



#15

Completed
5/03/04
BA

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01896 (P&F)	Project # 1002638
Project Name: BUENA VENTURA	EPC Application No.:
Agent: Surveys Southwest	Phone No.: 998-0303

Project Number

1002638

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/12/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

Sarah Amato

plat released to Sarah - 5/03/04

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

4-29-04 = Called & talked to Sara for next step. She will be in to pick up Mylar.

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002638 Subdivision Name Buena Ventura

Surveyor Gary Gritsko Company Survey SW

Contact person Sarah Phone # _____ email _____

Barbara A. Romero _____ 11-5-03
Approved *Not Approved Date

DXF RECEIVED 11-5-03 DATE
 HARD-COPY RECEIVED 11-5-03 DATE
 DISCLOSURE STATEMENT

NAD27 Ground

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

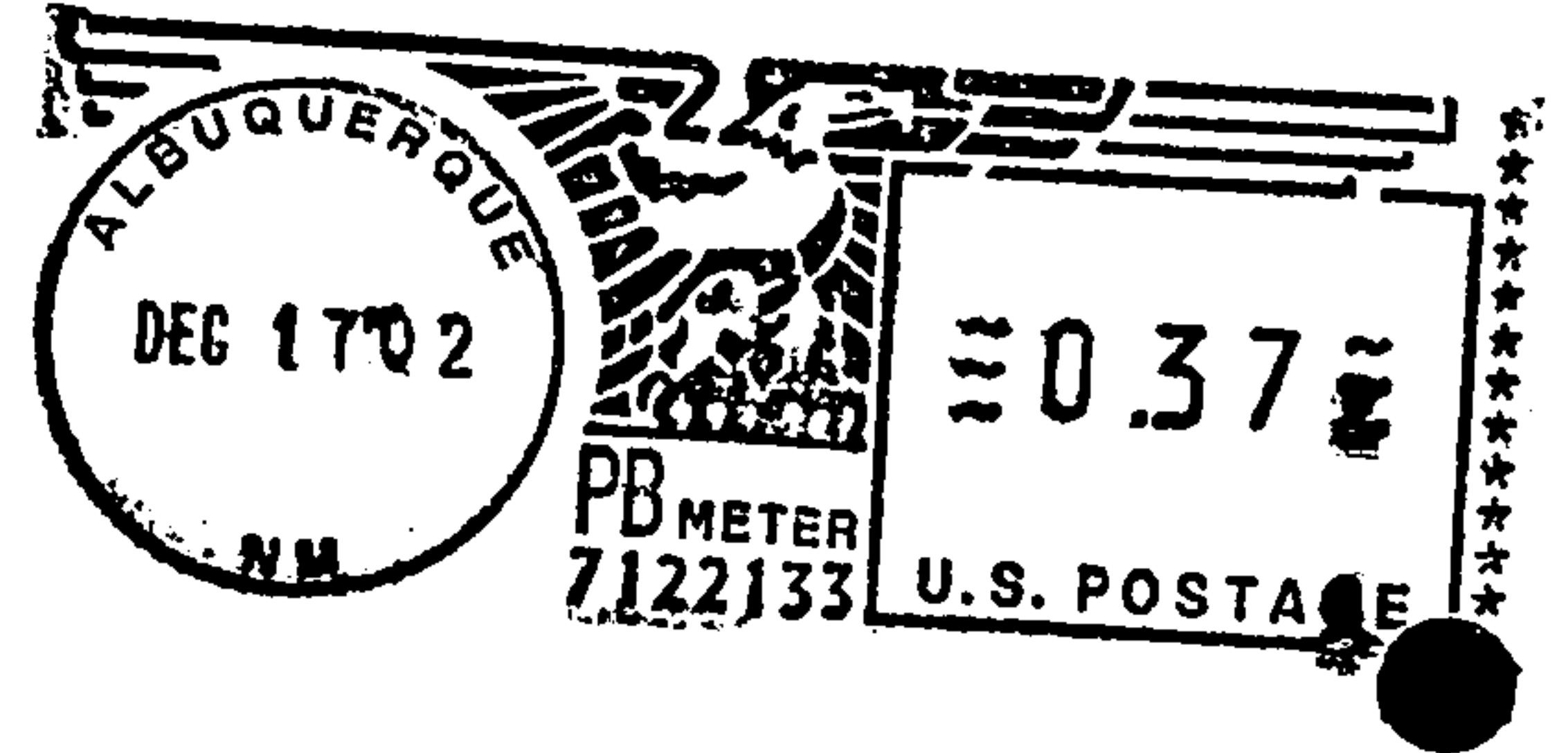
AGIS Use Only: Copied cov 2638 to agiscov on 11-5-03 Client Notified by email



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

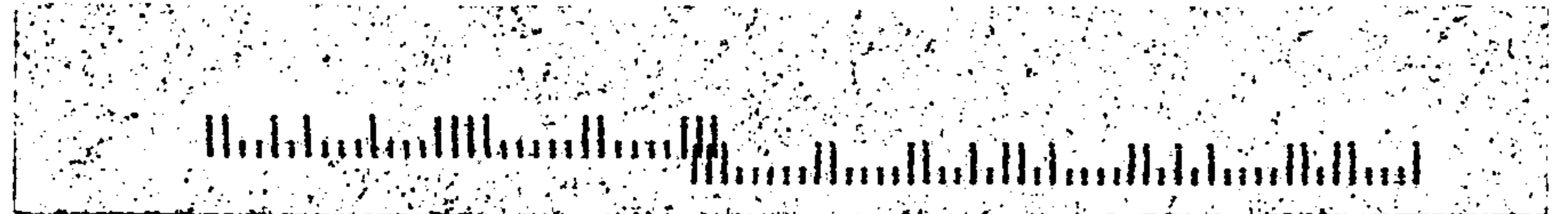


101006005403032103

JOHNSON SHERRI ROXANNE
7820 ELLIOT
ALBUQUERQUE

RD NW
NM 87120

8712045525 1293





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, January 8, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000196
02DRB-01850 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Lot(s) C1B, **CORONADO SAVINGS & LOAN**, zoned SU-1 special use zone, for C-1 uses, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845] (G-11)

Project # 1000269
02DRB-01878 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on CULTURE DR NE, between MONTANO RD NE and MERCANTILE AVE NE containing approximately 1 acre(s). [REF: DRB 96-242, 00460-00802, 00440-01433, 00420-01434, 00420-01435] (F-16)

Project # 1000950
02DRB-01875 Major-Two Year SIA

DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAU DEVELOPMENT**, zoned M-1 light manufacturing zone, located on MENAU BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15)

SEE PAGE 2...



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

Project # 1000131

02DRB-01897 Major – Two Year SIA
02DRB-01898 Minor – Ext. SIA Temp Deferral
of Sdwks

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14)

Project # 1000408

02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION, TOWN OF ATRISCO GRANT #7**, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] (M-9)

Project # 1001866

02DRB-01848 Major-Preliminary Plat Approval
02DRB-01849 Minor – Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **ALVARADO ADDITION, CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] (G-13)

SEE PAGE 3...



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3

Project # 1001993

02DRB-01841 Major-Vacation of Pub
Right-of-Way
02DRB-01842 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION**, zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21)

Project # 1002250

02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat
Approval
02DRB-01887 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH**, zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

Project # 1002368

02DRB-01810 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 1001932] (G-9)

Project # 1002375

02DRB-01852 Major-Vacation of Pub
Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). (J-11)

SEE PAGE 4...



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

PAGE 4

Project # 1002384

02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way

02DRB-01883 Major-Vacation of Public Easements

02DRB-01884 Minor-Sidewalk Waiver

02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on SO SIDE WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-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.

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 23, 2002.



87128+5632 128

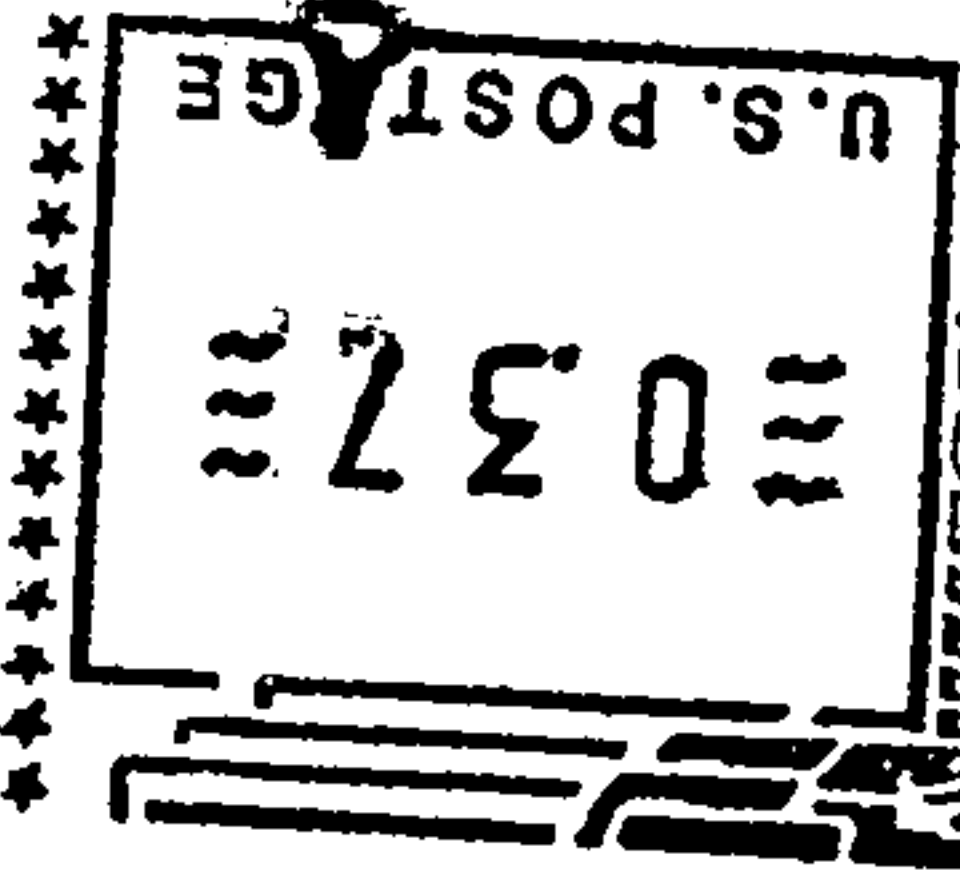
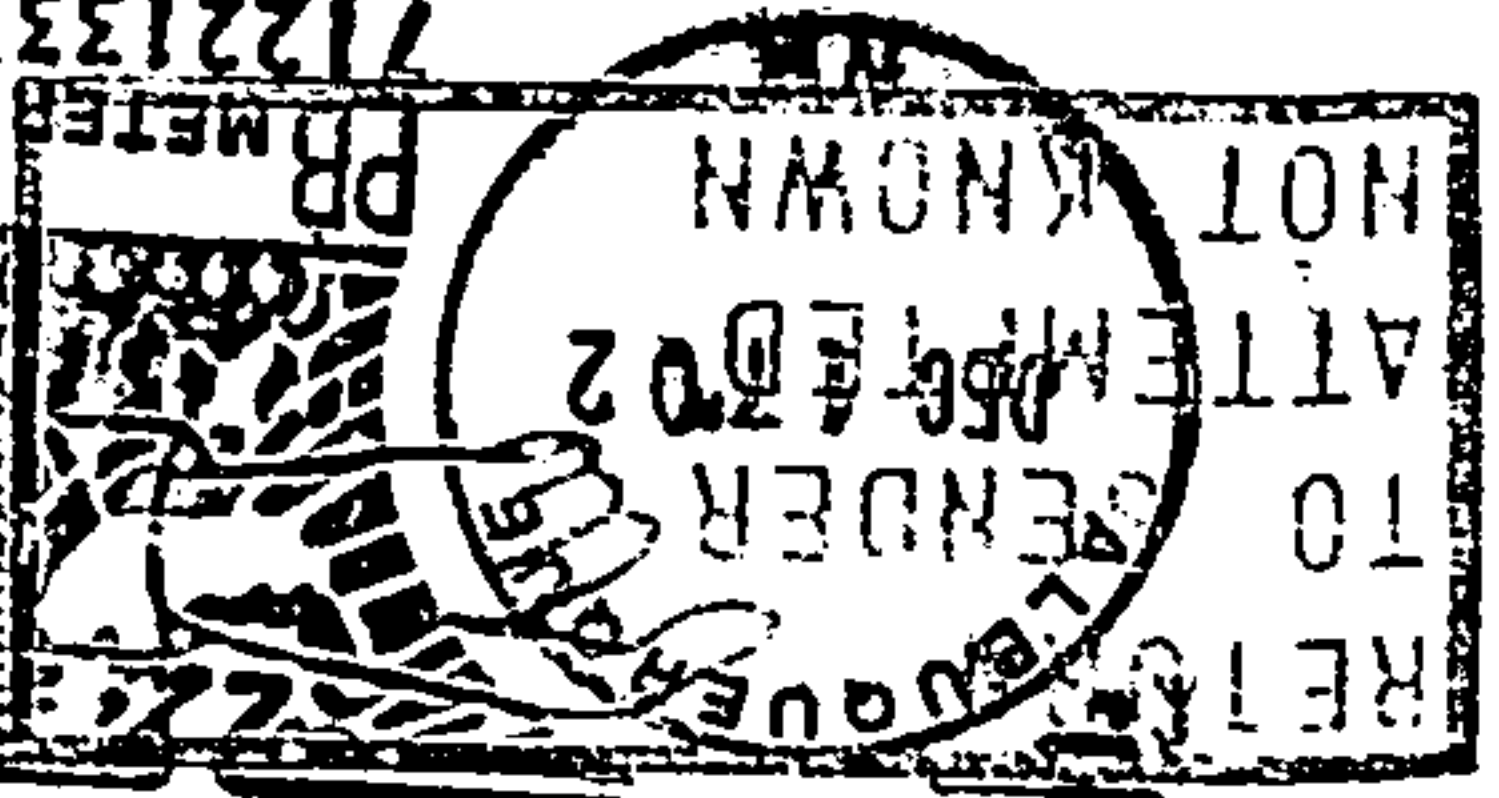
WAGNER LANA K
3101 GILLINGHAM
ALBUQUERQUE NM 87120

1010060080523216

PLANNING DEPARTMENT

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

City of Albuquerque





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, January 8, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000196

02DRB-01850 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Lot(s) C1B, **CORONADO SAVINGS & LOAN**, zoned SU-1 special use zone, for C-1 uses, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845] (G-11)

Project # 1000269

02DRB-01878 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on CULTURE DR NE, between MONTANO RD NE and MERCANTILE AVE NE containing approximately 1 acre(s). [REF: DRB 96-242, 00460-00802, 00440-01433, 00420-01434, 00420-01435] (F-16)

Project # 1000950

02DRB-01875 Major-Two Year SIA

DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAU DEVELOPMENT**, zoned M-1 light manufacturing zone, located on MENAU BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15)

SEE PAGE 2...



