND WILLIAM S & MEGAN F
10947 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600144921438
GREENE STEVEN J & SUSAN L
11005 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600145521842
HOOK TOMMY R & SUSAN S
11009 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600140821432
MARTINEZ FRANK R JR & ESTHER L
10935 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600143521436
MIRABAL MICHAEL D
10951 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600551021834
PHAN DAI C
12025 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600250021835
RUFF CHERYL L & KATHLEEN M
VIGIL
7794 CLUB CREST DR
ARVADA, CO 80005

OR CURRENT RESIDENT
101206648437210730
SERDA MARTIN J & ADRIANA M
4520 BENTON AVE NW
ALBUQUERQUE, NM 87114 5042

OR CURRENT RESIDENT
101306601751221833
VIGIL ANTHONY R & SANDOVAL-
VIGIL ANNA
12026 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600144221437
VIOLA STEPHEN W & KAREN C
11001 CARRETA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601347121839
WARD LARRY A & GERALDINE S
4501 NOCHE CLARA AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600547821838
WESTFALL ANTHONY D & SISNEROS-
WESTFALL BEVERLY
12005 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206647737510731
WHEELER STEPHEN C & MARCIA L
4524 BENTON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306600449321836
WHITE RICHARD L
12015 SULLIVAN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306601644521926
YOUNG PHILLIP G & KATHERINE L
11000 CARRETA DR NW
ALBUQUERQUE, NM 87114

Project# 1002556
YOUNGBLOOD & ASSOC INC
2910 B GIRARD NE
ALBUQUERQUE, NM 87107

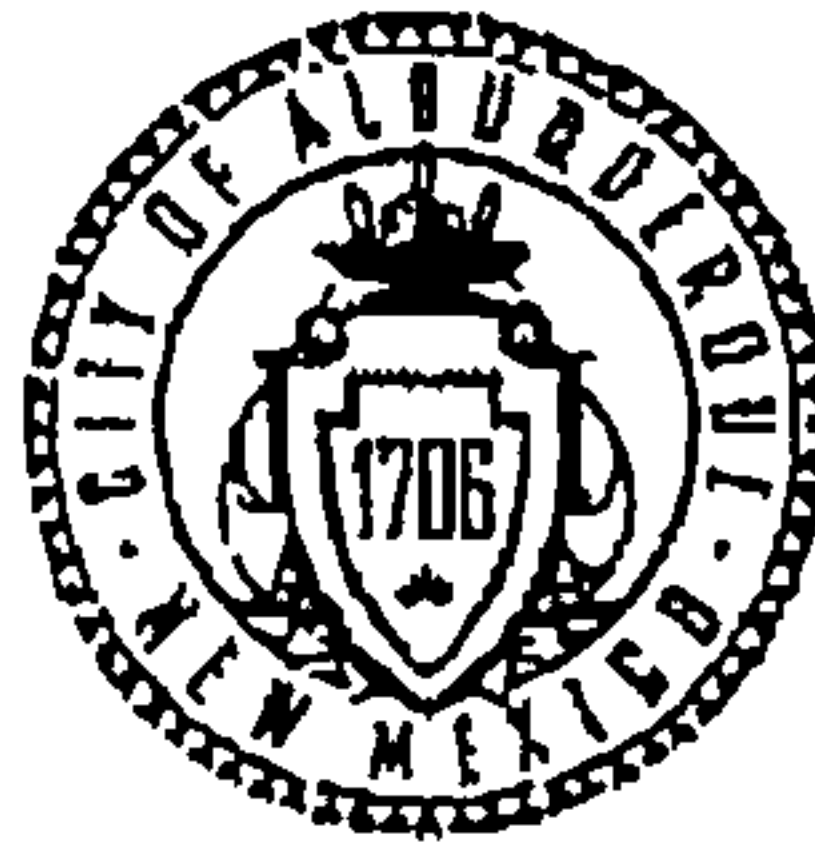
Project# 1002556
JENNIFER WHITEY
WILSON & CO
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

Project# 1002556
DAN MCCORMACK
Seven Bar Norh HOA
10919 CARRETA DR NW
ALBUQUERQUE, NM 87114

Project# 1002556
JOHN CURRIER
Seven Bar Norh HOA
12005 CASCADA AZUL NW
ALBUQUERQUE, NM 87114

Project# 1002556
LANI BOURNE
Paradise Heights NA
10600 OLYMPIC ST NW
ALBUQUERQUE, N 87114

Project# 1002556
ANITA WALDANOWSKI
Paradise Heights NA
10512 OLYMPIC ST NW
ALBUQUERQUE, NM 87114



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: April 8, 2008

TO CONTACT NAME: Shadi Hayati
COMPANY/AGENCY: Wilson & Company
ADDRESS/ZIP: 4900 Lang Ave NE 87109
PHONE/FAX #: 348.4000 348.4055

Thank you for your inquiry of April 8, 2008 requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tracts D & E of Paradise Heights plat, Unit 1 Town of Alameda Grant, Bernalillo County located on Golf Course Rd NW between McMahon Blvd NW and Westside Blvd. NW zone map page(s) A. 12

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

Seven Bar North A.O.A.
Neighborhood or Homeowner Association
Contacts: Dan McCormack
10919 Carreta Dr. NW 87114
792.4272(h) 730.3507(c)
John Currier
12005 Cascada Azul NW 87114
792.7870(h)

Paradise Heights N.A.
Neighborhood or Homeowner Association
Contacts: Lani Bourne
10600 Olympic St. NW 87114
899.1972(h)
Arieta Waldanowski
10512 Olympic St. NW 87114
792.4910(h)

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO [X]

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

Sincerely,

Dolana Ramirez

OFFICE OF NEIGHBORHOOD COORDINATION

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

FORM 02/02

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 NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments 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 and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [X] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [X] Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- [X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

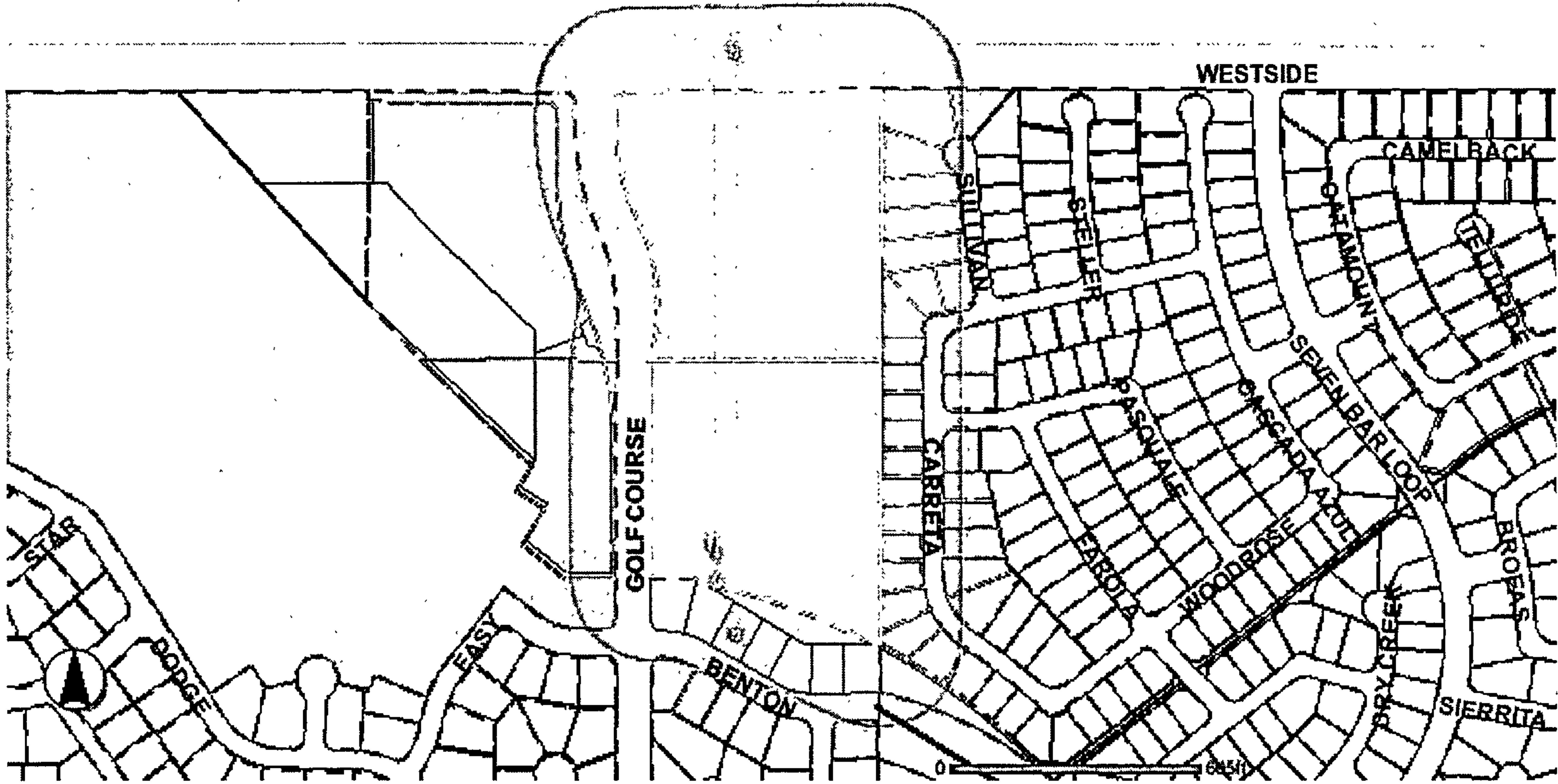
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

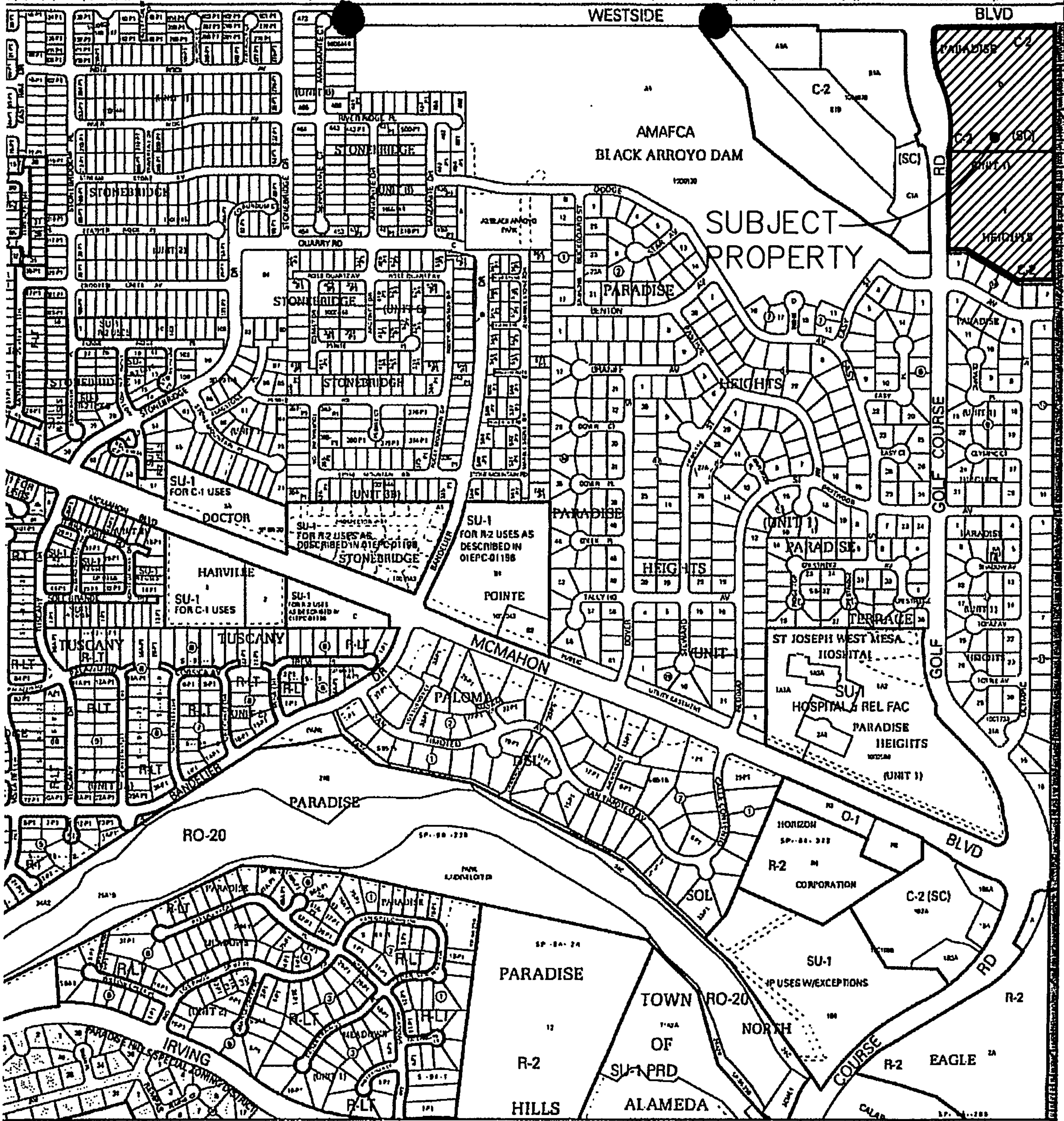
(Below this line for ONC use only)

Date of Inquiry: 4-8-08

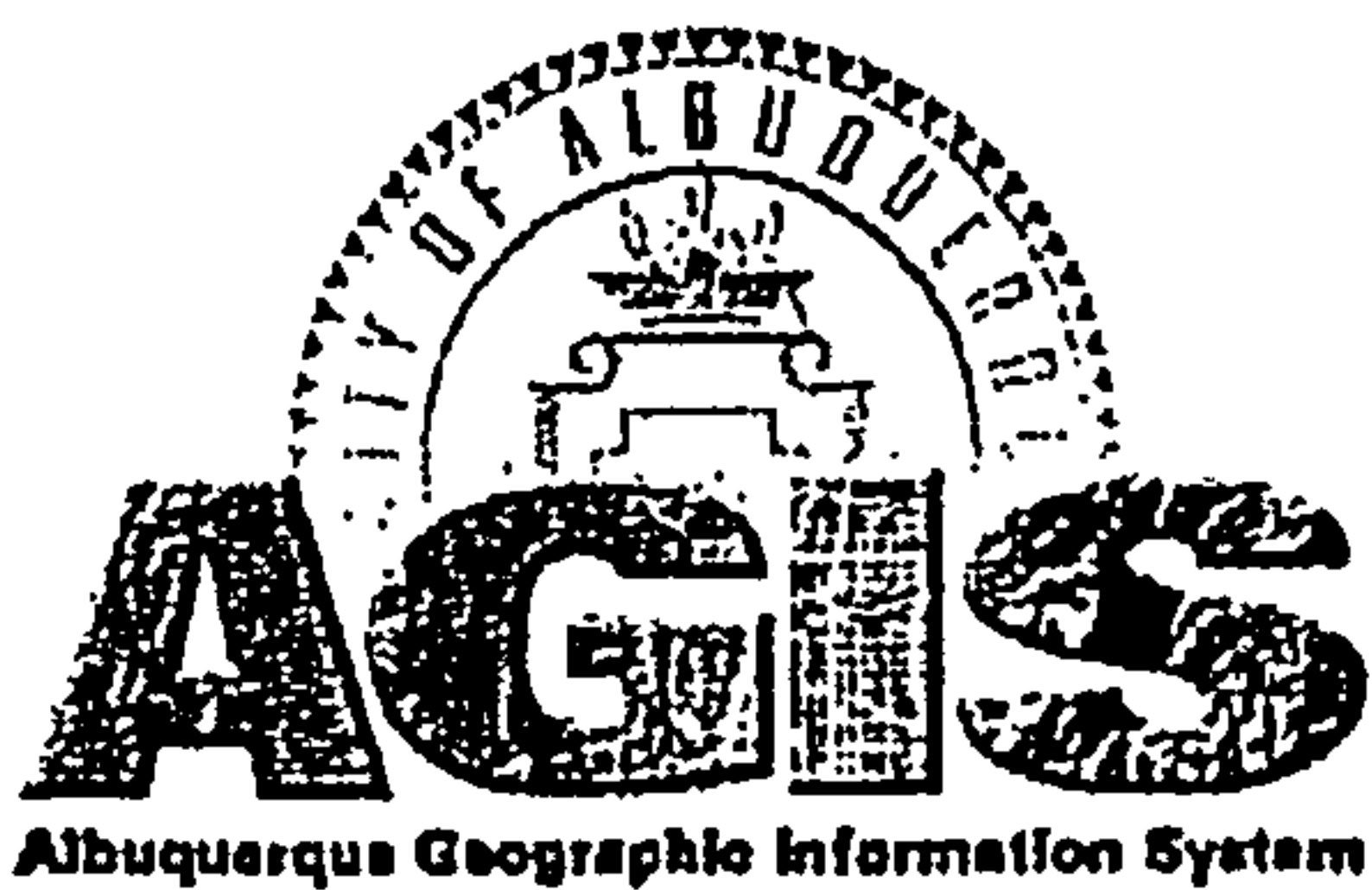
Time Entered: 1:41 PM

ONC Rep. Initials: 

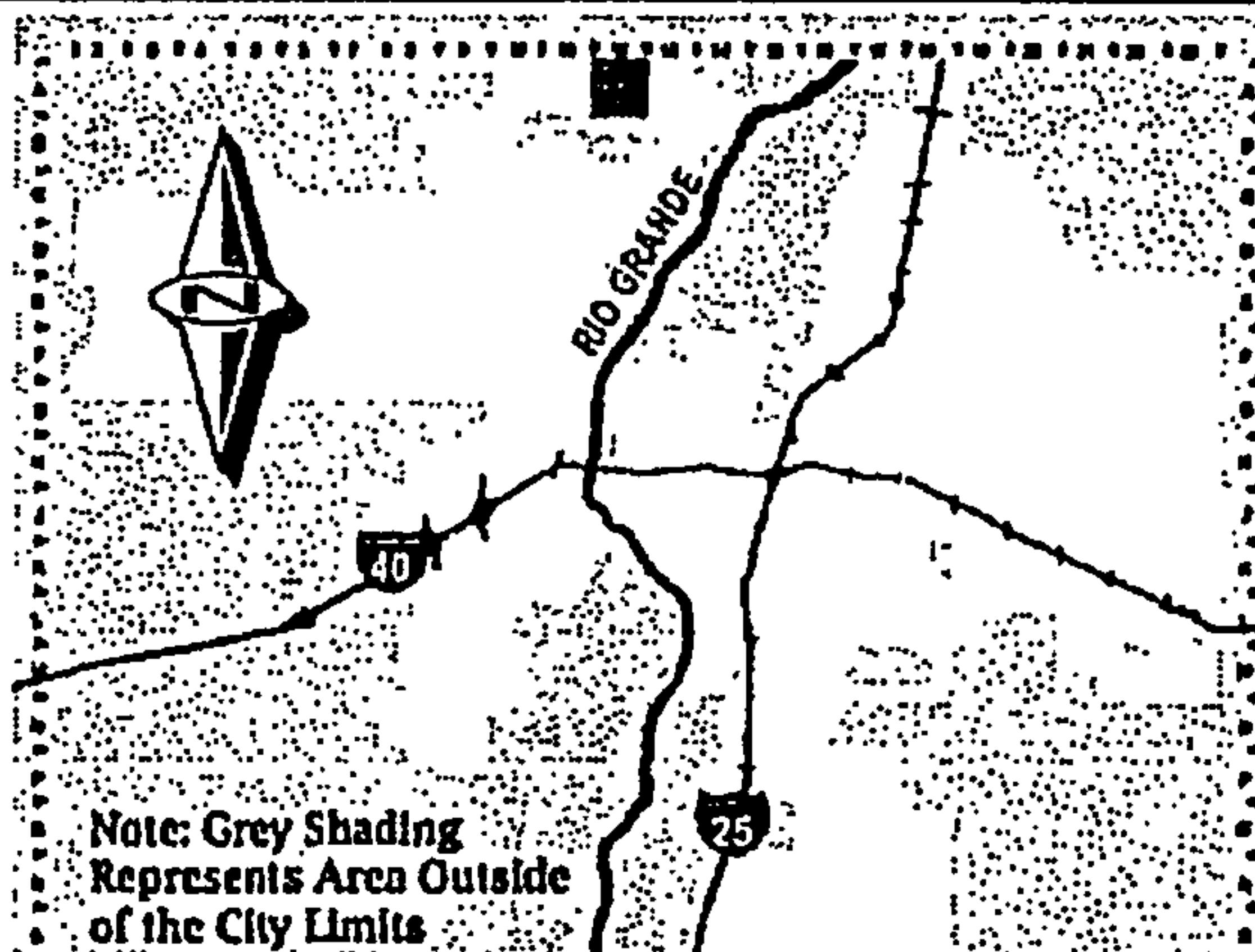




For more current information and more details visit: <http://www.cabq.gov/gis>

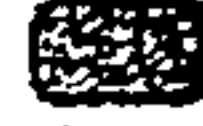










Map amended through: 1/4/2008



Zone Atlas Page:
A-12-Z

Selected Symbols

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



**WILSON
& COMPANY**

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

10 April 2008

**Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103**

**Re: PARADISE HEIGHTS UNIT 1
WCI File: 0660003900**

Dear Jack:

Wilson & Company, Inc., acting as agents for Youngblood and Associates, Inc., requests approval for the Vacation of existing Public ROW on Golf Course adjacent to the planned Paradise Heights Unit 1 (Tracts D-1 and E-1). This Vacation will incorporate the unused portion of the Golf Course Right of Way into the existing Tracts D and E.

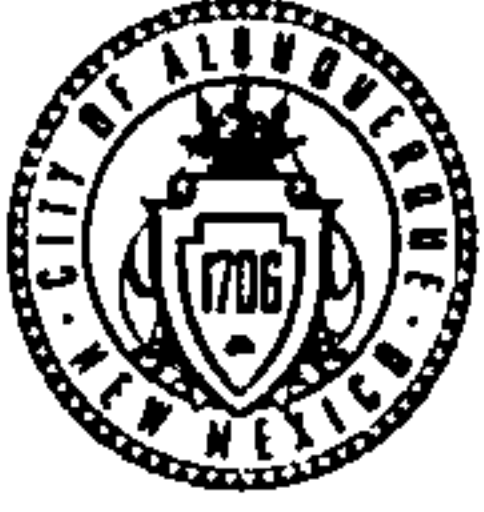
Attached are the required items for this submittal.

If you have any questions or comments, please do not hesitate to contact me at (505) 348-4132.
Thank you for your time.

WILSON & COMPANY



Jennifer Whitey, PLS
Survey Project Manager
Email: Jennifer.whitey@wilsonco.com



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

May 7, 2008

Project# 1002556
 08DRB-70173 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON AND COMPANY agent(s) for YOUNGBLOOD AND ASSOCIATES, INC request(s) vacation for a portion of Golf Course Road NW adjacent to Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY Unit 1**, zoned C-2, located on the east side of GOLF COURSE RD NW BETWEEN WESTSIDE BLVD NW AND MCMAHON BLVD NW. (A-12)

AMAFCA

Paradise Heights, Unit 1, Tracts D&E, Golf Course/Westside, (A-12)

No objection to requested action. AMAFCA has coordinated with the owner's agent to replat the offsite AMAFCA property south of Tract E-1 with upcoming platting action.

COG

Golf Course Rd is designated for ITS deployment in the near-term (before 2015). Coordination with City representative on the ITS Subcommittee is recommended.

MPO Project ID # 508.2 is included in the 2030 MTP as a City of Albuquerque led project to construct bike lanes on Westside Bd from Golf Course Rd to NM 528. This project does not have any funding associated with it in the 2008-2013 timeframe. MPO Project # 508.1 is included in the 2030 MTP as a privately-funded project to reconstruct and widen Westside Bd from 2 to 4 lanes from Golf Course Rd to a point 700 feet east of Golf Course Rd. Since this is a privately-funded project, no programming information is associated with it. Coordination with DMD is recommended to insure development consistent with these two projects.

For information purposes, both Golf Course Rd and Westside Bd have a functional classification of urban minor arterial.

TRANSIT

No Comment

ZONING ENFORCEMENT

No Comment

NEIGHBORHOOD COORDINATION

Letters sent to: **Paradise Heights NA (R)**
Seven Bar North HOA

APS

Paradise Heights Unit 1, Town of Alameda Grant Bernalillo County Unit 1, Tracts D and E, is located on the east side of Golf Course Rd NW between Westside Blvd NW and McMahan Blvd NW. The owner of the above property requests a Vacation of Public Right-of-Way for a property zoned C-2. This will have no adverse impacts to the APS district.

POLICE DEPARTMENT

No Comment

FIRE DEPARTMENT No Comment
PNM ELECTRIC & GAS VACATION OF PUBLIC RIGHT OF WAY: NO COMMENT MAJOR-FINAL PLAT APPROVAL: NO COMMENT
COMCAST No Comment
QWEST No Comment
ENVIRONMENTAL HEALTH No Comment
M.R.G.C.D No adverse comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER Hydrology has no objection to the vacation request but prior to the subsequent platting action, provide the as-builts from the Golf Course project to determine if any easements are required.
TRANSPORTATION DEVELOPMENT Has this vacation been approved previously? Additional information must be required to justify this request.
PARKS AND RECREATION Defer to transportation regarding the vacation request.
ABCWUA No objection to Vacation request.
PLANNING DEPARTMENT WITHDRAWN AT THE AGENT'S REQUEST.

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

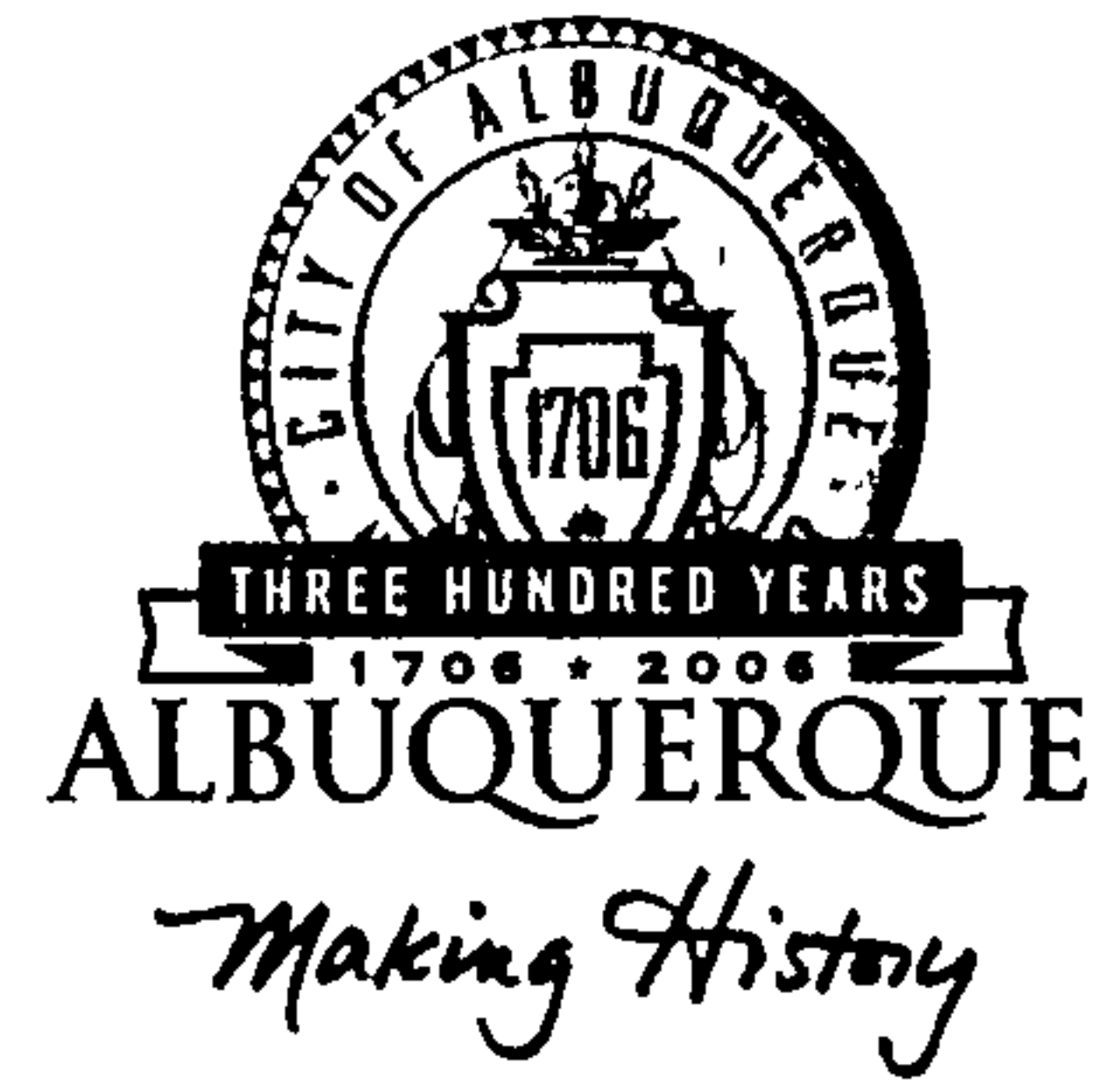
Cc: Youngblood & Associates Inc. – 2910 B Girard NE – Albuquerque, NM 87107

Cc: Jennifer Whitey/Wilson & Company – 4900 Lang Ave NE – Albuquerque, NM 87109

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/18/06	Black Canyon Dam Proj 1004634 1002556	Sketch	Comments Given
3/21/07	Same	Panel Design Vac Pri Ease.	

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004634

AGENDA ITEM NO: 14

SUBJECT:

Sketch Plat/Plan

~~1002556~~
1002556

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

Albuquerque

New Mexico 87103

RESOLUTION:

discussed

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 18, 2006

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

1002556

DRB- ~~1004634~~ Item No. 14 Zone Atlas A-12

DATE ON AGENDA 1-18-06

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

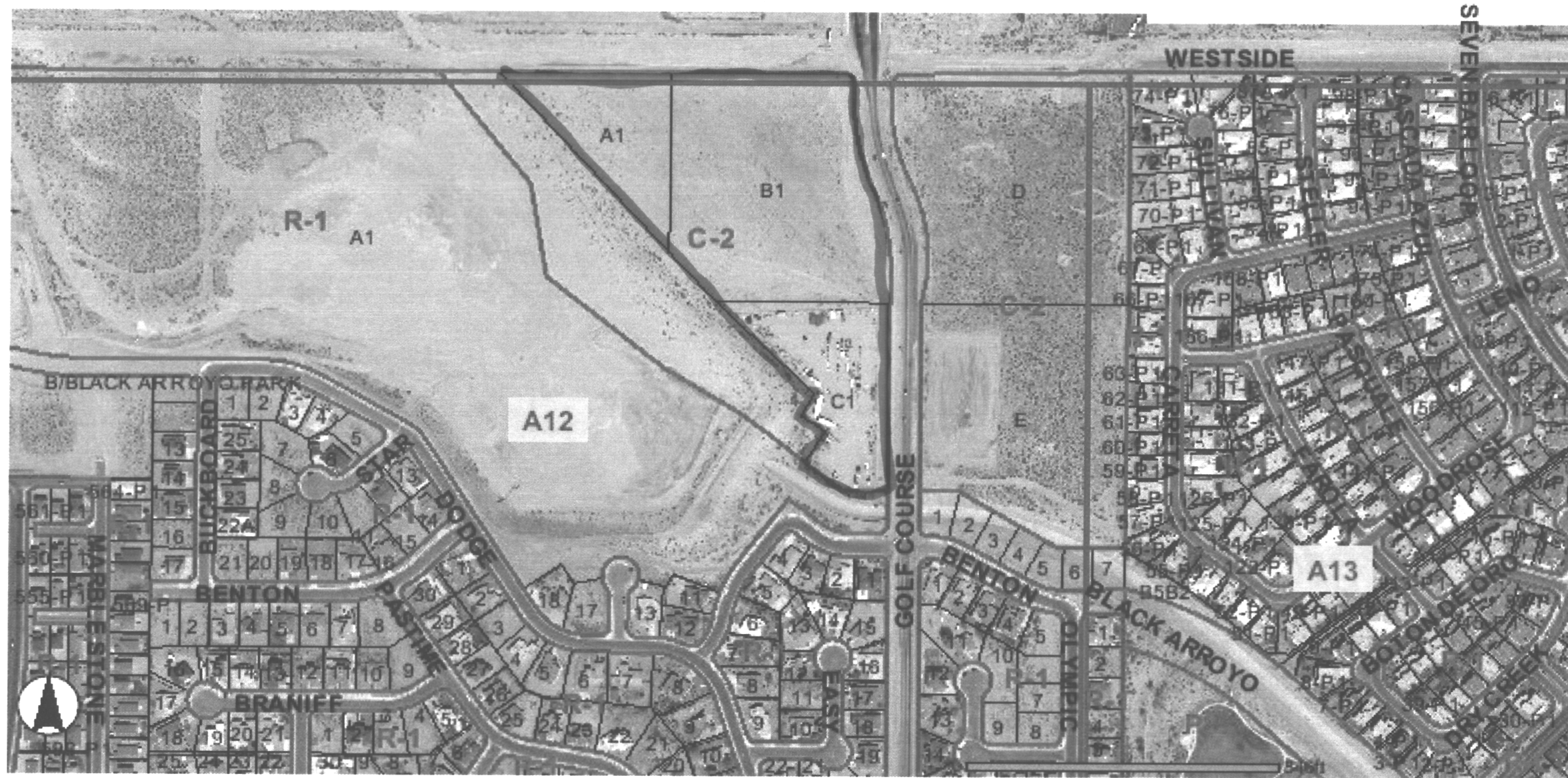
- (X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

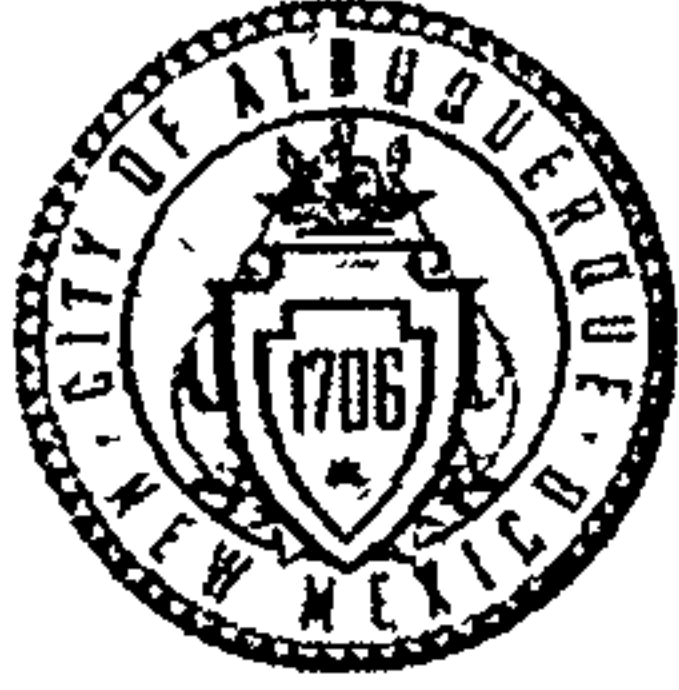
No. Comment

- 1) Where does Westside turn north with regards to this action?
- 2) Standard infrastructure per DPM is required.
- 3) Is there a signal @ the intersection?
- 4) DPM requires 12' from back of curb to the property line to allow for a 6' sidewalk and 6' landscape strip.
- 5) Are the ADA ramps in place and within public r/w?
- 6) Unsure of how the proposed access from Westside will work. Has there been a TIS for the site which addresses access?
- 7) Radii should be per DPM.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

✶ ✶ ✶ ✶ ✶





IMPACT FEES - #~~1004634~~

1002556

Development Review Board 1/18/06 Agenda Item #14
Sketch Plat: Tract A-1, B-1 & C-1 Black Arroyo Dam

The proposed subdivision requires a site development plan for subdivision. City Impact Fees would not be assessed until the time of site development plan for building permit.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

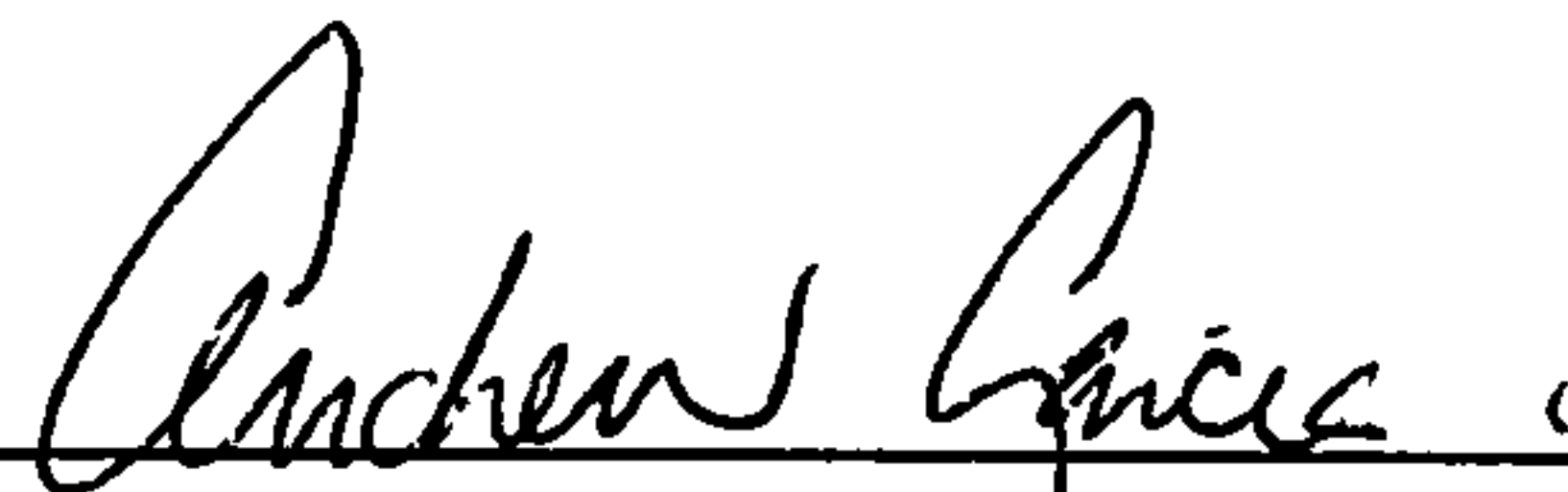
CITY OF ALBUQUERQUE
Planning Department
January 18, 2006
DRB Comments

ITEM # 14

PROJECT # 1004634 APPLICATION # 05-00044

RE: Black Arroyo Dam/sketch

There are no adverse comments to this request.