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

Project # 1000131

02DRB-01897 Major – Two Year SIA
02DRB-01898 Minor – Ext. SIA Temp Deferral
of Sdwks

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14)

Project # 1000408

02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION, TOWN OF ATRISCO GRANT #7**, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] (M-9)

Project # 1001866

02DRB-01848 Major-Preliminary Plat Approval
02DRB-01849 Minor – Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] (G-13)

SEE PAGE 3...



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3**

Project # 1001993

02DRB-01841 Major-Vacation of Pub
Right-of-Way
02DRB-01842 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION**, zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21)

Project # 1002250

02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat
Approval
02DRB-01887 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH**, zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

Project # 1002368

02DRB-01810 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 1001932] (G-9)

Project # 1002375

02DRB-01852 Major-Vacation of Pub
Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). (J-11)

SEE PAGE 4...



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

PAGE 4

Project # 1002384

02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01879 Major-Preliminary Plat Approval

02DRB-01880 Major-Vacation of Pub Right-of-Way

02DRB-01883 Major-Vacation of Public Easements

02DRB-01884 Minor-Sidewalk Waiver

02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on SO SIDE WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-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.

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 23, 2002.



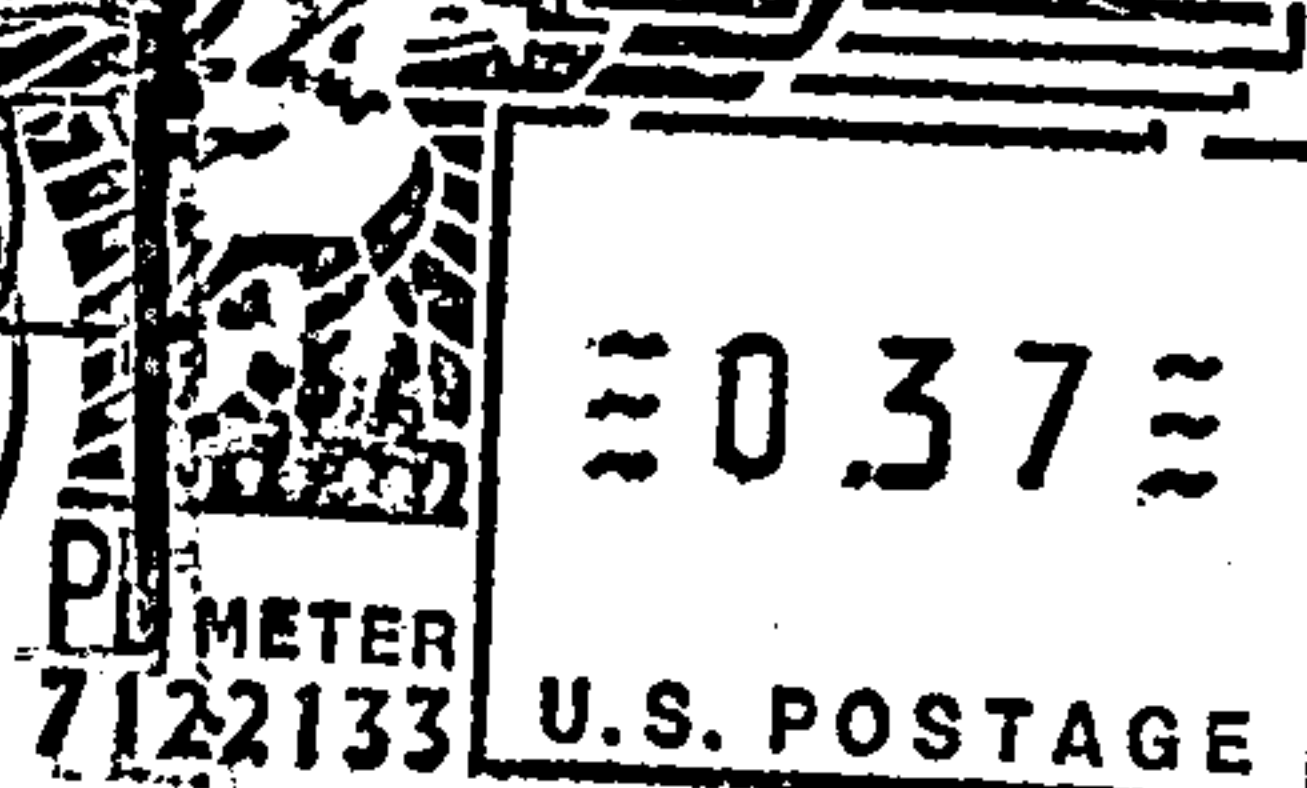
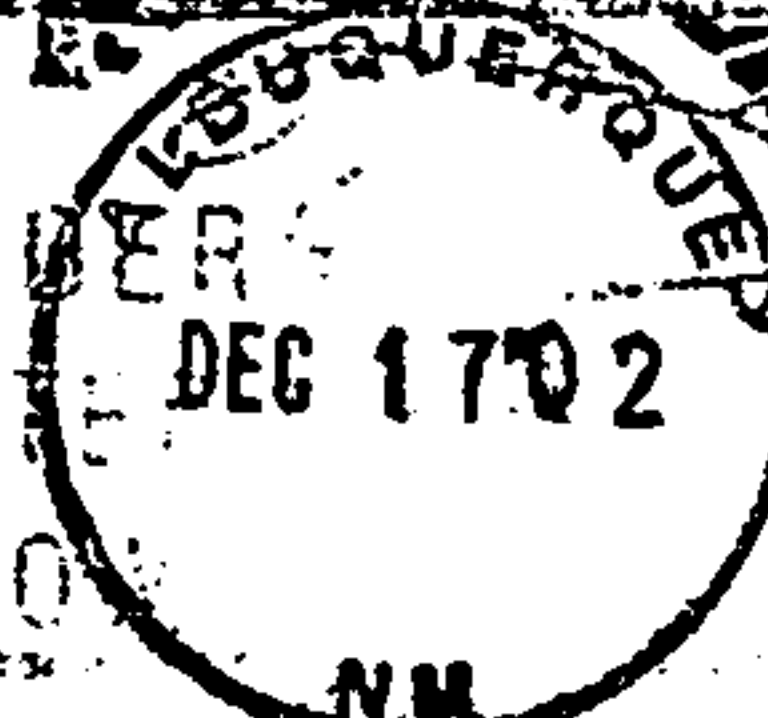
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
ATTEMPT
NOT KNOWN

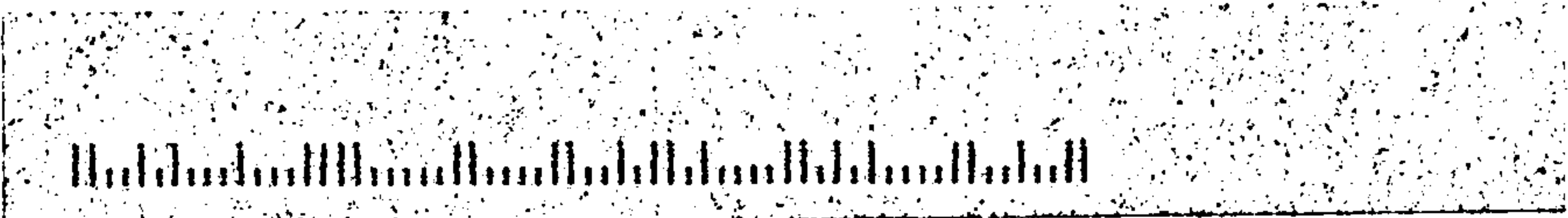


101006003903332107

GILLILAND JOHNNIE RATLIFF
7904 ELLIOT RD NW
ALBUQUERQUE NM 87120

DRB

871204542A 37
27103/1293





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, January 8, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000196
02DRB-01850 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Lot(s) C1B, **CORONADO SAVINGS & LOAN**, zoned SU-1 special use zone, for C-1 uses, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845] (G-11)

Project # 1000269
02DRB-01878 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on CULTURE DR NE, between MONTANO RD NE and MERCANTILE AVE NE containing approximately 1 acre(s). [REF: DRB 96-242, 00460-00802, 00440-01433, 00420-01434, 00420-01435] (F-16)

Project # 1000950
02DRB-01875 Major-Two Year SIA

DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAU DEVELOPMENT**, zoned M-1 light manufacturing zone, located on MENAU BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15)

SEE PAGE 2...



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

Project # 1000131

02DRB-01897 Major – Two Year SIA
02DRB-01898 Minor – Ext. SIA Temp Deferral
of Sdwks

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14)

Project # 1000408

02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION, TOWN OF ATRISCO GRANT #7**, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] (M-9)

Project # 1001866

02DRB-01848 Major-Preliminary Plat Approval
02DRB-01849 Minor – Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **ALVARADO ADDITION, CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] (G-13)

SEE PAGE 3...



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3**

Project # 1001993

02DRB-01841 Major-Vacation of Pub
Right-of-Way
02DRB-01842 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION**, zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21)

Project # 1002250

02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat
Approval
02DRB-01887 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH**, zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

Project # 1002368

02DRB-01810 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 1001932] (G-9)

Project # 1002375

02DRB-01852 Major-Vacation of Pub
Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). (J-11)

SEE PAGE 4...



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

PAGE 4

Project # 1002384

02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way

02DRB-01883 Major-Vacation of Public Easements

02DRB-01884 Minor-Sidewalk Waiver

02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on SO SIDE WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-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.

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 23, 2002.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 12, 2003

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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:10 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000029**
03DRB-01785 Major-Preliminary Plat Approval
03DRB-01786 Major-Vacation of Public Easements
03DRB-01787 Minor-Sidewalk Waiver
03DRB-01788 Minor-Temp Defer SDWK
BOHANNAN HUSTON, INC. agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1, Duke City Lumber Company Addition and Lot D-1-A of Arbolera De Vida, (to be known as **ARBOLERA DE VIDA, PHASE 2**), zoned S-M1, S-DR, located on BELLAMAH AVE. NW, between 19th ST NW and 18th ST NW containing approximately 26 acre(s).
[Deferred from 11/12/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

2. **Project # 1000650**
03DRB-01782 Major-Bulk Land
Variance
03DRB-01783 Minor-Prelim&Final Plat
Approval
03DRB-01906 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1A & 2A, **LANDS OF LAMONICA & WENK**, zoned SU-1,C-1 Perm. Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: 03EPC-00905, 00907, 01109 & 01110] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 11/12/03]* (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

3. **Project # 1001765**
03DRB-01781 Major-Bulk Land
Variance

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED LAND WITHIN SEC 8, T9N, R2E, N.M.P.M., TOWN OF ATRISCO GRANT, (to be known as **ANDERSON HEIGHTS**, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between COORS BLVD SW and 118th ST SW containing approximately 98 acre(s). [REF: 03DRB-01695, 02EPC-00315, 02EPC-00314] (P-8) **THE BULK LAND VARIANCE WAS APPROVED.**

- Project # 1001765**
03DRB-01695 Minor-Prelim & Final
Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED, TOWN OF ATRISCO GRANT, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between DENNIS CHAVEZ BLVD SW and 118TH ST SW containing approximately 98 acre(s). [Project # changed from 1003017 now void] *[Deferred from 10/15/03]* (P-8) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR MODIFICATION OF EASEMENT LANGUAGE AND PLANNING FOR AGIS DXF FILE.**

4. **Project # 1002194**
03DRB-01778 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2 residential zone, located on WELLESLEY DR SE, between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 2 acre(s). [REF: 03DRB-00537] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A 20-FOOT PUBLIC DRAINAGE EASEMENT SHALL BE INCORPORATED INTO LOT 7.**

5. **Project # 1002792**
03DRB-01780 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] [*Deferred from 11/12/03*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

6. **Project # 1002957**
03DRB-01784 Major-Vacation of
Public Easements

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, TAYLOR RANCH, zoned R-T residential zone, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CR NW containing approximately 14 acre(s). [REF: 03DRB-01524 & 01525] (D-11) VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: PRIOR TO FINAL PLAT APPROVAL A REPLACEMENT TEMPORARY CONSTRUCTION EASEMENT ACCEPTABLE TO THE CITY'S WATER UTILITY DIVISION AND APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED TO BE RECORDED WITH THE COUNTY CLERK BY THE CITY WITH THE FINAL PLAT.