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

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

TRACTS D-1 & E-1, PARADISE HEIGHTS, UNIT 1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS D & E, PARADISE HEIGHTS, UNIT 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		12'x150'	Deceleration Lane including paving, C&G & sidewalk	Golf Course Rd	West Side of Tract E-1		/	/	/
		12'x200'	Deceleration Lane including paving C&G & sidewalk	West Side Blvd	North Side of Tract D-1		/	/	/
		6'	Concrete Sidewalk	West Side Blvd	From east end of decel. lane to east #		/	/	/
		8"	Sanitary Sewer	Public Esmt in Tract E-1	Black Arroyo	Tract D-1	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

P.1
 505-811-9105
 BORDENAVE DESIGNS
 Oct 28 2008 7:21AM

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

NOTES

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

- 1 _____
- 2 _____
- 3 _____

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

JEAN J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

[Signature] 10/27/08
SIGNATURE - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): H. Barker Architects PHONE: 842-6789

ADDRESS: 209 Gold Avenue S.W. FAX: 842-1818

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: h@hbarkerarchitects.com

APPLICANT: Calabacillas Group C/o Don Harville PHONE: 299-4414

ADDRESS: 801 Encino Place, NE FAX: 299-4513

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: vchavez@cg-engrs.com

Proprietary interest in site: Owner List all owners _____

DESCRIPTION OF REQUEST: Relocate property line separating Lot D from Lot E and indicate access, landscape buffers and development standards.

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

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

Lot or Tract No D-1 and E-1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Black Arroyo Dam (Paradise Heights Subdivision)

Existing Zoning: C-2 (SC) Proposed zoning: C-2 (SC)

Zone Atlas page(s): A-12-z UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

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

z-98-19 and z-97-88 and E.P.C Project No. 1002566

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no

No of existing lots: two No. of proposed lots: two Total area of site (acres): 16.51

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road NW

Between: Westside Blvd. N.W. and Benton Avenue, N.W.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 7-17-07

SIGNATURE: [Signature] DATE: Oct. 28, 2008

(Print) HILDRETH BARKER Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers
08DRB 70469

Action	S.F.	Fees
<u>SPS P(3)</u>		\$ <u>0</u>
<u>CME</u>		\$ <u>20.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		\$ <u>20.00</u>

Hearing date 11/12/08

Sandy Handley 10/30/08
Planner signature/ date

Project # 1002556

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION (DRB06)

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

HILDRETH PARKER
Applicant name (print)
[Signature] Oct. 29, 2008
Applicant signature / date

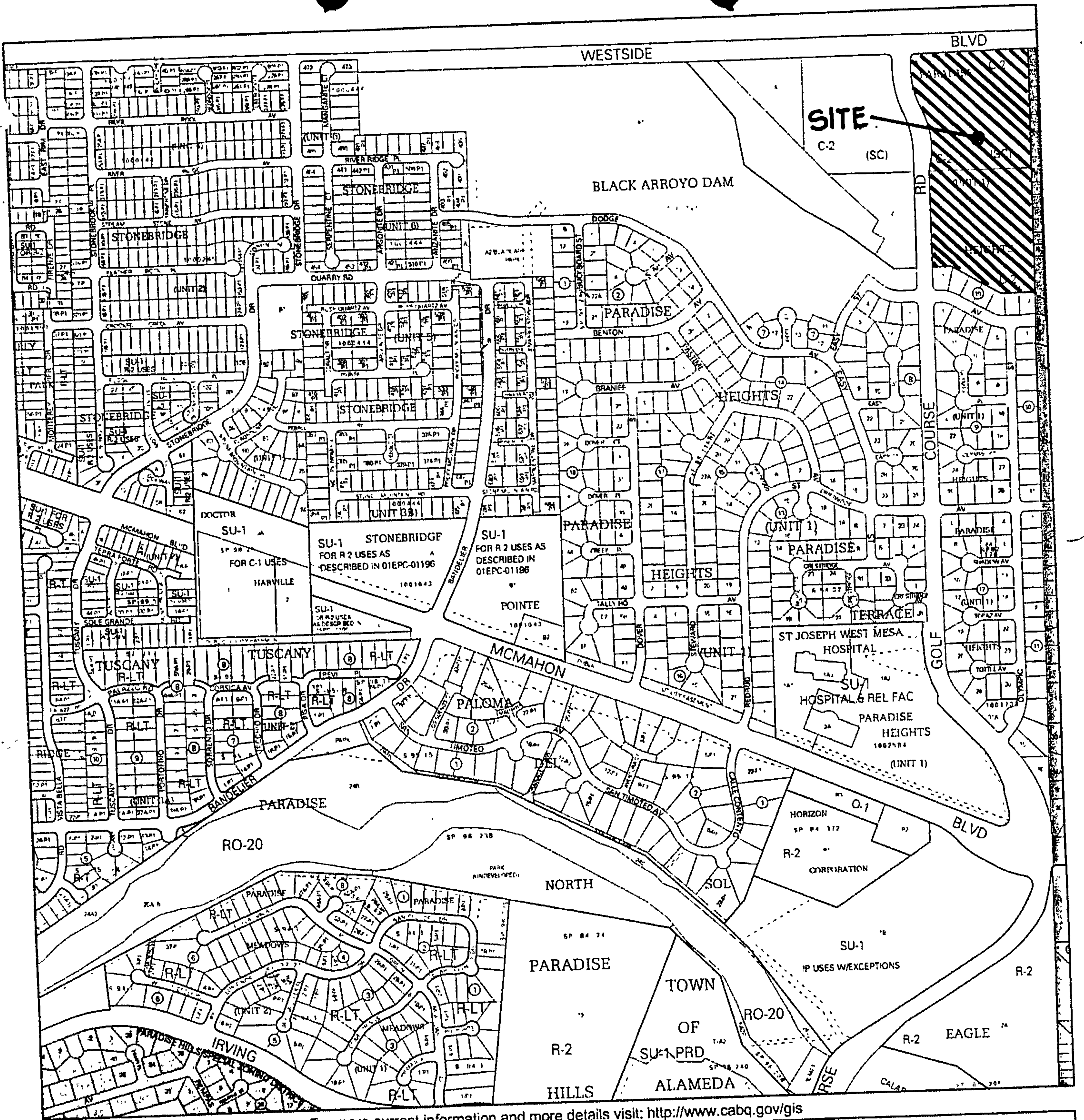


Form revised APRIL 2006

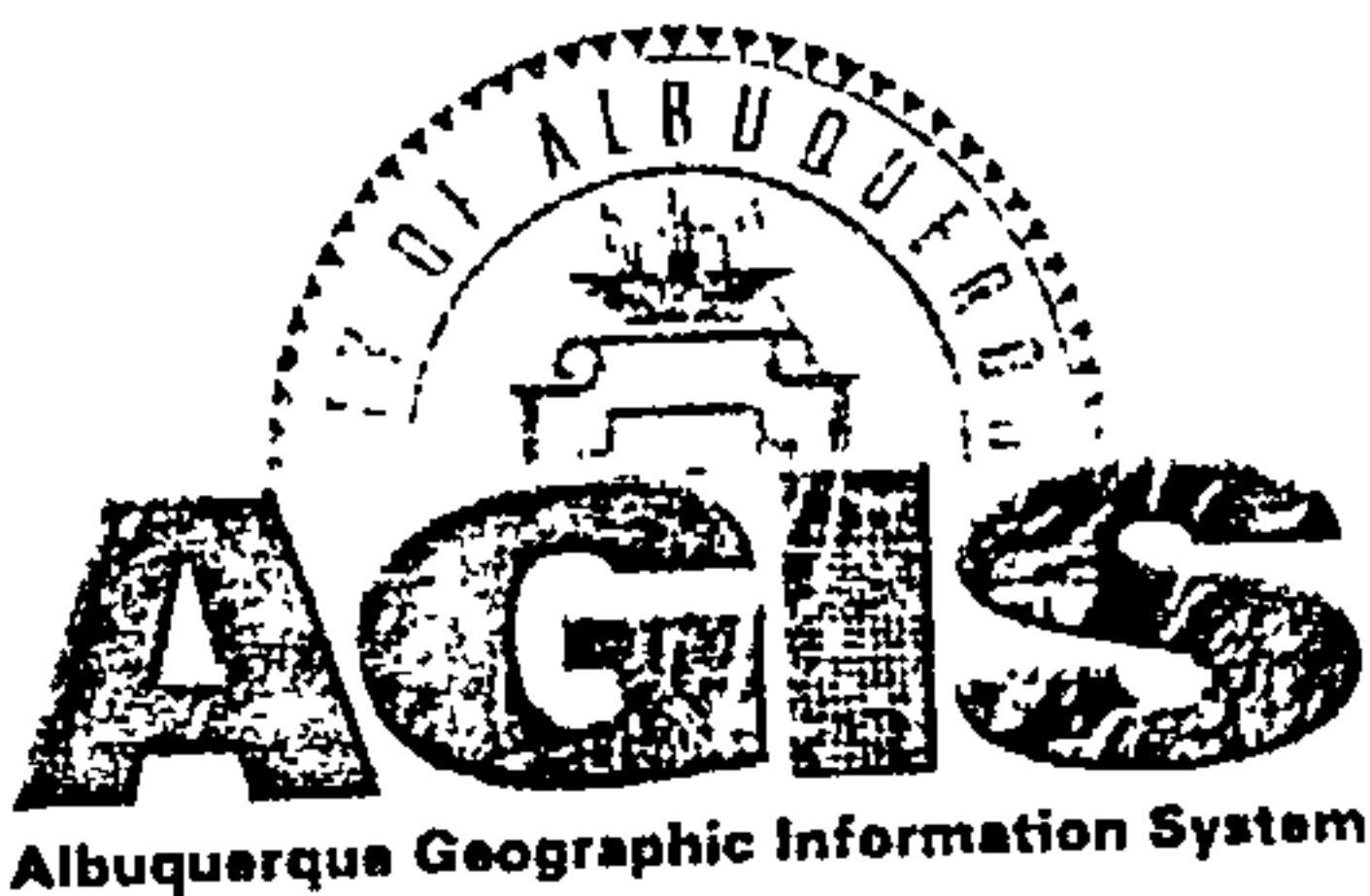
<input checked="" type="checkbox"/> Checklists complete	Application case numbers	
<input checked="" type="checkbox"/> Fees collected	<u>08DRB</u>	<u>70469</u>
<input checked="" type="checkbox"/> Case #s assigned	-	-
<input checked="" type="checkbox"/> Related #s listed	-	-

Sandy Hamilton 10/30/08
Planner signature / date

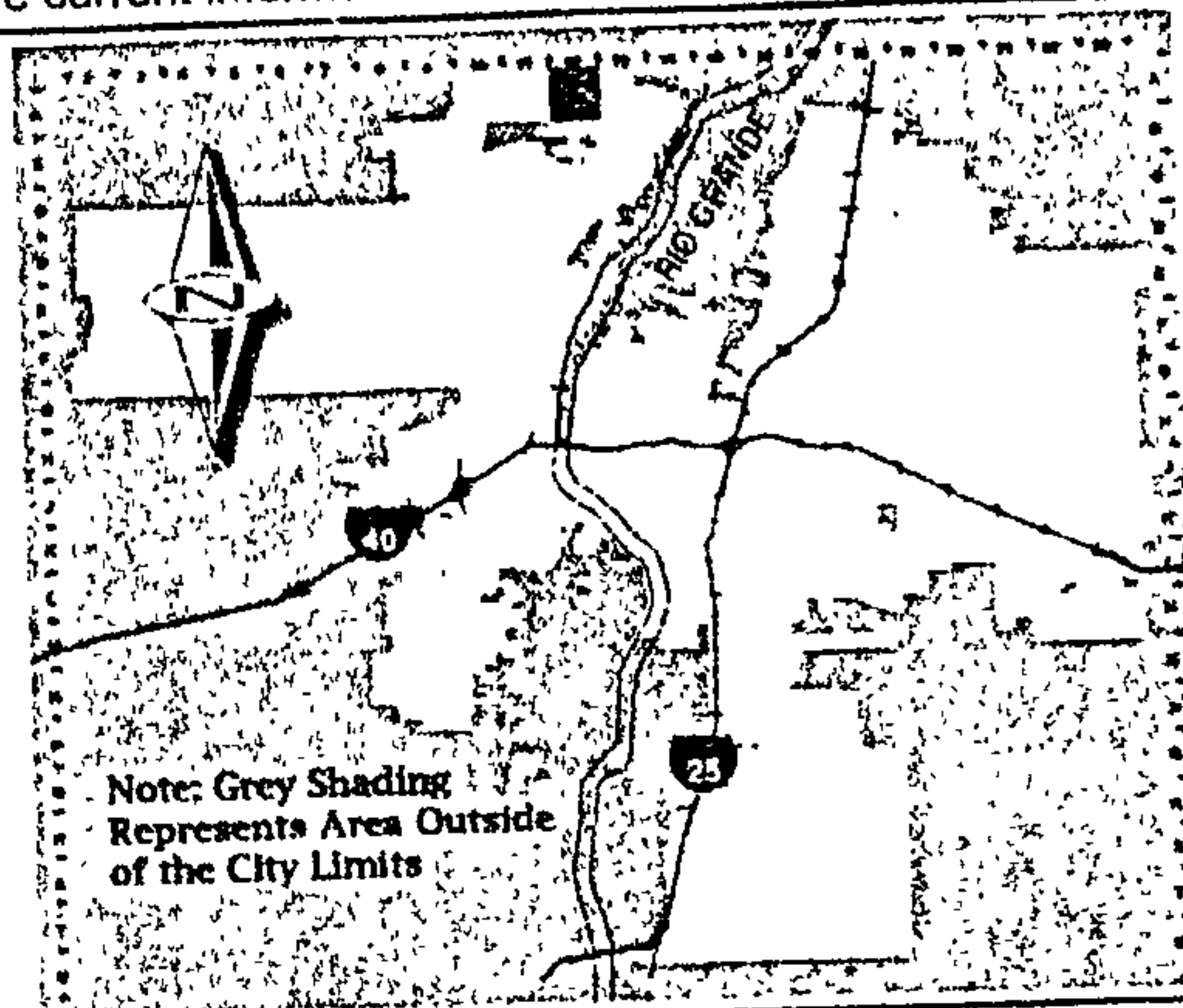
Project # 1002556



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



Map amended through: Apr 07, 2005

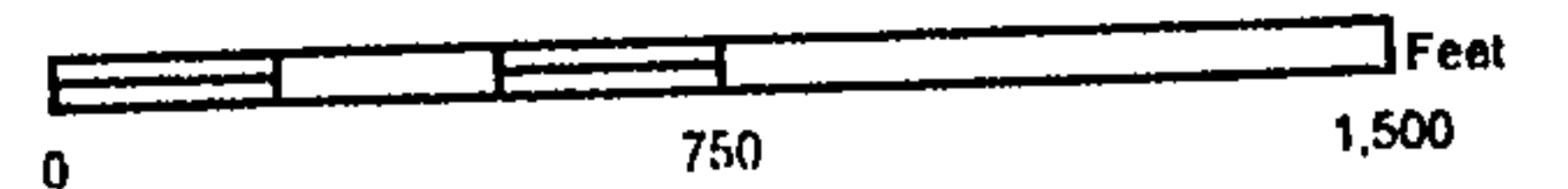


Zone Atlas Page:

A-12-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



OFFICE COPY



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

Date: October 17, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1002556**
07EPC-40035 SITE DEVELOPMENT -
SUBDIVISION

10,800 Golf Course Road LLC
4700 Lincoln Rd. NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tracts D & E, Unit 1, PARADISE HEIGHTS SUB. zoned C-2 (SC) located on Golf Course RD NW between Westside Blvd. NW and Benton NW containing approximately 16.5 acre(s). (A-12) Carol Toffaleti, Staff Planner

On October 16, 2008 the Environmental Planning Commission voted to approve Project 1002556/07EPC 40035, a Site Development Plan for Subdivision, for Tracts D & E, Unit 1, Paradise Heights, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The proposal is a Site Development Plan for Subdivision with design standards for Tracts D and E, Unit 1, Paradise Heights, a site of approximately 16.5 acres located east of Golf Course Rd NW, between Westside Blvd. and Benton Ave. NW, zoned C-2 (SC). The case was first submitted for the September 20, 2007 EPC hearing, but was not heard and has been deferred several times. There have been changes to the original submittal. The primary ones are that the site area has approximately doubled in size, vehicular access has been revised and no lot splits are proposed.
2. The site is in the Established Urban Area of the Comprehensive Plan and the West Side Strategic Plan area (WSSP), which includes the Westside-McMahon corridor set out in Appendix A of the WSSP and the Golf Course/County Line neighborhood center.
3. A TIS was completed on July 30, 2007 for the properties that straddle Golf Course Rd. and form the designated neighborhood center area.
4. The Archeological Ordinance requires that a certificate of no effect or certificate of approval be submitted for this proposal (Enactment O-2007-025).

5. The proposal furthers the following policies of the Comprehensive Plan (CP) and West Side Strategic Plan (WSSP):
 - a. CP Policy II.B.5e because the site is contiguous to existing urban facilities and services
 - b. CP Policies II.B.5l and II.B.5m because the proposed density, site layout, architecture and landscape design encourage a quality, visually cohesive development.
 - c. CP Policy II.D.4.g because the site development plan and design standards provide opportunities for pedestrian circulation within the site
 - d. WSSP Policy 1.15 because the design standards require lower density development, and encourage shared parking and plazas that are appropriate in Neighborhood Centers.
 - e. WSSP Appendix A, Section 4.D.2 because the proposed access point on Westside Blvd. is at an acceptable distance from the intersection with Golf Course Rd.
6. The proposal partially furthers the following policies of the Comprehensive Plan (CP):
 - a. Policies II.D.2a, II.D.2b because the design standards require drought-tolerant plants and encourage rainwater harvesting measures.
 - b. Policies II.D.3a, II.D.3b because the proposal encourages sustainable design and LEED certification.
7. Conditions are recommended to improve pedestrian and bicycle connections with the existing trail network in the area and thereby further CP Policies II.B.7.a, II.D.4.h and WSSP Policies 1.5, 1.16, 3.4, 6.25. Other conditions are recommended to clarify the language of the standards and strengthen compliance with applicable zoning regulations.
8. Property owners within 100' and the Paradise Heights neighborhood association and Seven Bar North homeowners' association were notified of the proposal. A facilitated meeting was held on September 24, 2008. Written comments were received from the Seven Bar North HOA and an adjoining property-owner. Their requests include strengthening of the buffer requirements next the residential subdivision and installing a traffic light at the main site drive on Golf Course Road.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

OFFICIAL NOTICE OF DECISION
OCTOBER 16, 2008
PROJECT #1002556
PAGE 3 OF 6

3. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered.
4. A certificate of no effect or certificate of approval shall be submitted prior to DRB sign-off per the City Archeological Ordinance (Enactment O-2007-025).
5. The applicant shall demonstrate compliance with Section 14-16-3-14 (Air Quality Impact) of the Zoning Code prior to DRB sign-off.
6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT: Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Design, spacing and location of site drives on Golf Course Road and Westside Boulevard, shall meet DPM requirements and the recommendations in the TIS.
 - e. Provide the appropriate cross access agreements for Tracts D-1 and E-1.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. A concurrent platting action is required at DRB.
 - h. Extend trail facility from the proposed development to the existing Black Arroyo Trail.
7. The following changes shall be made to the site development plan (Sheet SP-1):
 - a. Show the existing lot line between Tracts D and E and label it "to be removed". Add "proposed" to the new property line.
 - b. Label the access drive and deceleration lane on Westside Blvd. as "new".
 - c. Label existing sidewalks and indicate proposed pedestrian access points to the site and between tracts.
 - d. Label the east boundary wall as "existing concrete block wall".
 - e. Delete the 10' required landscape buffer between Tracts D and E.
8. The following changes shall be made to the Architectural Design Standards:
 - a. 4. Pedestrian amenities: Delete ", vehicular".
 - b. New 10: Move SS 15. to this section. Add a new sentence: "They shall be screened from public view, including from the adjoining residential zone."

- c. 9. Screens and Walls: Replace first sentence with "Screens and Walls shall be designed to be compatible with the architecture of buildings".
9. The following changes shall be made to the Landscape Standards:
 - a. 1.: Delete the phrase beginning "which includes 10%..."
 - b. 2. Xeriscaping: Delete the last two sentences that list prohibited species.
 - c. 3. Ground Cover: Replace "At least 80% of ground cover" with "Landscaped beds shall achieve 75% live ground cover. The remainder..."
 - d. Landscape palette: divide the species according to standard categories (trees, shrubs, grasses, desert accents).
 10. Remove the sentence beginning "Parking shall not exceed..." from Subdivision Standard 12 and insert it after Building Heights as a new standard titled Parking.
 11. The following changes shall be made to the Subdivision Standards:
 - a. Land Use: Move text in Subdivision Standard 8. to this section and reword the language on drive-ups as follows: "Drive-up or drive-in businesses on the site shall be limited to 3, with a maximum of 2 food & drink uses. No more than 1 food & drink drive-up/drive-in use is allowed on each tract (D or E). A drive-up or drive-in use shall not be situated within 100' of the adjoining residential zone."
 - b. Setbacks: After "perimeter property lines" insert "except at east site boundary." After "access" insert "and utility".
 - c. Signs:
 - i. SS 2: Delete text from beginning of standard through "per sign face and". Begin with "Each occupant is limited to one building mounted sign per tenant or business, (etc.)".
 - ii. Add a new standard that requires a comprehensive (vehicular and pedestrian) way-finding signage system for the site.
 - iii. SS 1: Replace first sentence with: "Three free-standing site monument signs are permitted, one at each vehicular entrance to the project from an arterial street."
 - d. 5. Cross Access Easements: Insert "shared" before "parking".
 - e. 7. Pedestrian connections: Remove sentence beginning "Pedestrian connections..." from SS 5. and insert it at the beginning of this standard. In the existing text of this standard, replace "connections" with "crosswalks" and insert "minimum" before "6' wide".
 - f. 10. Residential buffer...: The existing sentence shall be replaced with: "Residential landscape buffer shall consist primarily of deciduous and evergreen trees (50/50 split) with a minimum height of 10' at time of planting and 25' at maturity, for year-round screening. Trees shall not conflict with utility lines but spacing shall be equal to 75% of the mature canopy diameter wherever possible." Add a new sentence "When the first development on each tract (D and E) is approved, the residential buffer shall be implemented along the entire eastern boundary of the tract. A design feature using 4-6 inch River Cobble shall be used within the 10' buffer to discourage pedestrian traffic."
 - g. 11. Streetscape landscaping: Insert "minimum" before "ten".

- h. 13. Transit: Reword as follows - "Transit facilities shall be provided by the developers of Tracts D and E for any future routes adjoining the site, in coordination with the Transit Department."
 - i. 14: Insert "at minimum" after "meet". Replace "Parking Lot" with "Site". Add "All internal streetscapes and pedestrian connections shall be lighted with pedestrian-scale fixtures of a uniform design."
 - j. Add a new standard 17: "The use of roundabouts at the intersections of internal streets shall be encouraged to create a visual focal point and slow down traffic within the neighborhood activity center."
12. Further changes shall be made to the Architectural Design Standards:
- a. 1 – Replace "historically relevant" with "local vernacular".
 - b. 3 – Delete "to the extent possible". Add a new sentence "Site layout refinement shall be sympathetic to, and harmonious with, the topography and views.
 - c. Add a new standard: "Retail and office buildings shall have a covered portal along facades where pedestrian activity is expected to occur."

PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY **OCTOBER 31, 2008.**

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **OCTOBER 31, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.


YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF

OFFICIAL NOTICE OF DECISION
OCTOBER 16, 2008
PROJECT #1002556
PAGE 6 OF 6

APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


For Richard Dineen
Planning Director

P...CE/ac

cc: ...
Gold Ave. SW, Albuquerque, NM 87102
Heights NA, 10600 Olympic St. NW, Albuquerque, NM 87114
Anita Waldano, Paradise Heights NA, 10512 Olympic St. NW, Albuquerque, NM 87114
John Currier, North Seven Bar HOA, 12005 Cascada Azul NW, Albuquerque, NM 87114
Dan McCormack, Seven Bar North HOA, 10919 Carreta Dr, Albuquerque, NM 87114
Mike Mirab... 51 Carreta Dr., Albuquerque, NM 87114
Helen Huntley, Benton Ave., Albuquerque, NM

AGENT'S RESPONSES TO E.P.C. CONDITIONS OF APPROVAL
EPC Project #1002556

- 6.a. All previous actions are included
- 6.b. The Developer accepts the responsibility for all requested improvements to the transportation facilities that may be required.
- 6.c. Required systems improvements attributable to development in the TIS shall be done during developments.
- 6.d. Required drives shall meet DPM requirements and the recommendations of the TSI.
- 6.e. Cross access agreements shall be provided on any future Site Plan for Building Permit request.
- 6.f. Site plans will comply and be designed per DPM standards.
- 6.g. Plating action will accompany requests to the DRB.
- 6.h. Extension of trail system south of the Black Arroyo is indicated on the site plan.
- 7.a. Existing property line between Tracts D and E are shown to be removed. Proposed new lot line is indicated.
- 7.b. New access drive and deceleration lane on Westside Blvd. are labeled as such.
- 7.c. Existing sidewalks and new pedestrian access points are indicated on the Site Plan.
- 7.d. 6'-0" has been removed from the eastern property line wall notation.
- 7.e. 10 foot landscape buffer has been removed from between Tract D and E.
- 8.a. Vehicular has been deleted from pedestrian amenities.
- 8.b. A new screening statement has been added to Arch. Stds. #10.
- 8.c. Arch. Std. #9 has a new compatibility statement added to it.
- 9.a. Landscape Standard (L. S.) #1 "which includes 10%" has been deleted.
- 9.b. L.S. #2 Last two sentences have been deleted.
- 9.c. L.S. #3 "80% of ground cover" is replaced with "Landscape beds shall achieve 75% live ground cover."
- 9.d. Landscape palette is divided into trees, shrubs, grasses and desert accents.
- 10.a. A new standard titled Parking has been added to Subdivision Standards.
- 11.a. In Subdivision Standards a new statement has been added regulating "drive-up" and "drive-ups".
- 11.b. Under Setbacks phrases "except at east boundary" and "and utility" have been added.
- 11.c. Under Signs a statement is included concerning "one building mounted sign per tenant or business" has been added. Way finding signage system statement has been added. A new statement has been added regarding "three free-standing monument sign" has replaced the previous statement about monument signs.
- 11.d. Cross Access Easements now reads "shared parking".
- 11.e. Under "Pedestrian connections" the new EPC language has been inserted.
- 11.f. A new "residential buffer" sentence has been inserted. A new sentence regarding the timing of the installing of landscape buffers along the east property lines has been added.

- 11.g. Under "Streetscape Landscaping" ten has been added to "minimum".
- 11.h. At "13. Transit" the new requested language has been added.
- 11.i. At "14. Internal Street and Site Lighting" the new EPC required language has been inserted.
- 11.j. Our new standard 16 now add a statement regarding "the use of roundabouts" has been added.
- 12.a. Under Architectural Design Standards "local vernacular" replaces "historically relevant". "To the extent possible" is deleted and a new sentence regarding site layout, topography and views has been added. A new standard regarding covered portal at retail and office buildings has been added.

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor
Director

Richard Dineen,

Interoffice Memorandum

October 29, 2008

Subject: Albuquerque Archaeological Ordinance-Compliance
Documentation

Project Number(s):

Case Number(s):

Agent: H. Barker Architects

Applicant: Calabacillas Group

Legal Description:

Acreage: 16.51 acres

Zone Atlas Page: A-12

CERTIFICATE OF NO EFFECT: Yes No

NOTE: CONDITIONAL CERTIFICATE ISSUED ONLY FOR PURPOSES OF ALLOWING
SUBMISSION OF SITE PLAN FOR SUBDIVISION.

SUPPORTING DOCUMENTATION:

SITE VISIT: n/a

RECOMMENDATION(S):

CONDITIONAL CERTIFICATE OF NO EFFECT IS ISSUED-ARCHAEOLOGICAL STUDY
REQUIRED PRIOR TO BUILDING PERMIT

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344

ADDRESS: P.O. Box 91194 FAX: 821-9105

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenave@mindspring.com

APPLICANT: CALABACILLAS GROUP PHONE: 299-4414

ADDRESS: 8200 CONSTITUTION FAX: -

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: -

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF RIGHTS-DEWAY ON GOLF COURSE RD & WESTSIDE BLVD NW.

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

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

Lot or Tract No. TRACTS D & E Block: - Unit: 1

Subdiv/Addn/TBKA: PARADISE HEIGHTS

Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No -

Zone Atlas page(s): A-12 UPC Code: 101206649648511302

10026649648511303

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 1002556, 03EPC-00430

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW

Between: BENTON AVE NW AT WESTSIDE BLVD. NW

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

SIGNATURE J. J. Bordenave DATE 05/08/08

(Print) JEAN J. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING

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

Application case numbers

08DRB 70221

Action

PRN
ADV
CME

S.F.

Fees

\$ 0
\$ 75.00
\$ 20.00
\$ _____
\$ _____
Total
\$ 95.00

Hearing date 06/04/08

Project # 1002556

Sandy Handley
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 Sign Posting Agreement
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 Sign Posting Agreement
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 Letter of authorization from the grantors and the beneficiaries (private easement only)
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

JEAN J. (JAKE) BORDENAVE
 Applicant name (print)
[Signature] 05/08/08
 Applicant signature / date

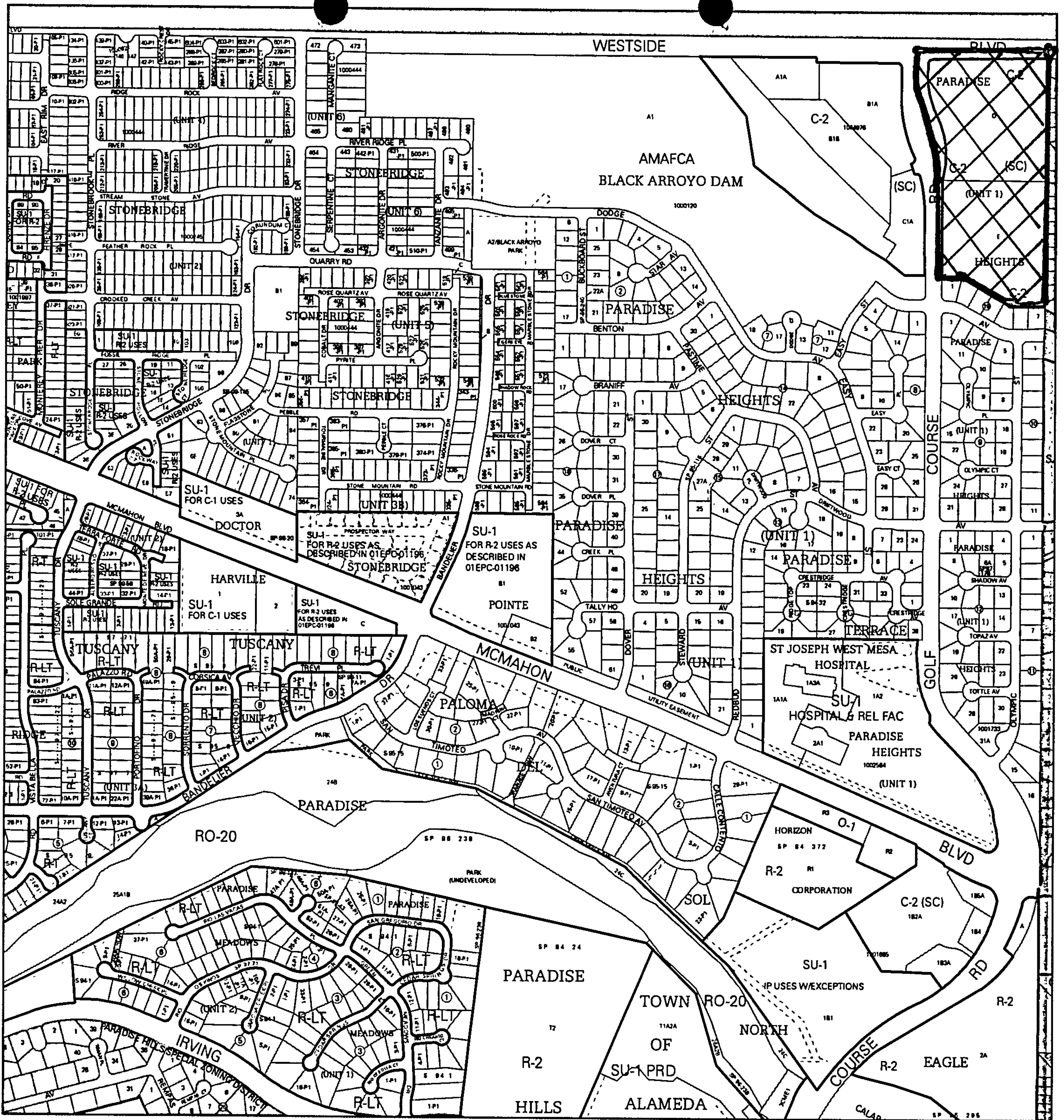


Form revised 4/07

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

Application case numbers
08DRB - 70221
 - - -
 - - -

[Signature]
 Planner signature / date
 Project # 1002556



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

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-12-Z

Selected Symbols

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

0 750 1,500 Feet



Bordenave Designs

May 5, 2008

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Tracts D & E, Paradise Heights, Unit 1

This letter is to explain the reason for, and the purpose of, the accompanying submittal. Both Golf Course Rd. and Westside Blvd. have been constructed in the last few years and both have alignments that differ from the platted rights-of-way. The goal of this request is to establish the basis for a plat defining the rights-of-way to match the actual construction of the abutting streets. Both vacation and dedication of property will be required to accomplish this goal.

The locations of this request are on the east side of Golf Course Rd. from the Black Arroyo Channel to Westside Blvd. and on the south side of Westside Blvd. from Golf Course Rd. to the Estrella del Norte Subdivision. The abutting private property affected is presently platted as Tracts D & E, Paradise Heights, Unit 1.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', written in a cursive style.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



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: May 5, 2008

TO CONTACT NAME: Jake Bordenave
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: P.O. Box 91194 87199
PHONE/FAX #: 823.1344 821.9105

Thank you for your inquiry of May 5, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract D & E, Paradise Heights, Unit 1 located on Golf Course Dr. between Westside Blvd and McMahon Blvd. zone map page(s) _____.