7. **Project # 1000875**
03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as CRESTVIEW SUBDIVISION) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] [Deferred from 11/5/03] (A-11) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/12/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

8. **Project # 1001816**
03DRB-01640 Major-Vacation of Pub
Right-of-Way

JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10, 11 and 12, **NM TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on the southside of TIJERAS AVE NW, between 9th ST NW AND 10TH St NW containing approximately 1 acre(s). [REF: 02LUC-00952, 02CC-00446 & 00950 AP, Z-94-1, LUC92-3] *[Deferred from 10/22/03 & 10/29/03]* (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: AN INFRASTRUCTURE LIST WILL BE REQUIRED TO REMOVE AND REPLACE THE SIDEWALK.**

9. **Project # 1000922**
03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

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

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

10. **Project # 1000694**
03DRB-01897 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01898 Minor-Prelim&Final Plat
Approval
- JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Lot(s) 226-230, **TOWN OF ATRISCO GRANT-AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72nd ST NW containing approximately 8 acre(s). [REF: DRB-96-415, DRB-96-313] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 11/12/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**
11. **Project # 1003057**
03DRB-01902 Minor-Amnd SiteDev Plan
Subd
03DRB-01903 Minor-Prelim&Final Plat
Approval
03DRB-01904 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND, INC. request(s) the above action(s) for all or a portion of Tract(s) A-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned SU-1 IP, located on UNSER BLVD NW, between LOS VOLCANES RD NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: 1000918, AA-98-54, Z-97-11, DRB-97-138, S-98-54] [Deferred from 11/12/03] (K-9/K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

12. **Project # 1002565**
03DRB-01905 Minor- Minor-Subd Design
(DPM) Variance
- MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC. request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, **VILLA DE LA CAPILLA**, zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). (F-13) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
13. **Project # 1000933**
03DRB-01895 Minor-Final Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B-5, MANZANO MESA, **TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and SHIRLEY ST SE containing approximately 13 acre(s). [REF: 03DRB-00515, 00516, 00517 & 00518] [*Deferred from 11/12/03*] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**
14. **Project # 1002455**
03DRB-01899 Minor-Prelim&Final Plat
Approval
- TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (E-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

15. ~~Project # 1002638~~
03DRB-01896 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for KIET & NGA NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA**, zoned R-1 residential zone, located on ALTEZ ST NE, between COPPER AVE. NE and ERBBE ST. NE containing approximately 1 acre(s). [REF: 03DRB-00714] (K-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY AND AMAFCA SIGNATURES.**

16. **Project # 1003095**
03DRB-01900 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for PREFERRED BUILDINGS SYSTEMS request(s) the above action(s) for all or a portion of Tract(s) 2-A, **LA MIRADA ADDITION.**, zoned O-1/P, office and institution zone, parking, located on LA MIRADA PL NE, between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 3 acre(s). (G-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

17. **Project # 101655**
03DRB-01887 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROSS VANWASSENHOVE request(s) the above action(s) for all or a portion of Lot(s) 23A-1-A-1, Block(s) 14, **PALISADES ADDITION**, zoned R-1, located on GRANDE VISTA NW N, between VISTA GRANDE NW and WARD DR NW containing approximately 2 acre(s). [REF: 01DRB-01840, 02DRB00250, 03-00940] [*Deferred from 11/2/03*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

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

18. **Project # 1003096**
03DRB-01901 Minor-Sketch Plat or Plan
- EILEEN DEVEREOX request(s) the above action(s) for all or a portion of Lot(s) 53 - 58, **J. M. MOORE REALTY CO., NO. 1**, zoned SU-2 special neighborhood zone, SMRN / SR, located on the northwest corner of Mountain Rd NW and 8th ST NW containing approximately .2662 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for October 29, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:10 P.M.



#15

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>03-01896 (P&F)</u>	Project # <u>1002638</u>
Project Name: <u>BUENA VENTURA</u>	EPC Application No.:
Agent: <u>Surveys Southwest</u>	Phone No.: <u>998-0303</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/12/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AMAFCA + Real Prop. Signatures

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- Copy of final plat AND a DXF File for AGIS is required. OK
- Copy of recorded plat for Planning.

Project Number 1002638



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1002638

Item No. 15

Zone Atlas K-20

DATE ON AGENDA 11-12-03

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
(1)	IS THERE A 4' SIDEWALK ALONG COPPER & ALTEZ? WHERE IS THIS IN RELATION TO THE NEW PROPERTY LINE?
(2)	DUES COPPER AVE HAVE BIKE LANES?

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

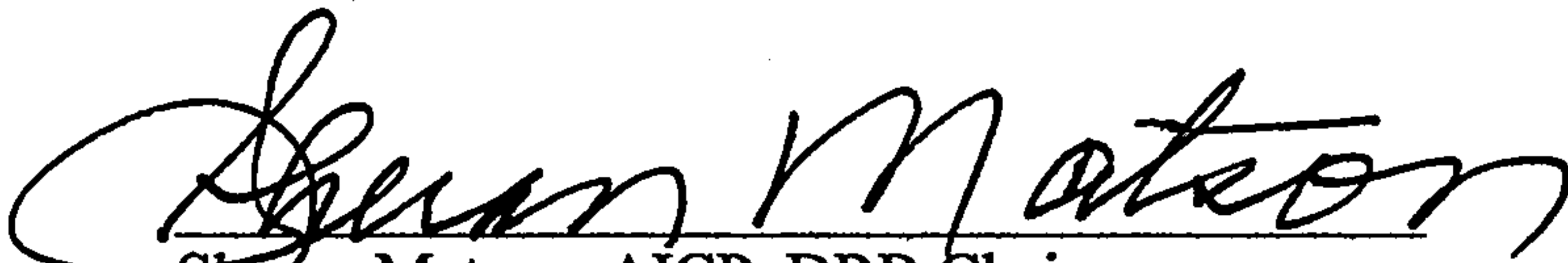
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
November 12, 2003 Comments**

ITEM # 15

PROJECT # 1002638 APPLICATION # 03DRB-01896

RE: Buena Ventura, Lot 13, Block 31/prelim & final

No objection. AGIS dxf approval has occurred.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002638

AGENDA ITEM NO: 15

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 12, 2003

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form S

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

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: KIET & NGA NGUYEN PHONE: 797-1309

ADDRESS: 445 ALTEZ ST. NE FAX: _____

CITY: ALBU STATE NM ZIP 87123 E-MAIL: _____

Proprietary interest in site? OWNER

AGENT (if any): SURVELLS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: COMBINE ONE EXISTING LOT W/ A VACATED PORTION OF R-O-W OF COPPER AVE NE IN COMPLIANCE W/ VAC# 03DRB-00714 (PRELIM & FINAL PLAN)

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

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

Lot or Tract No. LOT 13 Block: 31 Unit: N/A

Subdiv. / Addn. BUENA VENTURA

Current Zoning: R-1 Proposed zoning: _____

Zone Atlas page(s): K-20-2 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 0.2234 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 1-020-057-323-255-42713 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS, On or Near: 445 ALTEZ ST. NE

Between: COPPER AVE NE and ERBBE ST. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Proj# 1002638

03DRB-00714

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

SIGNATURE Dan Grady DATE 11-04-03

(Print) Dan Grady _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01896</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 215⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>11/12/03</u>				Total <u>\$ 215⁰⁰</u>
Planner signature / date <u>[Signature] 11/04/03</u>				Project # <u>1002638</u>

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) *\$2150*
- Any original and/or related file numbers are listed on the cover application

N/A Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Dan Graney Applicant name (print)
Dan Graney Applicant signature / date
11-04-03

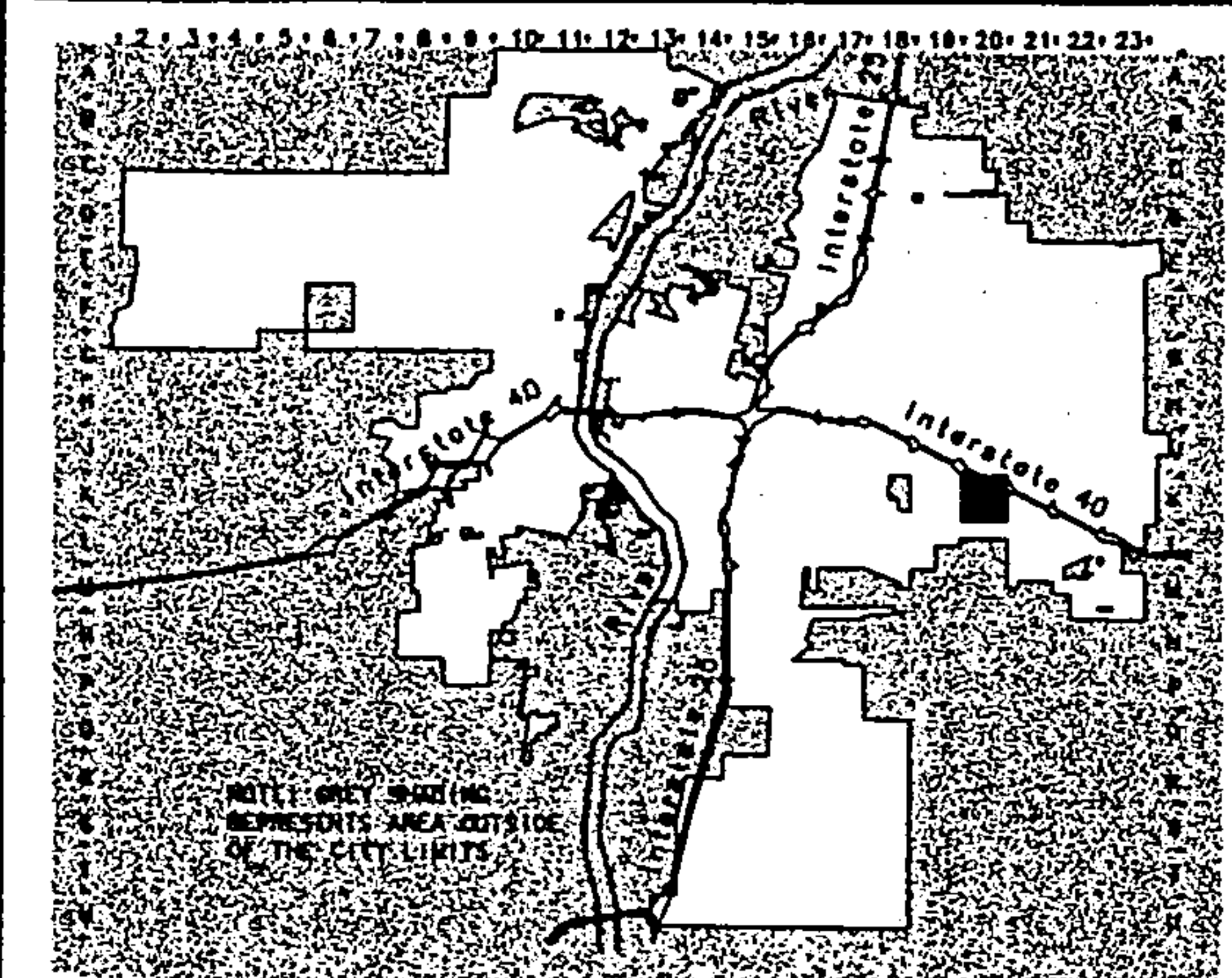
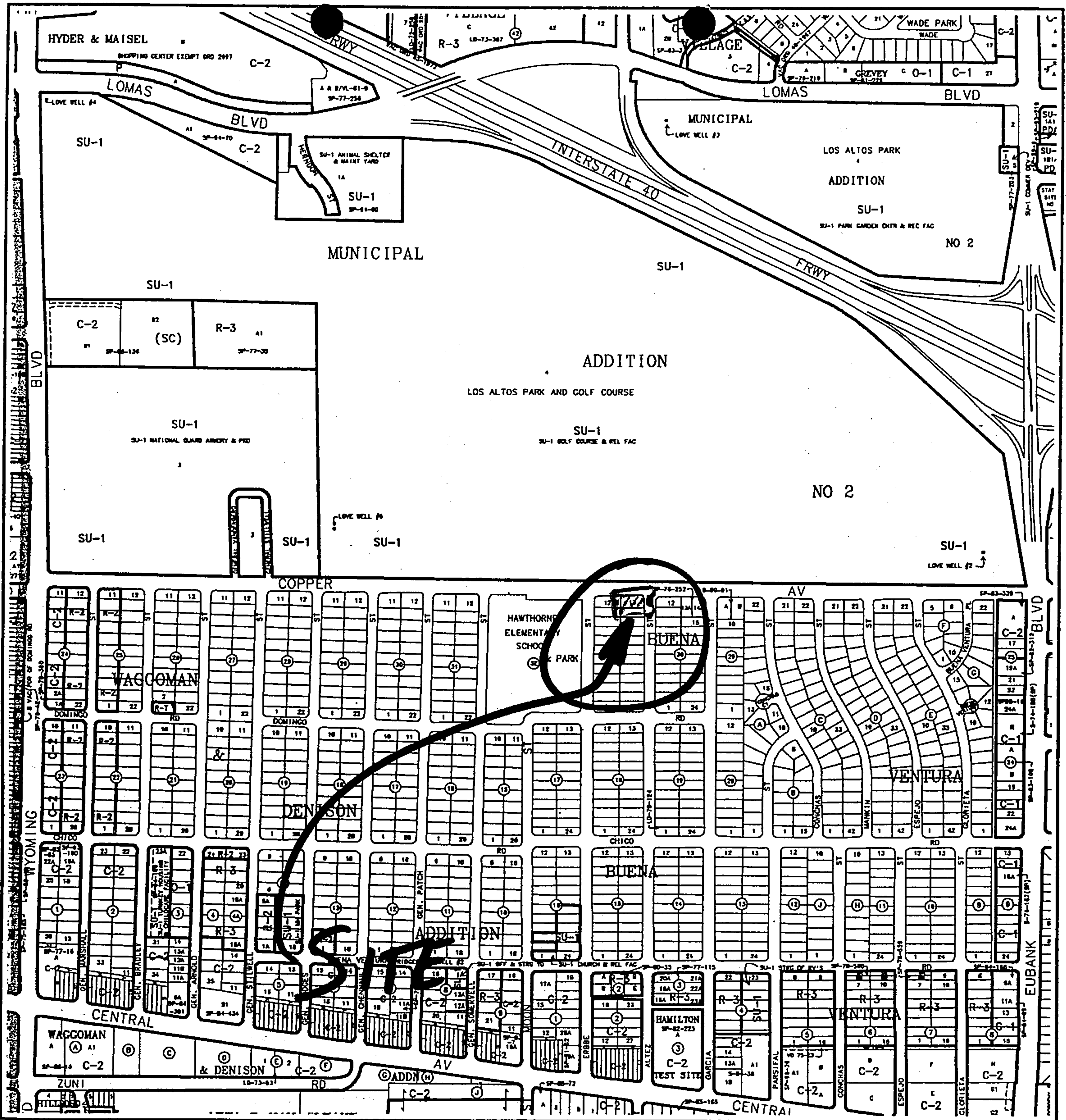


Form revised 3/03 and 8/03

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

Application case numbers
03DRB - 01896

Bobbert 11/04/03 Planner signature / date
Project # 1002638

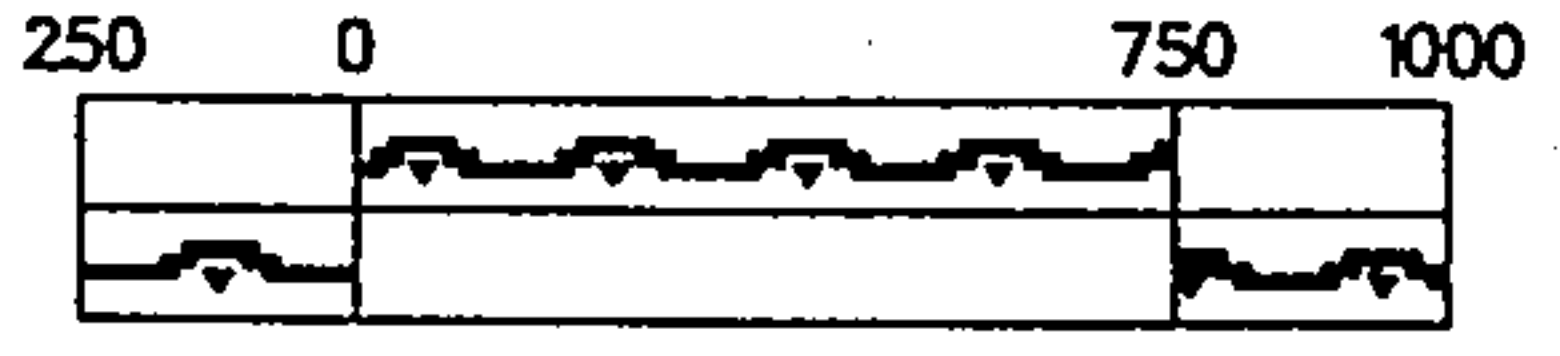


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2001

GRAPHIC SCALE IN FEET



Zone Atlas Page

K-20-Z

Map Amended through July 19, 2001

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

November 4, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOT 13-A, BLOCK 31, BUENA VENTURA

Dear Board Members:

Surveys Southwest, LTD is requesting to combine One (1) existing platted lot with a vacated portion of the right-of-way of Copper Avenue NE in compliance with 03DRB-00714 for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

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

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

PAID RECEIPT

APPLICANT NAME KIET NGA NGUY
AGENT SURVEYS SOUTHWEST, LTD.
ADDRESS 333 LOMAS BLVD. N.E.
PROJECT NO. 1002638
APPLICATION NO. 03DRB-01896

\$ 215⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 215⁰⁰ **Total amount due**

4551

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD. N.E.
ALBUQUERQUE, NM 87102
(505) 998-0303

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

PAY TO THE ORDER OF

TWO HUNDRED FIFTEEN ⁰⁰/₁₀₀ — # 11/04/03
CITY OF ALBUQUERQUE

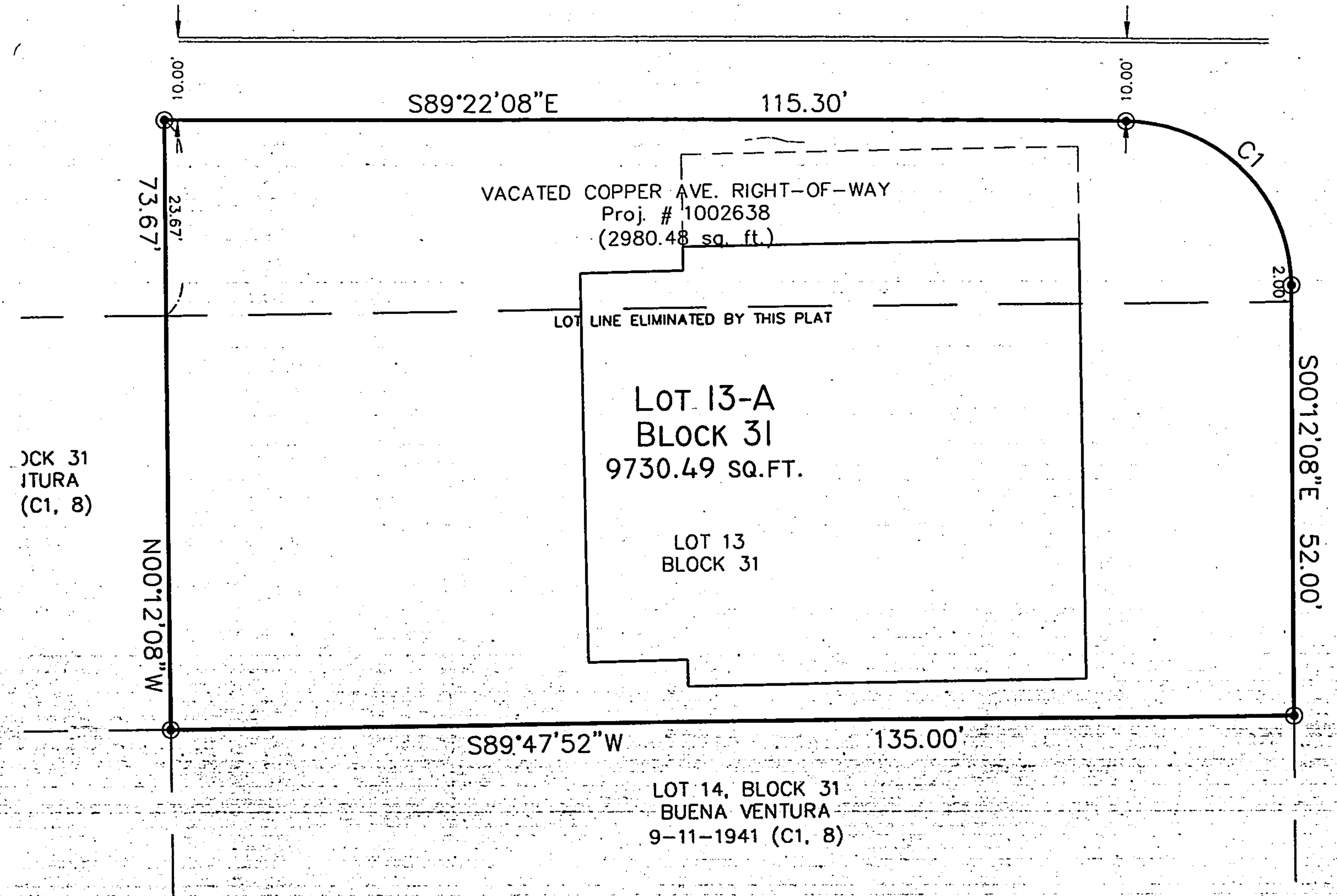
DATE 11/04/03 AMOUNT \$215⁰⁰

DUPLICATE
City Of Albuquerque
Treasury Division

11/04/2003 10:33AM LOC: ANN
X *Carol Quaney*
RECEIPT # 00013328 WSH 007 TRANS# 0012
Activity 4983000 Fund 0110
Trans Amt \$215.00
J24 Misc \$215.00
CK 10/28/02 \$215.00
CHANGE \$0.00

⑈004551⑈ ⑆107000783⑆ 0078

COPPER AVENUE N.E.
50' PUBLICLY DEDICATED RIGHT-OF-WAY



ALTEZ STREET N.E.
60' PUBLICLY DEDICATED RIGHT-OF-WAY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

5-29-2003

6. Project # 1002638
03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION**, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). (K-20)

At the May 28, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
3. Final disposition shall be through the City Real Estate Office.
4. 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.
5. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



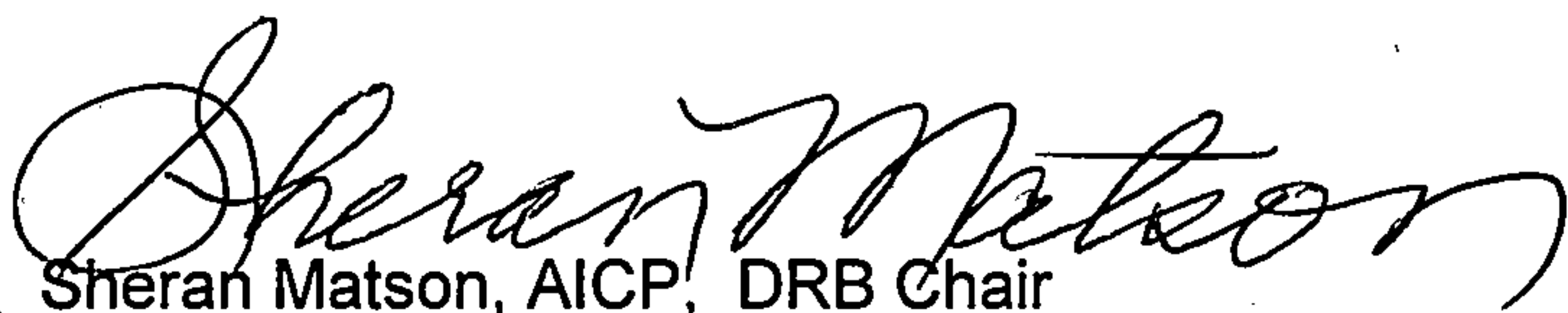
OFFICIAL NOTICE
PAGE TWO

If you wish to appeal this decision, you must do so by June 12, 2003, in the manner described below.

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

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

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



Sheran Matson, AICP, DRB Chair

cc: Cam Nguyen, 445 Altez St NE, 87123
Hung Nguyen, 7401 Ankara Rd NE, 87122
Mrs. Leroy Gallegos, 441 Garcia NE, 87123
Troy Wingo, 9808 Copper NE, 87123
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002638 AGENDA#: 6 DATE: 5-28

1. Name: HUNU Nguyen Address: 7401 Ankara Rd Zip: 87120

2. Name: MS Leroy F Gallegos Address: 441 Garcia^{NE} Zip: 87123

3. Name: Troy Wingo Address: 9808 COPPER NE Zip: 87123

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002638

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Defer to Transportation.

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 28, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 28, 2003

Project # 1002638
03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION**, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)

AMAFCA No adverse comments.

COG

Copper Avenue adjacent to this property is designated as a Collector Road with a right-of-way width of 68 feet on the Long Range Roadway System map and in Annex D (November 2000) of the FAABS. Additionally, the FAABS Long Range Bikeway System map specifies that Copper Avenue has existing bicycle lanes adjacent to this property.

Elimination of the bicycle lanes and/or reduction of the 68 feet right-of-way for Copper Avenue would require an approved amendment to the FAABS by the Metropolitan Transportation Board before this application could be approved.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to South Los Altos (R) Neighborhood Assn.

APS No adverse comments.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Car port needs to be maintained so that it does not obstruct visibility from stop sign to oncoming traffic.

Fire Department No adverse comments.

PNM Gas

Approves.

PNM Electric

Okay to vacate portion of Copper, but PNM Electric (Retains) all easement rights in that portion being vacated.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

Defer to Transportation.

Transportation Development

100 feet of right-of-way needs to be retained from the face of the curb to the property line.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request, defer to Transportation for amount allowed.

Planning Department

Defer to Transportation. Applicant has one year to file the plat showing the vacation.

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

cc:Cam Nguyen, 445 Altez St NE, 87123

Hung Nguyen, 7401 Ankara Rd NE, 87122

ADDITION

LOS ALTOS PARK AND GOLF COURSE

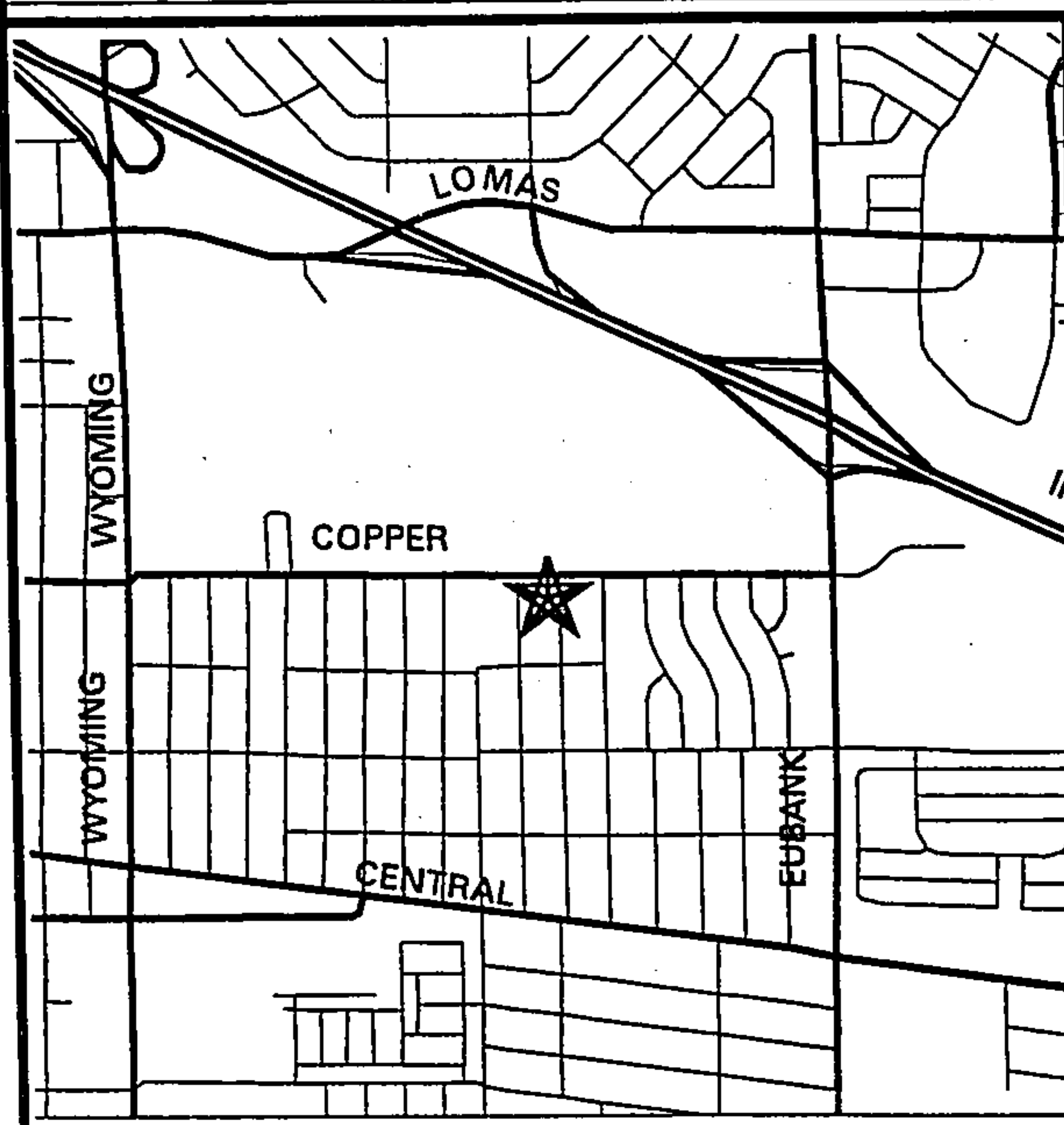
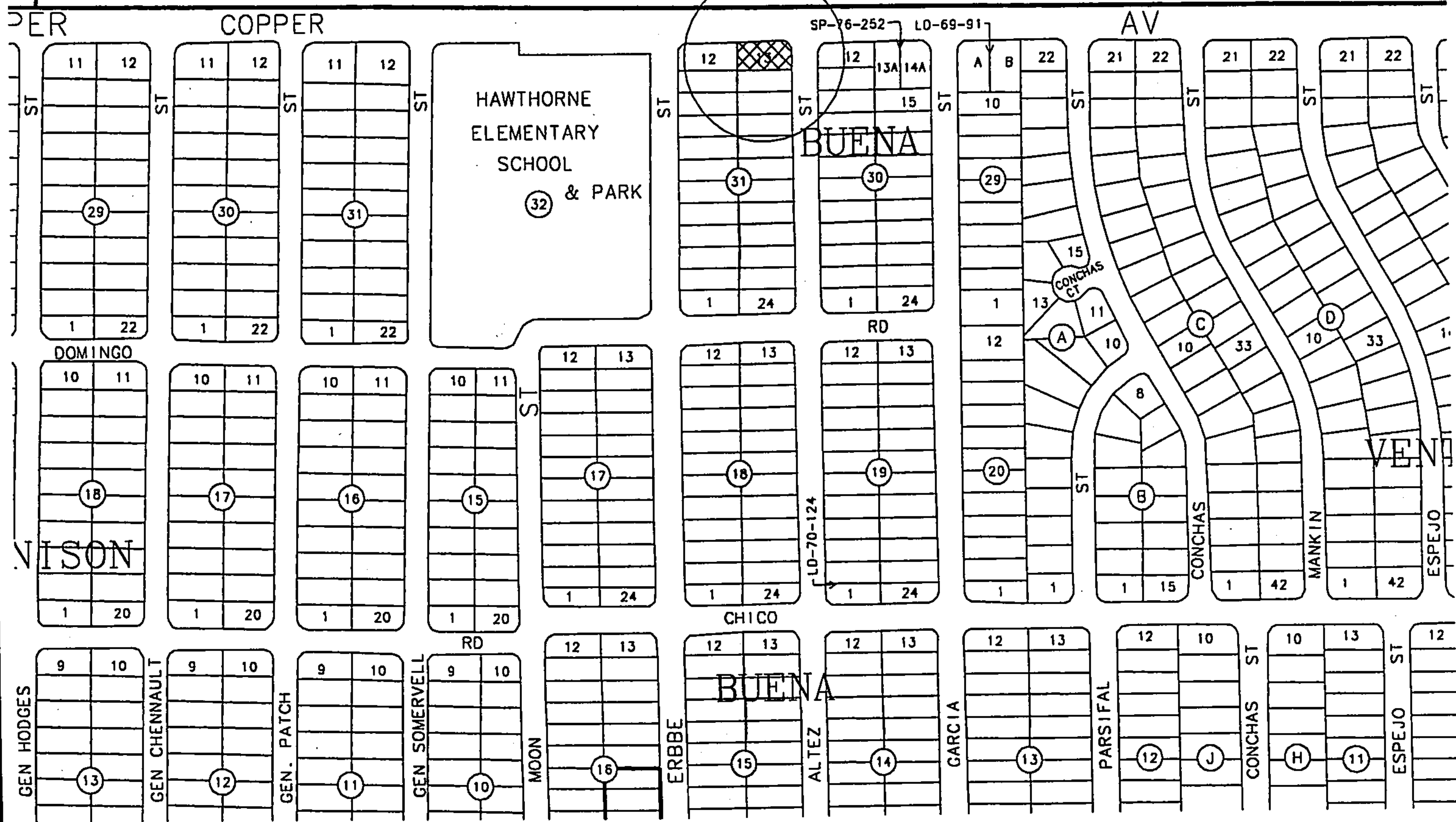
SU-1