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

Seven Bar North HOA.
Neighborhood or Homeowner Association
Contacts: Dan McCormack
10919 Carreta Dr. NW 87114
792.4272(h) 730.3507(c)
John Currier
12005 Cascada Azwl NW 87114
792.7870(h)

Paradise Heights NA.
Neighborhood or Homeowner Association
Contacts: Lani Bourne
10600 Olympic St. NW 87114
899.1972(h)
Arita Waldanowski
10512 Olympic St. NW 87114
792.4910(h)

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO {X}

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

Sincerely,

Stephanie [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

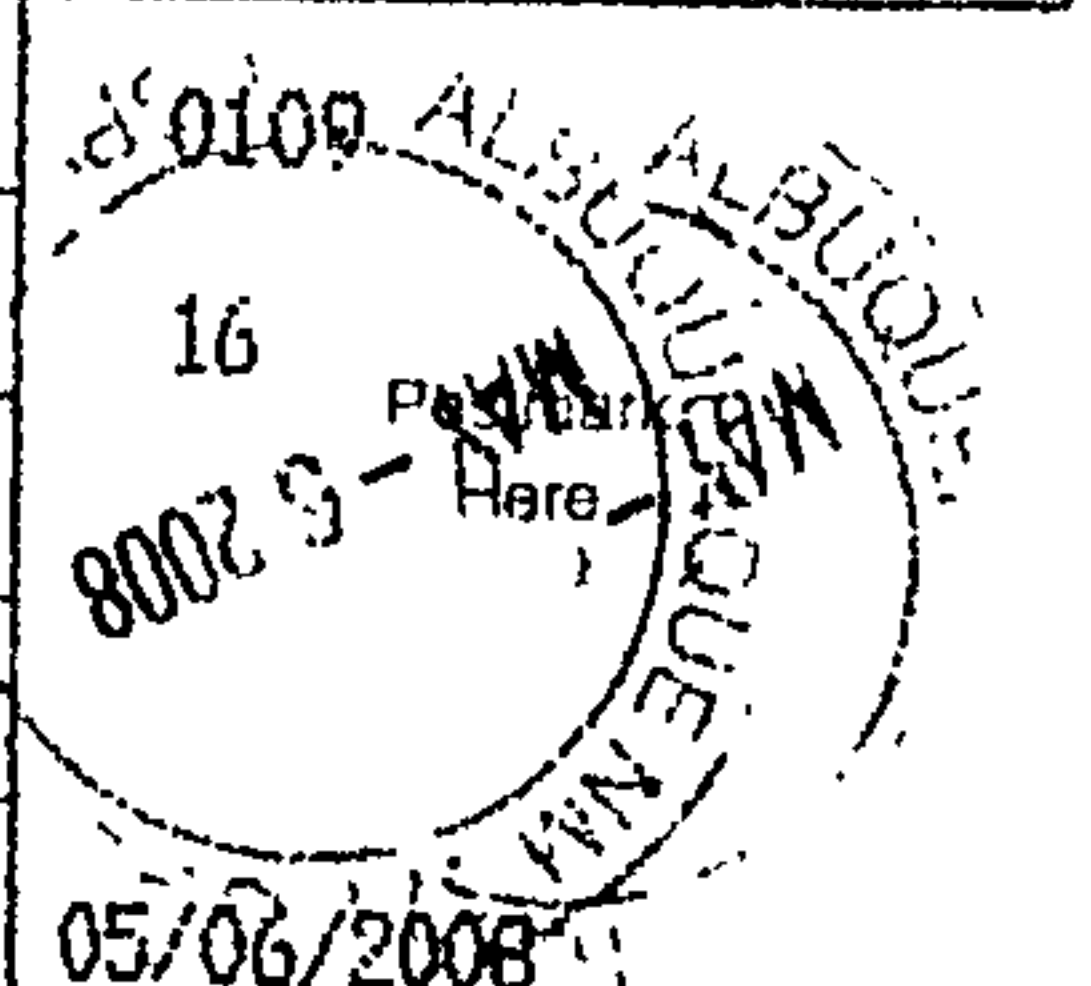
7007 3020 0003 0745 8044

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

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

ALBUQUERQUE NM 87114

Postage	\$ 0.41
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.06



Sent To **PARADISE HEIGHTS NA**
 Street, Apt. No. or PO Box No. **10600 OLYMPIC ST NW**
 City, State, ZIP+4 **ALB, NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

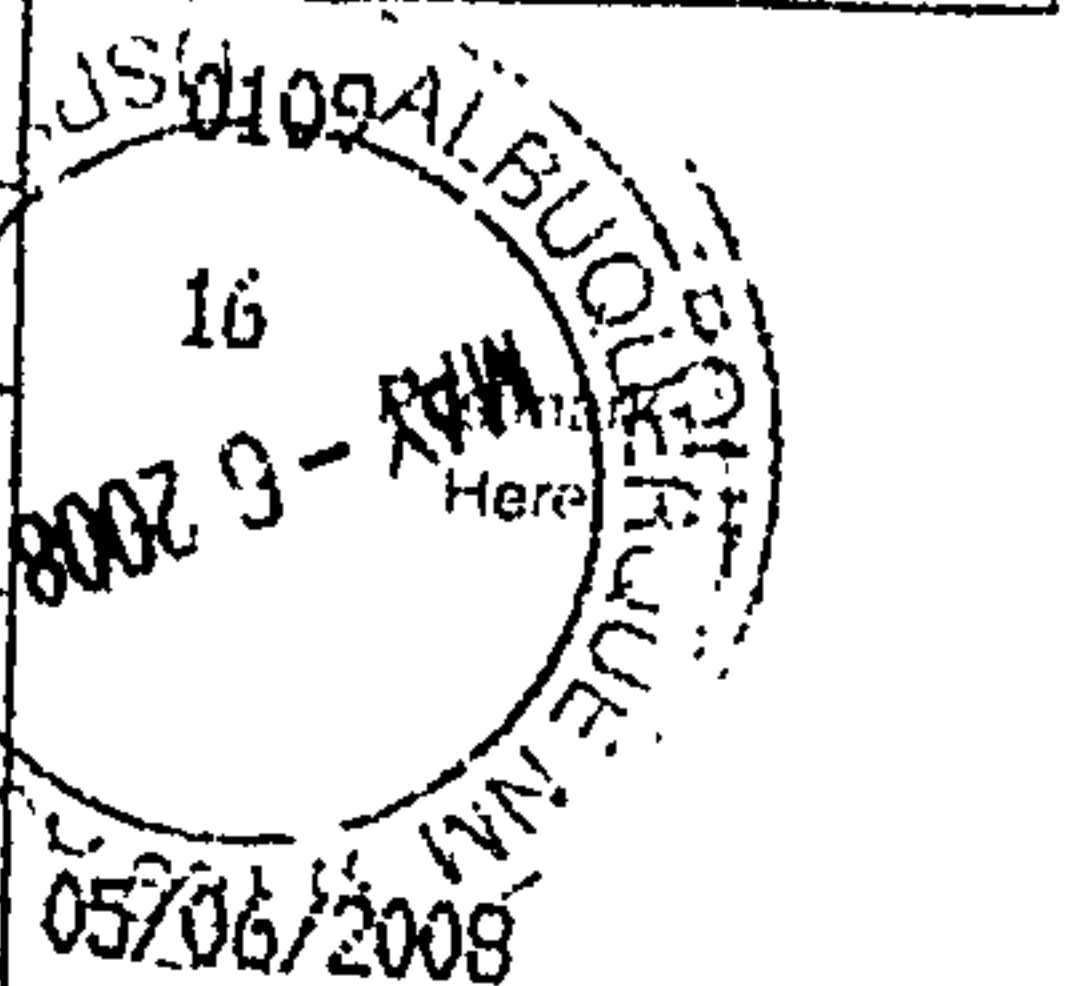
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U.S. Postal Service
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ALBUQUERQUE NM 87114

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.06



Sent To **SEVEN BAR NORTH HOA**
 Street, Apt. No. or PO Box No. **10919 CARRERA DR NW**
 City, State, ZIP+4 **ALB, NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

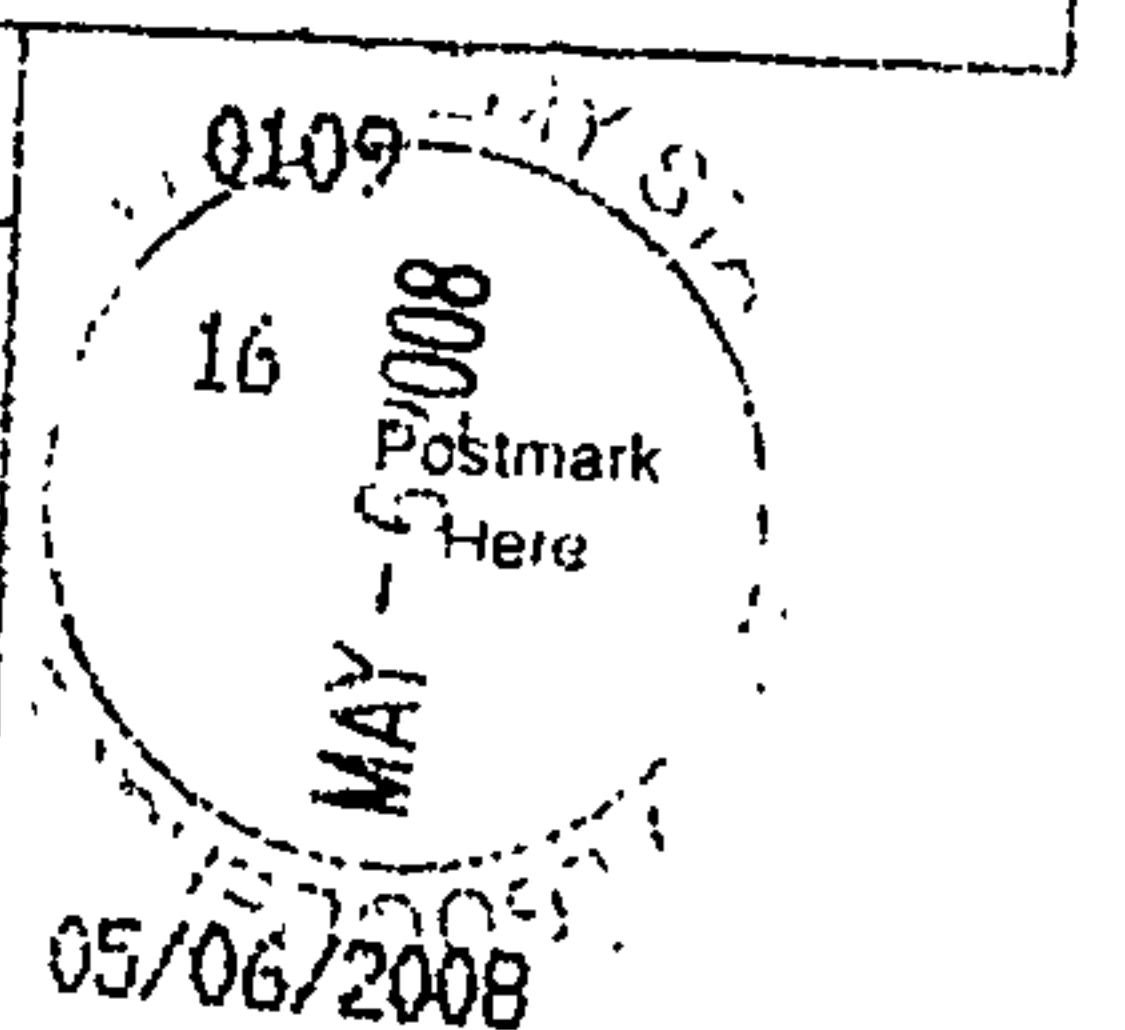
7007 3020 0003 0745 8020

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Total Postage & Fees	\$ 3.06



Sent To **PARADISE HEIGHTS NA**
 Street, Apt. No. or PO Box No. **10512 OLYMPIC ST NW**
 City, State, ZIP+4 **ALB, NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

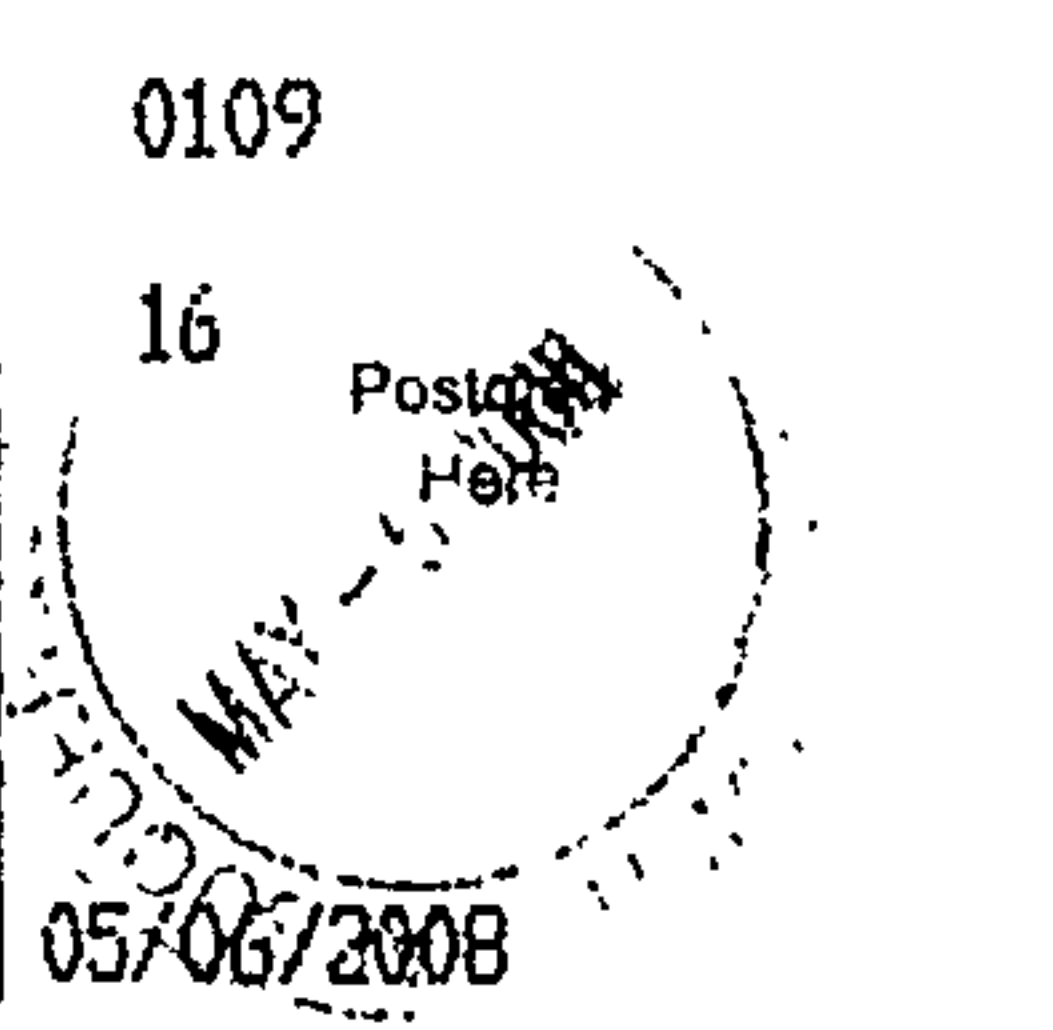
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Sent To **SEVEN BAR NORTH HOA**
 Street, Apt. No. or PO Box No. **12005 CASCADE AZUL NW**
 City, State, ZIP+4 **ALB, NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions



May 5, 2008

Paradise Heights NA
10512 Olympic St. NW
Albuquerque, NM 87114

Attn: Anita Waldanowski
Re: Tracts D & E, Paradise Heights, Unit 1

This letter is to inform you that application for vacation and dedication of public rights-of-way on Golf Course Road and Westside Boulevard will be submitted to the City of Albuquerque Development Review Board for review and possible approval. The application will be submitted on May 7, 2008.

The specifics of the request are as follows:

1. Vacation and dedication of rights-of-way on the east side of Golf Course Rd. from the Black Arroyo Channel to Westside Blvd. and on the south side of Westside Blvd. from Golf Course Rd. to the Estrella del Norte Subdivision.
2. The abutting private property affected is presently platted as Tracts D & E, Paradise Heights, Unit 1.
3. The purpose of the vacations and dedications is to match the property lines to the finished construction of the streets.

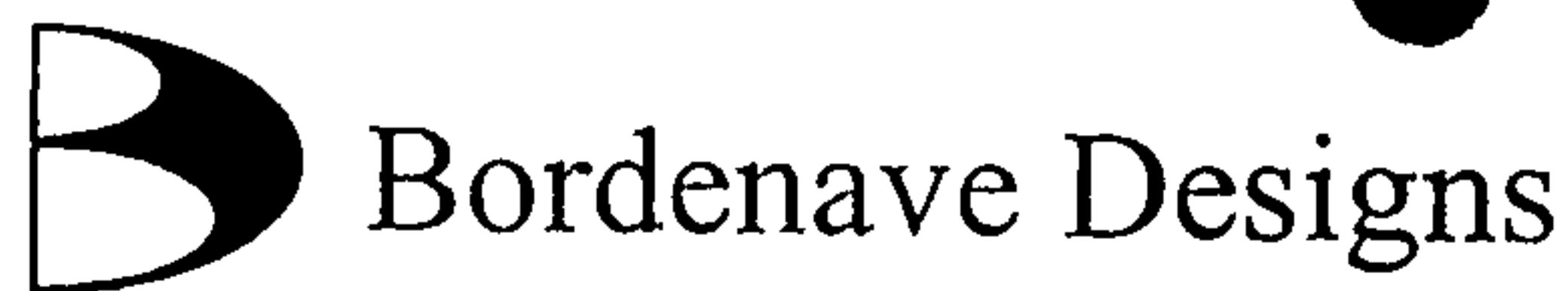
If you have questions about this proposal, please call me at 505-823-1344.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the vacation/dedication process and your opportunity for input.

Sincerely,

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



May 5, 2008

Seven Bar North HOA
12005 Cascada Azul NW
Albuquerque, NM 87114

Attn: John Currier
Re: Tracts D & E, Paradise Heights, Unit 1

This letter is to inform you that application for vacation and dedication of public rights-of-way on Golf Course Road and Westside Boulevard will be submitted to the City of Albuquerque Development Review Board for review and possible approval. The application will be submitted on May 7, 2008.

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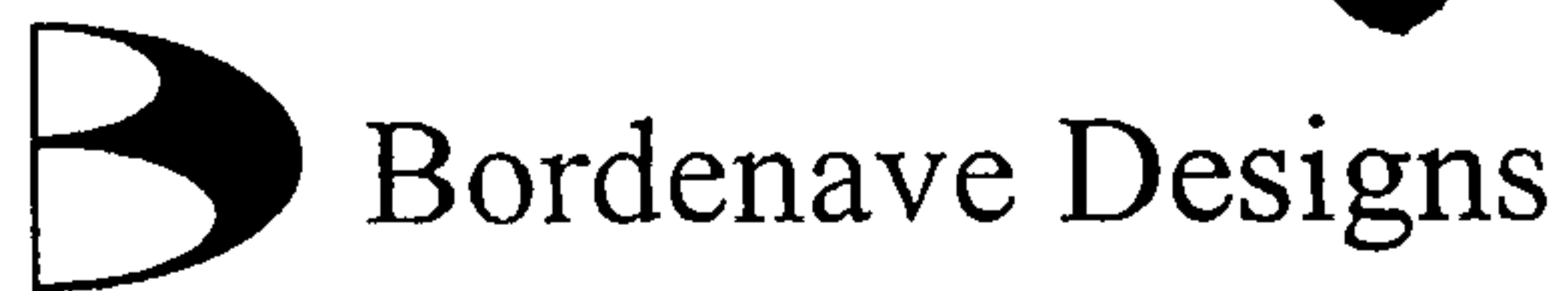
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Sincerely,

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Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



May 5, 2008

Paradise Heights NA
10600 Olympic St. NW
Albuquerque, NM 87114

Attn: Lani Bourne
Re: Tracts D & E, Paradise Heights, Unit 1

This letter is to inform you that application for vacation and dedication of public rights-of-way on Golf Course Road and Westside Boulevard will be submitted to the City of Albuquerque Development Review Board for review and possible approval. The application will be submitted on May 7, 2008.

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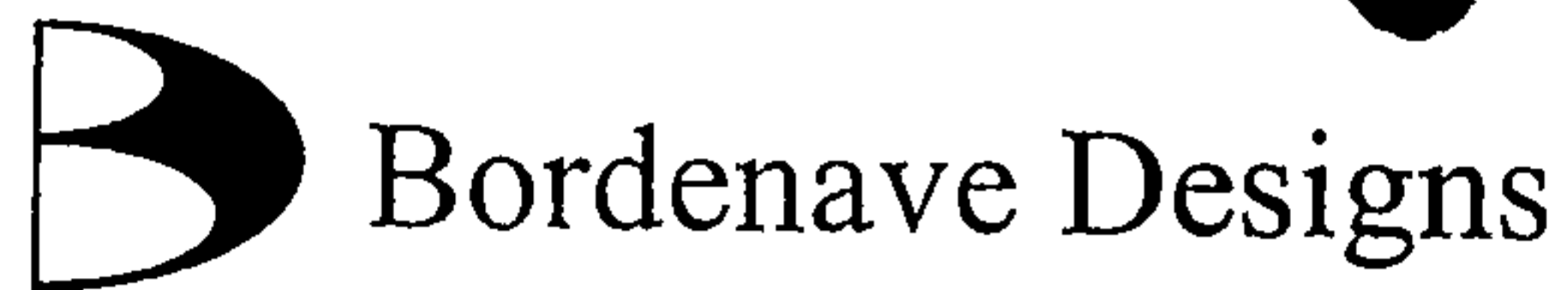
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Email jakebordenave@mindspring.com



May 5, 2008

Seven Bar North HOA
P.O. Box 10919 Carreta Dr. NW
Albuquerque, NM 87114

Attn: Dan McCormack
Re: Tracts D & E, Paradise Heights, Unit 1

This letter is to inform you that application for vacation and dedication of public rights-of-way on Golf Course Road and Westside Boulevard will be submitted to the City of Albuquerque Development Review Board for review and possible approval. The application will be submitted on May 7, 2008.

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Sincerely,

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Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MAY 20, 2008 To JUNE 4, 2008

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

05/09/08
(Date)

I issued 2 signs for this application, 05/09/08 [Signature]
(Date) (Staff Member)

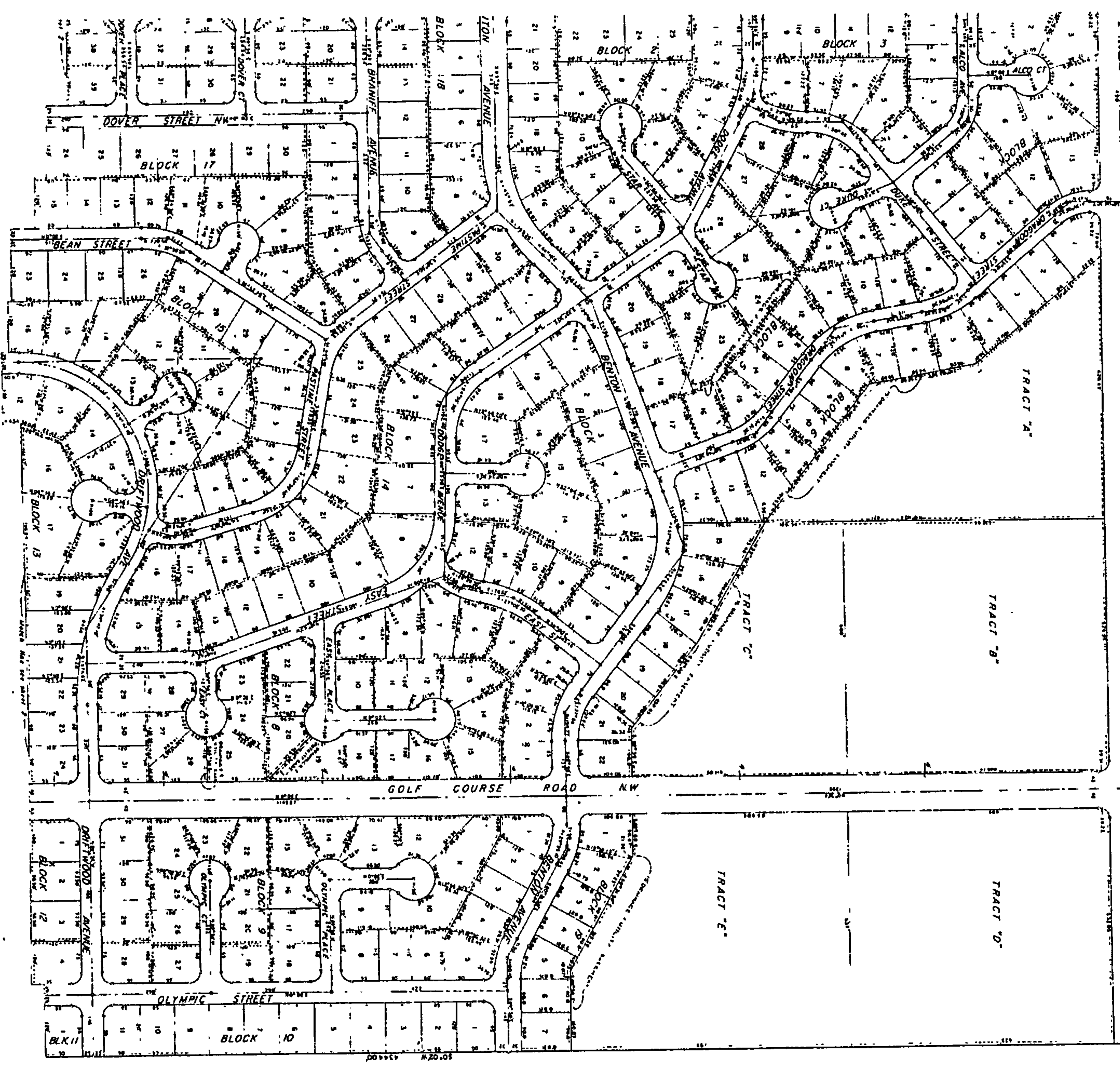
DRB PROJECT NUMBER: 1002556

PARADISE HEIGHTS

UNIT ONE
TOWN OF ALAMEDA GRANT

BERNALILLO COUNTY, NEW MEXICO

WESTSIDE BLVD NW



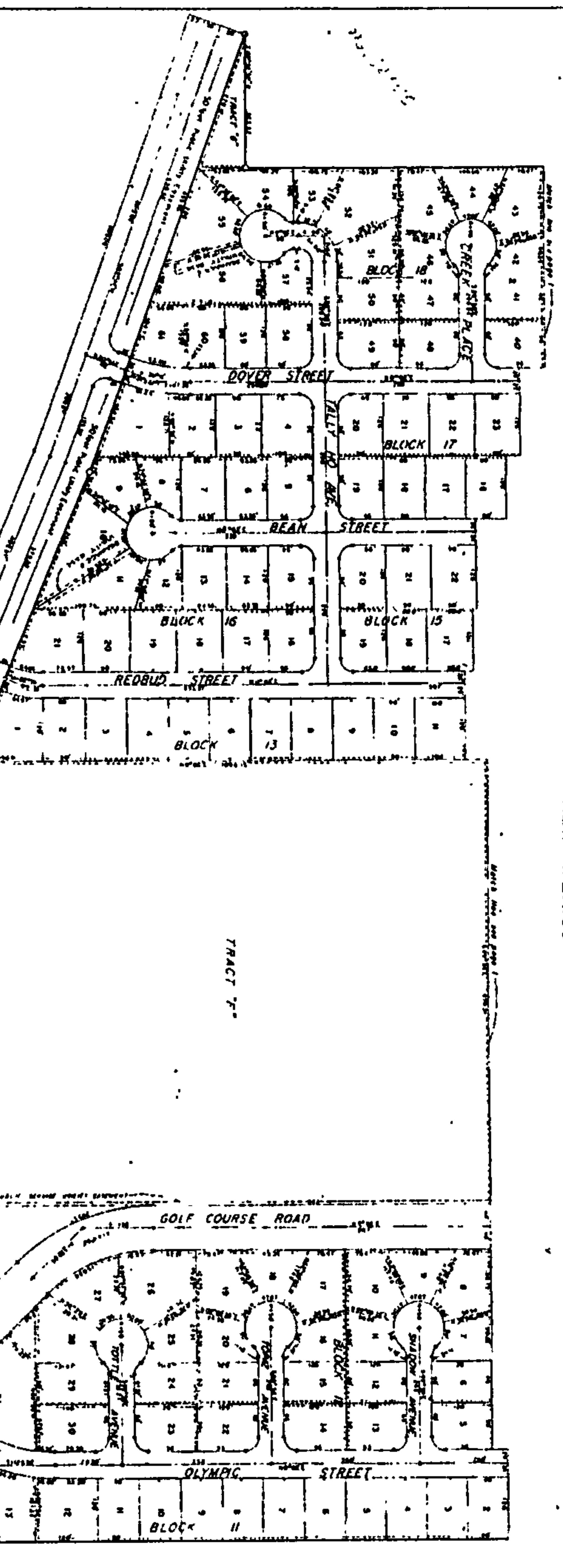
BERNALILLO COUNTY
TOWN OF ALAMEDA GRANT



LEVERTON ENGINEERING
ALBUQUERQUE, NEW MEXICO

SCALE 1"=100'

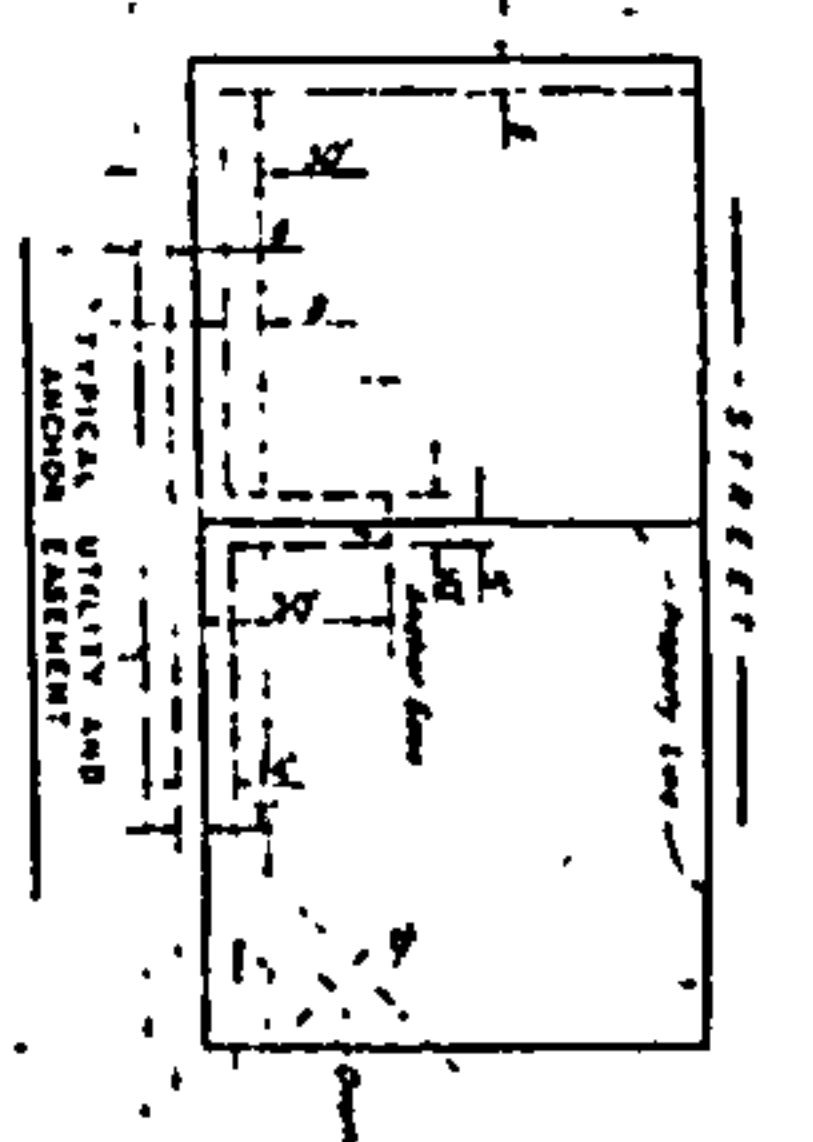
PARADISE HEIGHTS
UNIT ONE PAGE TWO
 TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY,
 NEW MEXICO



NOTICE
 This plat is subject to the provisions of the Act of Congress, approved March 3, 1909, entitled "An Act to provide for the registration of land in the public domain, and for other purposes," and to the provisions of the Act of Congress, approved August 9, 1936, entitled "An Act to amend the Act of Congress, approved March 3, 1909, entitled 'An Act to provide for the registration of land in the public domain, and for other purposes,' and for other purposes." The land shown on this plat is subject to the provisions of the Act of Congress, approved March 3, 1909, and the Act of Congress, approved August 9, 1936.

LEGENDA
 The boundaries shown on this plat are based on the original survey of the land shown on this plat. The boundaries shown on this plat are based on the original survey of the land shown on this plat. The boundaries shown on this plat are based on the original survey of the land shown on this plat.

TITLE
 This plat is subject to the provisions of the Act of Congress, approved March 3, 1909, and the Act of Congress, approved August 9, 1936.



N
 LEVERTON ENGINEERS

ENGINEER'S CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original survey of the land shown on this plat, and that the same is in accordance with the provisions of the Act of Congress, approved March 3, 1909, and the Act of Congress, approved August 9, 1936.

A. B. B. B.
 PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO

**WILSON
& COMPANY**

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-4055 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

24 April 2008

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

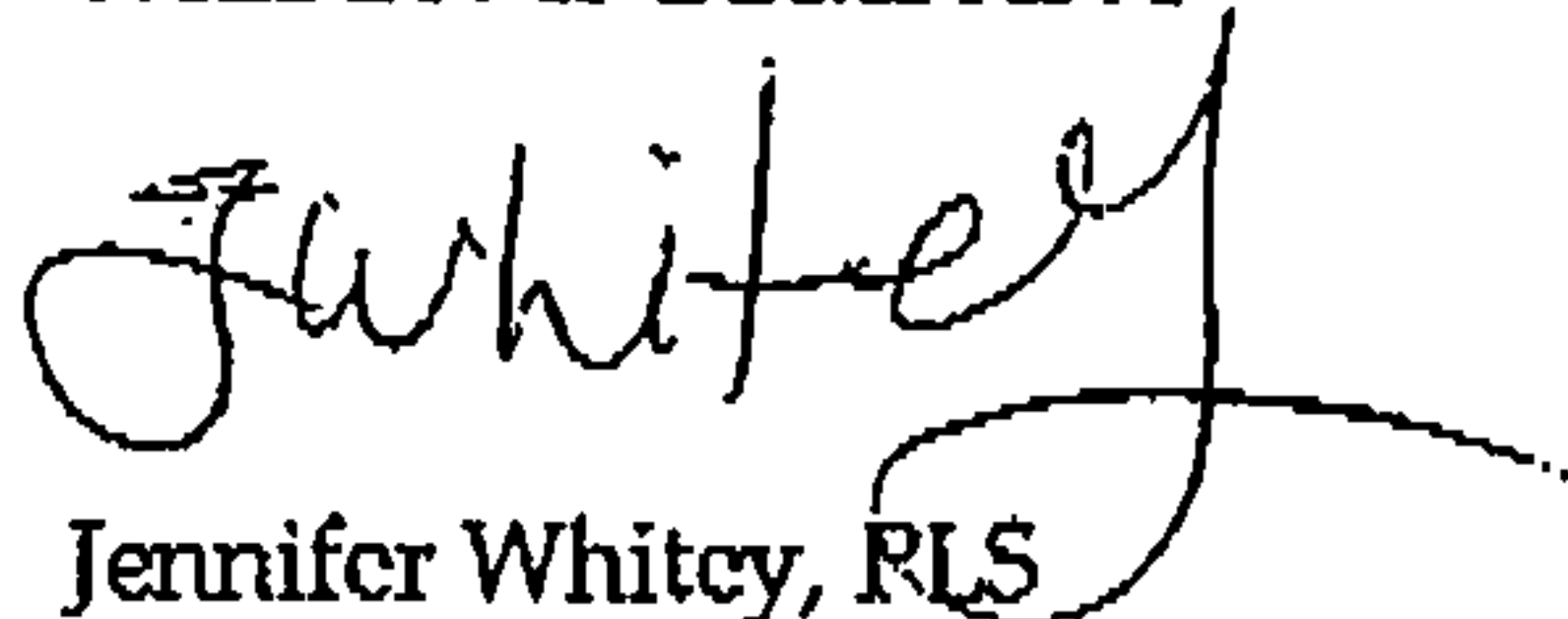
Re: Proposed Tracts D-1 and E-1
COA Project #1002556, App #08DRB-70173
Vacation of existing Public Right-of-Way WITHDRAW
WCI File: 0760003900

Dear Jack:

Wilson & Company, Inc., acting as agents for Youngblood and Associates, Inc., would like to withdraw the request for Vacation of existing Public Right-of-Way of the above referenced action.

If you have any questions or comments, please do not hesitate to contact me at (505) 350-4595.
Thank you for your time.

WILSON & COMPANY



Jennifer Whitey, RLS
Survey Project Manager
Email: Jennifer.whitey@wilsonco.com

**WILSON
& COMPANY**

4900 Lang Avenue NE
Albuquerque, New Mexico 87109
P. O. Box 94000 87199-4000
505-348-4000
505-348-4055 Fax

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

**Fax
Transmittal**

NUMBER OF COPIES INCLUDING TRANSMITTAL SHEET: 2

Fax No : 505-924-3864

Date: 04-24-2008

To: Jack Cloud, Planning Manager

From: Shadi Hayati

WCEA File No.: 06-600-039-00

Subject: Vacation of Public Right-of-
Way Withdraw

Comments:

If you do not receive all the sheets indicated please call 505-348-4000 immediately

Our FAX number is 505-348-4055

WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS

WILSON
& COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-4055 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

23 April 2008

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Proposed Tracts D-1 and E-1*
COA Project #1002556, 08DRB-70173 Vacation of existing Public Right-of-Way
WCI File: 0660003900

Dear Jack:

Wilson & Company, Inc., acting as agents for Youngblood and Associates, Inc., requests a one week deferral of the above referenced action. Please place this item on the calendar for the May 14 DRB hearing.

If you have any questions or comments, please do not hesitate to contact me at (505) 350-4595.
Thank you for your time.

WILSON & COMPANY



Jennifer Whitey, PLS
Survey Project Manager
Email: Jennifer.whitey@wilsonco.com

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

X 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:

NAME: Youngblood and Associates, Inc. PHONE: (505)263-7311

ADDRESS: 2910 B Girard NE FAX: (505)8281903

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: john@newmexicorealtors.com

Proprietary interest in site: Owner List all owners: Youngblood and Associates Inc.

AGENT (if any): Jeniffer Whitey- Wilson and Company PHONE: (505) 350-4595

ADDRESS: 4900 Lang Avenue NE FAX: (505) 348-4055

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Jennifer.Whitey@wilsonco.com

DESCRIPTION OF REQUEST: Request the Vacation of existing Public ROW on Golf Course adjacent to Tracts D and E, Unit 1, Paradise Heights.