SU-1 GOLF COURSE & REL FAC

NO 2

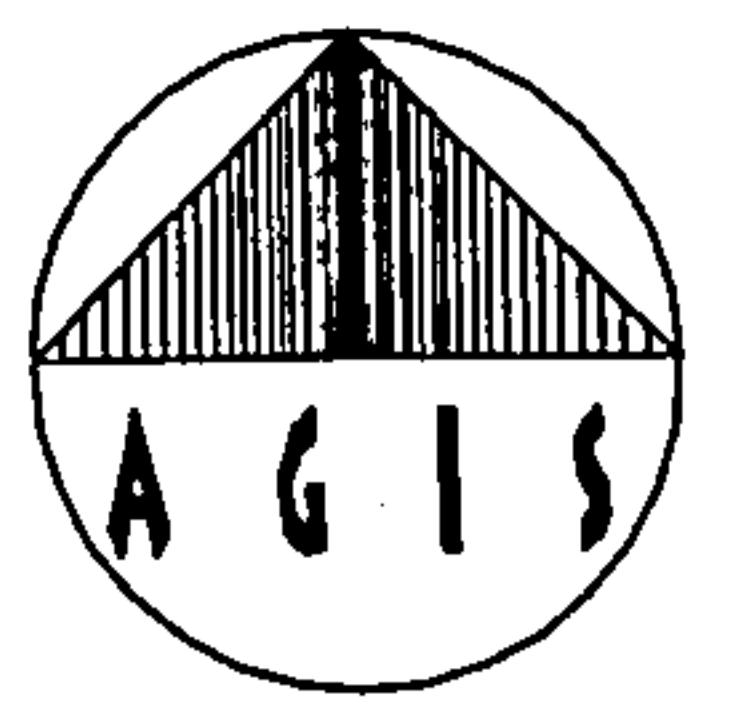
LOVE WELL #5

SU-1



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 429'

PROJECT NO. 1002638

HEARING DATE 5-28-03

MAP NO. K-20

ADDITIONAL CASE NUMBER(S) 03DRB-00714



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

~~Project # 1002638~~

~~03DRB-00714 Major-Vacation of Pub Right-of-Way~~

~~CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, BUENA VENTURA SUBDIVISION, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)~~

Project # 1002639

03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM) Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, TREMENTINA SUBDIVISION zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)

Project # 1002640

03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, VISTA DEL AGUILA SUBDIVISON, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

Project # 1002642

03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, WEST TOWER RD R.O.W. @ 98TH ST. SW, NA, zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

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). Hearing Impaired users may access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 12, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 28, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000546

03DRB-00732 Major-SiteDev Plan BldPermit
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK**, zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19)

Project # 1000627

03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL**, zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796

03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479

03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1, for PRD/8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

SEE PAGE 2.....

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

Meeting Date: May 28, 2003

Zone Atlas Page: K-20-2

Notification Radius: 100 Ft.

App# <u>03 DRB-00714</u>
Proj# <u>1002438</u>
Other#

Cross Reference and Location: _____

Applicant: Cam Nguyen ✓

Address: 445 Altez St NE, 87123

Agent: Hung Nguyen ✓

Address: 7401 Ankara Rd NE, 87122

SPECIAL INSTRUCTIONS

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

Date Mailed: May 9, 2003

Signature: K. Beth Hill

PROPERTY OWNERSHIP / LEGAL LIST

* App# _____

Proj# _____

Date: _____

Page / Of /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-20	1020057	323-255	477-13	✓
		323-234	09	✓
		323-240	10	✓
		323-245	11	✓
		323-250	12	✓
		311-255	14	✓
		311-250	15	✓
		311-246	16	✓
		311-240	17	✓
		311-234	18	✓
		272-228	426-04	✓
		357-240	428-10	✓
		357-245	11	✓
		258-253	12	✓
		252-253	13	✓
		343-255	14	✓
		343-250	15	✓
		343-245	16	✓
		343-240	17	✓

1020057 343-234 428 18 ✓
281-390 101 30 ✓

OP

1020057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102005732325542713 LEGAL: * 01 3 03 1BUENA VENTURA SUB LAND USE:
PROPERTY ADDR: 00000 445 ALTEZ ST NE
OWNER NAME: NGUYEN CAM VAN & TU THI LAM
OWNER ADDR: 00445 ALTEZ ST NE ALBUQUERQUE NM 87123

102005732323642709 LEGAL: * 01 7 03 1BUENA VENTURA SUB LAND USE:
PROPERTY ADDR: 00000 429 ALTEZ NE
OWNER NAME: HUIZAR SONIA
OWNER ADDR: 00429 ALTEZ NE ALBUQUERQUE NM 87123

102005732324042710 LEGAL: * 01 6 03 1BUENA VENTURA SUB LAND USE:
PROPERTY ADDR: 00000 433 ALTEZ NE
OWNER NAME: SIMENTAL SIMON
OWNER ADDR: 00433 ALTEZ ST NE ALBUQUERQUE NM 87123

102005732324542711 LEGAL: * 01 5 03 1BUENA VENTURA SUB LAND USE:
PROPERTY ADDR: 00000 437 ALTEZ ST NE
OWNER NAME: RENDON LUCY R
OWNER ADDR: 00437 ALTEZ ST NE ALBUQUERQUE NM 87123

102005732325042712 LEGAL: * 01 4 03 1BUENA VENTURA SUB LAND USE:
PROPERTY ADDR: 00000 441 ALTEZ ST NE
OWNER NAME: VALDEZ LEO R & SANDRA
OWNER ADDR: 00441 ALTEZ NE ALBUQUERQUE NM 87112

102005731125542714 LEGAL: * 01 2 03 1BUENA VENTURA SUB LAND USE:
PROPERTY ADDR: 00000 444 ERBBE ST NE
OWNER NAME: COPE LORETTA & MCCLAIN TRACIE
OWNER ADDR: 00444 ERBBE ST SE ALBUQUERQUE NM 87123

102005731125042715 LEGAL: * 01 1 03 1BUENA VENTURA SUB LAND USE:
PROPERTY ADDR: 00000 440 ERBBE ST NE
OWNER NAME: CLARK JAMES R ETUX
OWNER ADDR: 00440 ERBBE NE ALBUQUERQUE NM 87123

102005731124642716 LEGAL: * 01 0 03 1BUENA VENTURA SUB LAND USE:
PROPERTY ADDR: 00000 436 ERBBE ST NE
OWNER NAME: REVELS WINFIELD SCOTT & SUSAN
OWNER ADDR: 00436 ERBBE ST NE ALBUQUERQUE NM 87123

102005731124042717 LEGAL: * 00 9 03 1BUENA VENTURA SUB LAND USE:

PROPERTY ADDR: 00000 432 ERBBE ST NE
OWNER NAME: GARCIA THERESA M
OWNER ADDR: 00432 ERBBE ST NE ALBUQUERQUE NM 87123

102005731123642718 LEGAL: * 00 8 03 1BUENA VENTURA SUB LAND USE:
PROPERTY ADDR: 00000 428 ERBBE ST NE
OWNER NAME: SKANSGAARD TRACY N
OWNER ADDR: 00428 ERBBE ST NE ALBUQUERQUE NM 87123

102005727222842604 LEGAL: 032B UENA VENTRA SUB BOARD OF EDUCATION LAND USE:
PROPERTY ADDR: 00000 420 GEN SOMERVILLE NE
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87125

102005735724042810	LEGAL: * 01 6 03 OBUENA VENTURA SUB PROPERTY ADDR: 00000 433 GARCIA ST NE OWNER NAME: LUEVANOS BETTY LOU & GABINO OWNER ADDR: 00433 GARCIA	LAND USE: ST NE ALBUQUERQUE	NM 87123
102005735724542811	LEGAL: * 01 5 03 OBUENA VENTURA SUB PROPERTY ADDR: 00000 437 GARCIA ST NE OWNER NAME: MATHEWS ROBERT C & MARY LYNNE OWNER ADDR: 00437 GARCIA	LAND USE: NE ALBUQUERQUE	NM 87123
102005725825342812	LEGAL: * 14 A 03 OBUENA VENTURA SUBD REPL LTS 13 & 14 BLK 3 PROPERTY ADDR: 00000 441 GARCIA ST NE OWNER NAME: GALLEGOS LEROY F & FRANCES A OWNER ADDR: 00441 GARCIA	LAND USE: NE ALBUQUERQUE	NM 87123
102005725225342813	LEGAL: * 13 A 03 OBUENA VENTURA SUBD REPL LTS 13 & 14 BLK 3 PROPERTY ADDR: 00000 9808 COPPER NE OWNER NAME: WINGO TROY A ETUX OWNER ADDR: 09808 COPPER	LAND USE: NE ALBUQUERQUE	NM 87123
102005734325542814	LEGAL: * 01 2 03 OBUENA VENTURA A SUBD PROPERTY ADDR: 00000 444 ALTEZ ST NE OWNER NAME: DRAPER BEVERLY R OWNER ADDR: 00444 ALTEZ	LAND USE: ST NE ALBUQUERQUE	NM 87123
102005734325042815	LEGAL: * 01 1 03 OBUENA VENTURA A SUBD PROPERTY ADDR: 00000 440 ALTEZ ST NE OWNER NAME: JARAMILLO JERRY A ETUX OWNER ADDR: 00440 ALTEZ	LAND USE: ST NE ALBUQUERQUE	NM 87123
102005734324542816	LEGAL: * 01 0 03 OBUENA VENTURA A SUBD PROPERTY ADDR: 00000 436 ALTEZ ST NE OWNER NAME: QUILLIN NORMAN & SHIRLEY OWNER ADDR: 00436 ALTEZ	LAND USE: ST NE ALBUQUERQUE	NM 87123
102005734324042817	LEGAL: * 00 9 03 OBUENA VENTURA A SUBD PROPERTY ADDR: 00000 432 ALTEZ ST NE OWNER NAME: LOPEZ JIM G & CHRISTINA R OWNER ADDR: 00432 ALTEZ	LAND USE: NE ALBUQUERQUE	NM 87123
102005734323642818	LEGAL: * 00 8 03 OBUENA VENTURA SUB PROPERTY ADDR: 00000 428 ALTEZ ST NE OWNER NAME: PLAKE LARRY & PATTI	LAND USE:	

OWNER ADDR: 00428 ALTEZ

NE ALBUQUERQUE

NM 87123

102005728139010130

LEGAL: TR 4 MUNICIPAL ADDN #2 EXC THOSE PORT OUT TO R/W A LAND USE:

PROPERTY ADDR: 00000 9717 COPPER NE

OWNER NAME: CITY OF ALBUQUERQUE

OWNER ADDR: 00000

ALBUQUERQUE

NM 87103



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 1, 2003

TO CONTACT NAME: Cam Van Nguyen
COMPANY/AGENCY: _____
ADDRESS/ZIP: 445 Altez St. NE
PHONE/FAX #: (505) 275-1162

Thank you for your inquiry of May 1, 2003 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 13 Block 31 in the Buena Ventura Subdivision
Located on 445 Altez St. NE. Between Eubank and Wyoming
zone map page(s) K202.