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

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

Lot or Tract No. Tracts D and E Block: N/A Unit: 1

Subdiv. / Addn. Paradise Heights, Unit 1, Town of Alameda Grant, Bernalillo County

Current Zoning: C-2 Proposed zoning: No Change

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

Total area of site (acres): 15.784 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 1-012-066-496-485-1-13-03 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Rd. NW

Between: Westside Blvd. NW and McMahon Blvd. 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.):

Check-off if project was previously reviewed by Sketch Plat/Plan No, or Pre-application Review Team No Date of review: _____

SIGNATURE Shadi DATE: 4-11-2008

(Print) Shadi Hayati Applicant ___ Agent X

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 20173</u>	<u>VP</u>		<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #'s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 395.00</u>

Hearing date May 7, 2008

[Signature] 4/11/08
Planner signature / date

Project # 1002556

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ✓ Fee (see schedule)
 - ~~N/A~~ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

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

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

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

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Shadi Hayati
Applicant name (print)
Shadi 4/11/08
Applicant signature / date



Form revised 4/07

[Signature] 4/11/08
Planner signature / date
Project # 1002554

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|----------------------|
| Application case numbers | D&DRB- _____ - 79173 |
| _____ | _____ |
| _____ | _____ |

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 22 2008 To May 7, 2008

5. REMOVAL

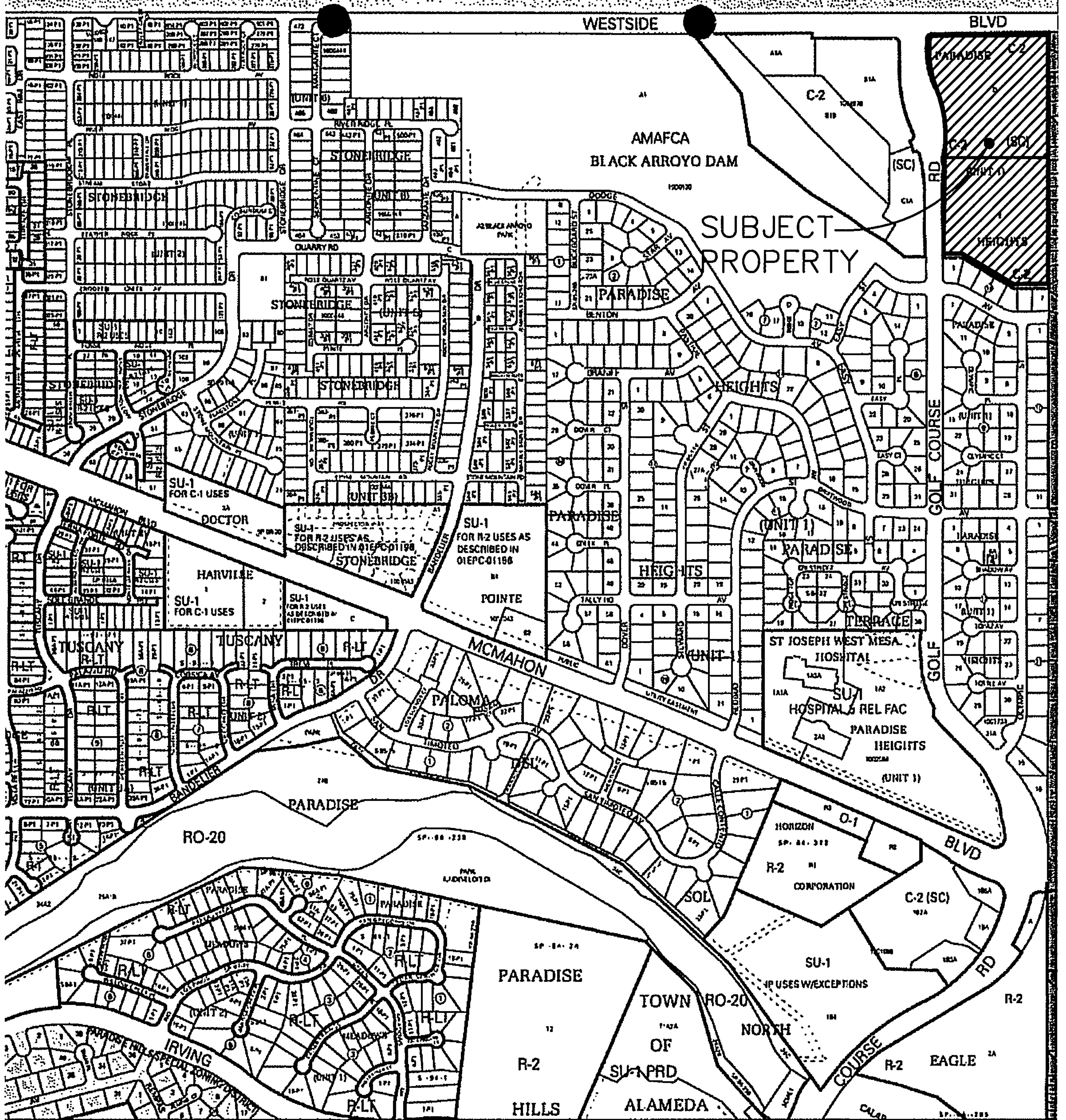
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Shadi 4/11/08
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4/11/08 [Signature]
(Date) (Staff Member)

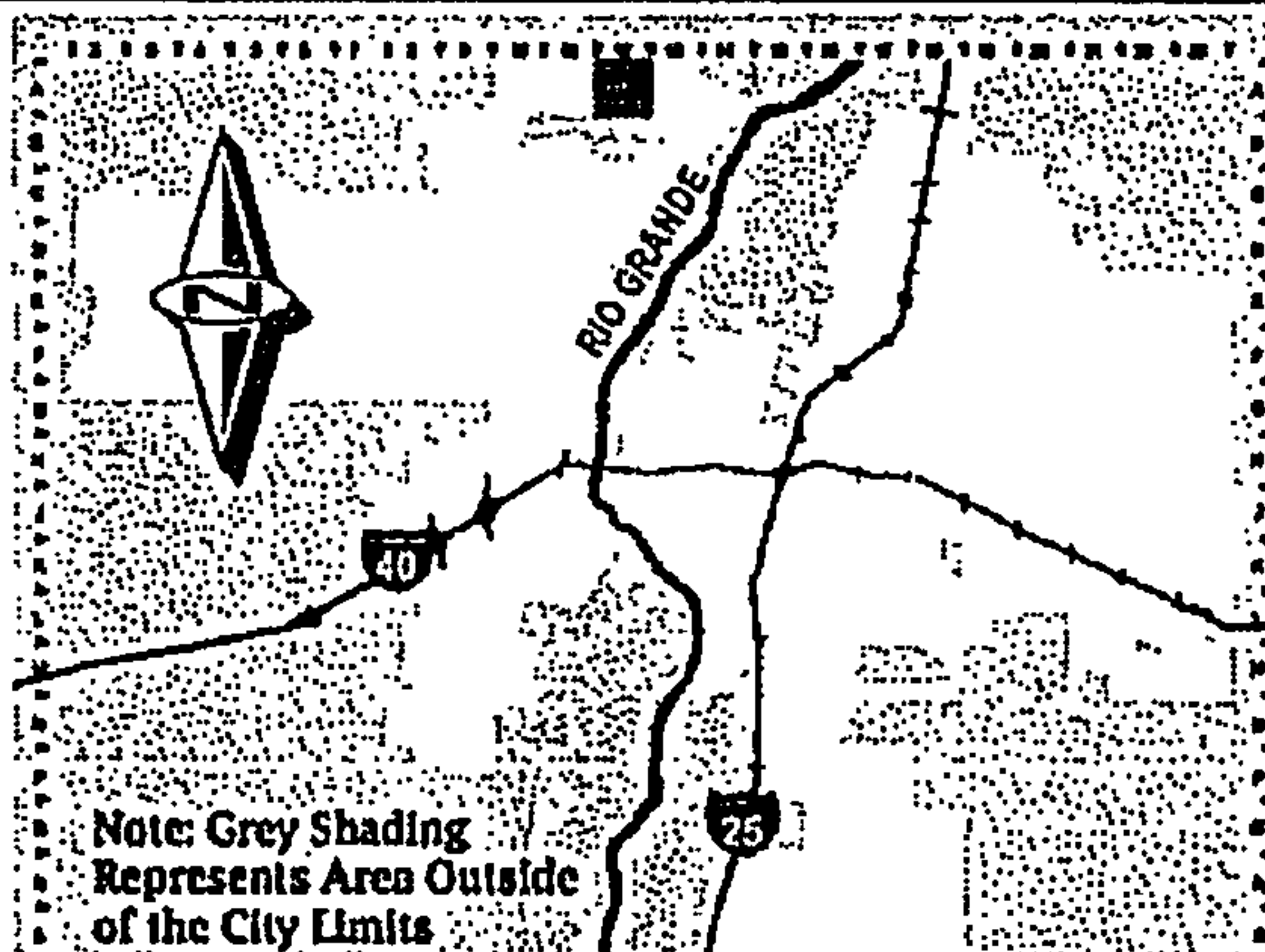
DRB PROJECT NUMBER: 100 2556



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






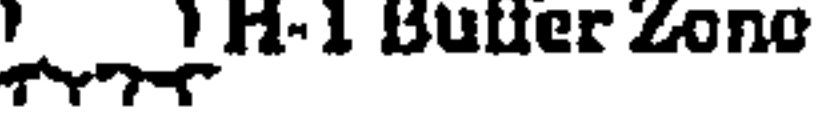





Map amended through: 1/4/2008



Zone Atlas Page:

A-12-Z

Selected Symbols

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



**WILSON
& COMPANY**

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

10 April 2008

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: **PARADISE HEIGHTS UNIT 1**
WCI File: 0660003900

Dear Jack:

Wilson & Company, Inc., acting as agents for Youngblood and Associates, Inc., requests approval for the Vacation of existing Public ROW on Golf Course adjacent to the planned Paradise Heights Unit 1 (Tracts D-1 and E-1). This Vacation will incorporate the unused portion of the Golf Course Right of Way into the existing Tracts D and E.

Attached are the required items for this submittal.

If you have any questions or comments, please do not hesitate to contact me at (505) 348-4132.
Thank you for your time.

WILSON & COMPANY

Jennifer Whitey, PLS
Survey Project Manager
Email: Jennifer.whitey@wilsonco.com



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: April 8, 2008

TO CONTACT NAME: Shadi Hayati
 COMPANY/AGENCY: Wilson & Company
 ADDRESS/ZIP: 4900 Lang Ave NE 87109
 PHONE/FAX #: 348-4000 348-4055

Thank you for your inquiry of April 8, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Traets D & E of Paradise Heights plat, Unit 1 Town of Alameda Grant, Bernalillo County Located on Golf Course Rd NW between McMahon Blvd NW and Westside Blvd. NW
 zone map page(s) A-12

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

Seven Bar North A.O.A.
 Neighborhood or Homeowner Association
 Contacts: Don McCormack
10919 Carreta Dr. NW 87114
792-4272(h) 730-3507(c)
John Currier
12005 Cascada Azul NW 87114
792-7870(h)

Paradise Heights N.A.
 Neighborhood or Homeowner Association
 Contacts: Lani Bourne
10600 Olympic St. NW 87114
899-1972(h)
Anita Waldanowski
10512 Olympic St. NW 87114
792-4910(h)

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

Dolana L. Carrera
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations 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 NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments 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 and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [X] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [X] Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- [X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 4.8.08 Time Entered: 1:41 PM ONC Rep. Initials: 

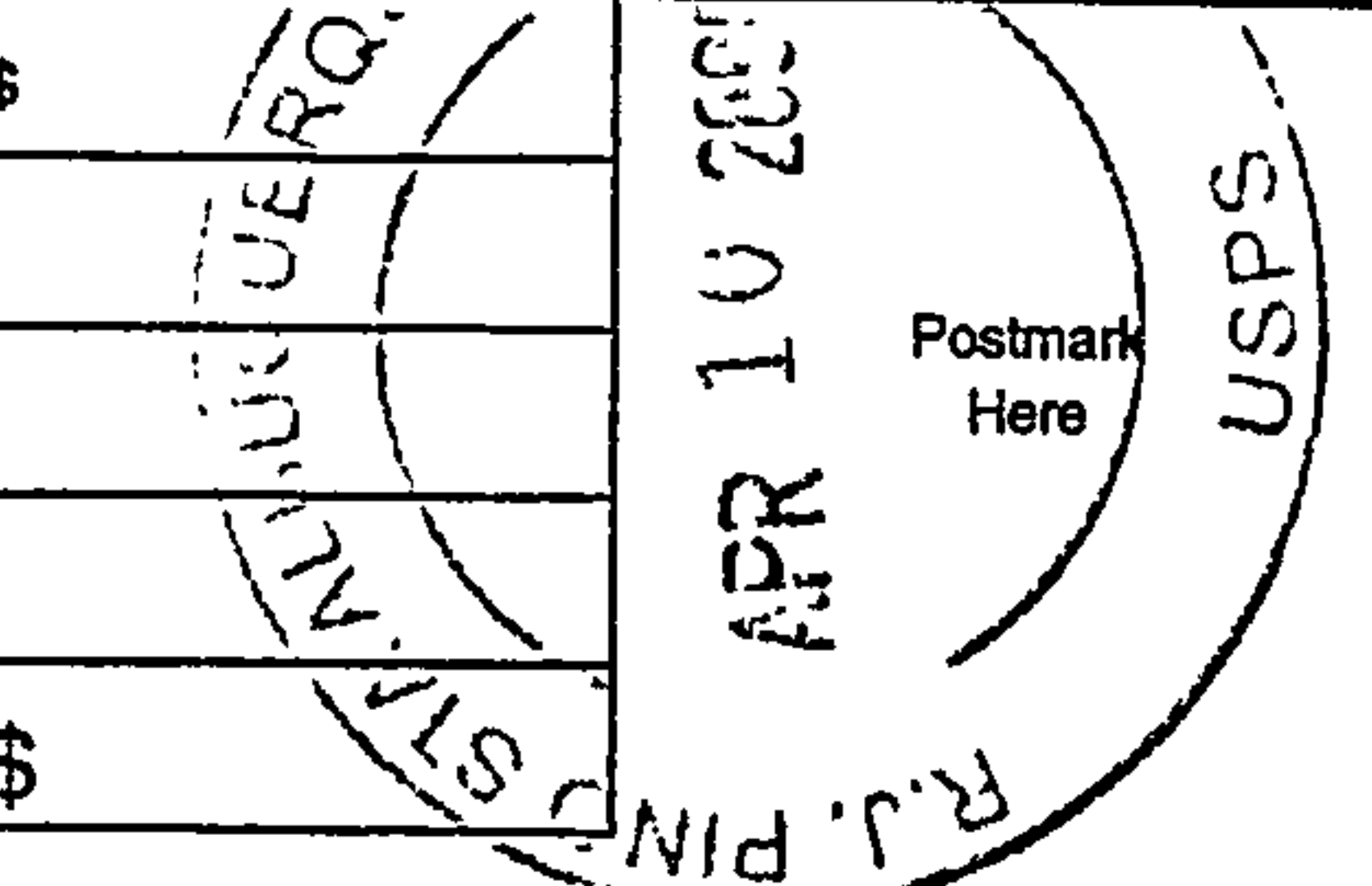
7007 0710 0000 3361 6232

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



Sent To Don McCormack
 Street, Apt. No., or PO Box No. 10919 Carreta DR NW
 City, State, ZIP+4 Albuquerque, NM 87114

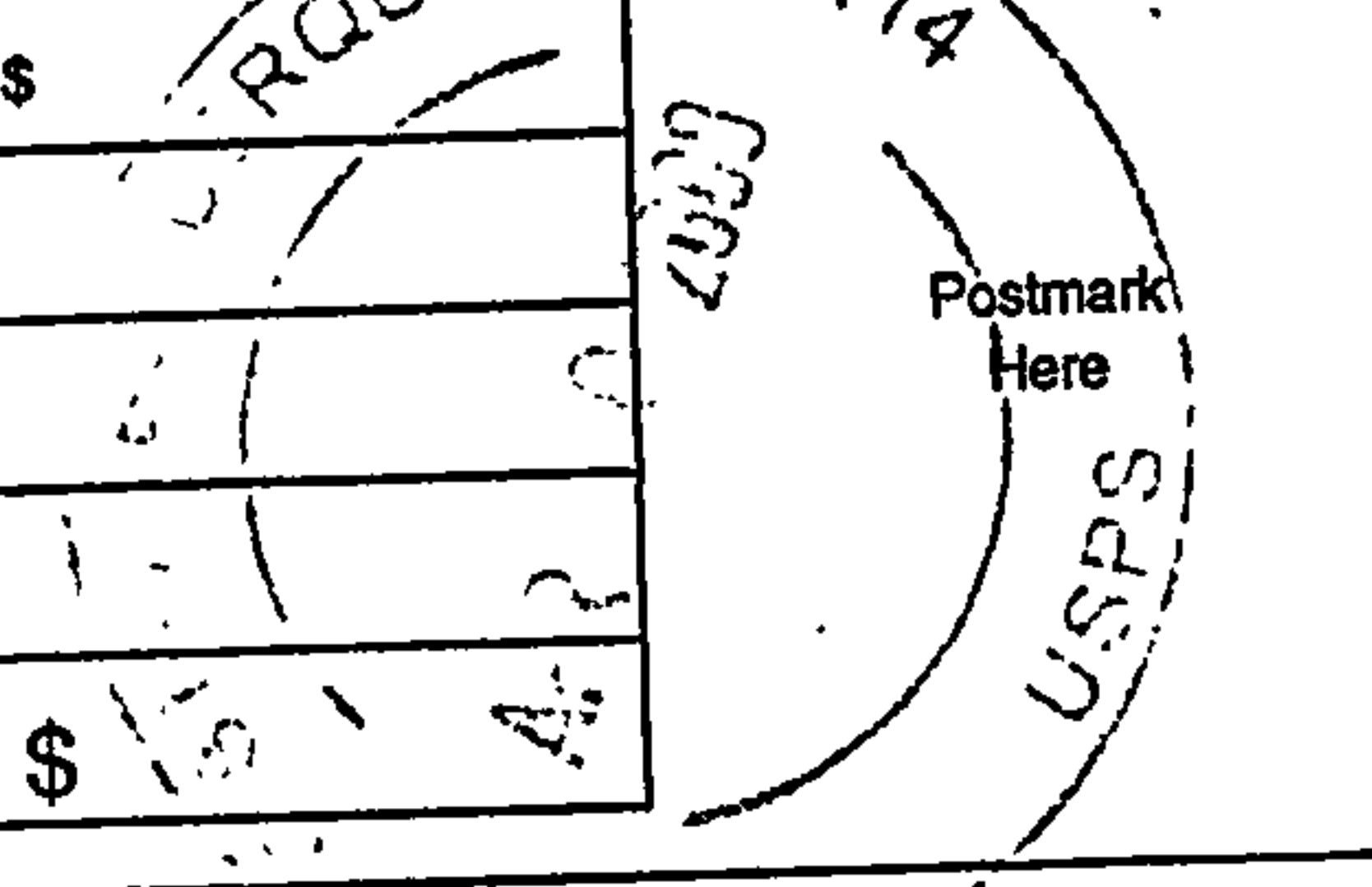
7007 0710 0000 3361 6216

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



Sent To John Currier
 Street, Apt. No., or PO Box No. Seven Bar Home Owner Ass
 City, State, ZIP+4 Albuquerque, NM 87114

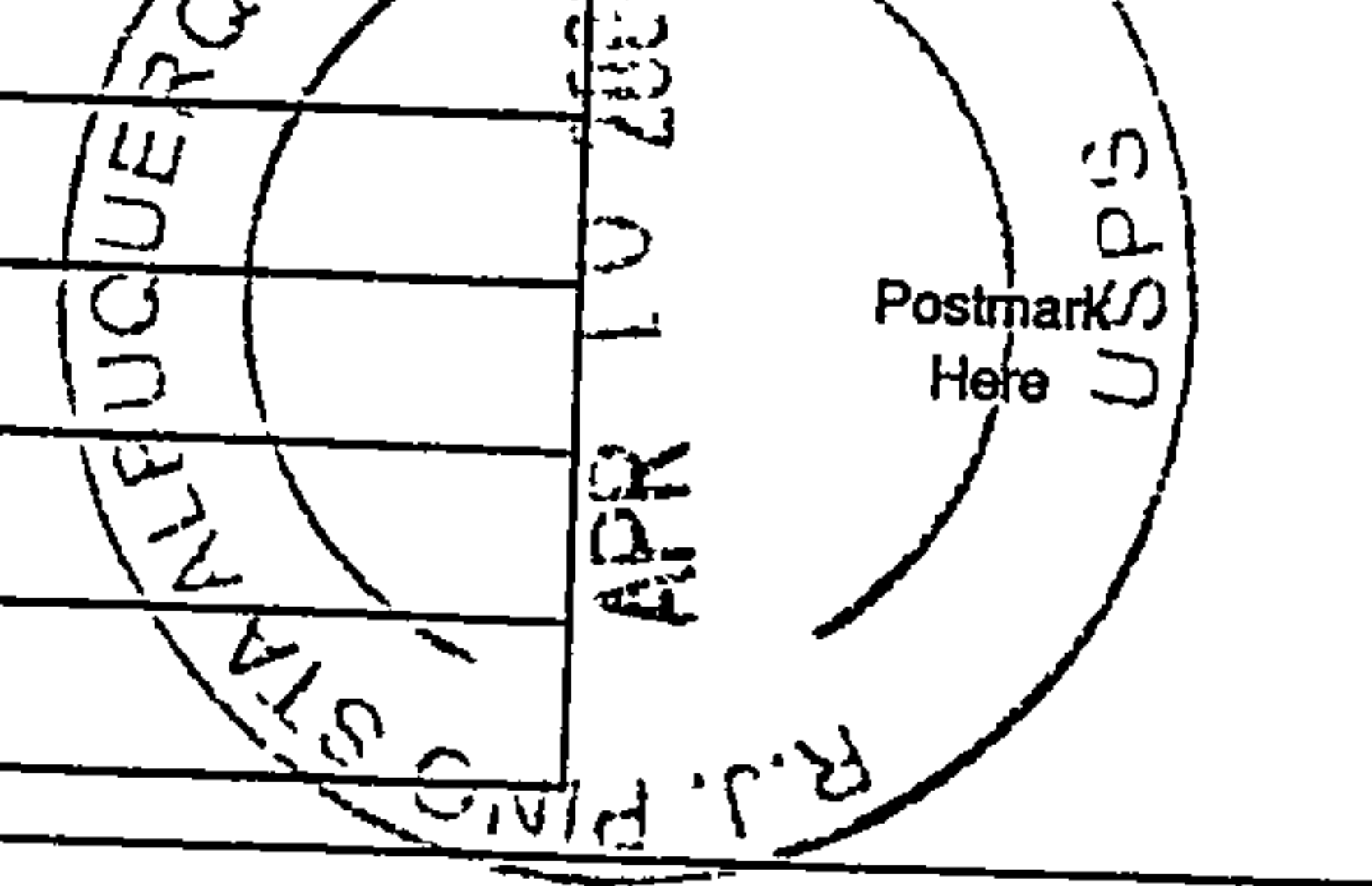
7007 0710 0000 3362 7801

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CERTIFIED MAIL RECEIPT
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OFFICIAL USE

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



Sent To Lani Boone
 Street, Apt. No., or PO Box No. 10600 Olympic St. NW
 City, State, ZIP+4 Albuquerque NM 87114

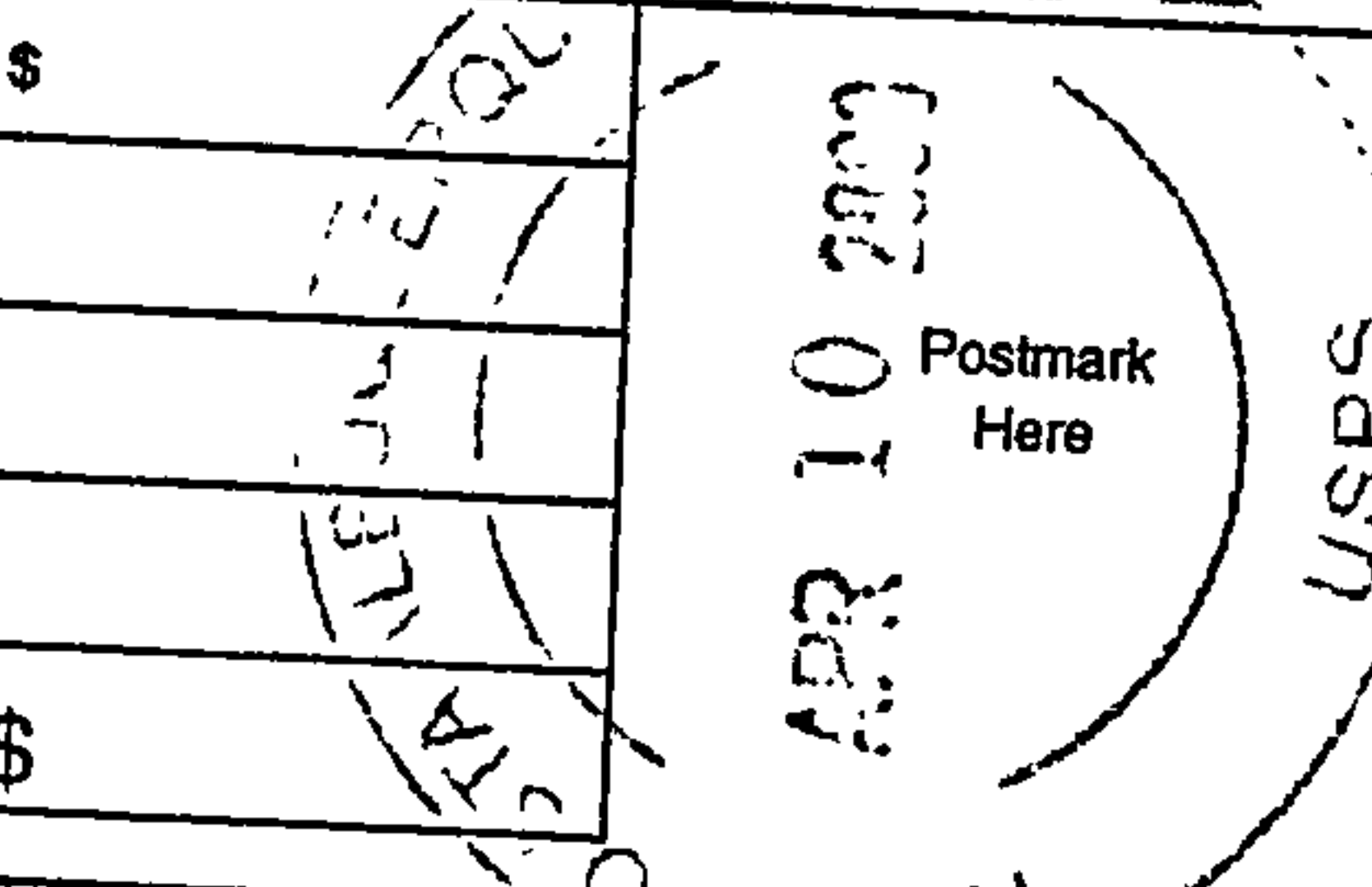
7007 0710 0000 3361 6249

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



Sent To Anita Waldenowski
 Street, Apt. No., or PO Box No. 10572 Olympic St NW
 City, State, ZIP+4 Albuquerque, NM 87114

**WILSON
& COMPANY**

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-4055 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Santa
San Bernardino

CERTIFIED MAIL

9 April 2008

Anita Waldanowski
Paradise Heights Neighborhood Association
10512 Olympic Street NW
Albuquerque, NM 87114
(505) 792-4910

Re: Neighborhood Association Notification
Vacation of existing public right of way

Dear Ms. Waldanowski:

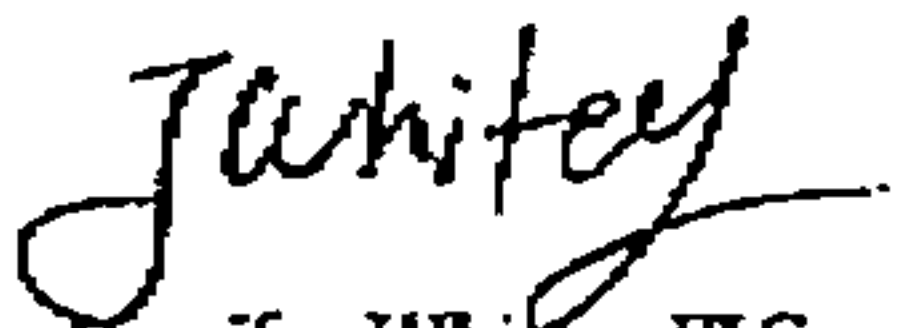
This letter is to inform the Paradise Heights Neighborhood Association that Wilson & Company, Inc., acting as agents for Youngblood and Associates, Inc., is requesting approval of the Vacation of a portion of the existing right of way of Golf Course Road. Please note that the area to be vacated is currently not being used as Right of Way.

Attached is a vicinity map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, May 7, 2008 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4132.

WILSON & COMPANY



Jennifer Whitey, PLS
Survey Manager
Email: jennifer.whitey@wilsonco.com

**WILSON
& COMPANY**

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-4055 Fax

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Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

9 April 2008

Lani Bourne
Paradise Heights Neighborhood Association
10600 Olympic Street NW
Albuquerque, NM 87114
(505) 899-1972

Re: Neighborhood Association Notification
Vacation of existing public right of way

Dear Ms. Bourne:

This letter is to inform the Paradise Heights Neighborhood Association that Wilson & Company, Inc., acting as agents for Youngblood and Associates, Inc., is requesting approval of the Vacation of a portion of the existing right of way of Golf Course Road. Please note that the area to be vacated is currently not being used as Right of Way.

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If you have any questions concerning this project, please contact me at (505) 348-4132.

WILSON & COMPANY

J Whitey
Jennifer Whitey, PLS

Survey Manager

Email: jennifer.whitey@wilsonco.com



4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-4055 Fax

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Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lubbock
Los Angeles
Dallas
Phoenix
Rio Rancho
Salt Lake
San Bernardino

CERTIFIED MAIL

9 April 2008

Dan McCormack
Seven Bar North Home Owners Association
10919 Carreta Drive NW
Albuquerque, NM 87114
(505) 792-4272

Re: Neighborhood Association Notification
Vacation of existing public right of way

Dear Mr. McCormack:

This letter is to inform the Seven Bar North Home Owners Association that Wilson & Company, Inc., acting as agents for Youngblood and Associates, Inc., is requesting approval of the Vacation of a portion of the existing right of way of Golf Course Road. Please note that the area to be vacated is currently not being used as Right of Way.

Attached is a vicinity map showing the location of this project for your reference.

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If you have any questions concerning this project, please contact me at (505) 348-4132.

WILSON & COMPANY

Jennifer Whitey, PLS
Survey Manager
Email: jennifer.whitey@wilsonco.com

**WILSON
& COMPANY**

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-4055 Fax

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Lenexa
Los Angeles
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Phoenix
Rio Rancho
Salt Lake
San Bernardino

CERTIFIED MAIL

9 April 2008

John Carrier
Seven Bar North Home Owner Association
12005 Cascada Azul NW
Albuquerque, NM 87114
(505) 792-7870

Re: Neighborhood Association Notification
Vacation of existing public right of way

Dear Mr. Carrier:

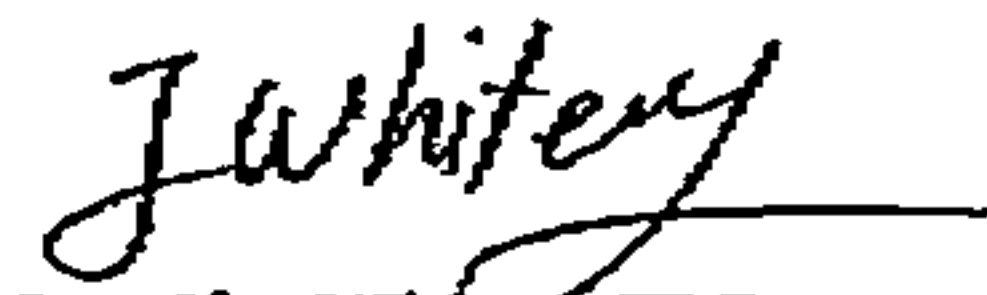
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If you have any questions concerning this project, please contact me at (505) 348-4132.

WILSON & COMPANY



Jennifer Whitey, PLS
Survey Manager
Email: jennifer.whitey@wilsonco.com

WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS

No. 9674 P. 3

wilson abq

Apr. 11. 2008 1:53PM



Supplemental form

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

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

APPLICANT INFORMATION:

NAME: Calabacillas Group PHONE: 263-7311
 ADDRESS: 3313 GUARD NE FAX: 828-1903
 CITY: Albuquerque, STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

DESCRIPTION OF REQUEST: INCREASE NUMBER OF LOTS FROM 3 TO 4; DEDICATE ADDITIONAL GOLF COURSE RD. RIGHT-OF-WAY; VACATE PERMANENT ACCESS EASEMENT ADJACENT TO WESTSIDE BLVD; VACATE A FLOATING PRIVATE DRAINAGE EASEMENT
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. A-1, B-1, C-1 Block: _____ Unit: _____
 Subdiv. / Addn. Black Arroyo Dam
 Current Zoning: C-2 Proposed zoning: _____
 Zone Atlas page(s): A-12 No. of existing lots: 3 No. of proposed lots: 4
 Total area of site (acres): 13.3342 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. 101206645043510503; 101206643248110504; 101206638950310505 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: (On or Near) GOLF COURSE RD N.W.
 Between: WESTSIDE and DRIFTWOOD

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_ etc.): _____

Check-off if project was previously reviewed by Sketch Plat/Plan? or Pre-application Review Team? Date of review: 1/10/06

SIGNATURE [Signature] DATE 1/10/06
 (Print) FORSTBAUER SURVEYING LLC BY RONALD FORSTBAUER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers <u>00044</u>	Action <u>SK</u>	S.F. <u>5(3)</u>	Fees <u>\$ 0</u>
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB</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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>01/18/06</u>			Total <u>\$ 0</u>

Vi Sis 1/10/06

Project # 100 2556

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. *SHOWN ON PROPOSED PLAT (VACANT)*
 - 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 3 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - 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
 - Signed Pre-Annexation Agreement if Annexation required.
 - 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.

FORSTBAUER SURVEYING LLC by RONALD FORSTBAUER
 Applicant name (print)
[Signature] 1/10/06
 Applicant signature / date

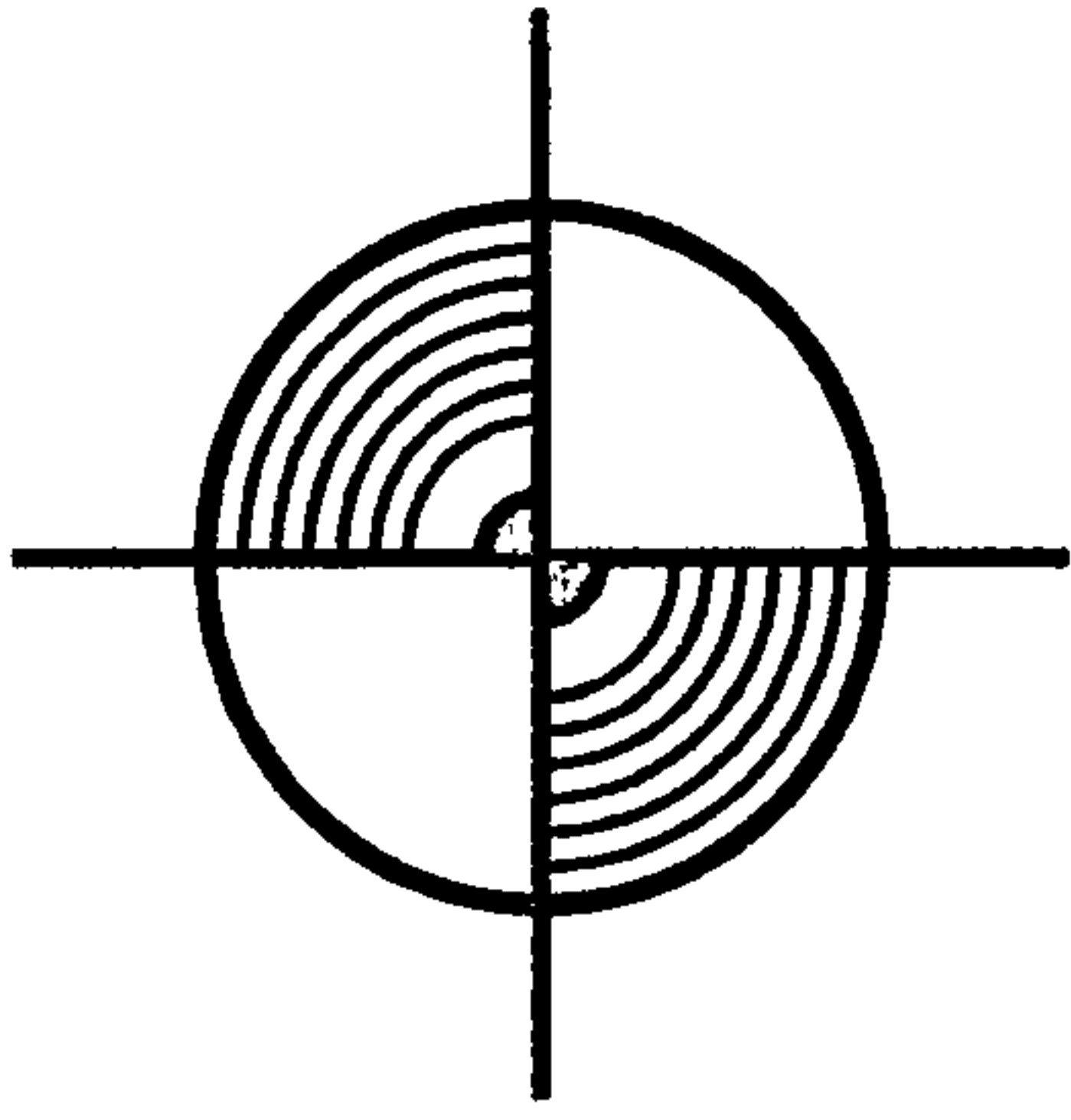


Form revised 11/04

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

Application case numbers
06 DRB - 00044

Ki Sis 1/10/06
 Planner signature / date
Project # 1004634
1002556



**Forstbauer
Surveying
Company, LLC**

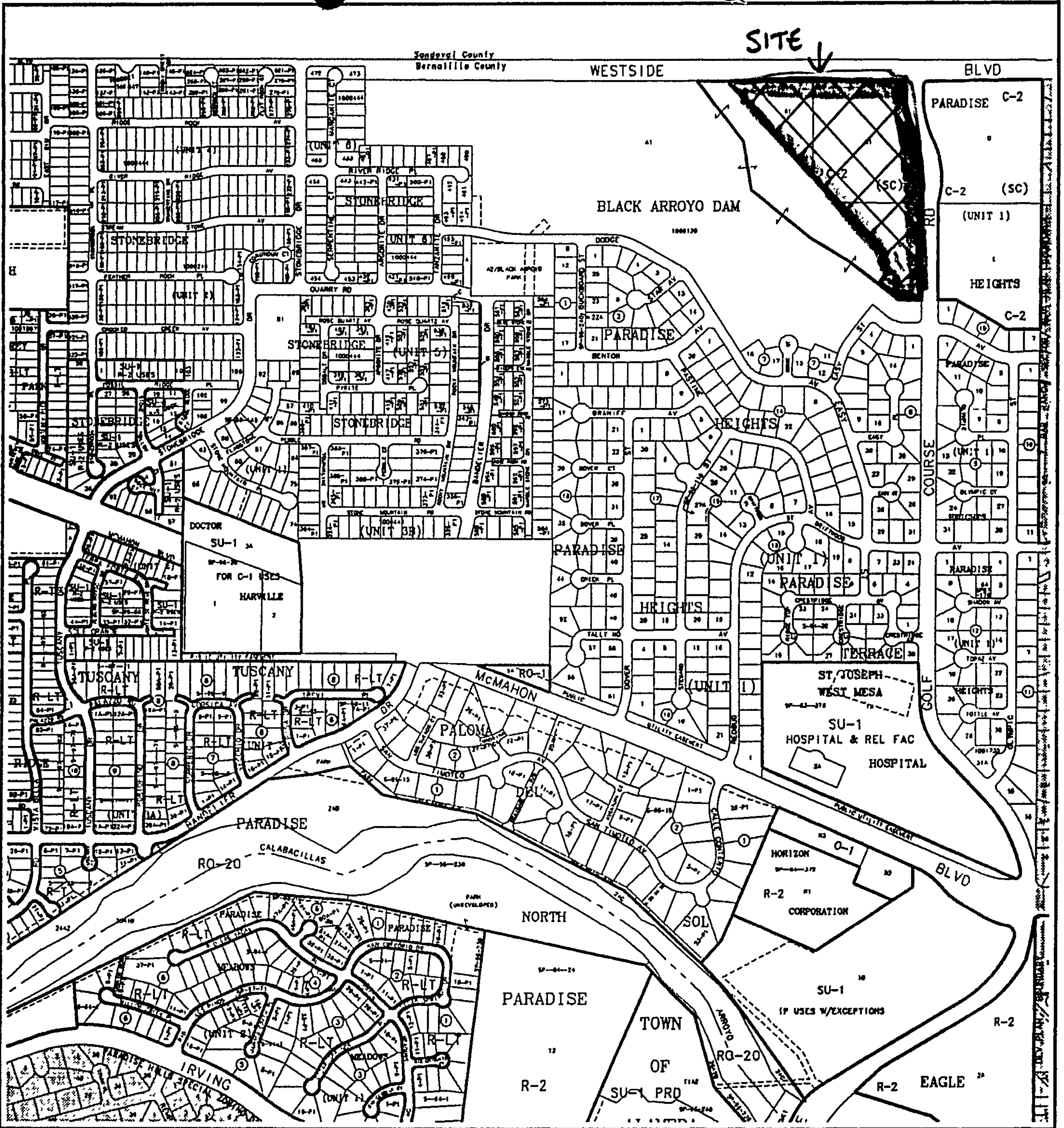
*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

January 10, 2006

To: Development Review Board

Re: Tracts A-1, B-1, C-1, Black Arroyo Dam

Forstbauer Surveying LLC requests DRB review and comments regarding proposed replat of the above referenced property, increasing the number of lots from 3 to 4; dedicating additional Golf Course Road right-of-way (present permanent access easement); vacating permanent access easement adjacent to Westside Boulevard; vacating a floating private drainage easement.