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

South Los Altos NA
Neighborhood Association
Contacts: ANA Beall - 275-7955
424 Geneva Chenault NE
Albq. NM 87123
Linda Adamskso - 292-6014
309 Conchas NE.
Albq. NM 87123

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,

[Signature]
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Certificate of Occupancy

City of Albuquerque
Planning Department
Code Administration Division

This Certificate, issued pursuant to the requirements of Section 60-13-45-C. of the State Statute which certifies that at the time of issuance this structure was in compliance with the above code and other technical codes and city ordinances regulating building construction or use.

Building Address

445 Altra NE
Cell Phone Services, L.M. 87

Bldg. Permit No.

Occupancy Group

R-3

Type of Construction

VR

Land Use Zone

V

Contractor or Owner

D. H. James Construction Co.

Address

Same as above

By:

David J. Steele

700 DeWunby

Date:

8.16.90

CHIEF BUILDING OFFICIAL

No. 2123

Proj# 1002638

HUNG NGUYEN
7401 ANKARA RDNE
ALBUQUERQUE NM 87122

LINDA ADAMSKSO
South Los Altos Neigh. Assoc.
309 CONCHAS NE
ALBUQUERQUE NM 8723

102005732324542711

RENDON LUCY R
437 ALTEZ ST NE
ALBUQUERQUE NM 87123

102005731125042715

CLARK JAMES R ETUX
440 ERBBE NE
ALBUQUERQUE NM 87123

102005731123642718

SKANSGAARD TRACY N
428 ERBBE ST NE
ALBUQUERQUE NM 87123

102005735724542811

MATHEWS ROBERT & MARY LYNNE
437 GARCIA NE
ALBUQUERQUE NM 87123

102005734325542814

DRAPER BEVERLY R
444 ALTEZ ST NE
ALBUQUERQUE NM 87123

102005734324042817

LOPEZ JIM G & CHRISTINA R
432 ALTEZ NE
ALBUQUERQUE NM 87123

Proj# 1002638

CAM NGUYEN
445 ALTEZ ST NE
ALBUQUERQUE NM 87123

102005732323642709

HUIZAR SONIA
429 ALTEZ NE
ALBUQUERQUE NM 87123

102005732325042712

VALDEZ LEO R & SANDRA
441 ALTEZ NE
ALBUQUERQUE NM 87112

102005731124642716

REVELS WINFIELD SCOTT & SUSAN
436 ERBBE ST NE
ALBUQUERQUE NM 87123

102005727222842604

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125

102005725825342812

GALLEGOS LEROY F & FRANCES A
441 GARCIA NE
ALBUQUERQUE NM 87123

102005734325042815

JARAMILLO JERRY A ETUX
440 ALTEZ ST NE
ALBUQUERQUE NM 87123

102005734323642818

PLAKE LARRY & PATTI
428 ALTEZ NE
ALBUQUERQUE NM 87123

ANAN BEALL
South Los Altos Neigh. Assoc.
424 GENERAL CHENAULT NE
ALBUQUERQUE NM 87123

102005732324042710

SIMENTAL SIMON
433 ALTEZ ST NE
ALBUQUERQUE NM 87123

102005731125542714

COPE LORETTA & MCCLAIN TRACIE
444 ERBBE ST SE
ALBUQUERQUE NM 87123

102005731124042717

GARCIA THERESA M
432 ERBBE ST NE
ALBUQUERQUE NM 87123

102005735724042810

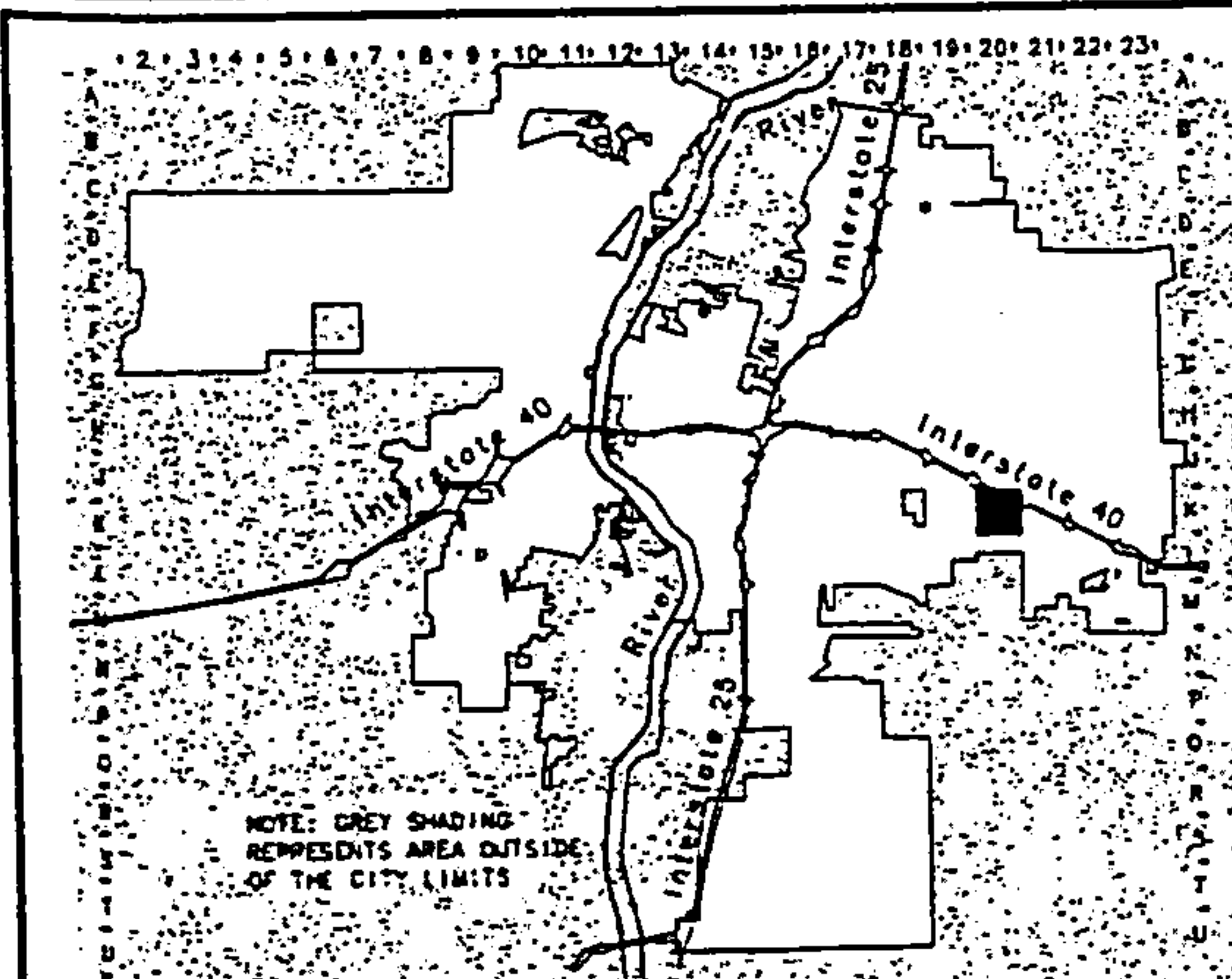
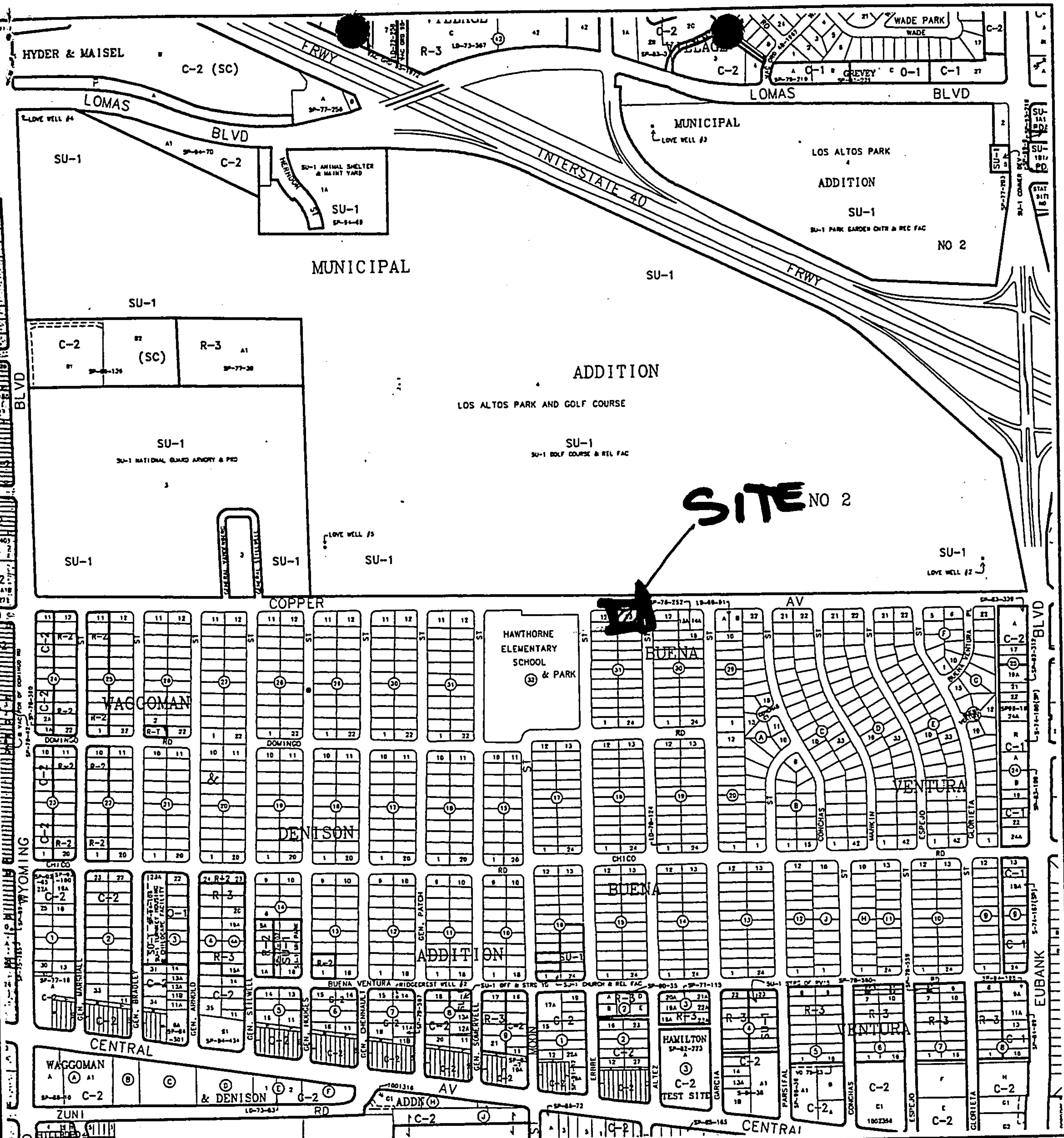
LUEVANOS BETTY LOU & GABINO
433 GARCIA ST NE
ALBUQUERQUE NM 87123

102005725225342813

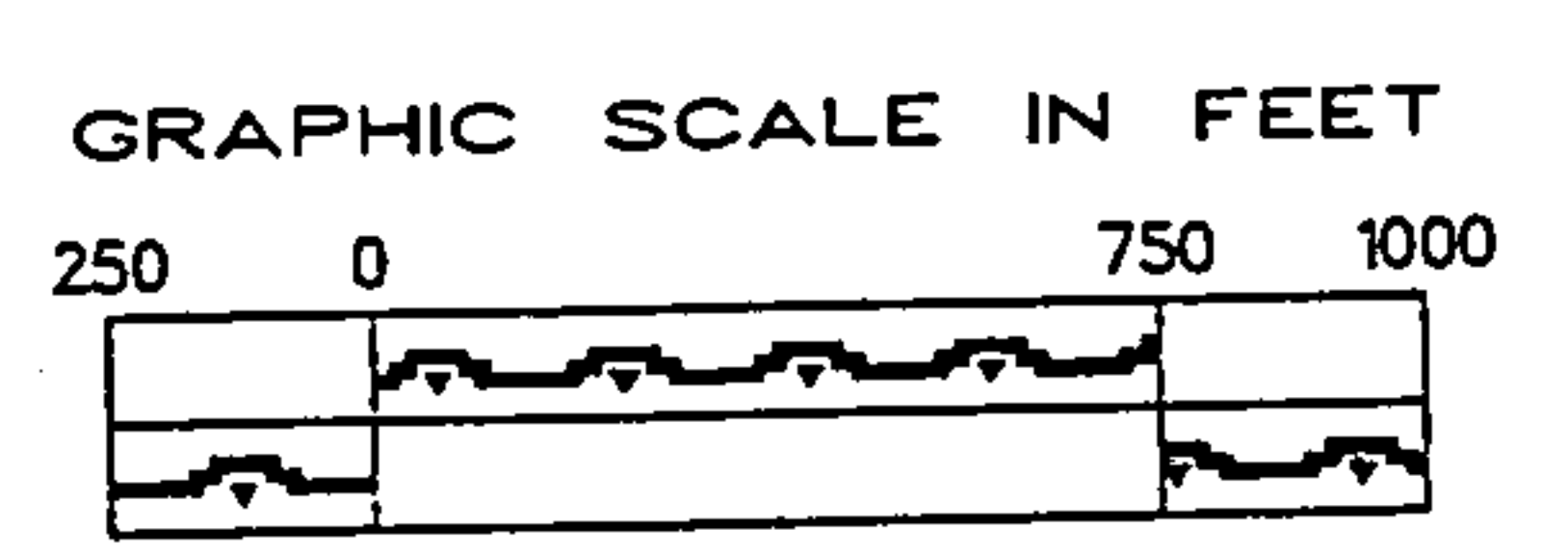
WINGO TROY A ETUX
9808 COPPER NE
ALBUQUERQUE NM 87123

102005734324542816

QUILLIN NORMAN & SHIRLEY
436 ALTEZ ST NE
ALBUQUERQUE NM 87123



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



Zone Atlas Page
K-20-Z
 Map Amended through January 21, 2003

April 30, 2003

City of Albuquerque
Planning Department Development Services Center
600 2nd Street NW
Albuquerque, NM 87102

To Whom It May Concern:

Re: Vacation of Public Right-Of-Way

In April of 1990, my wife and I, Tu Thi Lam and Cam Van Nguyen, respectively, had signed a construction contract with Jaynes Construction Company to build an addition to our existing house located at 445 Altez Street NE. The addition was completed in August of 1990 and a Certificate of Occupancy was issued by the City of Albuquerque and approved by David L. Steele, the Chief Building Official.

In 1996, I had constructed the carport. When we purchased the house in 1986, the real estate agent may or may not have made us aware that there were regulations on building onto the existing house because my wife and I do not understand or speak English very well.

As a result, the addition and carport encroaches upon Copper Avenue right-of-way. I would like to sell my house to my daughter after she gets married next year; however, the title company, as you know, will not issue a title policy unless I have approved the encroachment onto city property in some way.

Therefore, I, respectfully, request a vacation of 135'x 28' of the southerly portion of the Copper Avenue right-of-way.

If you have any questions, please feel free to contact my daughter-in-law, Mythi To at 797-1309.

Sincerely,



Cam Van Nguyen



Supplemental form **S**

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes **P**
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: Cam Nguyen PHONE: 275-1162
 ADDRESS: 445 Atez Street NE FAX: _____
 CITY: Albuquerque **OWNER** STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: Requesting to vacate property (Row) adjacent to property
 AGENT (if any): Hung Nguyen PHONE: 7971309
 ADDRESS: 7401 Ankara Road NE FAX: 7971309
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: hunguyen58@comcast.net

DESCRIPTION OF REQUEST: Vacation of public right-of-way on COPPER AV. NE

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. 13 Block: 31 Unit: _____
 Subdiv. / Addn. Buena Ventura subdivision
 Current Zoning: R-1 Proposed zoning: R-1
 Zone Atlas page(s): K-20-2 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.15 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 102005734325542713 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Copper Avenue
 Between: Eubank and Wyoming

CASE HISTORY:

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

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

SIGNATURE Cam DATE 4/30/03
 (Print) Cam Nguyen Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
03DRB - 00714	V. Row	N	\$ 300.00
	ADV./NOTIF. FEE		\$ 75
			\$
			\$
			\$
			\$
			Total
			\$ 375.00

Hearing date MAY 28th 03

P. Perbert 5/24/03
 Planner signature / date

Project # 1002638

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

_____ CAM NGUYEN _____
 Applicant name (print)
 _____ Cam _____
 Applicant signature / date



Form revised April 2003

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

Application case numbers
03DRB - _____ - 00714
 _____ - _____ - _____
 _____ - _____ - _____

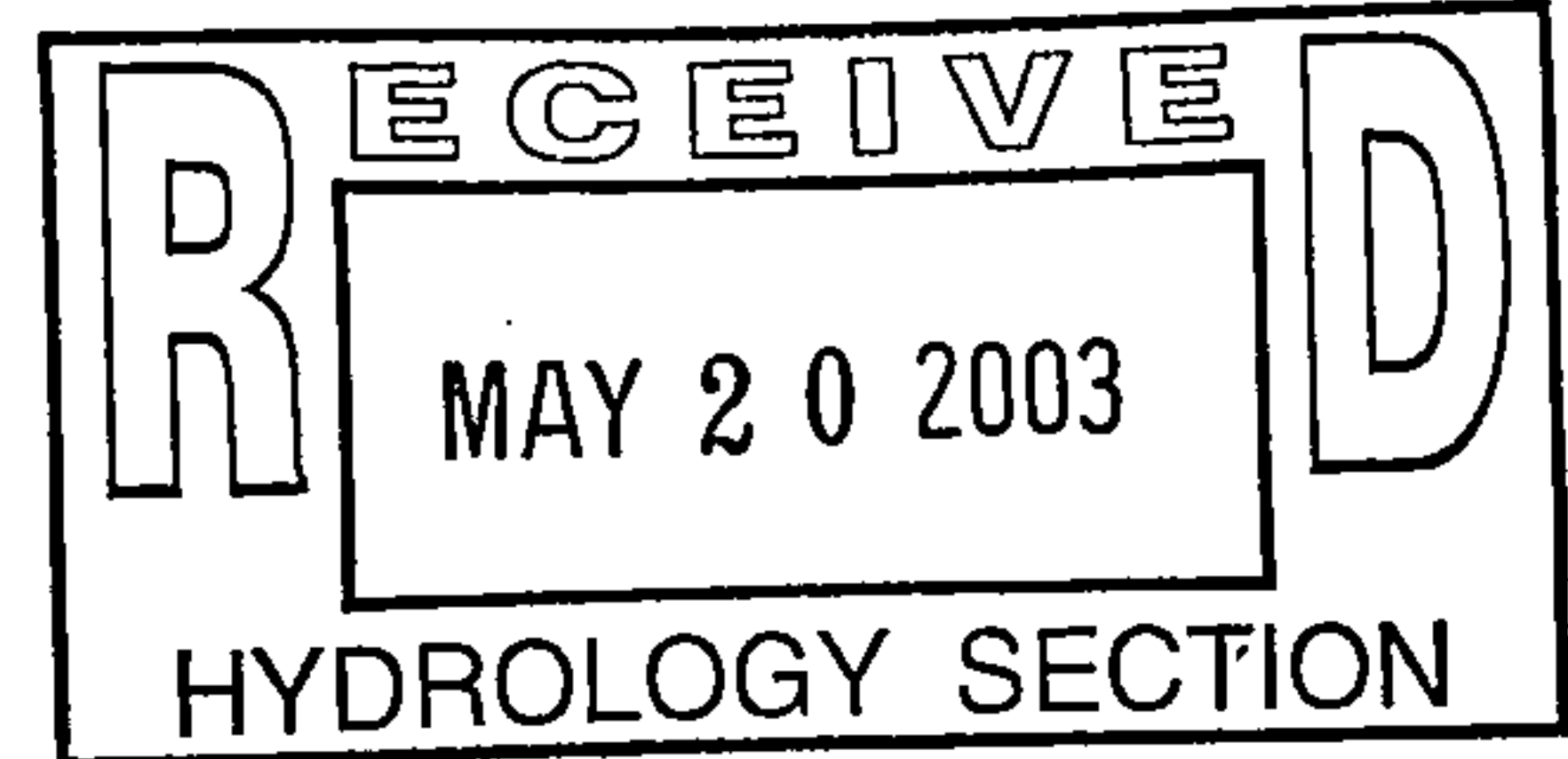
_____ [Signature] 8/02 2003 _____
 Planner signature / date
Project # 1002638

May 15, 2003

PROTEST FOR Proj.

City of Albuquerque
Planning Dept.
600 2nd St. NW
Albuquerque, NM 87102

**Re: Major – Vacation of Public Right of Way
Project - #1002638
Cam Van Nguyen – 445 Altez NE**



- We oppose the request submitted by Mr. Cam Van Nguyen.
- Was a building permit obtained for carport in 1996?

If these violations of City Building Code are allowed to be disregarded- does that mean all other neighbors should be allowed to encroach upon Copper Avenue Right-of-Way into city property? We would all like to utilize every inch of property that's available adjoining our own property.

If the city grants Mr. Nguyen his request of vacation of public Right-of-Way, would the city also vacate public Right-of-Way for the neighboring properties?

The main focus here is that if City Building and Zoning Codes are not followed, what are the Codes for? What will the neighborhood eventually look like; never mind the decrease of property values.

Kindly give this matter your prompt attention.

Concerned and Opposing Neighbors.

Leroy & Frances Gallegos
441 Garcia NE (Facing Copper NE)
293-6334

*Leroy F Gallegos
Frances A Gallegos*

Troy & April Wingo
9808 Copper NE
296-1017

*Troy Wingo
April K. Wingo*

Donaciano & Geraldine Trujillo
9900 Copper Ave NE
291-8530

*Geraldine Trujillo
Donaciano Trujillo*

James Bailey + Margaret Raul
436 Garcia NE
275-7690

436 Garcia NE

Bentura Gonzales
425 Garcia NE
323-3759

Bentura Gonzales
425 Garcia NE
P. 323-3759

Loretta I. Cope
Tracie E. McClain
444 Erbbe NE
570-1835

Loretta Cope
Tracie E. McClain

corner of Copper & Erbbe

Beverly R. Draper
444 Altez, NE

Beverly R. Draper
(505) 292-1984

corner of Altez, and Copper



**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, May 28, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000546

03DRB-00732 Major-SiteDev Plan BldPermit
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, PHIL CHACON PARK, zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19)

Project # 1000627

03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, CALVARY CHAPEL, zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796

03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, STOUT SUBDIVISION, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479

03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, RIVERSIDE PLAZA, zoned SU-1, for PRD/8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

[SEE PAGE 2.....]



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

PAGE 2

Project # 1002638

03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION**, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)

Project # 1002639

03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM) Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)

Project # 1002640

03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

Project # 1002642

03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA**, zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

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). Hearing Impaired users may access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 12, 2003.

April 30, 2003

City of Albuquerque
Planning Department Development Services Center
600 2nd Street NW
Albuquerque, NM 87102

To Whom It May Concern:

Re: Vacation of Public Right-Of-Way

In April of 1990, my wife and I, Tu Thi Lam and Cam Van Nguyen, respectively, had signed a construction contract with Jaynes Construction Company to build an addition to our existing house located at 445 Altez Street NE. The addition was completed in August of 1990 and a Certificate of Occupancy was issued by the City of Albuquerque and approved by David L. Steele, the Chief Building Official.

In 1996, I had constructed the carport. When we purchased the house in 1986, the real estate agent may or may not have made us aware that there were regulations on building onto the existing house because my wife and I do not understand or speak English very well.

As a result, the addition and carport encroaches upon Copper Avenue right-of-way. I would like to sell my house to my daughter after she gets married next year; however, the title company, as you know, will not issue a title policy unless I have approved the encroachment onto city property in some way.

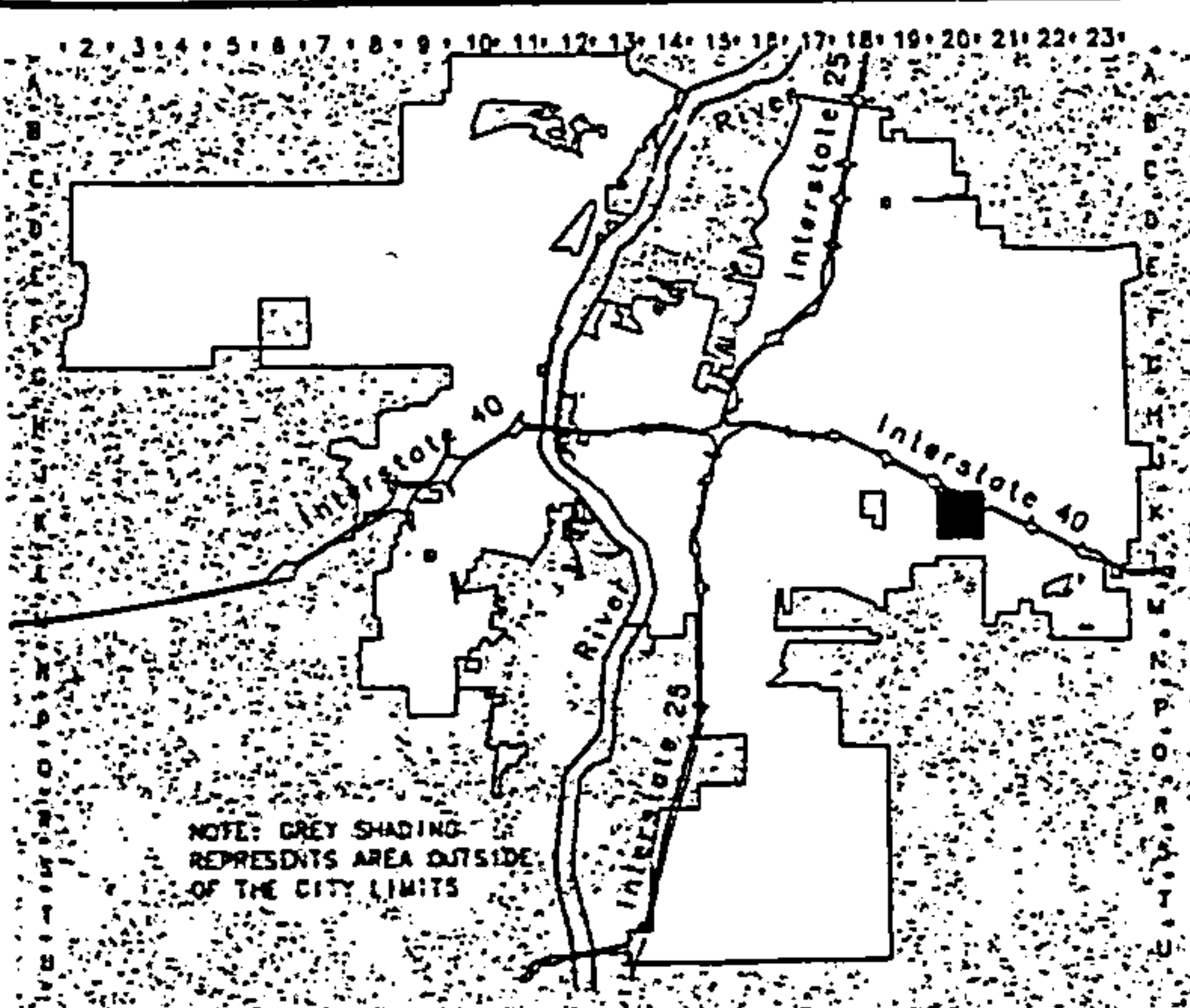
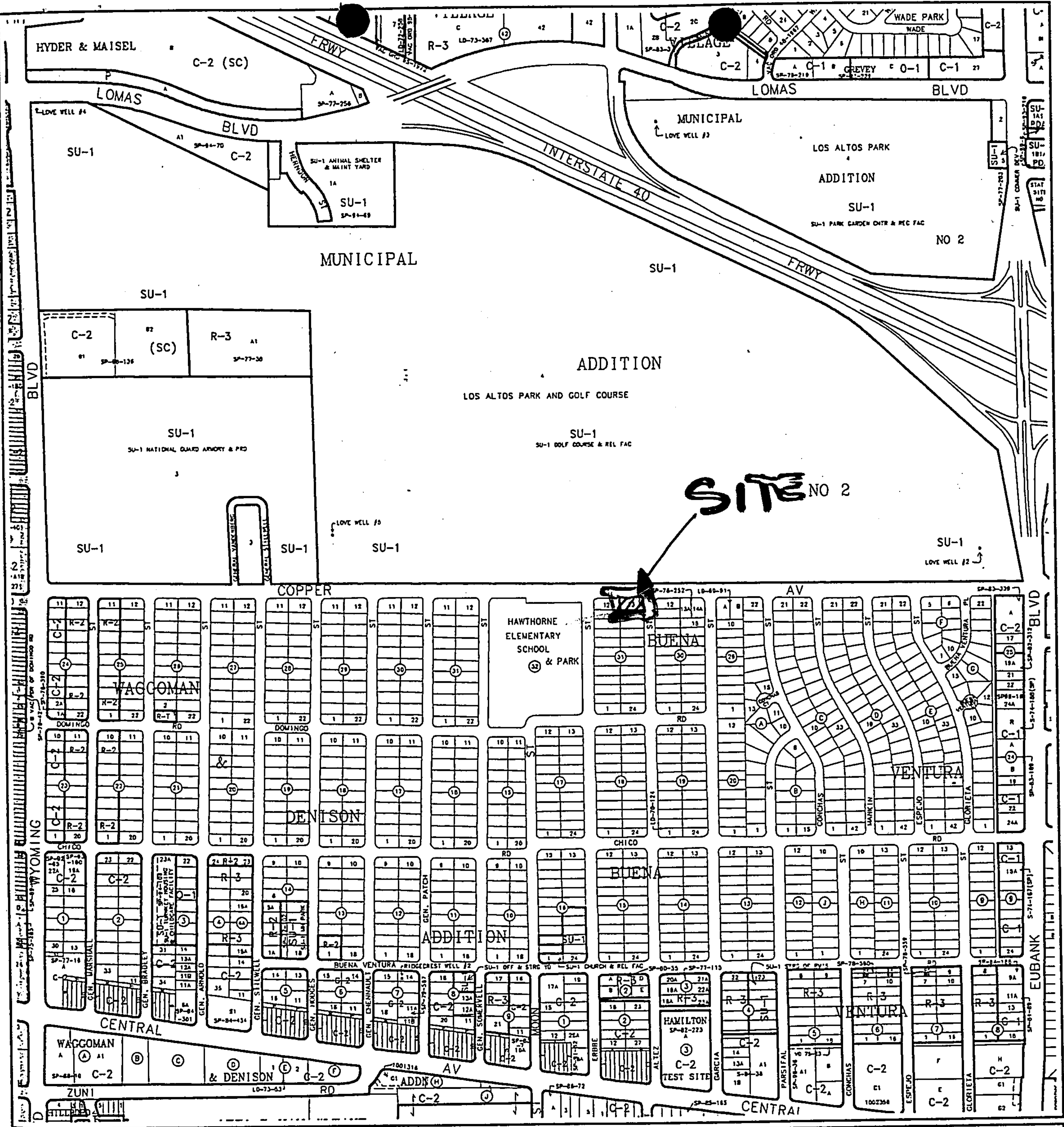
Therefore, I, respectfully, request a vacation of 135'x 28' of the southerly portion of the Copper Avenue right-of-way.