SITE

Sandoval County
Bernillo County

WESTSIDE

BLVD

BLACK ARROYO DAM

PARADISE C-2

C-2 (SC)

(UNIT 1)

HEIGHTS

C-2

PARADISE

HEIGHTS

PARADISE

HEIGHTS

PARADISE

HEIGHTS

PARADISE

HEIGHTS

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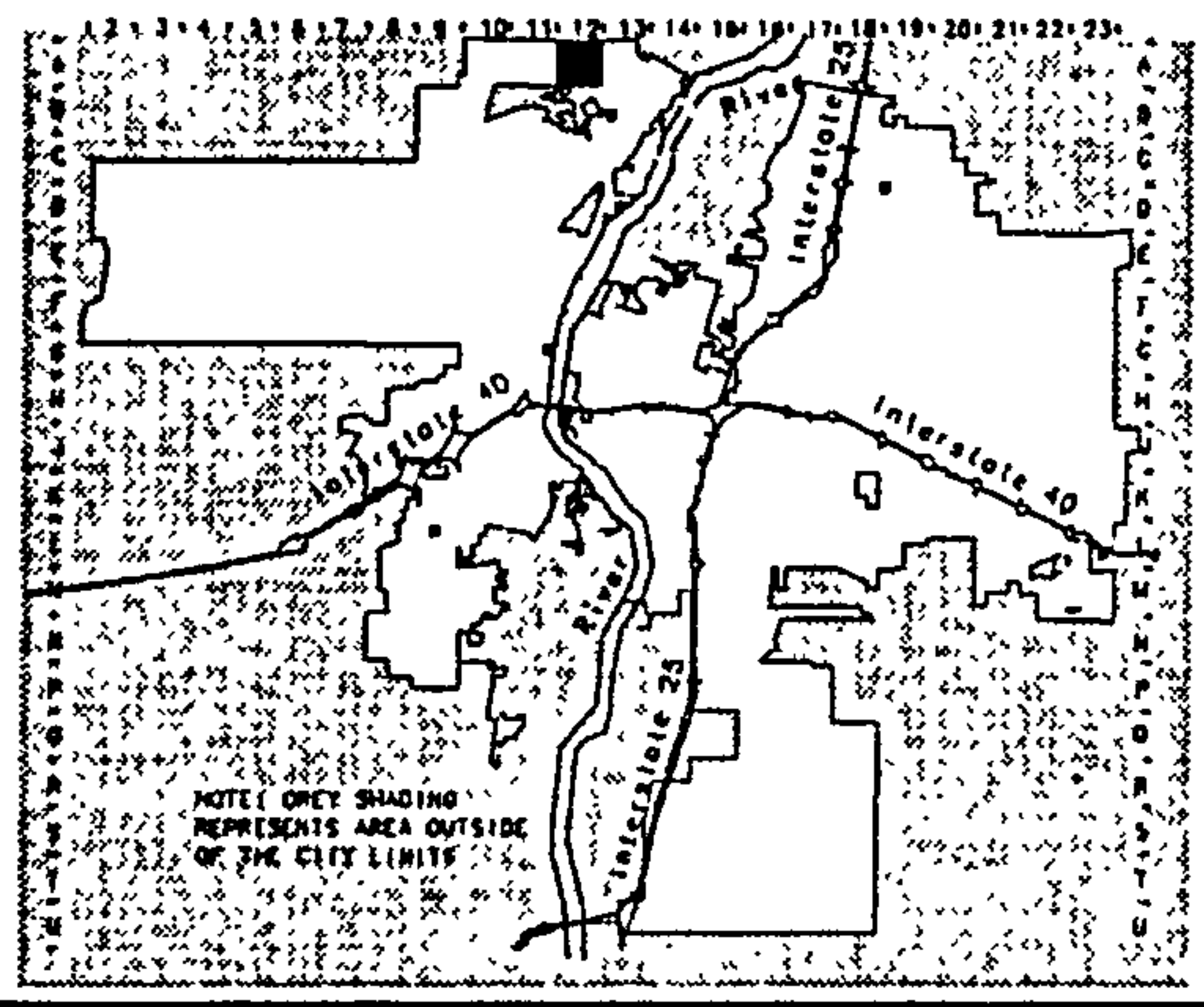
HEIGHTS

PARADISE

HEIGHTS

PARADISE

HEIGHTS



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

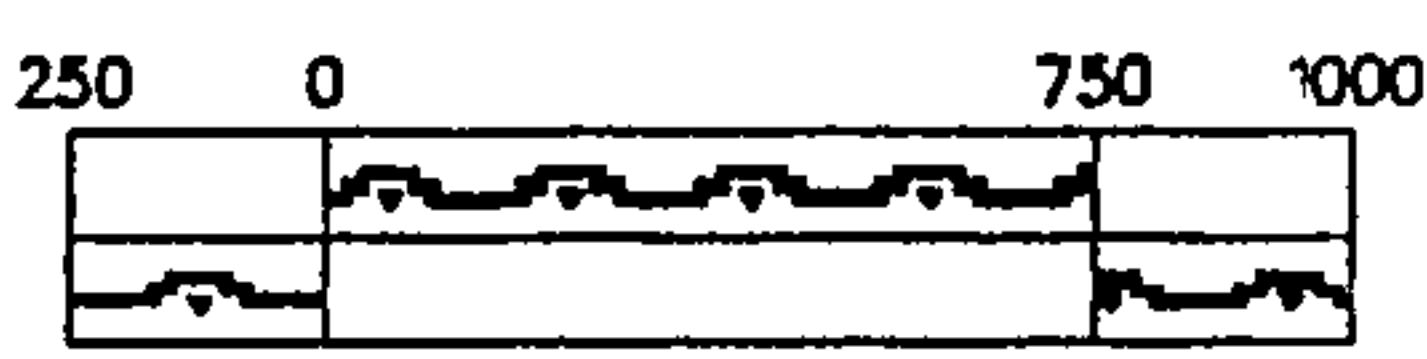


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

A-12-Z

Map Amended through July 31, 2003



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 30, 2005

3. Project # 1002556
05DRB-01636 Major-Vacation of Pub Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] *[Deferred from 11/16/05] (A-12)*

At the November 30, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 15, 2005, in the manner described below.

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

A handwritten signature in cursive script, reading "S. Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc: Calabacillas Group, 8200 Constitution Place NE, 87102

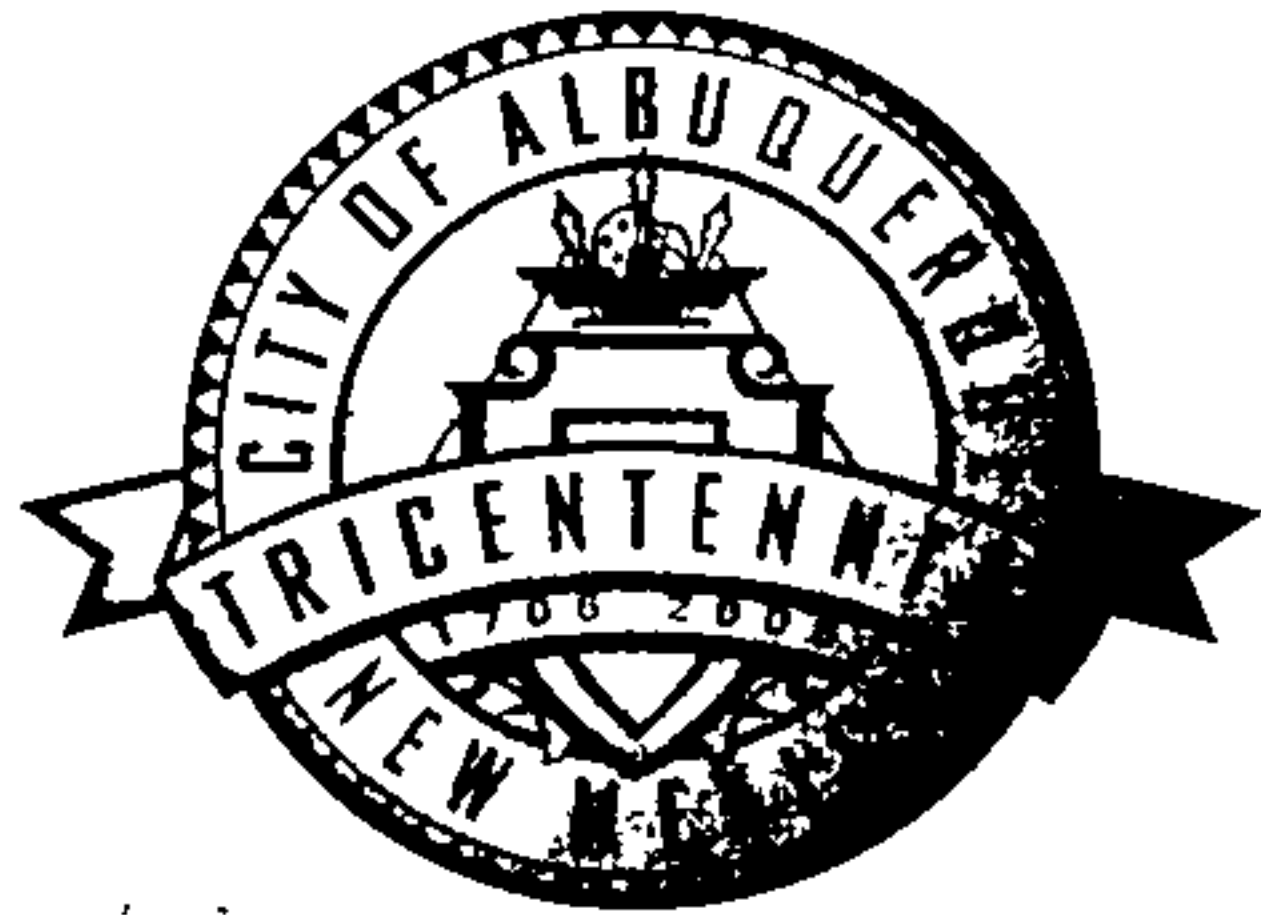
H. Barker Architects, 209 Gold Ave SW, 87102

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

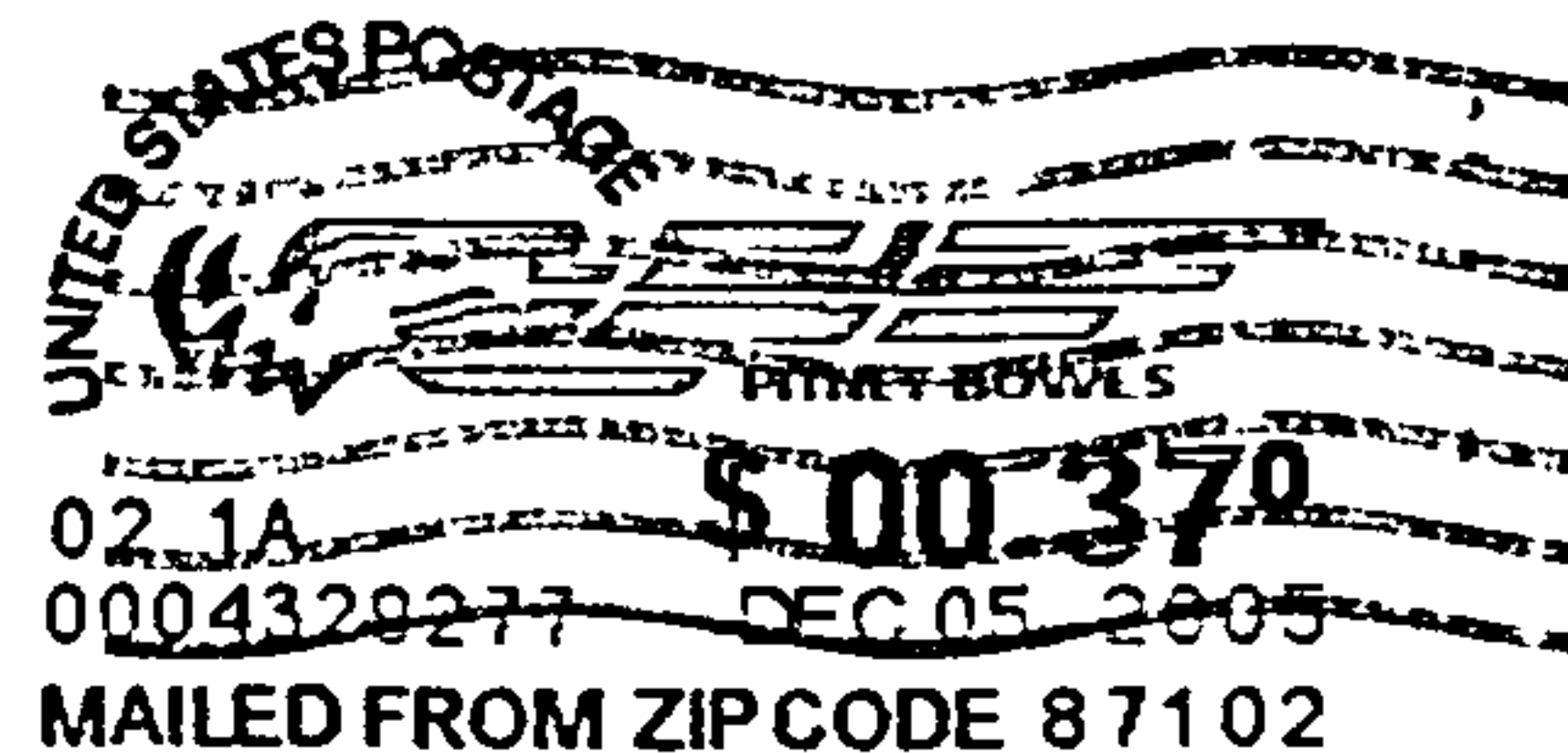
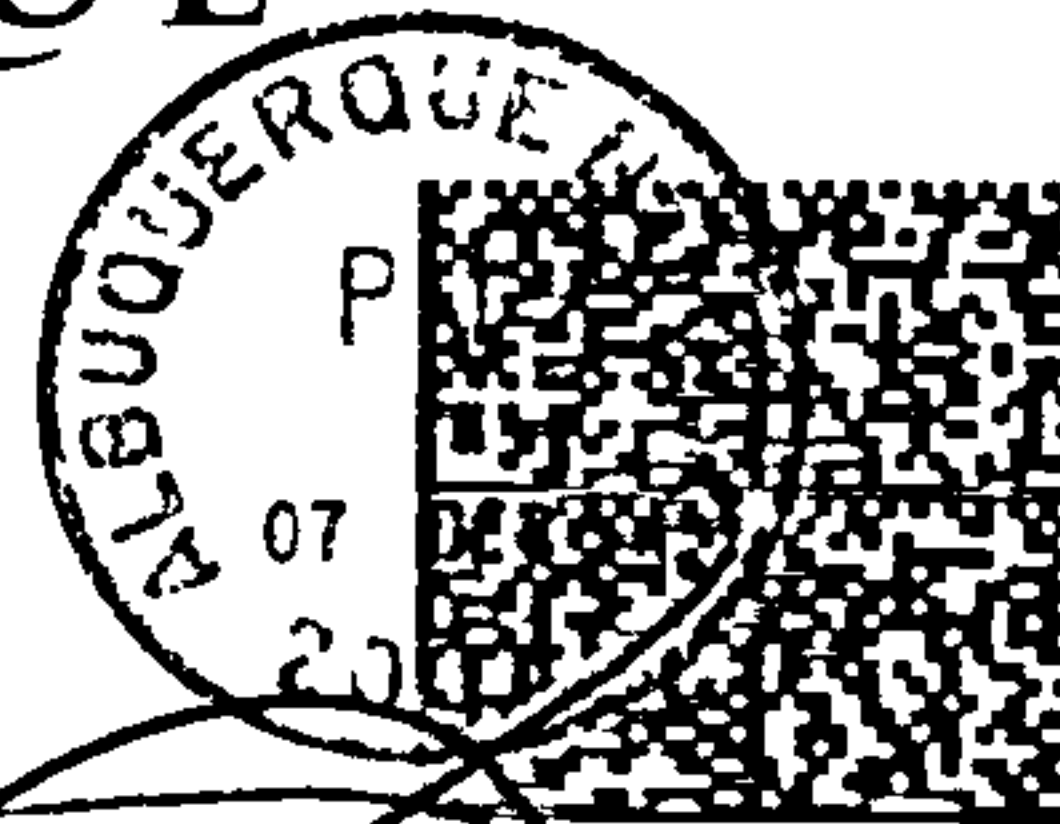
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

CITY OF ALBUQUERQUE

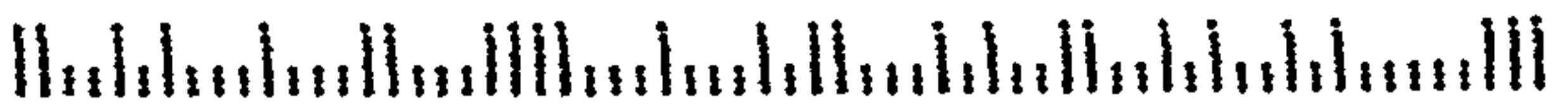
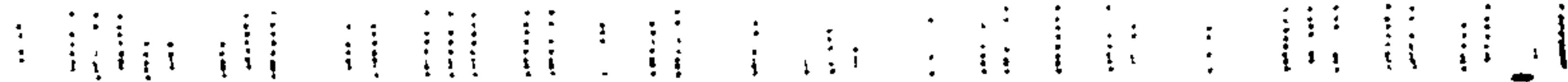


Planning



RS

CALABACILLAS GROUP
8200 CONSTITUTION PL NE
ALBUQUERQUE NM 87102



5
7
8

P O Box 1293 Albuquerque New Mexico 87103

NOV 19 11 54 AM '66

NOV 19 11 54 AM '66

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002556 AGENDA#: 3 DATE: 11-30-05

1. Name: H Barker Address: ishtel Zip: _____

2. Name: Jake Bordenave Address: Bordenave Designs Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

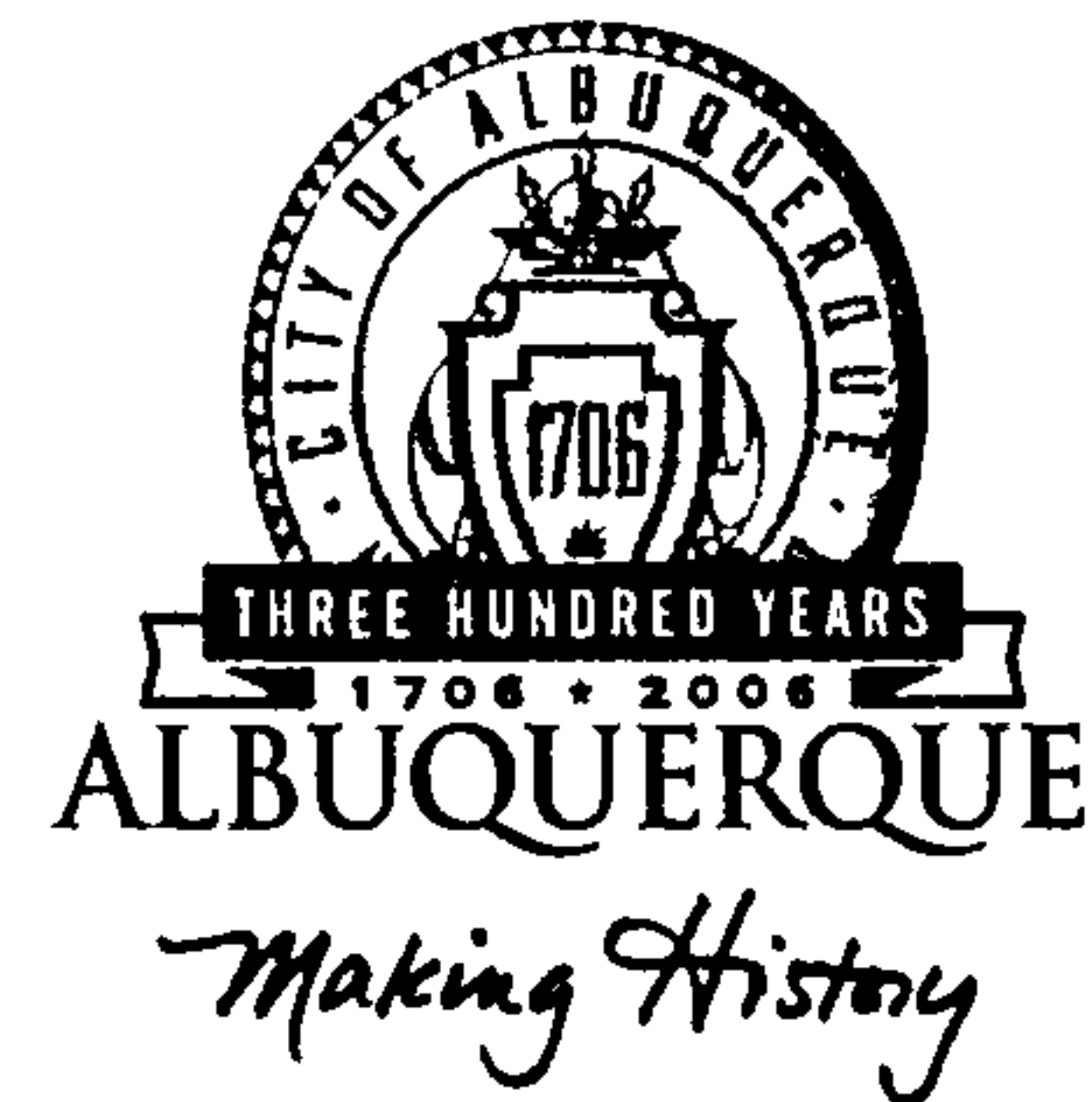
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002556

AGENDA ITEM NO: 3

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 30, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

NOVEMBER 16, 2005

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 12:20 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002556**
~~05DRB-01636~~ Major-Vacation of Pub
Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] [Deferred from 11/16/05] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2. **Project # 1004341**
05DRB-01634 Major-Preliminary Plat
Approval
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). *[Deferred from 11/16/05]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

3. **Project # 1004508**
05DRB-01630 Major-Vacation of Pub
Right-of-Way

RICHARD MABRY agent(s) for FOUR HILLS PRIVATE COMMUNITY request(s) the above action(s) for Parcel(s) 1, Unit(s) 1-5 and Parcel(s) 2, Unit(s) 1-5, **FOUR HILLS MOBILE HOME PARK**, zoned SU-1 special use zone, located on SINGING ARROW SE, between JUAN TABO SE and WESTERN SKIES SE. (L-22) **VACATION DENIED.**

4. **Project # 1002254**
05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan
BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

5. **Project # 1002196**
05DRB-01646 Major-Vacation of Pub
Right-of-Way
05DRB-01647 Minor-Prelim&Final Plat
Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS**, zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT THE DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

6. **Project # 1004462**
05DRB-01525 Major-Vacation of Public
Easements
05DRB-01524 Major-Preliminary Plat
Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

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.

- 7. Project # 1001623**
05DRB-01709 Minor-SiteDev Plan
Subd/EPC
05DRB-01710 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01708 Minor-Prelim&Final Plat
Approval

MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 11/16/05]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

- 8. Project # 1002513**
05DRB-01715 Minor-Amnd SiteDev Plan
BldPermit

DEKKER/ PERICH/ SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **TRIANGLE REALTY CO**, zoned C-3, located on SAN MATEO BLVD NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: V-86-148, 03EPC00318, 03DRB00739, 05EPC01390] **[Catalina Lehner, EPC Case Planner]** (E-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 9. Project # 1004365**
05DRB-01717 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for KEVIN DAVIS request(s) the above action(s) for all or a portion of Tract(s) 6A, **DAIRY QUEEN @ BOSQUE PLAZA**, zoned C-1 SC, located on BOSQUE PLAZA LANE NW, between COORS BLVD NW and LA ORILLA NW containing approximately 1 acre(s). [REF: 02DRB-01925, 05DRB-01042] **[Cataline Lehner, EPC Case Planner]** (E-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1003991**
05DRB-01716 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 4, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **RETAIL SHOPS @ SAGE MARKET PLACE**) zoned SU-1 FOR C-1 with Drive-Up Pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] [**Stephanie Shumsky, EPC Case Planner**] (M-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS, CLOSURE AGREEMENT AND LAYOUT OF PARKING STALLS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

12. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [*Deferred from 11/16/05*] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

13. **Project # 1003238**
05DRB-01719 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD., CO., LLC request(s) the above action(s) for Lot(s) 12-A-P1, 13-A-P-1, 18-A-P1 thru 27-A-P1, **FLORAL MEADOWS**, zoned R-LT, located on INTERSTATE 40 NW, between RIO GRANDE BLVD NW and MONTOYA STREET NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156, 04EPC-00157, 04DRB-00661, 04DRB-0227, 05DRB-01489] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1004322**
05DRB-01712 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for the north 87 feet of Lot(s) 24 & the north half of Lot(s) 21, **LOS HERMANOS ADDITION**, zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). [REF: 05DRB 01143] (G-15) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003475**
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MISCELLANEOUS COMMENTS AND TO PLANNING FOR COPY OF FILED SIA AND TO RECORD.**

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

16. **Project # 1004535**
05DRB-01703 Minor-Sketch Plat or Plan
- LA RESOLANA ARCHITECTS agent(s) for EXPLORABILITIES request(s) the above action(s) for all or a portion of Block(s) 39, Lot(s) 45 thru 52, **VALLEY VIEW ADDITION**, zoned C-1, C-2, located on COPPER AVE NE, between JACKSON ST NE and MANZANO ST NE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004540**
05DRB-01713 Minor-Sketch Plat or Plan
- WILSON & CO agent(s) for MESA VERDE & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 5, UNIT 25, VOLCANO CLIFFS AND TRACT D OF VISTA VIEJA, UNIT 2, (to be known as **BOCA NEGRA DAM, LOTS 1-3**) zoned R-1, located on 81ST ST NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). (D-9/D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1004541**
05DRB-01714 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH**, zoned SU-1 FOR R-2 USES, located on NM 528 NW, between COORS BLVD NW and CIBOLA LOOP NW containing approximately 37 acre(s). [REF: DRB-94-532, Z-94-96, AA-97-35] (A-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Approval of the Development Review Board Minutes for November 2, 2005. THE DRB MINUTES FOR NOVEMBER 2, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002556 AGENDA#: 1 DATE: 11.16.05

1. Name: H Barker Address: _____ Zip: _____

2. Name: Jake Bordenave Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

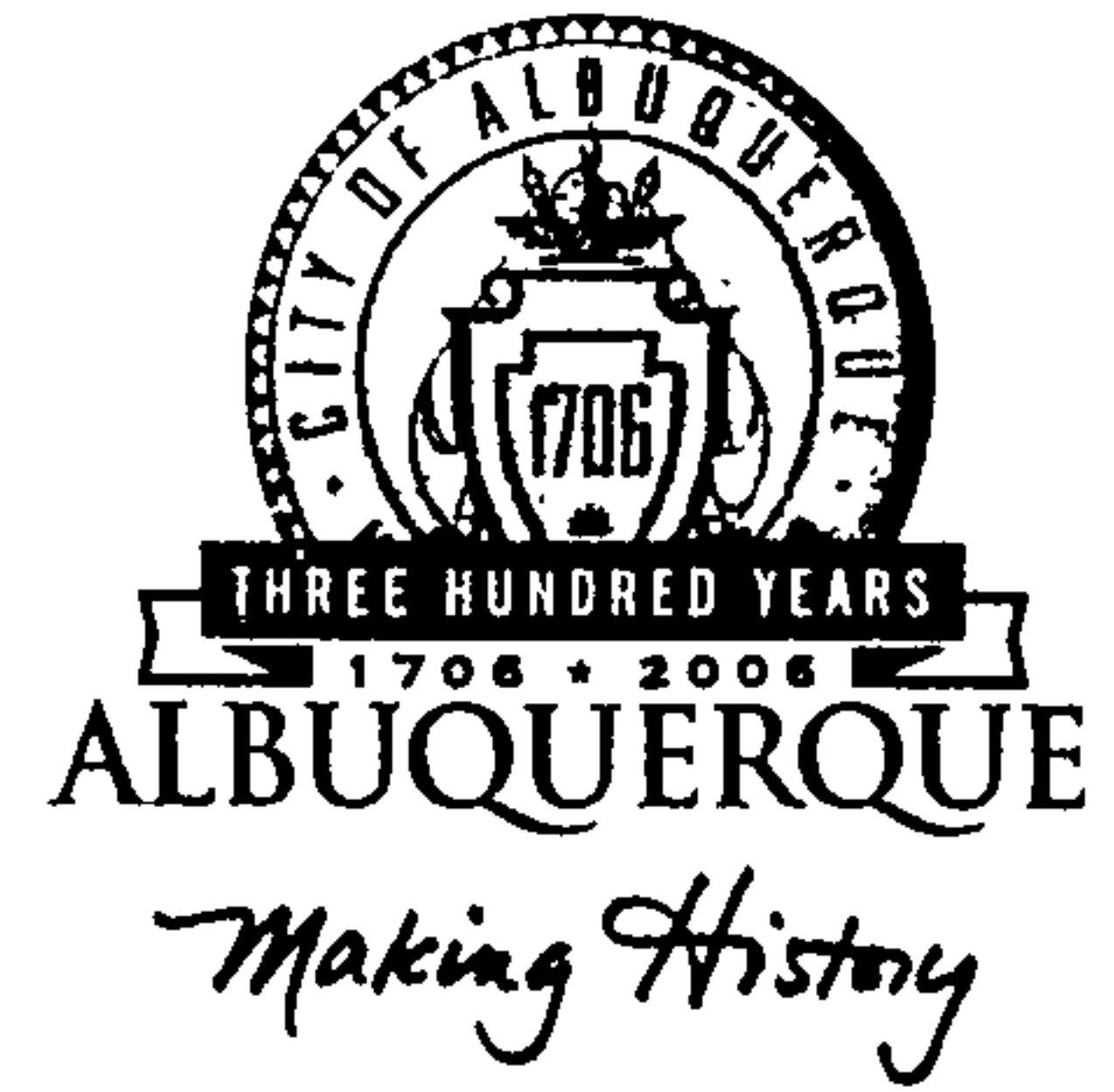
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002556

AGENDA ITEM NO: 1

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ¹¹⁻³⁰⁻⁰⁵ X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 16, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2005

Project # 1002556

05DRB-01636 Major-Vacation of Pub Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] (A-12)

AMAFCA	No adverse comments.
COG	For information, Westside Blvd is identified as a principal arterial on the Long Range Roadway System with 156' of ROW. In addition, the Long Range Bikeway System identifies Westside Blvd for on-street bike lanes.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Paradise Heights NA (R).
APS	No adverse comments.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	
	Approved, pending easement to be granted to PNM for existing facilities within proposed vacation area.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Division

No adverse comments.

City Engineer

The Hydrology section defers to Transportation. Infrastructure on Westside will be required for subsequent platting action completing this vacation.

Transportation Development

The geometry of the intersection of Westside and Golf Course needs to be shown with lane widths. The ADA ramps at the entrances need to remain within public right-of-way. Is the proposed property line 10' from the face of curb? Is the 6' sidewalk in place? Vacated r/w needs to be purchased through real property. The letter of agreement was for the City to build the permanent improvements to Golf Course.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request.

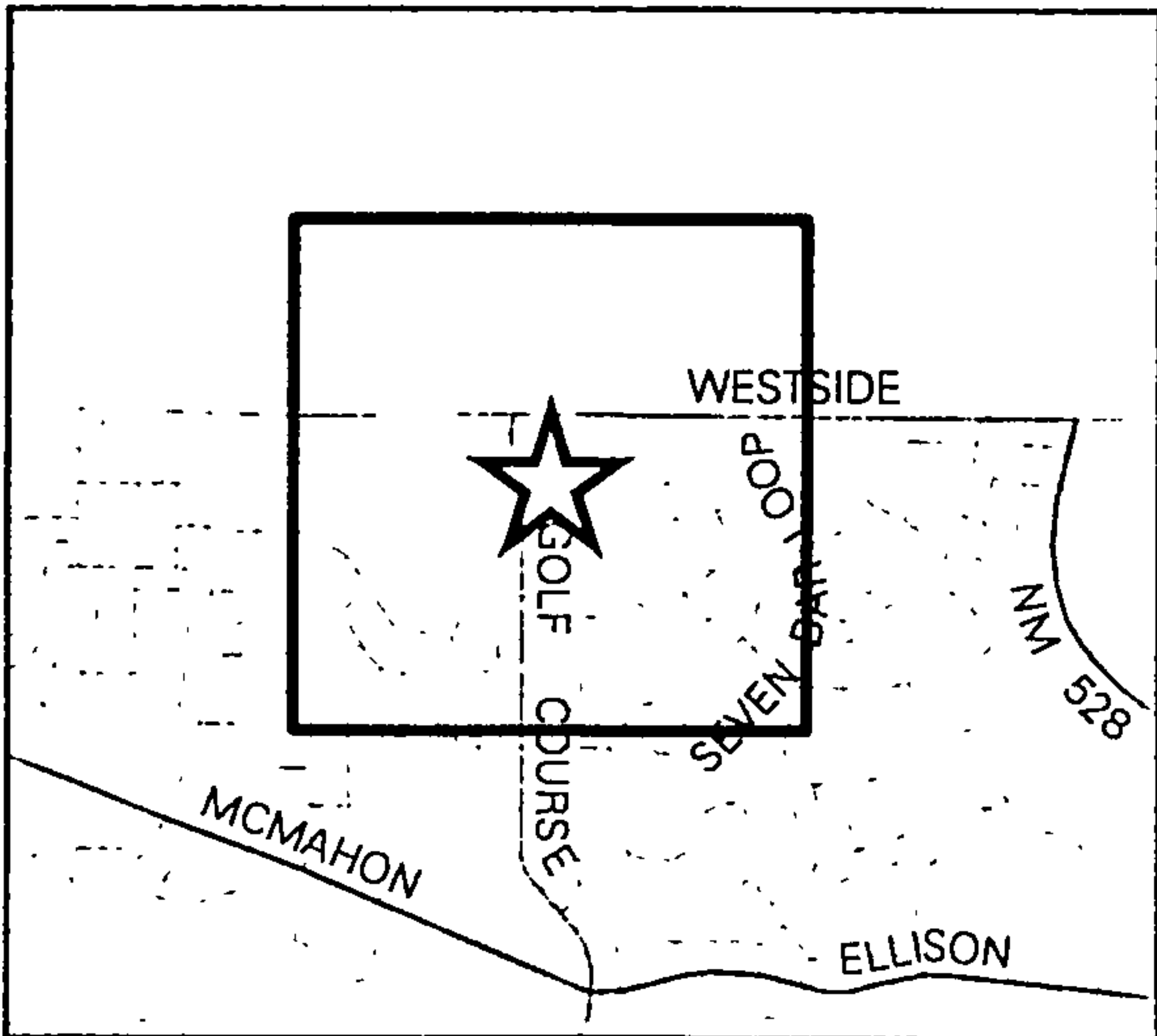
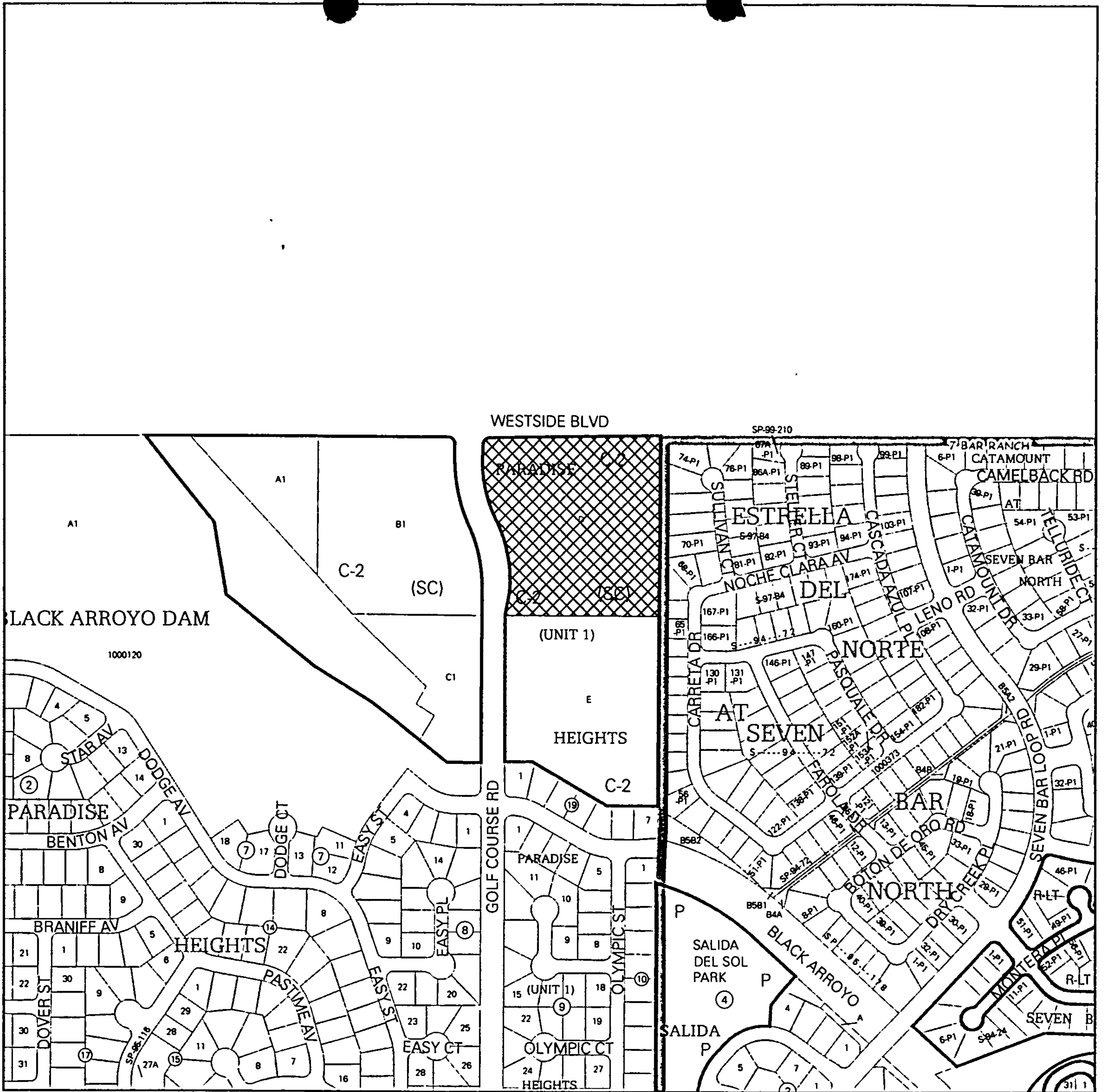
Planning Department

No objection to the vacation request. Defer to the Traffic Engineer.

Impact Fee Administrator

Impact Fees are not applicable to the proposed vacation of right of way.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Calabacillas Group, 8200 Constitution PI NE, 87102
H Barker Architects, 209 Gold Ave SW, 87102



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1002556

Hearing Date:

11/16/05

Zone Map Page:

A-12

Additional Case Numbers:

Z-98-19 & Z-97-88



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 16, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002556
05DRB-01636 Major-Vacation of Pub Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] (A-12)

Project # 1004341
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05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). (L-9)

Project # 1004508
05DRB-01630 Major-Vacation of Pub Right-of-Way

RICHARD MABRY agent(s) for FOUR HILLS PRIVATE COMMUNITY request(s) the above action(s) for Parcel(s) 1, Unit(s) 1-5 and Parcel(s) 2, Unit(s) 1-5, **FOUR HILLS MOBILE HOME PARK**, zoned SU-1 special use zone, located on SINGING ARROW SE, between JUAN TABO SE and WESTERN SKIES SE. (L-22)

Project # 1002254
05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] (C-18)

SEE PAGE 2



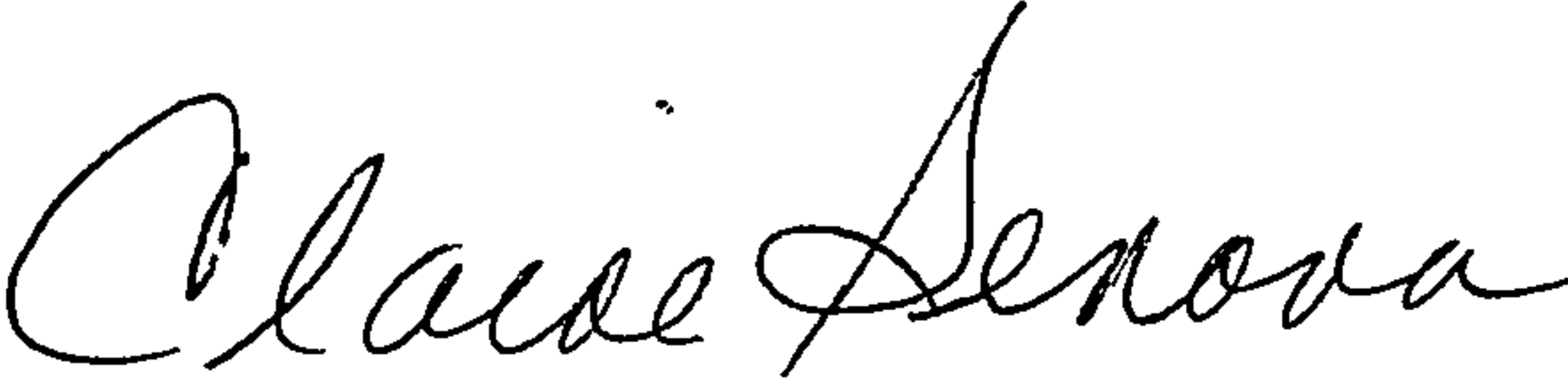
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1002196
05DRB-01646 Major-Vacation of Pub Right-of-
Way
05DRB-01647 Minor-Prelim&Final Plat
Approval

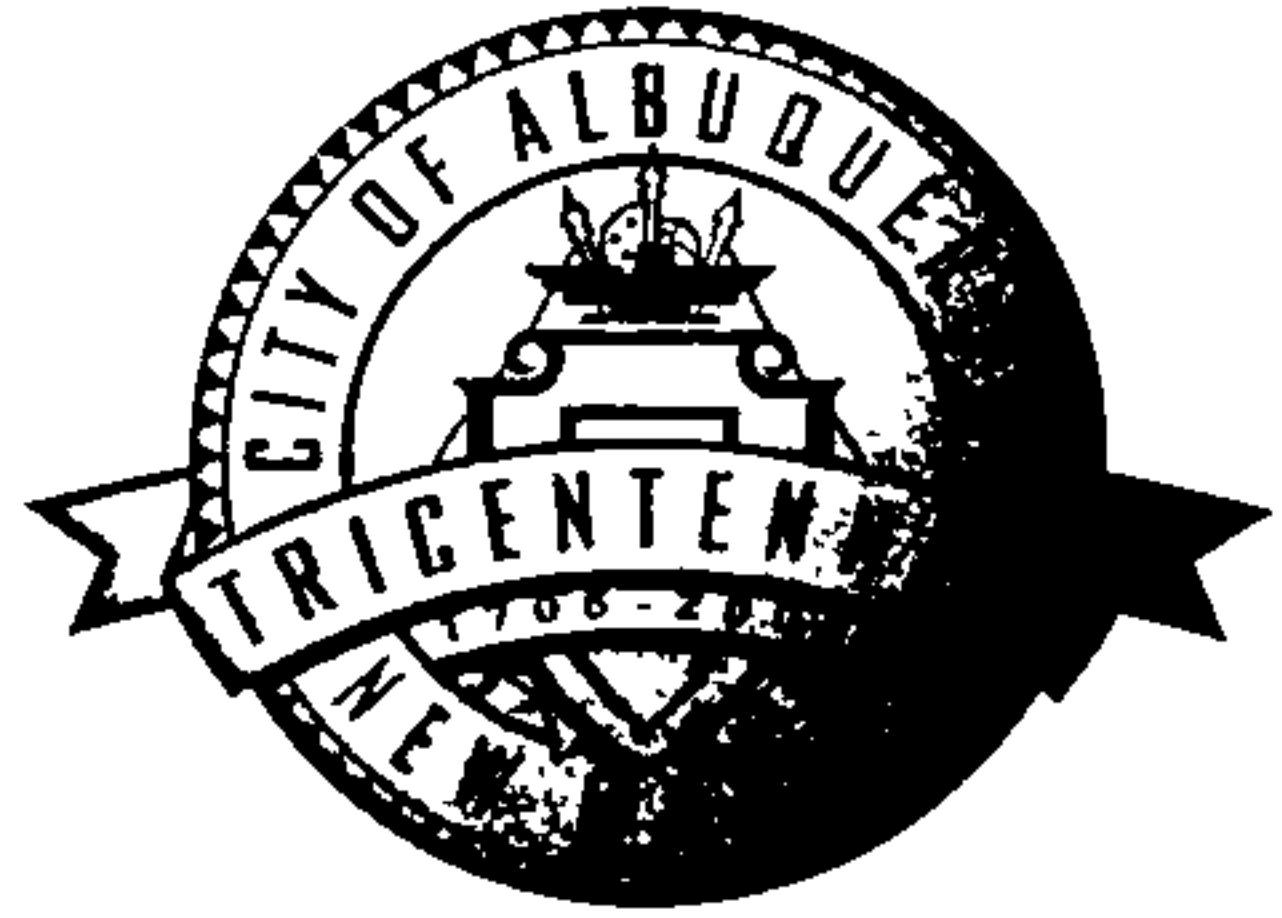
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 31, 2005.

CITY OF ALBUQUERQUE



Planning Department

DRB



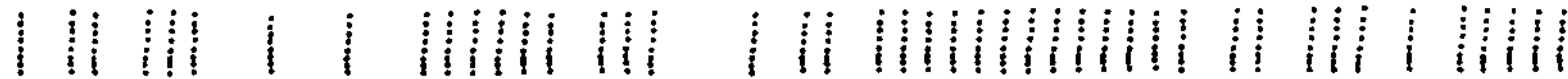
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0004329277 OCT 28 2005
MAILED FROM ZIP CODE 87102

RXS

RETURN TO SENDER
ATTEMPTED POST KNOWN

PROJECT # 1002556

CALABACILLAS GROUP
8200 CONSTITUTION PL NE
ALBUQUERQUE, NM 87102



DRB



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, November 16, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

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- H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] (A-12)
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- Project # 1002254**
05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan BldPermit
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] (C-18)

SEE PAGE 2



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

PAGE 2

Project # 1002196

05DRB-01646 Major-Vacation of Pub Right-of-Way

05DRB-01647 Minor-Prelim&Final Plat Approval

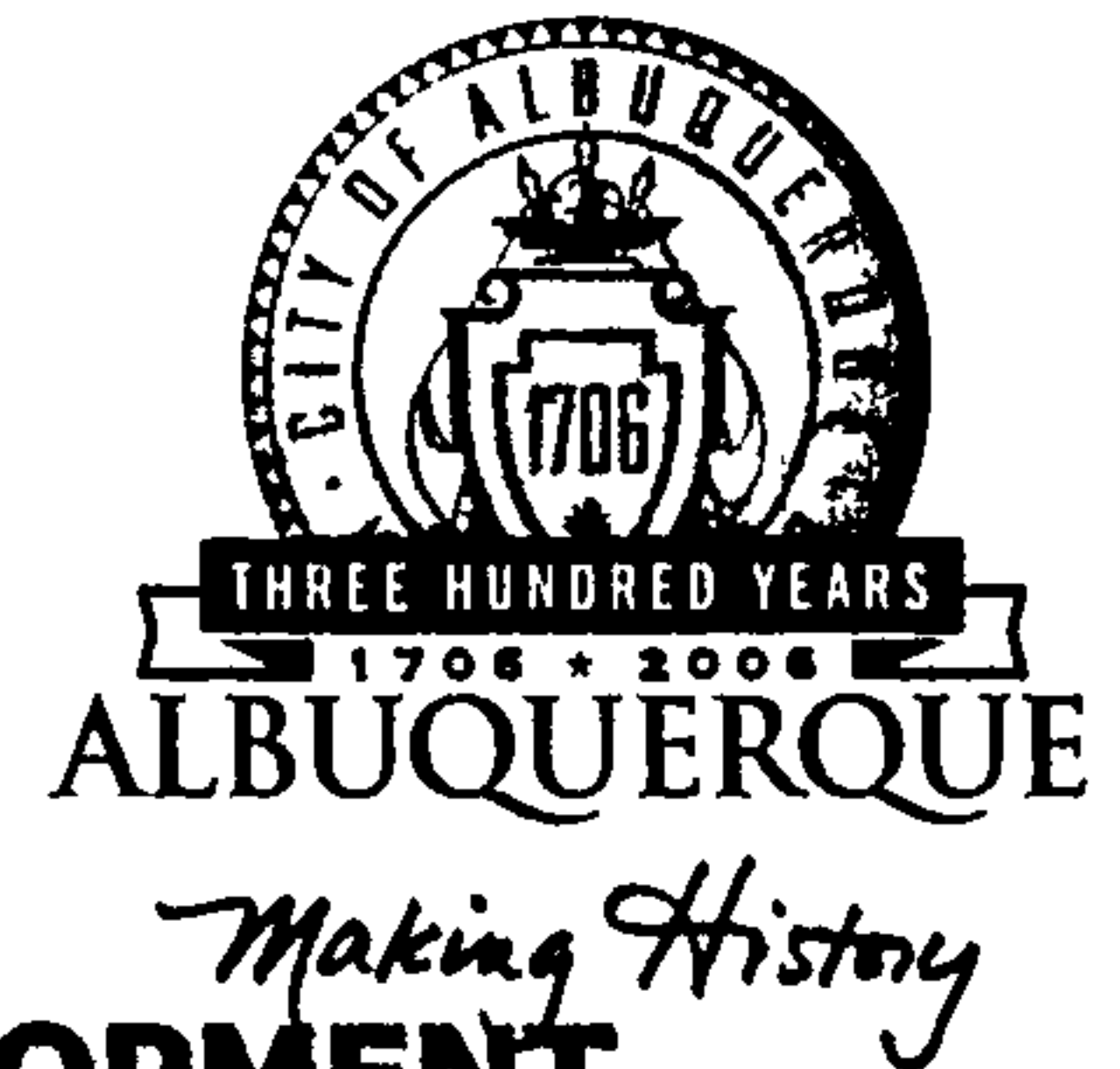
THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS**, zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 31, 2005.

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

October 28, 2005

TO: Jerome Romero and Rene Stapf, Paradise Heights NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately eight (8) acre(s): Major Vacation of Public Right-of-Way of land previously dedicated for Golf Course Road NW, but no longer needed by the City of Albuquerque.

Proposed by: H. Barker Architects at 842-6789
Agent for: Calabacillas Group

P.O. Box 1293

For property located: On or near Golf Course Road NW between Benton Avenue NW and Westside Boulevard NW.

The case number(s) assigned is: 05DRB- 01636, Project # 1002556.

Albuquerque

City Planning accepted application for this request on October 19, 2005.

New Mexico 87103

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, November 16, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

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

Meeting Date: NOVEMBER 16, 2005
Zone Atlas Page: A-12-Z
Notification Radius: 100 Ft.

Project# 1002556
App#05DRB-01636

Cross Reference and Location: GOLF COURSE RD NW/ BETWEEN BENTON AVENUE NW & WESTIDE BLVD NW

Applicant: CALABACILLAS GROUP
Address: 8200 CONSTITUTION PL NE
ALBUQUERQUE, NM 87102

Agent: BARKER ARCHITECTS
209 GOLD AVENUE SW
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: OCTOBER 28, 2005
Signature: YVONNE SAAVEDRA

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

Project# 002556
Application# OSORB-01636

PAGE 1 OF 1

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
A-12	1012066	496-485	113-03	Dup
	1013066	005-510	218-34	✓
		017-512	33	✓
		002-500	35	✓
		004-493	36	✓
		004-486	37	✓
		005-478	38	✓
		013-471	39	✓
		005-469	40	✓
		001-464	41	✓
		001-455	42	✓
		001-449	214-38	✓
		001-442	37	✓
		001-435	36	✓
		001-428	35	✓
	1012066	500-425	113-02	
		450-435	105-03	✓ Dup ²
		432-481	105-04	✓ Dup ²
		389-503	05	✓ Dup ²



Yvonne C.
Saavedra/APD/CABQ
10/25/2005 03:36 PM

To Yvonne C. Saavedra/APD/CABQ@COA
cc
bcc
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 10/25/2005 03:35 PM -----



mainframe@coa1mp3.ca
bq.gov
10/25/2005 03:33 PM

To
cc
Subject

1	RECORDS WITH LABELS	PAGE
1		
01012066	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101206649648511303	LEGAL: TR D OF UNIT #1 PARADISE HEIGHTS CONT 8.821 AC	
LAND USE:		
	PROPERTY ADDR: 00000 GOLF COURSE	
	OWNER NAME: CALABAC ILLAS GROUP	
	OWNER ADDR: 08200 CONSTITUTION	PL NE
ALBUQUERQUE NM	87110	
0101306600551021834	LEGAL: LT 7 4-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN	
BAR N LAND USE:		
	PROPERTY ADDR: 00000 SULLIVAN	
	OWNER NAME: PHAN DAI C	
	OWNER ADDR: 12025 SULLIVAN	CT NW
ALBUQUERQUE NM	87114	
0101306601751221833	LEGAL: LT 7 5-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN	
BAR N LAND USE:		
	PROPERTY ADDR: 00000 SULLIVAN	
	OWNER NAME: VIGIL ANTHONY R &	
	OWNER ADDR: 12026 SULLIVAN	CT NW
ALBUQUERQUE NM	87114	
0101306600250021835	LEGAL: LT 7 3-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN	
BAR N LAND USE:		
	PROPERTY ADDR: 00000 SULLIVAN	
	OWNER NAME: RUFF CHERYL L & KATHLEEN M VIG	
	OWNER ADDR: 07794 CLUB CREST	DR
ARVADA CO	80005	
0101306600449321836	LEGAL: LT 7 2-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN	
BAR N LAND USE:		
	PROPERTY ADDR: 00000 SULLIVAN	
	OWNER NAME: WHITE RICHARD L	
	OWNER ADDR: 12015 SULLIVAN	CT NW
ALBUQUERQUE NM	87114	
0101306600448921837	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101306600547821838	LEGAL: LT 7 0-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN	
BAR N LAND USE:		
	PROPERTY ADDR: 00000 SULLIVAN	
	OWNER NAME: WESTFALL ANTHONY D &	
	OWNER ADDR: 12005 SULLIVAN	CT NW
ALBUQUERQUE NM	87114	

PAGE 2

0101306601347121839 LEGAL: LT 6 9-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN
BAR N LAND USE:
PROPERTY ADDR: 00000 SULLIVAN
OWNER NAME: WARD LARRY A & GERALDINE S
OWNER ADDR: 04501 NOCHE CLARA AV NW
ALBUQUERQUE NM 87114

0101306600546921840 LEGAL: LT 6 8-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN
BAR N LAND USE:
PROPERTY ADDR: 00000 NOCHE CLARA
OWNER NAME: ADAMS BRENDAN M & MEGAN M
OWNER ADDR: 04505 NOCHE CLARA AV NW
ALBUQUERQUE NM 87114

0101306600146421841 LEGAL: LT 6 7-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN
BAR N LAND USE:
PROPERTY ADDR: 00000 NOCHE CLARA
OWNER NAME: RAINWATER KATHRYN M
OWNER ADDR: 04509 NOCHE CLARA AV NW
ALBUQUERQUE NM 87114

0101306600145521842 LEGAL: LT 6 6-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN
BAR N LAND USE:
PROPERTY ADDR: 00000 CARRETA
OWNER NAME: HOOK TOMMY R & SUSAN S
OWNER ADDR: 11009 CARRETA DR NW
ALBUQUERQUE NM 87114

0101306600144921438 LEGAL: LOT 65P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN
BAR LAND USE:
PROPERTY ADDR: 00000 CARRETA
OWNER NAME: GREENE STEVEN J & SUSAN L
OWNER ADDR: 11005 CARRETA DR NW
ALBUQUERQUE NM 87114

0101306600144221437 LEGAL: LOT 64P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN
BAR LAND USE:
PROPERTY ADDR: 00000 CARRETA
OWNER NAME: VIOLA STEPHEN W & KAREN C
OWNER ADDR: 11001 CARRETA DR NW
ALBUQUERQUE NM 87114

0101306600143521436 LEGAL: LOT 63P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN
BAR LAND USE:
PROPERTY ADDR: 00000 CARRETA
OWNER NAME: MIRABAL MICHAEL D
OWNER ADDR: 10951 CARRETA DR NW
ALBUQUERQUE NM 87114

0101306600142821435 LEGAL: LOT 62P- 1 PLAT OF ESTRELLA DEL NORTE AT SEVEN
BAR LAND USE:
PROPERTY ADDR: 00000 CARRETA
OWNER NAME: ENGLAND WILLIAM S & MEGAN F
OWNER ADDR: 10947 CARRETA DR NW
ALBUQUERQUE NM 87114

0101206650042511302 LEGAL: TRAC T "E " PARADISE HEIGHTS UNIT 1 EXC SLY PORT
OUT LAND USE:
PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: CALABAC ILLAS GROUP
OWNER ADDR: 08200 CONSTITUTION PL NE
ALBUQUERQUE NM 87110

PAGE 3

0101206645043510503 LEGAL: TRAC T C- 1 PLAT OF DRAINAGE ROW TRACT A AND TRS
B A LAND USE:

PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: CALABACILLAS GROUP
OWNER ADDR: 08200 CONSTITUTION PL NE

ALBUQUERQUE NM 87110

0101206643248110504 LEGAL: TRAC T B- 1 PLAT OF DRAINAGE ROW TRACT A AND TRS
B A LAND USE:

PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: CALABACILLAS GROUP
OWNER ADDR: 08200 COSTITUTION PL NE

ALBUQUERQUE NM 87110

0101206638950310505 LEGAL: TRAC T A- 1 PLAT OF DRAINAGE ROW TRACT A AND TRS
B A LAND USE:

PROPERTY ADDR: 00000 WESTSIDE
OWNER NAME: CALABACILLAS GROUP
OWNER ADDR: 08200 CONSTITUTION PL NE

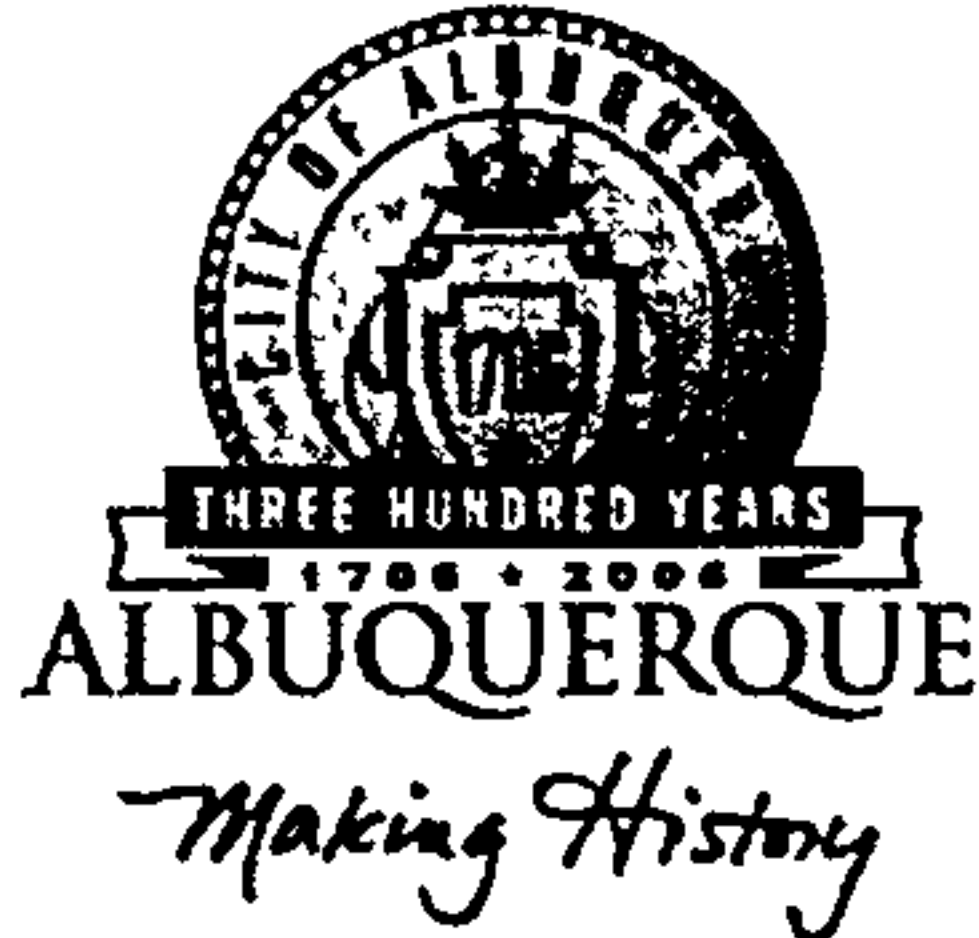
ALBUQUERQUE NM 87110

QUIT

101306600448921837

LEGAL: LOT 71-P1 PLAT OF ESTRELLA DEL NORTE AT SEVEN 0.3281 ACRES
PROPERTY ADDR: 12009 SULLIVAN CT NW

OWNERS NAME: MILLS GREGORY J & GAIL M
OWNERS ADDR: 12009 SULLIVAN CT NW
ALBUQUERQUE, NM 87114



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: 10/17/05

TO CONTACT NAME: H. Barker
COMPANY/AGENCY: H. Barker Architects
ADDRESS/ZIP: 209 Gold Ave SW / 87102
PHONE/FAX #: 842-6789 842-1818

Thank you for your inquiry of October 17, 2005 requesting the names of **Recognized**
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract B-1 & E-1, Paradise Heights, located on Golf Course Road NW, Between Unser Boulevard & Benton Avenue NW zone map page(s) A-12.

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

Paradise Heights
Neighborhood Association
Contacts: Jerome Romero
10601 Olympic St. NW/87114
897-9771

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,
Stephano [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

PROJECT # 1002556

CALABACILLAS GROUP
8200 CONSTITUTION PL NE
ALBUQUERQUE, NM 87102

101306600551021834

PHAN DAI C
12025 SULLIVAN CT NW
ALBUQUERQUE NM 87114

101306600449321836

WHITE RICHARD L
12015 SULLIVAN CT NW
ALBUQUERQUE NM 87114

101306600546921840

ADAMS BRENDAN M & MEGAN M
4505 NOCHE CLARA AV NW
ALBUQUERQUE NM 87114

101306600144921438

GREENE STEVEN J & SUSAN L
11005 CARRETA DR NW
ALBUQUERQUE NM 87114

101306600142821435

ENGLAND WILLIAM S & MEGAN F
10947 CARRETA DR NW
ALBUQUERQUE NM 87114

PROJECT # 1002556

BARKER ARCHITECTS
209 GOLD AVENUE SW
ALBUQUERQUE, NM 87102

101306601751221833

VIGIL ANTHONY R &
12026 SULLIVAN CT NW
ALBUQUERQUE NM 87114

101306600547821838

WESTFALL ANTHONY D &
12005 SULLIVAN CT NW
ALBUQUERQUE NM 87114

101306600146421841

RAINWATER KATHRYN M
4509 NOCHE CLARA AV NW
ALBUQUERQUE NM 87114

101306600144221437

VIOLA STEPHEN W & KAREN C
11001 CARRETA DR NW
ALBUQUERQUE NM 87114

PROJECT # 1002556

JEROME ROMERO
Paradise Heights
10601 OLYMPIC ST NW
ALBUQUERQUE, NM 87114

101306600250021835

RUFF CHERYL L & KATHLEEN M VI
7794 CLUB CREST DR
ARVADA CO 80005

101306601347121839

WARD LARRY A & GERALDINE S
4501 NOCHE CLARA AV NW
ALBUQUERQUE NM 87114

101306600145521842

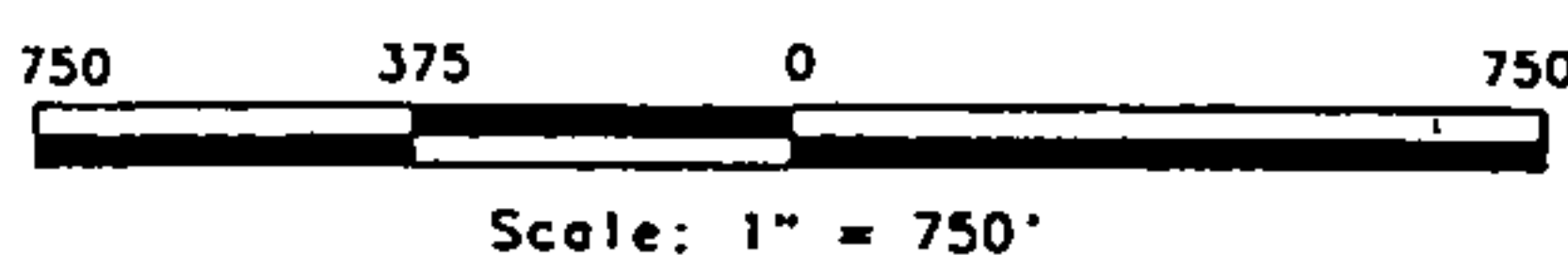
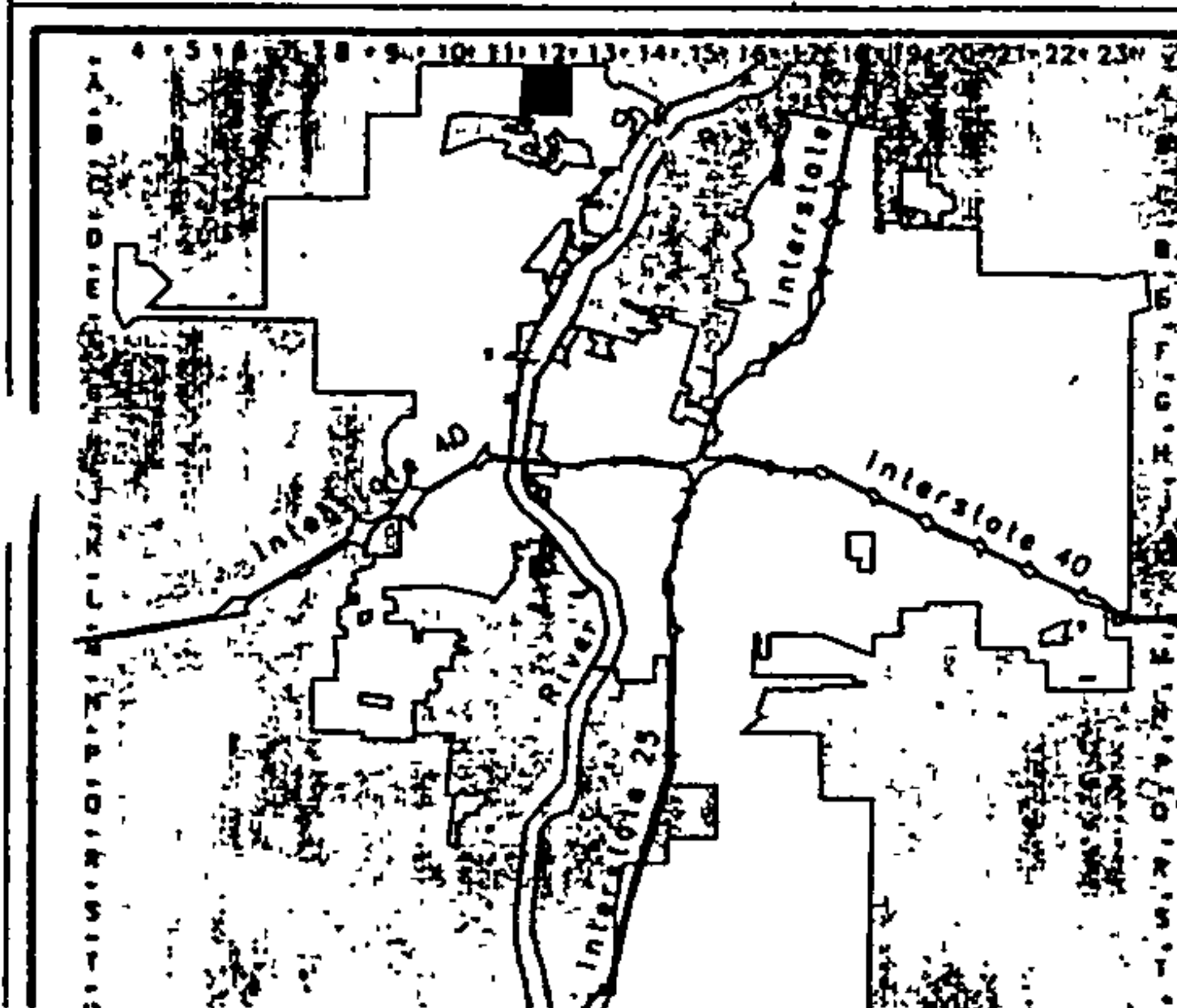
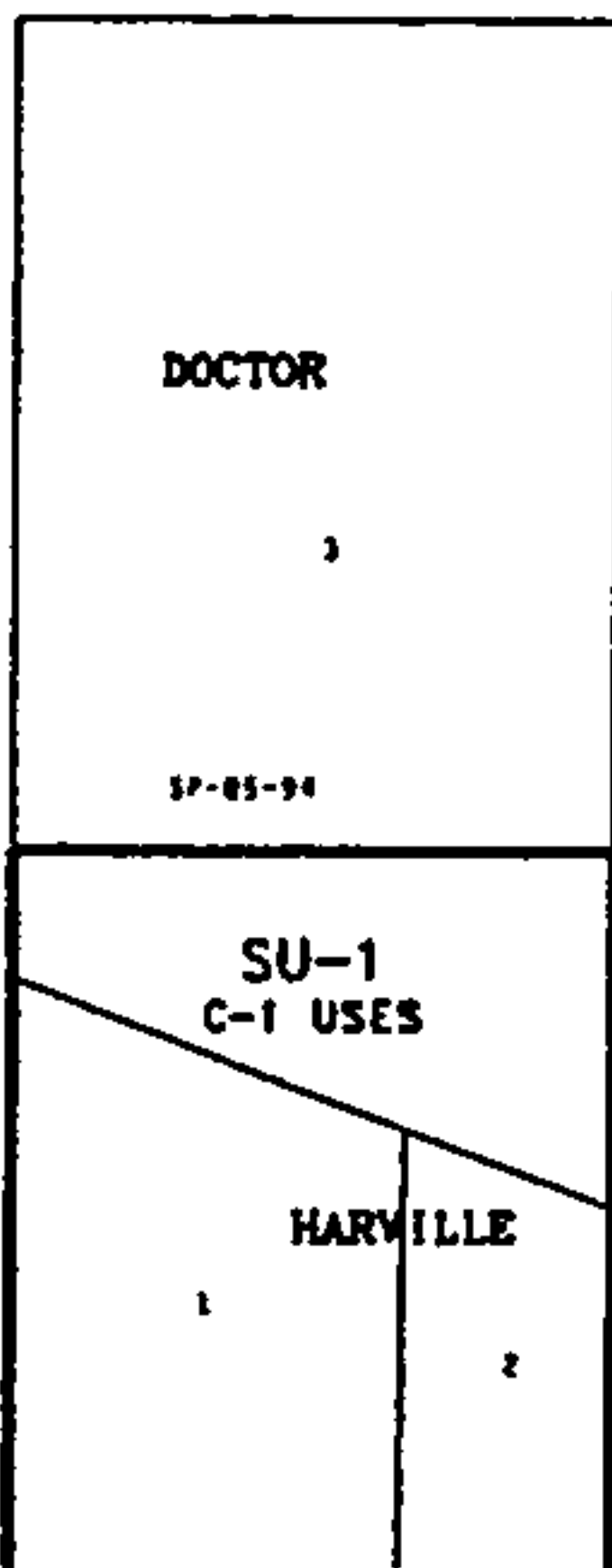
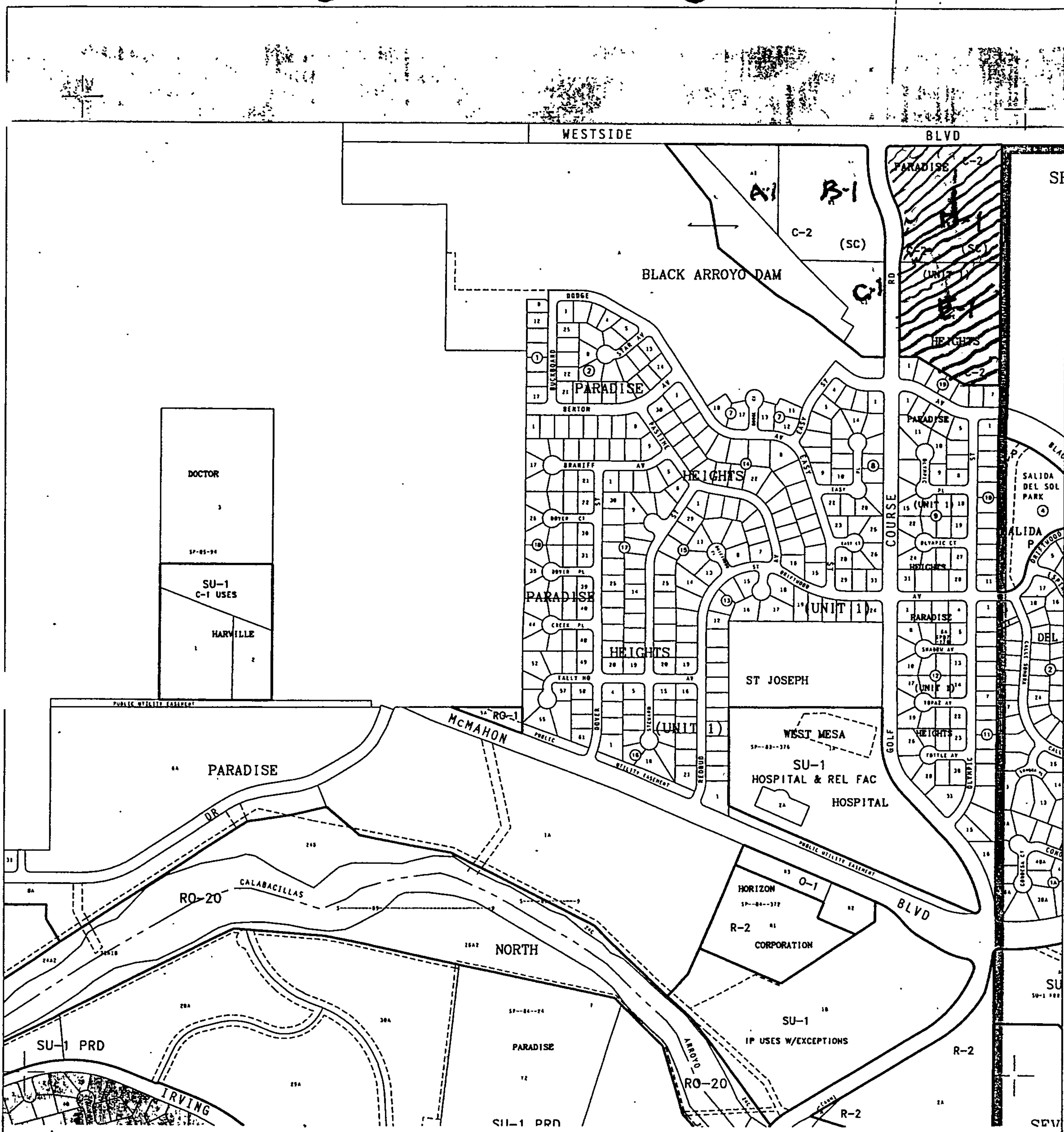
HOOK TOMMY R & SUSAN S
11009 CARRETA DR NW
ALBUQUERQUE NM 87114

101306600143521436

MIRABAL MICHAEL D
10951 CARRETA DR NW
ALBUQUERQUE NM 87114

10136600448921837

MILLS GREGORY J & GAIL M
12009 SULLIVAN CT NW
ALBUQUERQUE, NM 87114



A G I S
 Albuquerque Geographic Information System
 City of Albuquerque

© Planning Department July 06, 1993

LEGAL DESCRIPTION

T11N
 R2E
 SEC 1

UNIFORM PROPERTY CODE

1-012-066

A-12-Z

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Calabacillas Group PHONE: (505) 299-4414
 ADDRESS: 8200 Constitution Place N.E. FAX: (505) 299-4513
 CITY: Albuquerque STATE N.M. ZIP 87102 E-MAIL: _____
 Proprietary Interest in site: Owner List all owners: _____
 AGENT (if any): H. Barker Architects PHONE: (505) 842-6789
 ADDRESS: 209 Gold Avenue S.W. FAX: (505) 842-1818
 CITY: Albuquerque STATE N.M. ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: Vacation of R.O.W. of land previously dedicated for Golf Course but no longer needed by the city.