If you have any questions, please feel free to contact my daughter-in-law, Mythi To at 797-1309.

Sincerely,



Cam Van Nguyen



CITY OF Albuquerque
 A lbuquerque G eographic Information S ystem
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
K-20-Z
 Map Amended through January 21, 2003

April 30, 2003

City of Albuquerque
Planning Department Development Services Center
600 2nd Street NW
Albuquerque, NM 87102

To Whom It May Concern:

Re: Vacation of Public Right-Of-Way

In April of 1990, my wife and I, Tu Thi Lam and Cam Van Nguyen, respectively, had signed a construction contract with Jaynes Construction Company to build an addition to our existing house located at 445 Altez Street NE. The addition was completed in August of 1990 and a Certificate of Occupancy was issued by the City of Albuquerque and approved by David L. Steele, the Chief Building Official.

In 1996, I had constructed the carport. When we purchased the house in 1986, the real estate agent may or may not have made us aware that there were regulations on building onto the existing house because my wife and I do not understand or speak English very well.

As a result, the addition and carport encroaches upon Copper Avenue right-of-way. I would like to sell my house to my daughter after she gets married next year; however, the title company, as you know, will not issue a title policy unless I have approved the encroachment onto city property in some way.

Therefore, I, respectfully, request a vacation of 135' x 28' of the southerly portion of the Copper Avenue right-of-way.

If you have any questions, please feel free to contact my daughter-in-law, Mythi To at 797-1309.

Sincerely,



Cam Van Nguyen

Certificate of Occupancy

City of Albuquerque
Planning Department
Code Administration Division

This Certificate, issued pursuant to the requirements of Section 60-13-45-C. of the State Statute which certifies that at the time of issuance this structure was in compliance with the above code and other technical codes and city ordinances regulating building construction or use.

Building Address 445 Alameda NE
Albuquerque, N.M. 87

Occupancy Group Q-3 Type of Construction VA Bldg. Permit No. _____ Land Use Zone ✓

Contractor or Owner D. H. Jaynes Construction Co. Address Same as Above

By: David L. Steele Date: 8. 16. 90
CHIEF BUILDING OFFICIAL

No 2123



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 1, 2003

TO CONTACT NAME: Cam Van Nguyen
COMPANY/AGENCY: _____
ADDRESS/ZIP: 445 Altez St. NE
PHONE/FAX #: (505) 275-1162

Thank you for your inquiry of May 1, 2003 requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 13 Block 31 in the Buena Ventura Subdivision
Located on 445 Altez St. NE. Between Eubank and Wyoming
zone map page(s) K 202.

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

South Los Altos NA
Neighborhood Association
Contacts: Ana Beall - 275-7955
424 General Chennault NE
Albus. NM 87123
Linda Adamskso - 392-6014
309 Conchas NE.
Albus. NM 87123

Neighborhood Association
Contacts: _____

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

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

Sincerely,

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

April 30, 2003

South Los Altos Neighborhood Association
Attn: Ana Beall
424 General Chenault NE
Albuquerque, NM 87123

Dear Ms. Beall:

Re: 445 Altez Street NE
Lot 13, Block 31 of the Buena Ventura Subdivision

In April of 1990, my wife and I, Tu Thi Lam and Cam Van Nguyen, respectively, had signed a construction contract with Jaynes Construction Company to build an addition to our existing house. The addition was completed in August of 1990 and a Certificate of Occupancy was issued by the City of Albuquerque and approved by David L. Steele, the Chief Building Official.

In 1996, I had constructed the carport. When we purchased the house in 1986, the real estate agent may or may not have made us aware that there were regulations on building onto the existing house because my wife and I do not understand or speak English very well.

As a result, the addition and carport encroaches upon Copper Avenue right-of-way. I would like to sell my house to my daughter after she gets married next year; however, the title company, as you know, will not issue a title policy unless I have approved the encroachment onto city property in some way.

Therefore, I am notifying you regarding my application submission for a vacation of 135' x 28' of the southerly portion of the Copper Avenue right-of-way (see attached drawing) that is adjacent to my property.

If you have any questions, please feel free to contact my agent, Hung Nguyen at 797-1309 or by mail at 7401 Ankara Road NE, Albuquerque, NM 87122.

Sincerely,



Cam Van Nguyen

April 30, 2003

South Los Altos Neighborhood Association
Attn: Linda Adamskso
309 Conchas NE
Albuquerque, NM 87123

Dear Ms. Adamskso:

Re: 445 Altez Street NE
Lot 13, Block 31 of the Buena Ventura Subdivision

In April of 1990, my wife and I, Tu Thi Lam and Cam Van Nguyen, respectively, had signed a construction contract with Jaynes Construction Company to build an addition to our existing house. The addition was completed in August of 1990 and a Certificate of Occupancy was issued by the City of Albuquerque and approved by David L. Steele, the Chief Building Official.

In 1996, I had constructed the carport. When we purchased the house in 1986, the real estate agent may or may not have made us aware that there were regulations on building onto the existing house because my wife and I do not understand or speak English very well.

As a result, the addition and carport encroaches upon Copper Avenue right-of-way. I would like to sell my house to my daughter after she gets married next year; however, the title company, as you know, will not issue a title policy unless I have approved the encroachment onto city property in some way.

Therefore, I am notifying you regarding my application submission for a vacation of 135' x 28' of the southerly portion of the Copper Avenue right-of-way (see attached drawing) that is adjacent to my property.

If you have any questions, please feel free to contact my agent, Hung Nguyen at 797-1309 or by mail at 7401 Ankara Road NE, Albuquerque, NM 87122.

Sincerely,



Cam Van Nguyen

7002 3150 0000 4669 1615

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	\$	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: 0975
 ALBUQUERQUE NM 87123
 Postmark Here
MAY 01 2003
 05/01/03
 USPS

Sent To: Linda Adamsko
 Street, Apt. No.,
 or PO Box No. 309 Conchas NE
 City, State, ZIP+4
Albuquerque NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 4669 1554

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)		1.75
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42

UNIT ID: 0975
 ALBUQUERQUE NM 87123
 Postmark Here
MAY 01 2003
 05/01/03
 Clerk: WAG
 USPS

Sent To: Ana Beall
 Street, Apt. No.,
 or PO Box No. 424 General Chenault NE
 City, State, ZIP+4
Albuquerque NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

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

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

PAID RECEIPT

APPLICANT NAME

CAM NGUYEN

AGENT

TRUNG NGUYEN

ADDRESS

445 ALTEZ ST. NE

PROJECT NO.

1002638

APPLICATION NO.

03DRB-00714

\$ 300 441006 / 4983000 (DRB Cases)

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

\$ 75 441018 / 4971000 (Notification)

\$ 375⁰⁰ Total amount due

DUPLICATE
City of Albuquerque
Treasury Division

05/02/2003 11:08AM LOC: ANN
X RECEIPT# 00006709 WSH 006 TRANSH 0017
Account 441006 Fund 0000 TRSKDM
Activity 4983000 \$375.00
Trans Amt \$300.00
J24 Misc

Thank You

Mythi To
445 Altez N.E. 323-7383
Albuquerque, NM 87123

PAY TO THE ORDER OF City of ABQ DATE 4/30/03 2056
Three hundred seventy-five and 00/100 \$375.00/100
DOLLARS

Sandia Laboratory
Federal Credit Union
P.O. Box 23040
Albuquerque, New Mexico 87192-1040

FOR Vacation of law

⑆3070839⑆ 0501080022⑆ 2056 MP

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MAY 13TH 03 To MAY 2

5. REMOVAL

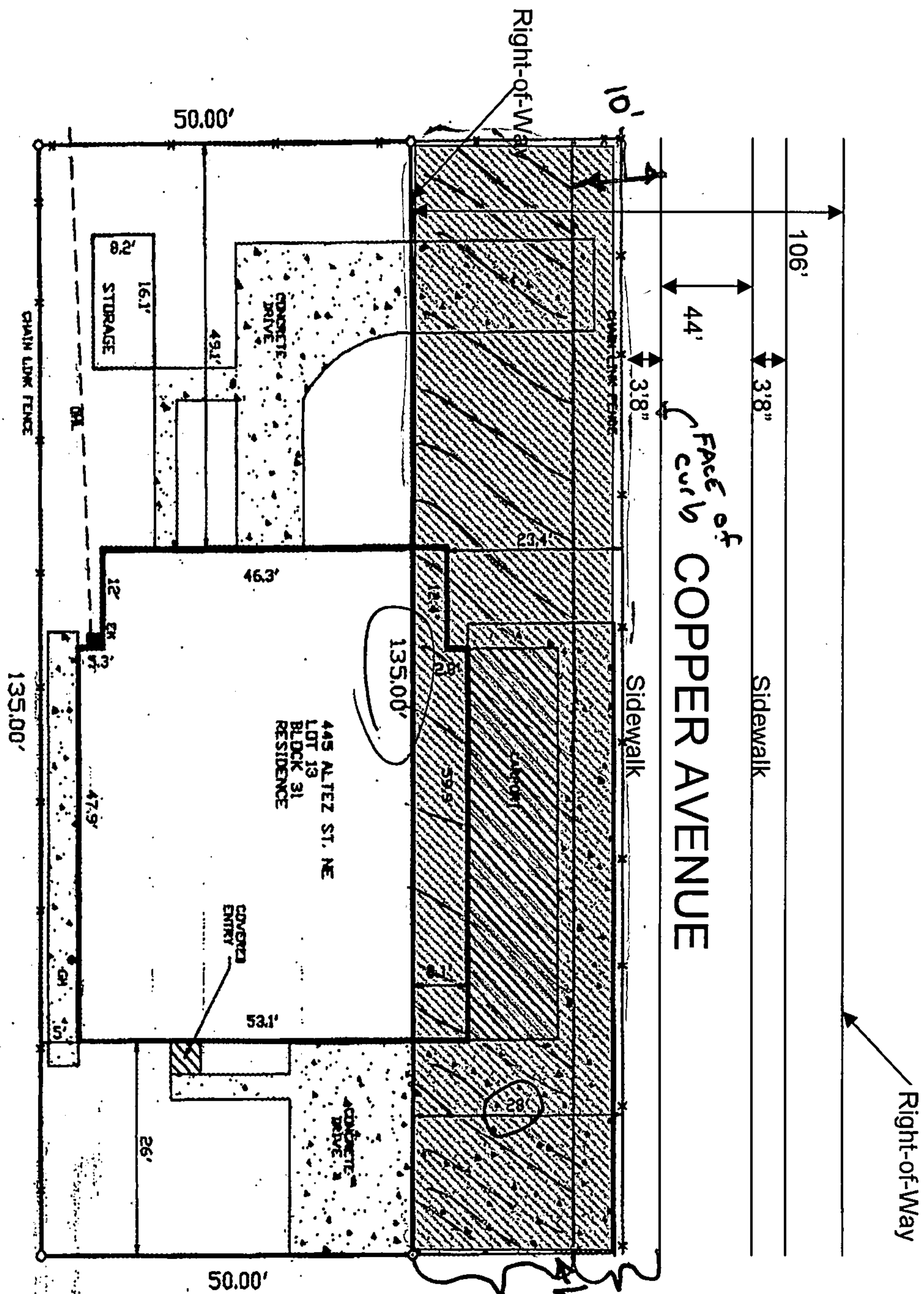
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Can (Applicant or Agent), 5/11/03 (Date)

I issued 2 signs for this application, 5/02/03 (Date), [Signature] (Staff Member)

100 2638



FACE of CURB of COPPER AVENUE

Right-of-Way

ALTEZ STREET NE
60' RIGHT-OF-WAY

retained as Public
VACATION
R/W

EXHIBIT B

Date 5/28/03