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. D Block: _____ Unit: _____
 Subdiv. / Addn. Paradise Heights (Black Arroyo Dam)
 Current Zoning: C-2 Proposed zoning: C-2
 Zone Atlas page(s): A-12-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 8.10 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. 101206649648511303 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road N.W.
 Between: Benton Avenue N.W. and Westside Boulevard N.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Z-98-19 (Z-97-88)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 10-12-05
 DATE October 14, 2005

SIGNATURE Hildreth Barker DATE _____
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u> <u>01636</u>	<u>VRK</u>	<u>✓</u>	<u>\$45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>APV</u>	_____	<u>\$75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>11/16/05</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$140.00</u>

Sandy Handley 10/19/05

Project # 1002556

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

- 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. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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

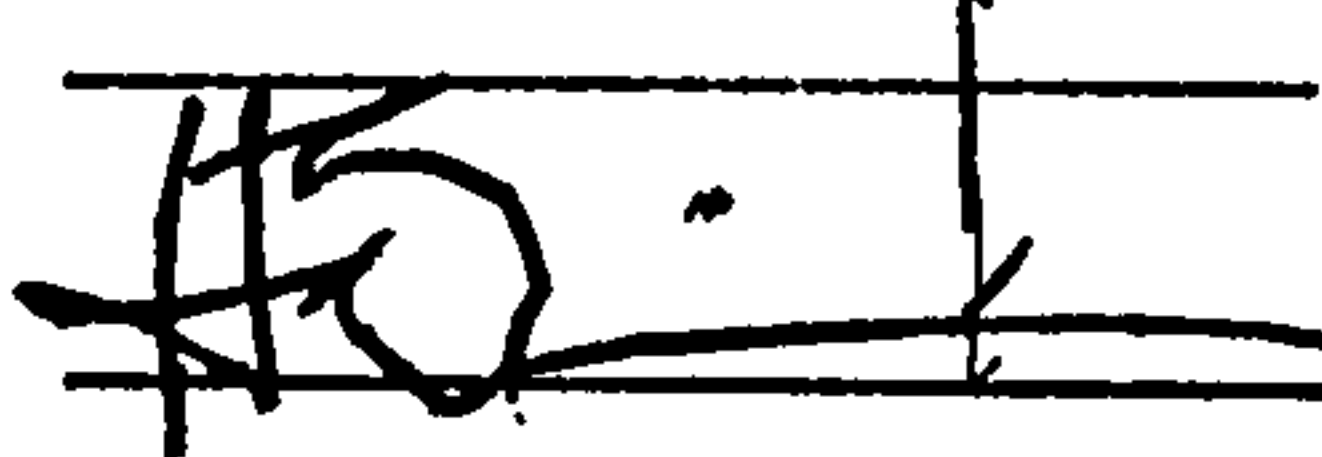
- ___ The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into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

Hildreth Barker



Applicant name (print)

10-15-05
Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers

05DRB- -01636

Sandy Landley 10/19/05
Planner signature / date

Project # 1002556

H. BARKER ARCHITECTS • ARCHITECTS & PLANNERS, A.I.A.
209 GOLD AVENUE, S.W. • ALBUQUERQUE, NEW MEXICO 87102 • 505-842-6789 TEL • 505-842-1818 FAX • hbarkerarchitects.com

October 14, 2005

Design Review Board
Planning Department
City of Albuquerque

RE: Tract D-1 Paradise Heights (Black Arroyo Dam)

Dear Board Members:

Enclosed please find a letter from the city requesting immediate entry, the document granting that request and an engineer's drawing showing the old right-of-way, the new right-of-way, and the surplus land created by the relocation of said right-of-way. The owners agreed to the additional land for the proposed new right-of-way at no cost to the city. The city has no further use for this excess land, hence the owners are requesting that the city deed it back to the owners at no cost, since the owners did likewise when the city wanted more land on the west side of Golf Course Road for the new alignment.

If you have any questions or need additional information or documentation, please call me and I will respond promptly.

Sincerely,



Hildreth Barker for H. Barker Architects

Enclosures: Letter from City of Albuquerque
Document granting immediate entry
Drawing showing dd and new R.O.W.



City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department

Jim Baca, Mayor

April 30, 2001

Dr. Donald Harville
Calabacillas Group
8200 Constitution Place NE
Albuquerque, NM 87110

Re: Golf Course Road.

Dear Dr. Harville:

This letter of agreement pertains to the following parcels, Tract B-1 & Tract C-1, Black Arroyo Dam owned by the Calabacillas Group. The parcels are adjacent to Golf Course Road and Westside Boulevard in North West Albuquerque. As you are aware, the City is pursuing the improvement of Golf Course Road from the County Line south past Irving Boulevard. Although such improvements, including the dedication of rights-of-way is a standard requirement of the development process, the City is willing to agree to construct the ultimate roadway section of Golf Course (including curb and gutter, sidewalks, and roadway drainage) at our expense if right-of-way is dedicated as shown on Exhibit 'A' and Exhibit 'B'. In this case, we would require an immediate grant of entry (see attachment) for the following tracts: B-1 & C-1, Black Arroyo Dam, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 5, 1992 in Volume: 92C, Folio: 34. In addition, the City will install road with curb and gutter on the south side of Westside Boulevard, east of Golf Course Road adjoining Tract D, Paradise Heights, Unit 1.

In pursuit of a timely reconstruction and expansion of Golf Course Road, the City agrees to accept all roadway and roadway related storm drainage costs associated with Golf Course Road that might normally be attached as a condition of the development of Tracts B-1 & C-1 of your property. In consideration of this offer, you the developer, agree to grant immediate entry on to Tracts B-1 & C-1, Black Arroyo Dam, sign permanent roadway easements as depicted on Exhibits 'A' & 'B', and dedicate by plat the roadway easements in fee simple upon development of the tracts.

Please acknowledge your acceptance below and return this letter and the grant of immediate entry to Mr. Ed Adams of my staff before May 4, 2001, at the following address:

Mr. Ed Adams, Manager
Public Works Department
Transportation Division

P.O. Box 1293
Albuquerque, NM 87103

Should you have any questions or comments regarding this proposal, Ed can be reached at 768-2680.

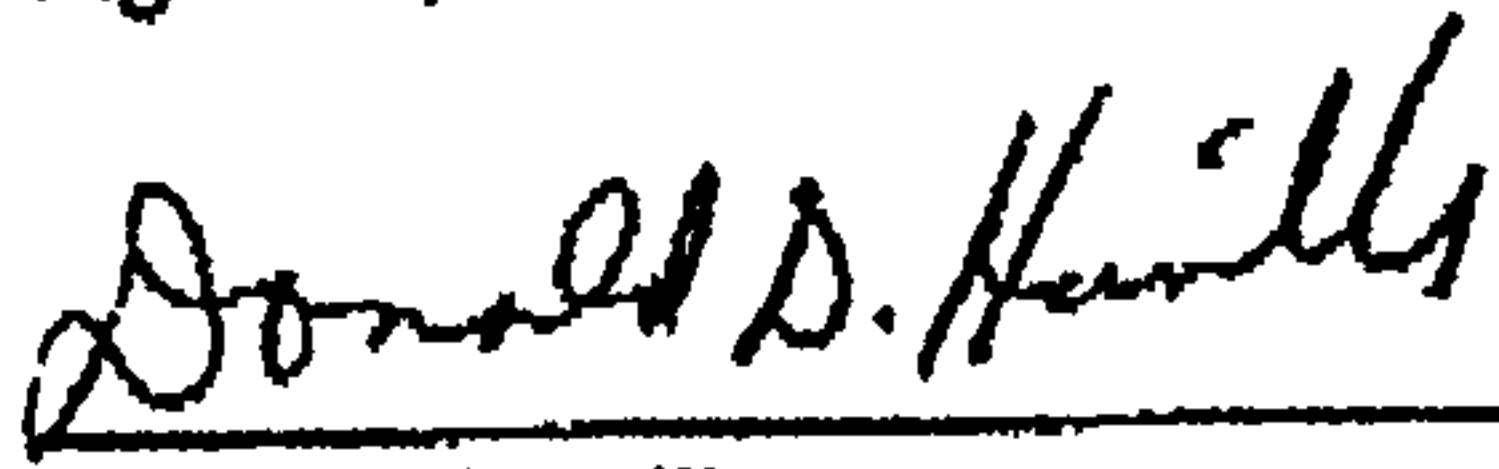
Thank you for your cooperation on this matter.

Sincerely,



Larry W. Blair
Public Works Director

Agreed,



by Dr. Harville
Calabacillas Group

Date 5-4-01

attachments

- c: John R. Castillo, Assistant Public Works Director
- Ed Adams, Transportation Division Manager, PWD
- Roger Martinez, Transportation, PWD
- Richard Dourte, Development Services, PWD

GRANT OF IMMEDIATE ENTRY

The undersigned grants to the CITY OF ALBUQUERQUE, NEW MEXICO, the right of immediate entry in and to the following described real properties located in Bernalillo County, New Mexico, to wit:

Tract B-1 and Tract C-1, Black Arroyo Dam, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 5, 1992 in Volume :92C, Folio :34;

for the purpose of roadway related improvements. It is understood that in signing this instrument the undersigned waives no rights for damages or compensation which they might have as provided by law.

Subject to the limitations of Section 56-7-1 NMSA 1978, as amended, the City of Albuquerque agrees to indemnify and hold the undersigned harmless from and against any and all loss, cost or damage (including the undersigned's reasonable attorney's fees and court costs) caused by or as a result of the acts or omissions of the City of Albuquerque, its employees, agents, attorneys, engineers, surveyors, or other contractors or representatives while on the above described property in furtherance of the rights granted herein.

Said grant of entry is subject to and in conjunction with any other grants of easement heretofore granted on the above described real estate.

DATED 5-20

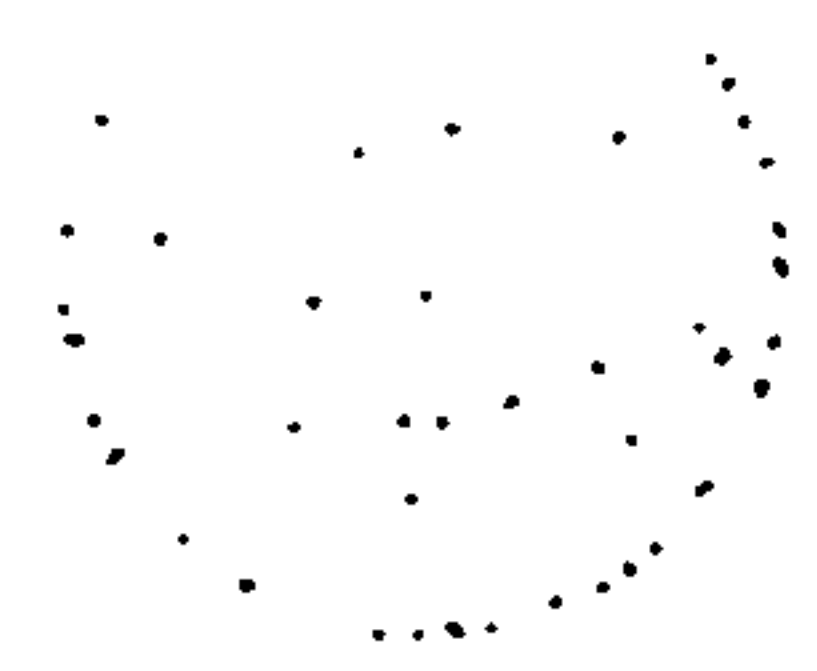
BY: Donald D. Harville

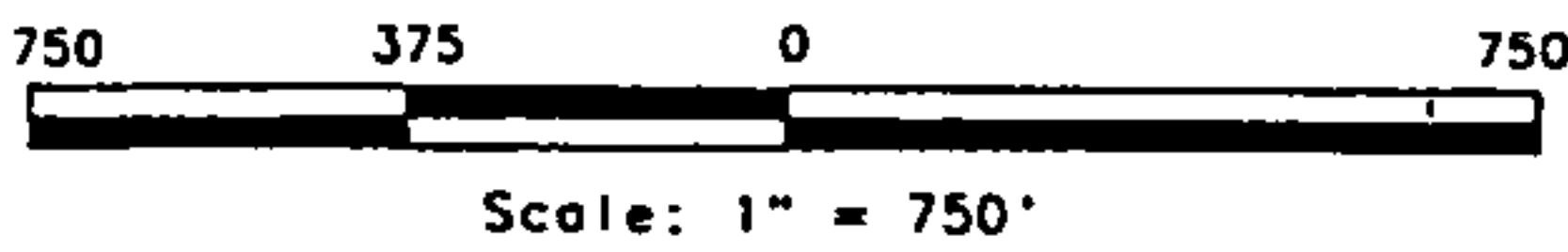
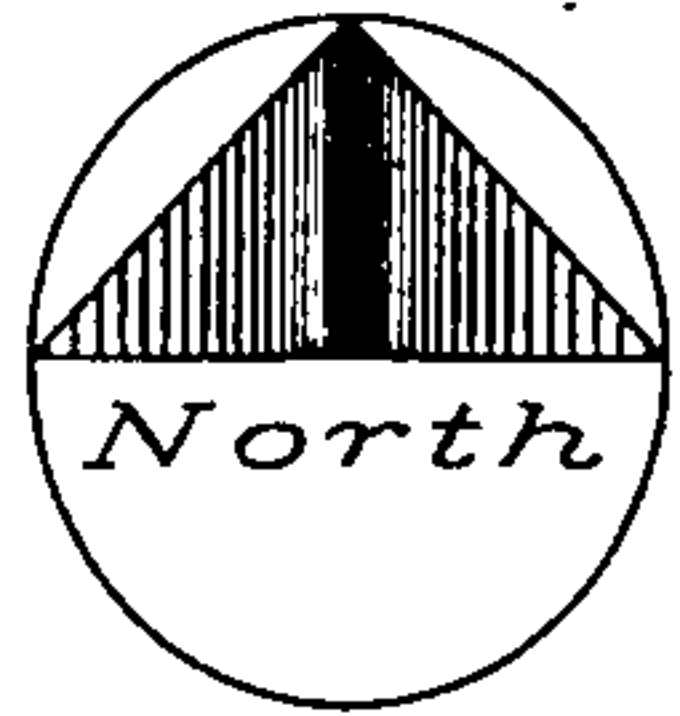
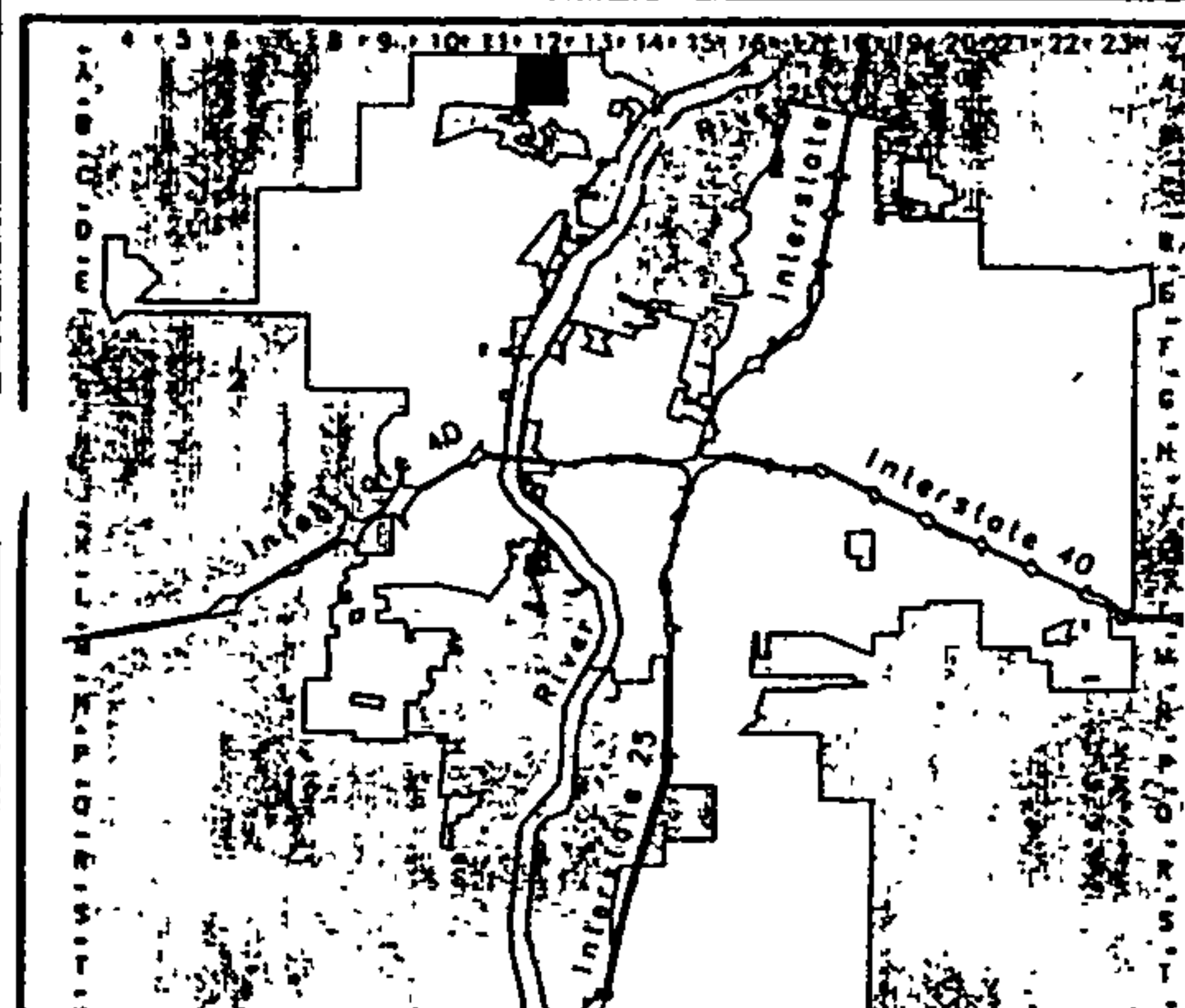
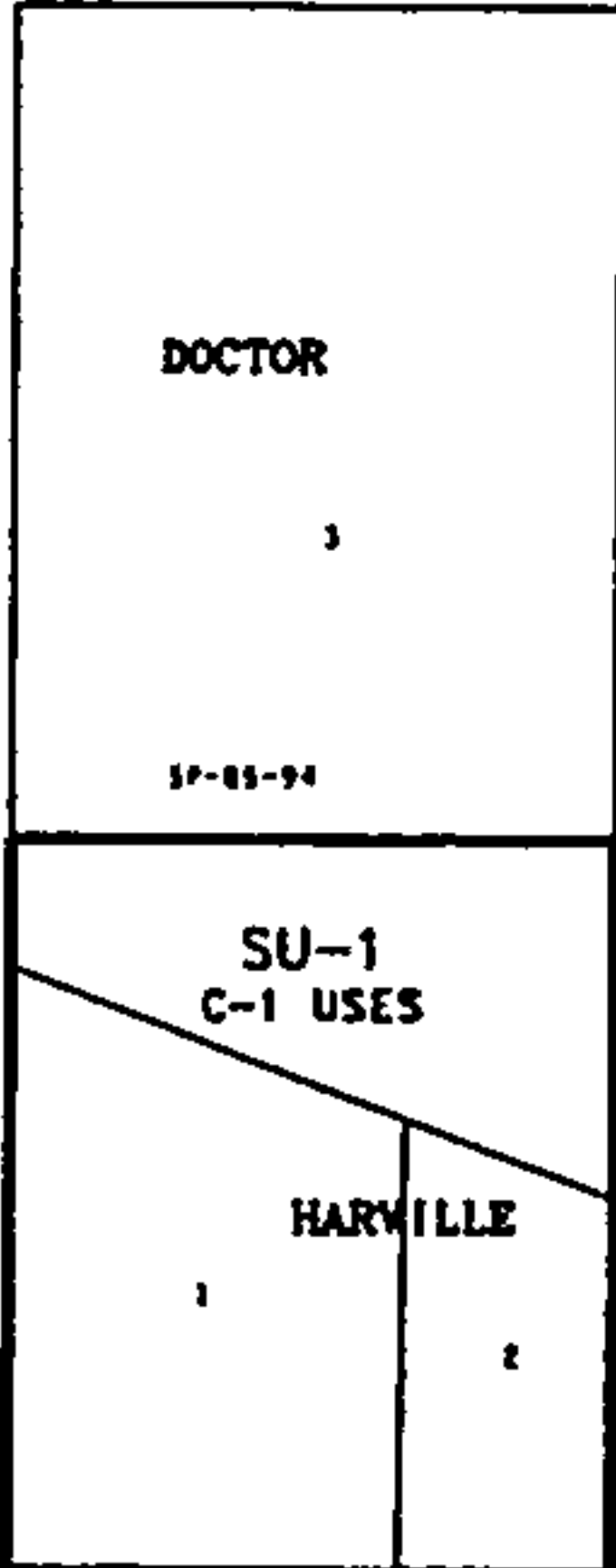
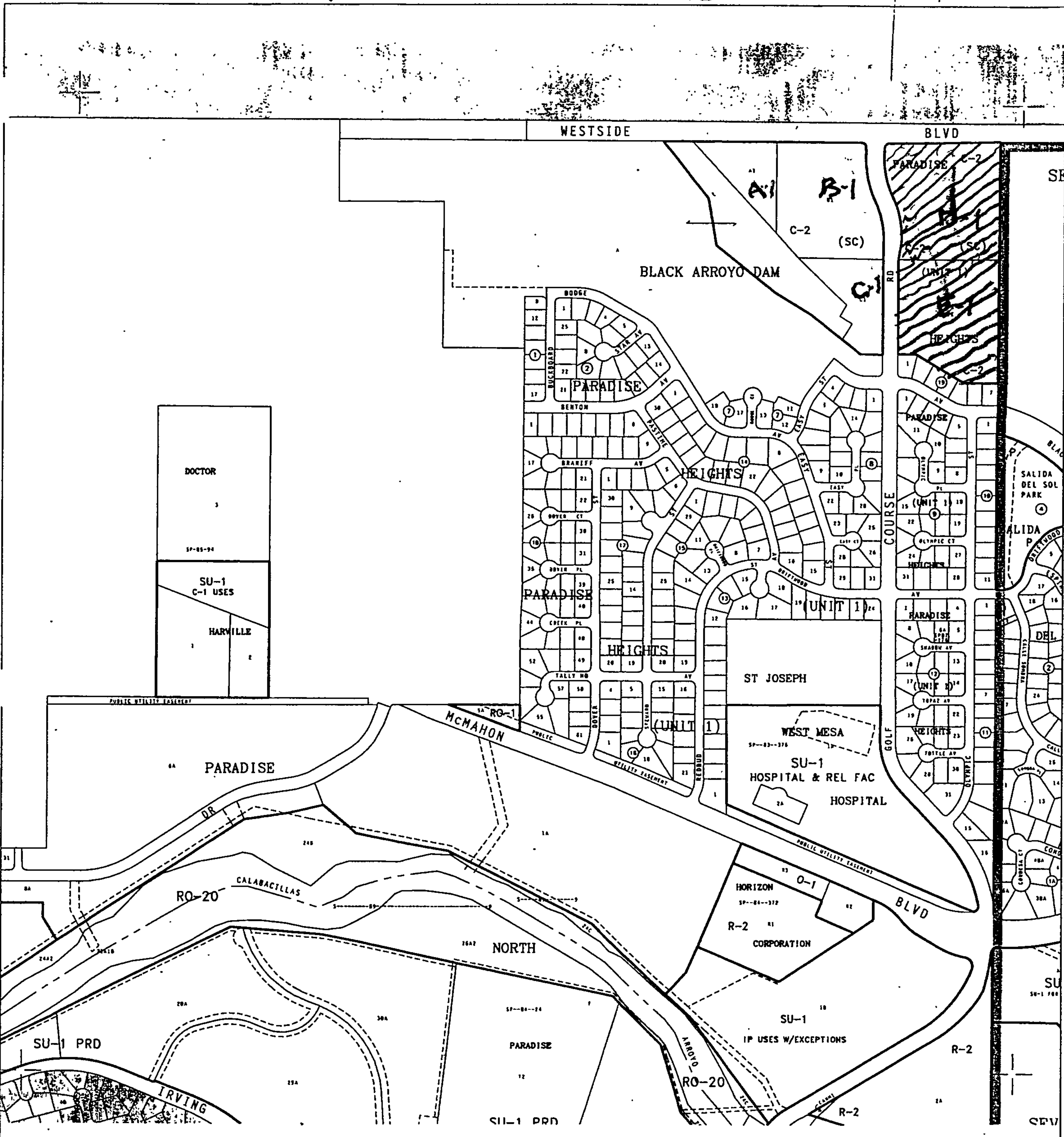
BY: _____

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 4th day of MAY, 2001, by DONALD D. HARVILLE

Marilyn Martinez
Notary Public





Abuquerque **G**eographic **I**nformation **S**ystem
 City of Albuquerque

© Planning Department July 06, 1993

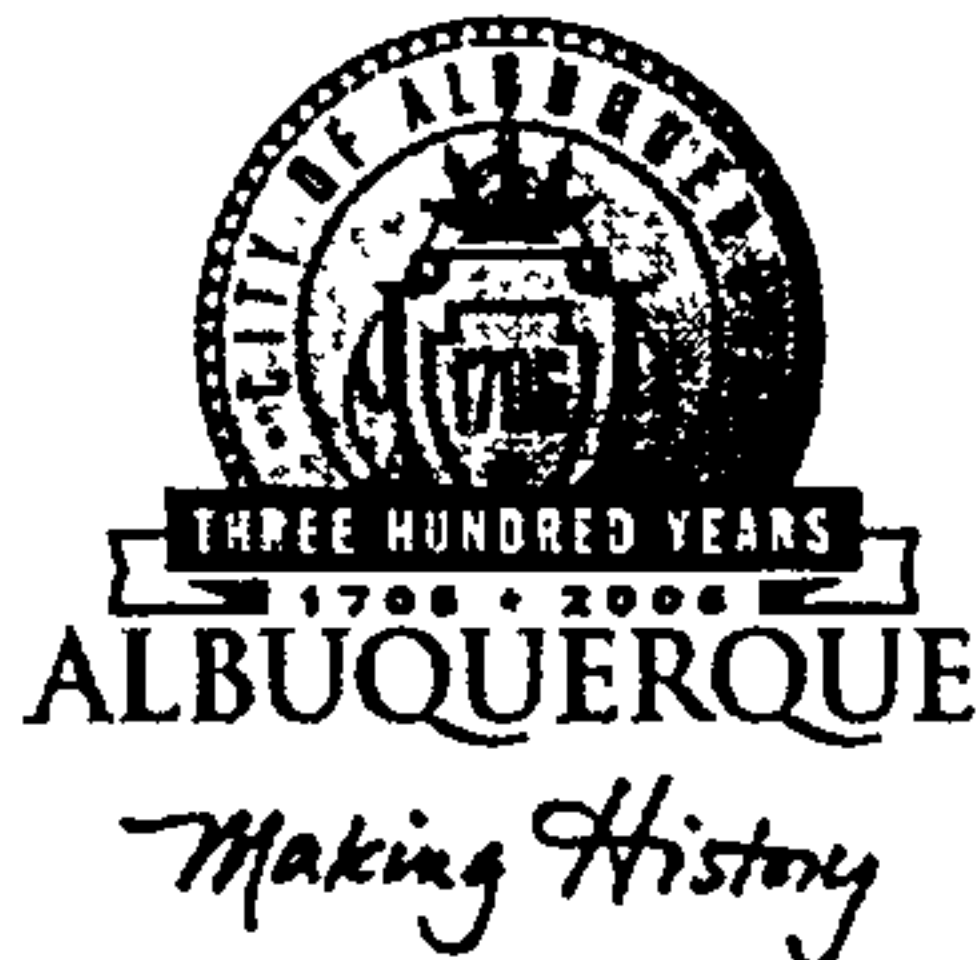
LEGAL DESCRIPTION

T11N
 R2E
 SEC 1

UNIFORM PROPERTY CODE

1-012-066

A-12-Z



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: 10/17/05

TO CONTACT NAME: H. Barker
COMPANY/AGENCY: H. Barker Architects
ADDRESS/ZIP: 209 Gold Ave SW / 87102
PHONE/FAX #: 842-6789 842-1818

Thank you for your inquiry of October 17, 2005 requesting the names of **Recognized**
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract B-1 & E-1, Paradise Heights, located on Golf Course Road NW, Between Unser Boulevard & Benton Avenue NW zone map page(s) A-12.

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

Paradise Heights

Neighborhood Association

Contacts: Jerome Romero
10601 Olympic St. NW/87114
897-9771

Neighborhood Association

Contacts: _____

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

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

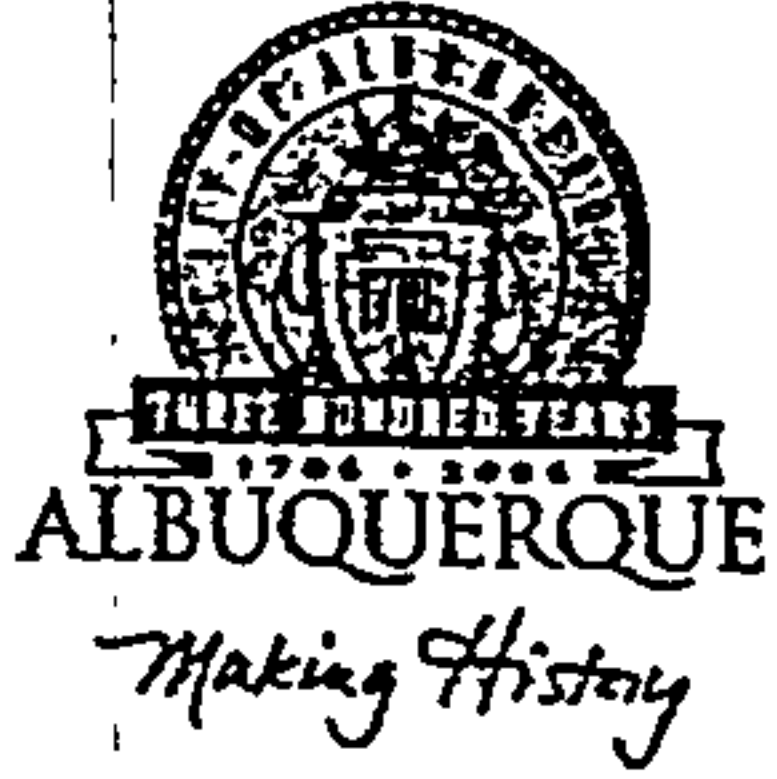
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because 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 ONC use only)

Date of Inquiry: 10/17/05 Time Entered: 2:45 PM ONC Rep. Initials: SW



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information BEFORE neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following: Cell Tower []; Private Development ; City Project []; -OR- Other []

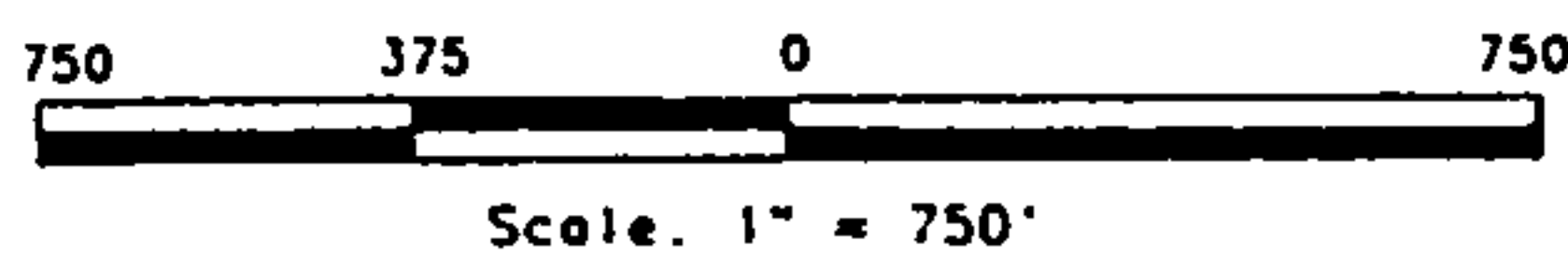
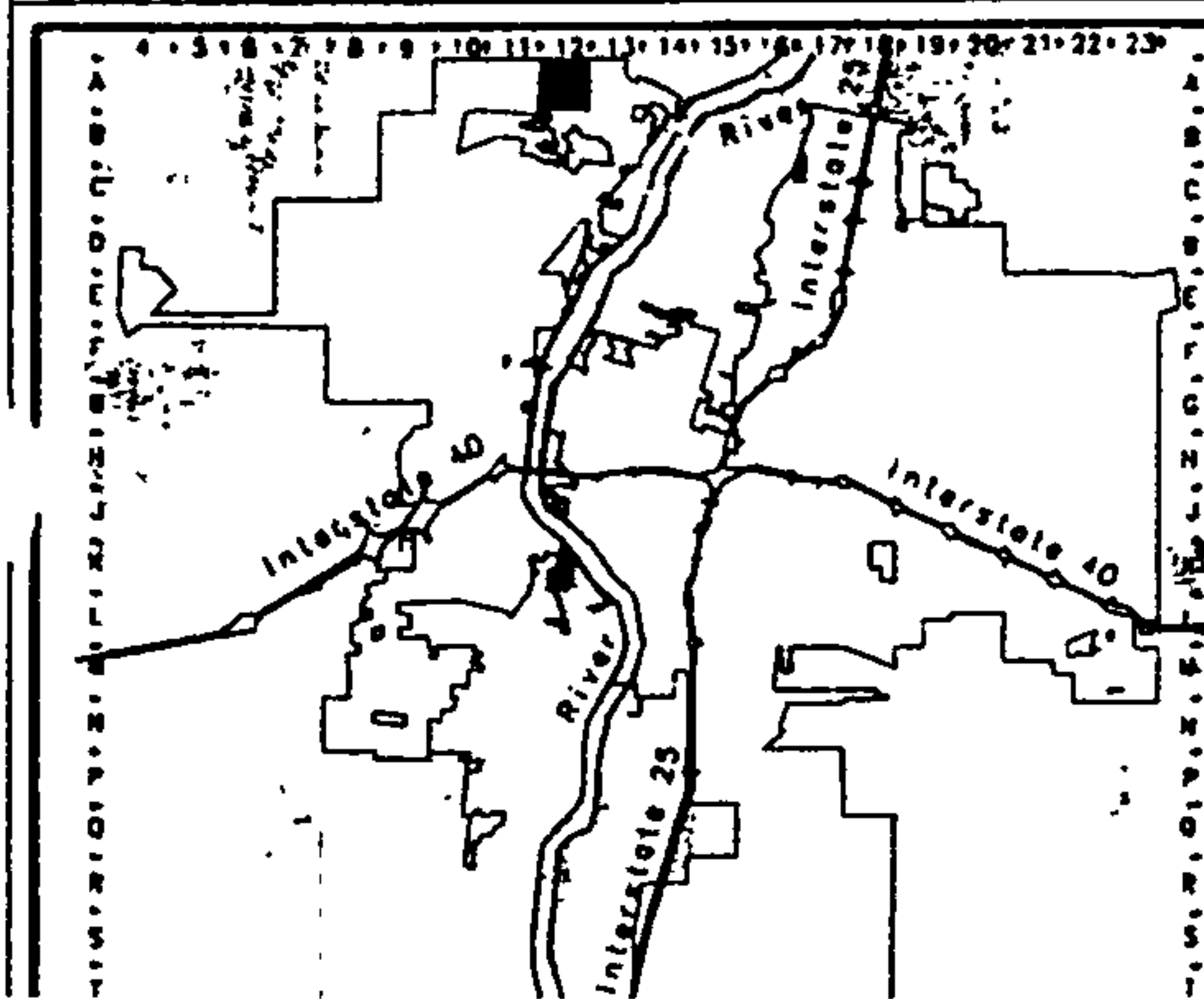
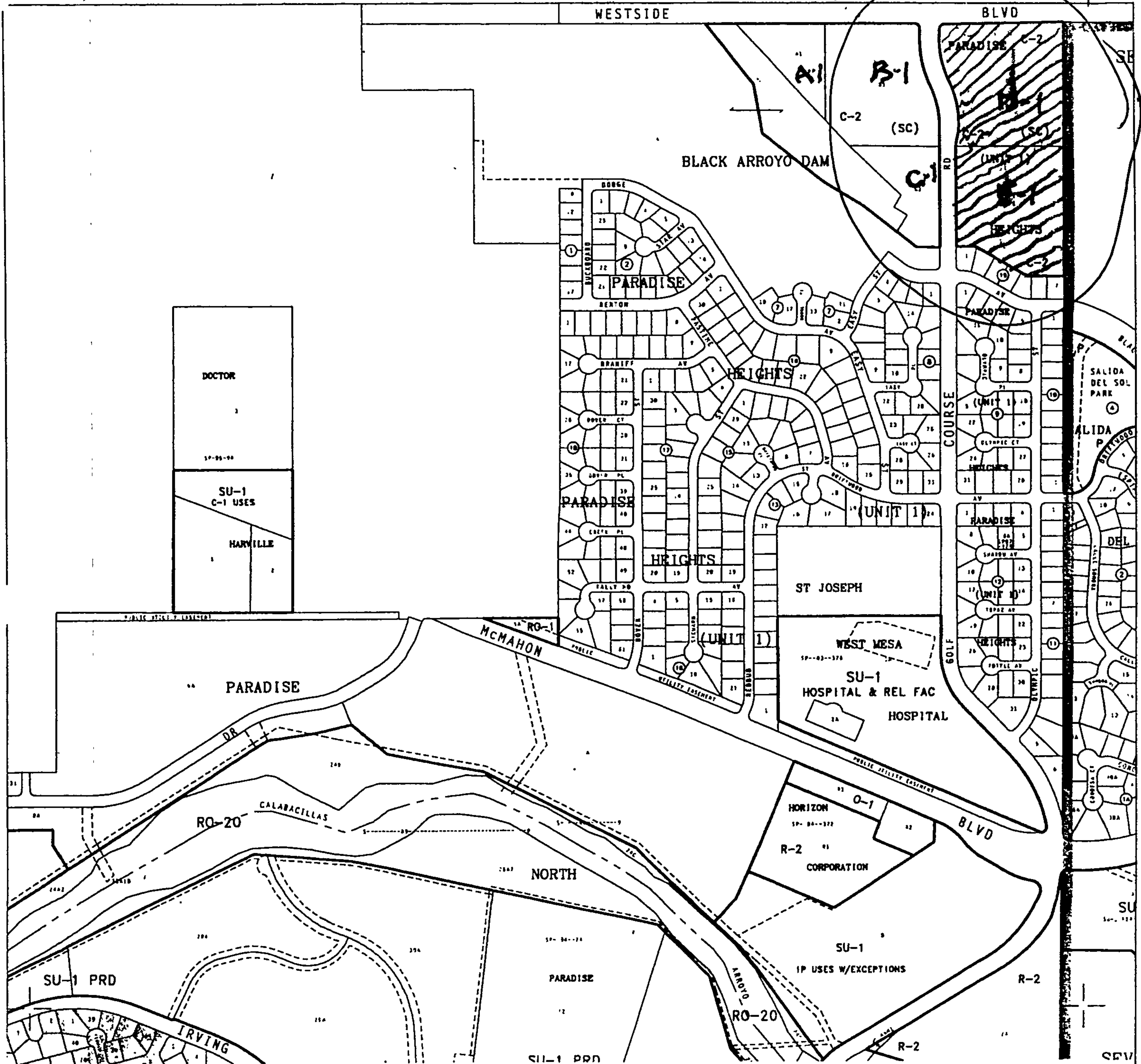
CONTACT NAME: H. BARKER
COMPANY NAME: H. BARKER ARCHITECTS
ADDRESS/ZIP: 209 GOLD AVE, S.W. ALBUQ. 87102
PHONE: 842-6789 FAX: 842-1818

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

TRACTS D-1 & E-1 PARADISE HEIGHTS
LEGAL DESCRIPTION
LOCATED ON GOLF COURSE ROAD N.W.
STREET NAME OR OTHER IDENTIFYING LANDMARK
BETWEEN WESTSIDE BLVD. & BENTON AVE. N.W. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (A12Z).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)



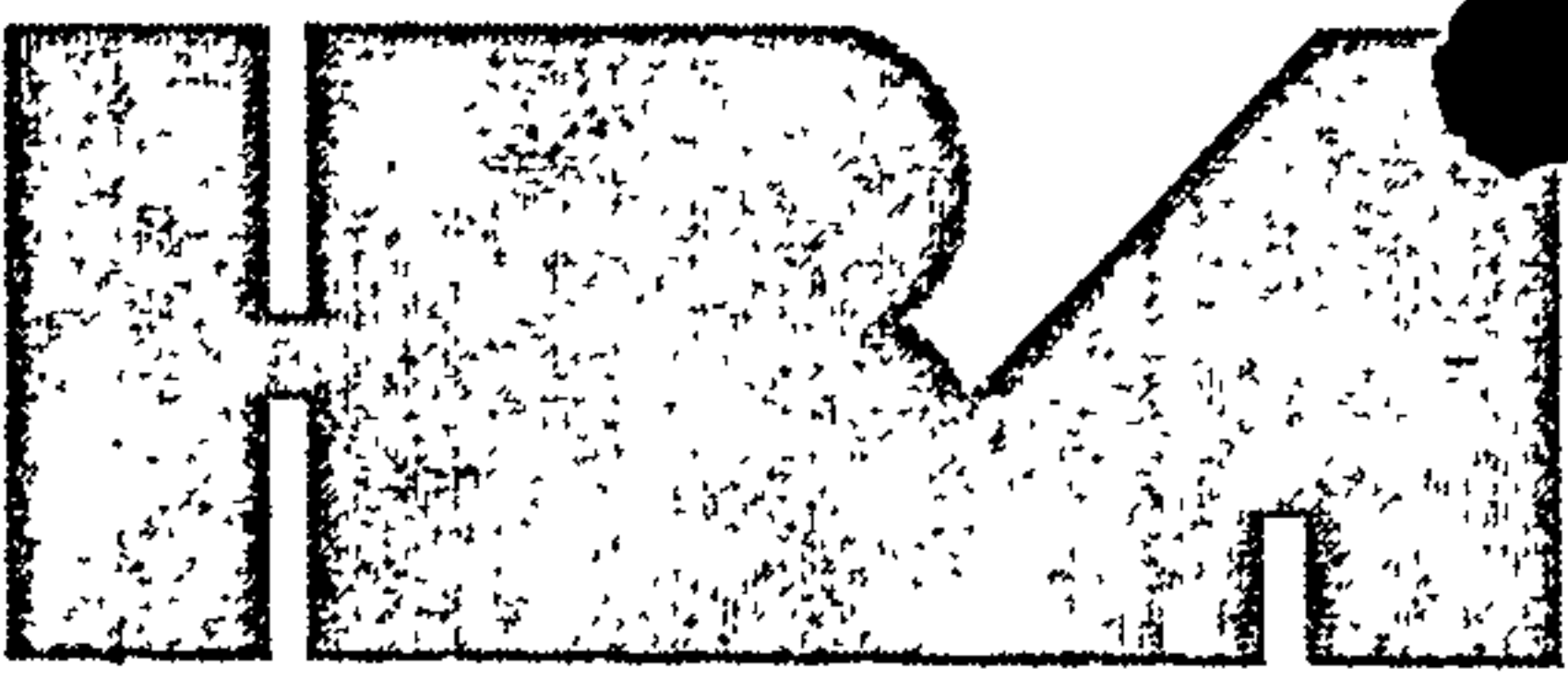
LEGAL DESCRIPTION
 T11N
 R2E
 SEC 1

UNIFORM PROPERTY CODE
 1-012-066

Abbuquerque Geographic Information System
 A GIS

© Planning Department July 06 1993

A-12-Z



H. BARKER ARCHITECTS
ARCHITECTS AND PLANNERS, A. I. A.
 209 Gold Avenue SW, Albuquerque, New Mexico 87102
 Telephone (505) 842-6789 / Facsimile (505) 842-1818

E007 3119 0000 7000 071E E007

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

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

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

UNIT ID: 0103
 D/S
 Postmark Here
 19
 Clerk: KTNQJ6
 ALBUQUERQUE NM 87103
 10/19/05

Sent To: **Mr. JELORE ROMERO**
 Street, Apt. No. or PO Box No.: **10601 Olympic St. N.W.**
 City, State, ZIP+4: **ALBUQUERQUE, NM 87114**
 PS Form 3800, June 2002 See Reverse for Instructions



***** WELCOME TO *****
 DOWNTOWN STATION
 ALBUQUERQUE, NM 87103-9998
 10/19/05 01:42PM

Store USPS	Trans 79
Wkstn sys5003	Cashier KTNQJ6
Cashier's Name	TONY
Stock Unit Id	WINDOWTONY
PO Phone Number	1-800ASKUSPS
USPS #	3401500103

1. First Class		4.05
Destination:	87114	
Weight:	0.60 oz.	
Postage Type:	PVI	
Affix. Post.:	-0.37	
Total Cost:	4.42	
Base Rate:	0.37	
SERVICES		
Certified Mail		2.30
70033110000123197833		
Rtn Recpt (Green Card)		1.75

Subtotal	4.05
Total	4.05

Cash	5.05
Change Due	1.00

Number of Items Sold: 1

"ALMOST ANYTHING YOU CAN DO
 AT THE POST OFFICE
 YOU CAN DO ONLINE AT USPS.COM
 THANK YOU
 THANK-YOU"

FROM : SOL-DANCE EXECUTIVE SUITES

PHONE NO. : 1 505 883 0031

Oct. 31 2005 12:17PM P1

H. BARKER ARCHITECTS • ARCHITECTS & PLANNERS, A.I.A.
209 GOLD AVENUE, S.W. • ALBUQUERQUE, NEW MEXICO 87102 • 505-842-6789 TEL • 505 842-1818 FAX • hbarkerarchitects.com

October 17, 2005

Mr. Jerome Romero
10601 Olympic St., N.W.
Albuquerque, NM 87114

Re: Vacation of City right-of-way on Golf Course Road N.W.

Dear Mr. Romero:

Enclosed please find my letter explaining the referenced request we are making to the City. If the excess land were to remain City property it would be a constant maintenance problem, i.e. weeds and trash, for the City.

If you have any questions or need any additional information, please call me and I will do my best to respond promptly. Thank you for your attention on this matter.

Sincerely,



Hildreth Barker for H. Barker Architects, L.L.C.

Enclosure: Letter to City of Albuquerque D.R.B.



H. BARKER ARCHITECTS ARCHITECTS AND PLANNERS, A. I. A. 209 Gold Avenue SW, Albuquerque, New Mexico 87102 Telephone (505) 842-6789 / Facsimile (505) 842-1818

Vertical text on the right margin

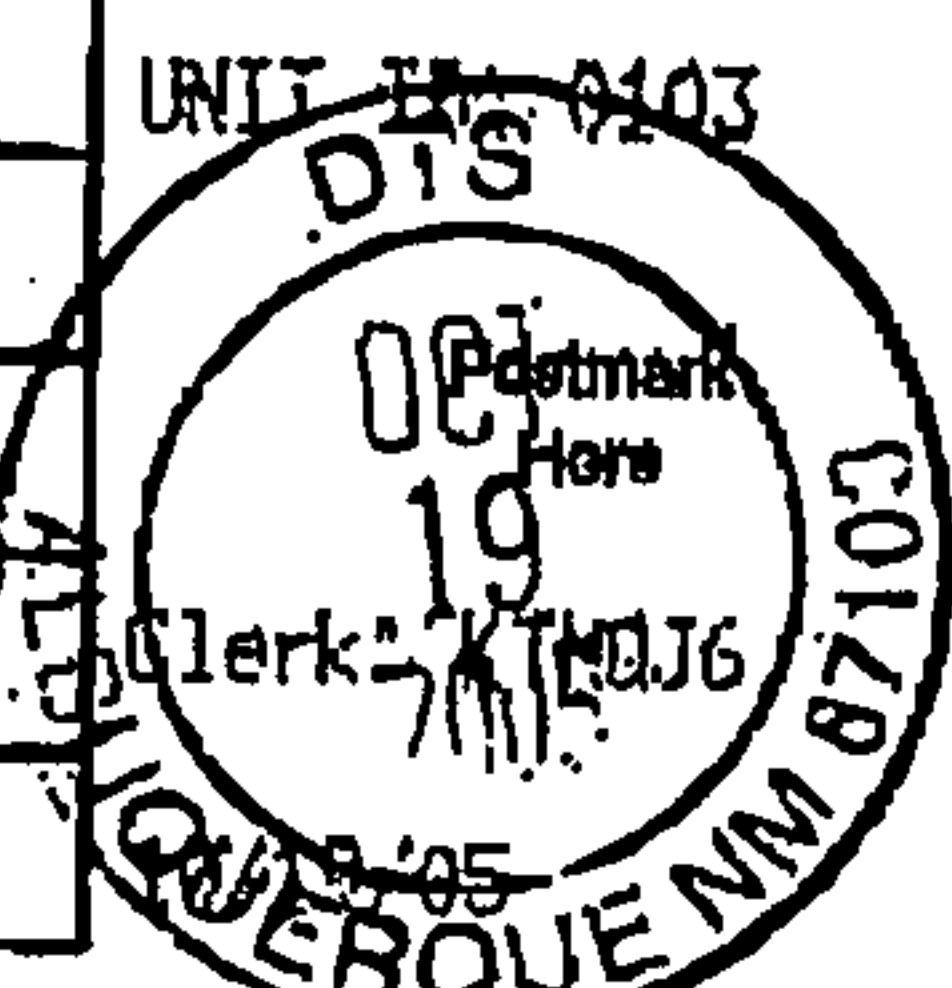
7003 3110 0001 2319 7833

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

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

OFFICIAL USE

Table with columns for Postage, Certified Fee, Return Receipt Fee, Restricted Delivery Fee, and Total Postage & Fees.



Form with recipient information: Sent To Mr. JELONIE ROMERO, 10601 Olympic St. NW, Albuquerque, NM 87114



**** WELCOME TO **** DOWNTOWN STATION ALBUQUERQUE, NM 87103-9998 10/19/05 01:42PM

Store USPS Wkstn sys5003 Cashier's Name TONY Stock Unit Id WINDOWTONY PO Phone Number 1-800ASKUSPS USPS # 3401500103

1. First Class Destination: 87114 Weight: 0.60 oz, Postage Type: PVI Affix. Post.: -0.37 Total Cost: 4.42 Base Rate: 0.37 SERVICES Certified Mail 70033110000123197833 2.30 Rtn Recpt (Green Card) 1.75

Subtotal 4.05 Total 4.05 Cash 5.05 Change Due 1.00

Number of Items Sold: 1 "ALMOST ANYTHING YOU CAN DO AT THE POST OFFICE YOU CAN DO ONLINE AT USPS.COM THANK YOU"

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME CALABACILLAS GROUP
AGENT HILDRETH BARKER
ADDRESS 209 GOLD AVE SW
PROJECT & APP # 1002556 / 05 DRB 01636
PROJECT NAME GOLF COURSE RD.

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 45.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 140.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

95-660-1070 1122

H. BARKER ARCHITECTS
209 GOLD AVENUE S.W.
ALBUQUERQUE, NM 87102
(505) 842-6789

DATE Oct. 19, 2005

PAY TO THE ORDER OF City of Albuquerque \$ 140.00
One hundred, forty & no/100 DOLLARS

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

MEMO DRB Harville H.B.

1070066061 8090069333 1122

City Of Albuquerque
Treasury Division

10/19/2005 2:42PM LOC: ANNX
RECEIPT# 00051484 WSH# 007 TRANSH# 0048
Account 441006 Fund 0110
Activity 4971000 TRSKAL
J24 Misc \$140.00
CK \$75.00
CHANGE

Thank You \$140.00
\$0.00

City Of Albuquerque
Treasury Division

10/19/2005 2:41PM LOC: ANNX
RECEIPT# 00051483 WSH# 007 TRANSH# 0048
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$140.00
J24 Misc \$45.00

Thank You

City Of Albuquerque
Treasury Division

10/19/2005 2:41PM LOC: ANNX
RECEIPT# 00051482 WSH# 007 TRANSH# 0048
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$140.00
J24 Misc \$20.00

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 \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from NOV. 1, 2005 To NOV. 16, 2005

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

10.19.05
(Date)

I issued 2 signs for this application, 10/19/05, Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002556

VACATION EXHIBIT PROPOSED TRACTS D-1 AND E-1

WESTSIDE BOULEVARD N.W.
(106.00' ROW)

APRIL 2008

GOLF COURSE ROAD N.W.
(R.O.W. VARIES)

FORMERLY REALIGNMENT
OF GOLF COURSE
FILED: JUNE 25, 1974
BOOK: D6, PAGE: 61

EXISTING 10' PUBLIC UTILITY
EASEMENT AS
SHOWN ON PLAT
FILED: 12/13/66
BOOK: D3, PAGE: 154-155

LOT LINE TO BE ELIMINATED
BY THIS PLAT

EXISTING 7' ELECTRIC POWER
AND TELEPHONE LINE
EASEMENT AS NOTED ON PLAT
FILED: 12/13/66
BOOK: D3, PAGE: 154-155

TRACT D-1

407,443 SF. (9.3536 AC.)

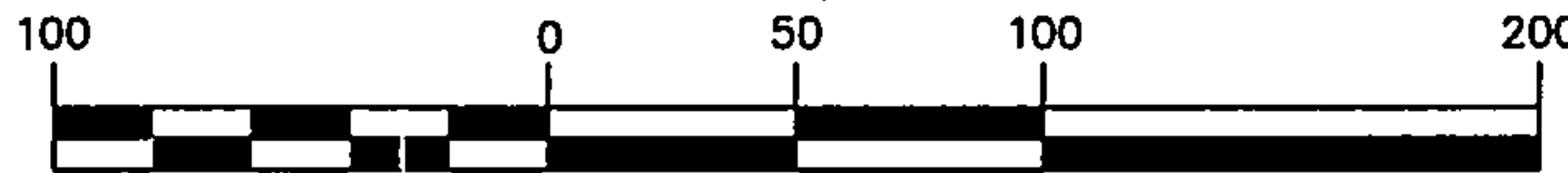
FORMERLY TRACT "D"
PARADISE HEIGHTS
UNIT ONE
FILED: DECEMBER 13, 1966
BOOK: D3, PAGE: 154

LOT LINE TO BE ELIMINATED
BY THIS PLAT

AREA TO BE VACATED



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

AREA TO BE VACATED

AREA TO BE DEDICATED

EXISTING 8' UTILITY EASEMENT
FOR CONSTRUCTION AND
MAINTENANCE OF UTILITIES
OTHER THAN TELEPHONE AND
ELECTRIC AS NOTED ON PLAT
FILED: 12/13/66
BOOK: D3, PAGE: 154-155

TRACT E-1

334,011 SF. (7.6678 AC.)

FORMERLY TRACT "E"
PARADISE HEIGHTS
UNIT ONE
FILED: DECEMBER 13, 1966
BOOK: D3, PAGE: 154

AREA TO BE VACATED

EXISTING 15' DRAINAGE AND
UTILITY EASEMENT AS
SHOWN ON PLAT
FILED: 12/13/66
BOOK: D3, PAGE: 154-155

EDGE OF
EXISTING
SIDEWALK

BLOCK 19
PARADISE HEIGHTS
UNIT ONE
FILED: DECEMBER 13, 1966
BOOK: D3, PAGE: 154

LOT 74

LOT 73

LOT 72

LOT 71

LOT 70

LOT 68

LOT 67

LOT 66

LOT 65

LOT 64

LOT 63

LOT 62

LOT 61

LOT 60

LOT 59

LOT 58

LOT 57

LOT 56

Tract
B-5B-2

PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH
FILED: DECEMBER 12, 1997
BOOK: 97C, PAGE: 382

PLAT OF ESTRELLA DEL NORTE AT SEVEN BAR NORTH
FILED: NOVEMBER 25, 1996
BOOK: 96C, PAGE: 474

VACATION LEGEND

VACATE PUBLIC ROW

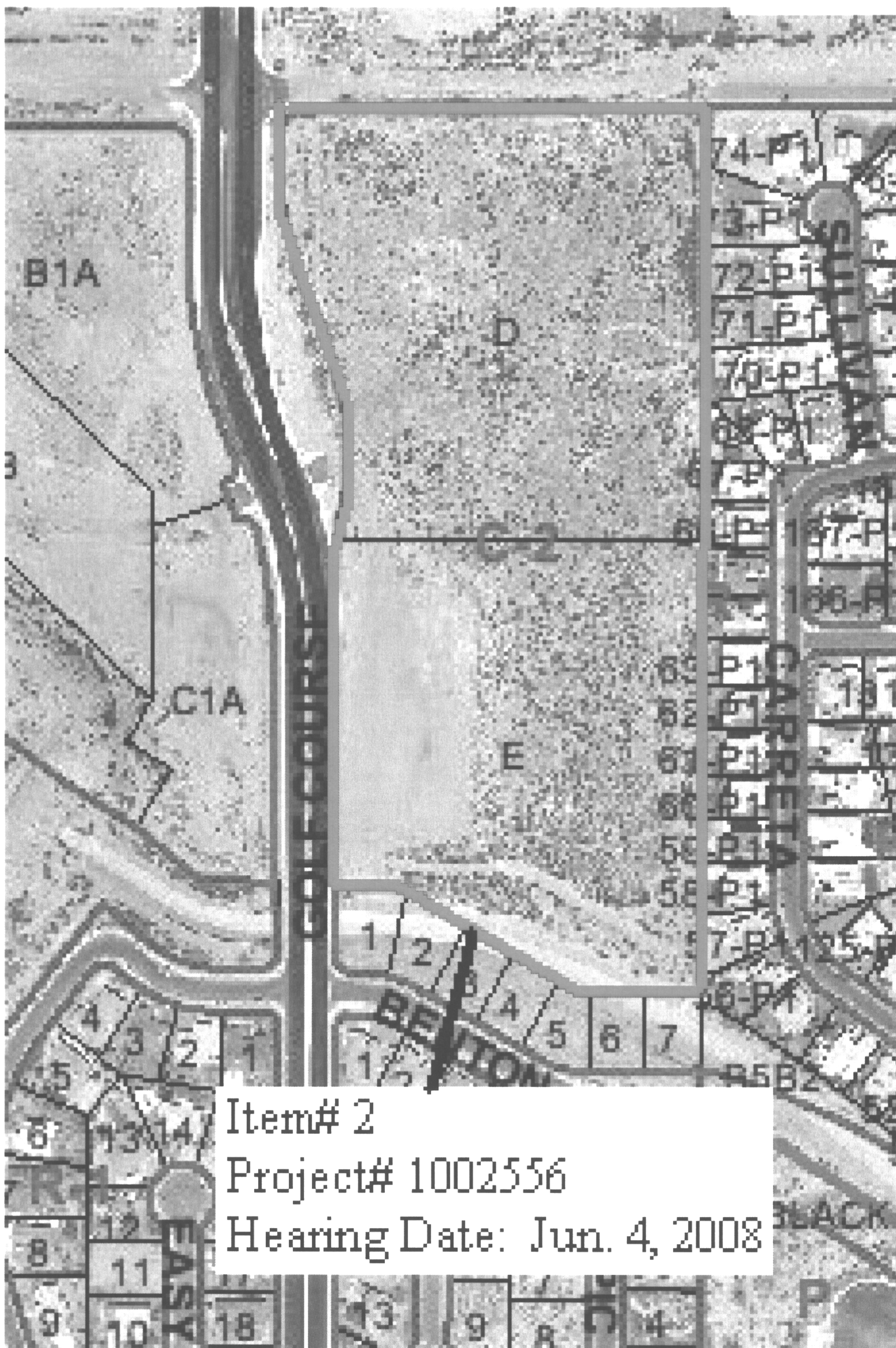
**WILSON
& COMPANY**

4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

PROPOSED TRACTS D-1 AND E-1

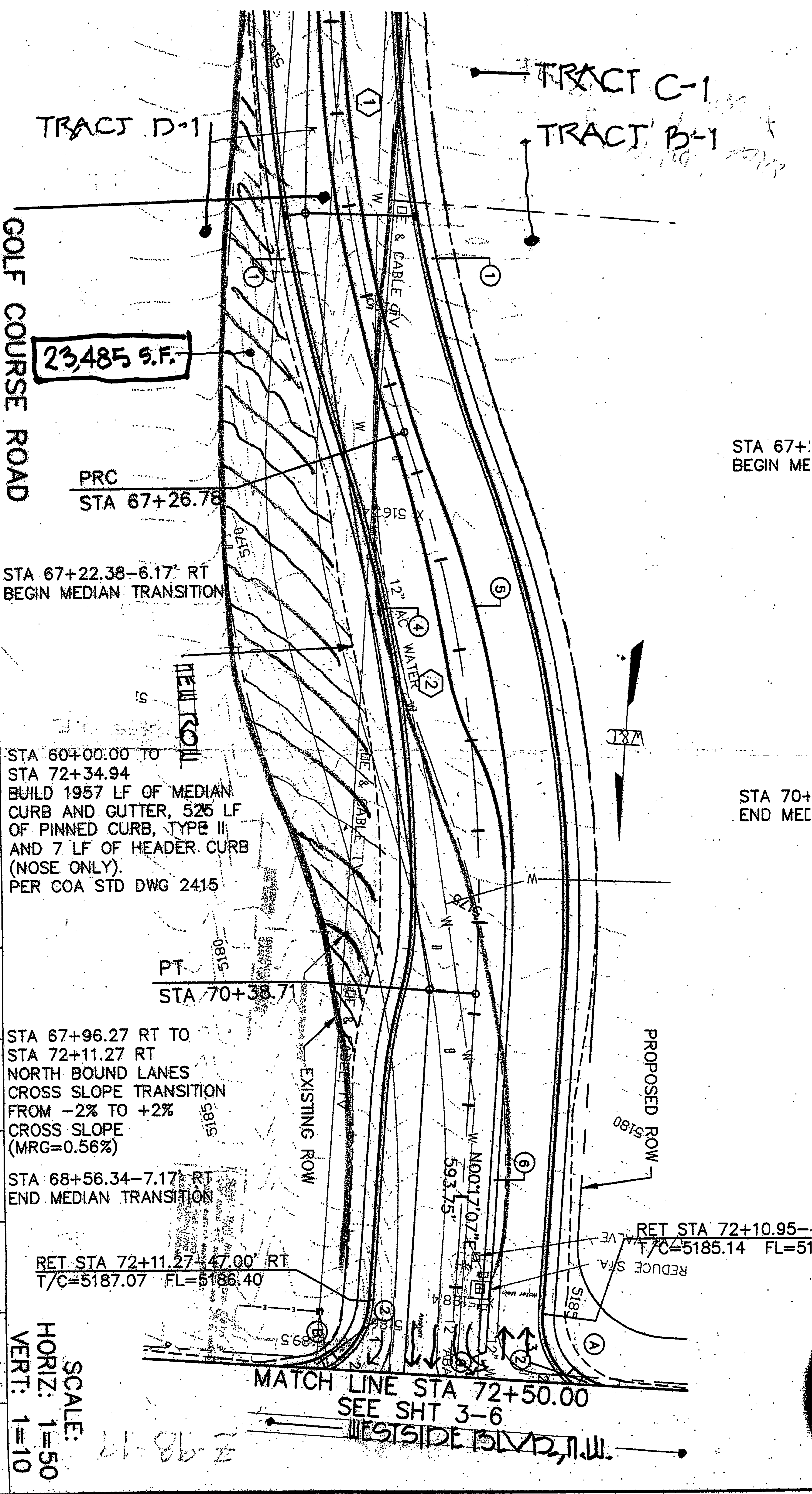
VACATION EXHIBIT

DRAWN	SH	DATE	APRIL 2008	SHEET NO.
CHECK	JLW	WCEA	NO.0660003900	1 OF 1



Item# 2
Project# 1002556
Hearing Date: Jun. 4, 2008

6.12	100.00' VC	A.D. = -0.90	K = 111.15	m _o = -0.11'
9+50				
177.62				
5200				



23,485 S.F.

GOLF COURSE ROAD

TRACT C-1
TRACT B-1

PRC
STA 67+26.78

STA 67+22.38-6.17' RT
BEGIN MEDIAN TRANSITION

STA 60+00.00 TO
STA 72+34.94
BUILD 1957 LF OF MEDIAN
CURB AND GUTTER, 525 LF
OF PINNED CURB, TYPE II
AND 7 LF OF HEADER CURB
(NOSE ONLY).
PER COA STD DWG 2415

PT
STA 70+38.71

STA 67+96.27 RT TO
STA 72+11.27 RT
NORTH BOUND LANES
CROSS SLOPE TRANSITION
FROM -2% TO +2%
CROSS SLOPE
(MRG=0.56%)

STA 68+56.34-7.17' RT
END MEDIAN TRANSITION

RET STA 72+11.27-47.00' RT
T/C=5187.07 FL=5186.40

RET STA 72+10.95-
T/C=5185.14 FL=5185.14
REDUCE STA

MATCH LINE STA 72+50.00
SEE SHT 3-6

ESTSIDE BLVD, N.W.

SCALE:
HORIZ: 1"=50'
VERT: 1"=10'

STA 67+
BEGIN ME

STA 70+
END MEC

21-86-E

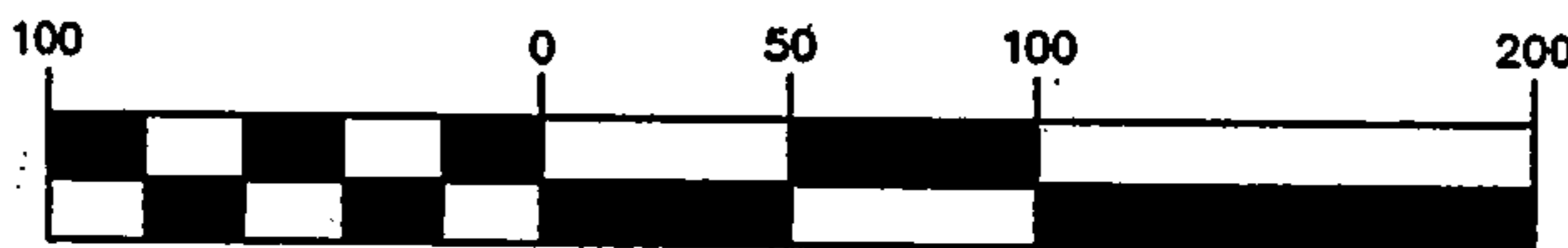
TRA
BL

SITUATE WITHIN PROJECT ALBUQUERQUE

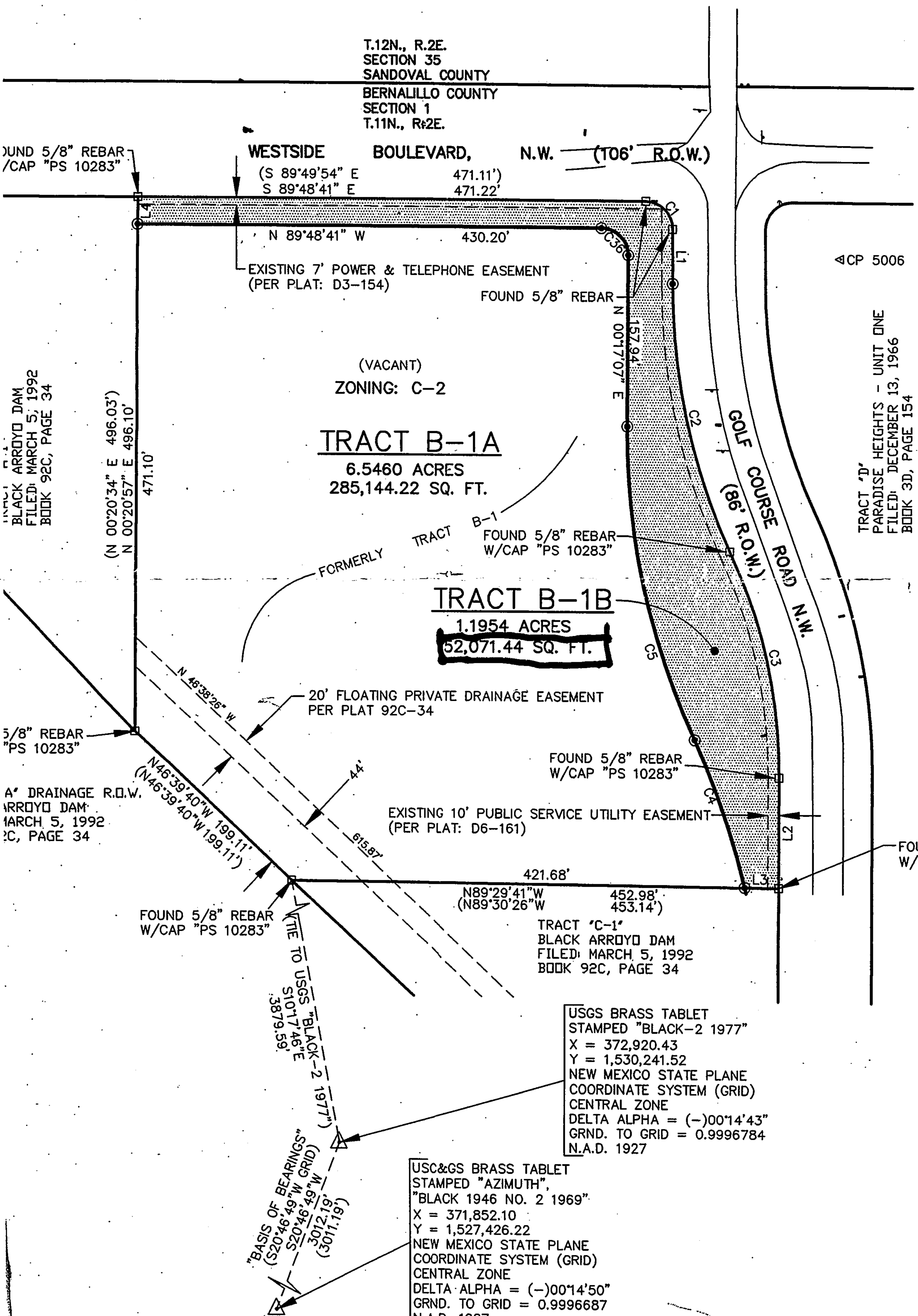
ORD BEARING	CHORD
S44°57'44"E (S44°49'54"E)	35.26' (35.36')
S12°10'57"E (S12°15'43"E)	253.50' (253.50')
S12°10'25"E (S12°11'44"E)	215.57' (216.55')
N19°02'30"W	142.40'
N12°06'41"W	299.03'
N44°45'47"W	35.39'



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



BLACK ARROYO DAM
FILED: MARCH 5, 1992
BOOK 92C, PAGE 34

BLACK ARROYO DAM
FILED: MARCH 5, 1992
BOOK 92C, PAGE 34

TRACT 'D'
PARADISE HEIGHTS - UNIT ONE
FILED: DECEMBER 13, 1966
BOOK 3D, PAGE 154

LEGEND

- △ CONTROL POINTS
- FOUND MONUMENTS
- SET REBAR W/CAP "PS 14733"

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS for the common and joint use

1. PNM Electric Services for underground electrical lines, equipment, fixtures, structures, and electrical service.
2. PNM Gas Services for in-ground and other equipment and structures.
3. U.S. West for the installation and maintenance of communication lines and structures.
4. Comcast Digital Cable for in-ground and other related equipment and structures.
5. New Mexico Utilities, Inc. for in-ground and other related equipment and structures.

Included, is the right to build, relocate, change, remove, or repair facilities for the purposes defined to, from, and over said easements for space for electric transformers and remove trees, shrubs or other vegetation set forth herein. No building, hot tub, concrete or wood structures, erected or constructed on or over the easements drilled or operated thereon. This plat is for correcting any violations by construction or pools, deeded within or near easements shown

WILSON & COMPANY
4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO

USGS BRASS TABLET
STAMPED "BLACK-2 1977"
X = 372,920.43
Y = 1,530,241.52
NEW MEXICO STATE PLANE
COORDINATE SYSTEM (GRID)
CENTRAL ZONE
DELTA ALPHA = (-)00°14'43"
GRND. TO GRID = 0.9996784
N.A.D. 1927

US&GS BRASS TABLET
STAMPED "AZIMUTH",
"BLACK 1946 NO. 2 1969"
X = 371,852.10
Y = 1,527,426.22
NEW MEXICO STATE PLANE
COORDINATE SYSTEM (GRID)
CENTRAL ZONE
DELTA ALPHA = (-)00°14'50"
GRND. TO GRID = 0.9996687
N.A.D. 1927