

7



Completed 5/25/04
PA

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.: 04DRB-00024 (SBP)
Project Name: EAST END ADDITION
Agent: TIERRA WEST LLC

Project # 1002714
EPC Application No.: 03EPC00917, & 03EPC01931
Phone No.: 858-3120

Project Number

1002714

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/21/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: central contractor public
 3019 permit
 showing level in of
 BUS

PARKS / CIP: _____

PLANNING (Last to sign): planning not language to sign in
 block
 Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

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

Completed 5/25/04
BA

04DRB-

APPLICATION NO. 00024	PROJECT NO. 1002714
PROJECT NAME E. END ADDN ZANGARA USED CAR LOT.	
EPC APPLICATION NO.	
APPLICANT / AGENT TIERRA WEST, LLC	PHONE NO. 858-3100
ZONE ATLAS PAGE 119	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BUB	DATE 5/24/04	DATE
COMMENTS:		

TO SIGN

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 21, 2004

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000196**
03DRB-02102 Major-Two Year SIA
TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN**, zoned R-LT residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] [Deferred from 1-7-04] (G-11) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000262**
03DRB-02170 Major-Preliminary Plat
Approval
03DRB-02167 Major-Vacation of Public
Easements
03DRB-02168 Minor-Sidewalk Waiver
03DRB-02169 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) B1, **COSTCO DEVELOPMENT**, zoned SU-1 special use zone, C-2, located on SOUTHERN AVE NE, between EUBANK BLVD. NE and ELIZABETH ST. NE containing approximately 14 acre(s). [REF: 01EPC-01757 SDP4 B/P, 02DRB-00599 2YR. SIA, 03EPC-01478 ZMA] (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 04DRB-00027 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00026 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Block(s) B1, **COSTCO DEVELOPMENT**, zoned SU-1 PRD, located on SOUTHERN BLVD SE, between EUBANK BLVD SE and JUAN TABO BLVD SE containing approximately 14 acre(s). [REF: 1000262, 03EPC-014776, 03EPC-01477, Russell Brito, EPC Case Planner, 03EPC-01478, 03DRB-02167,03DRB-02168] (L-21) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd
02DRB-01021 Minor-Temp Defer SDWK
02DRB-01019 Major-Preliminary Plat
Approval
02DRB-01020 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A and Parcel A of Parkway U7 (Town of Atrisco Grant) to be known as Parkway Unit 10, **PAINTED SKY (UNIT 1)**, zoned R-D residential and related uses zone, developing area, located on UNSER (WEST OF) NW, between GAVIN RD NW and VINEMONT PL NW [REF: 00410-0162, 00410-00931, 00410-00933] (J-9) all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRAPARKWAY -8**, zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [Deferred from 1-7-04 & 1/21/04] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

4. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of Public
Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and < Tr E&F / Blk 2 (Vista Magnifica) and Lot B / Blk 8 (Palisades Addn) >, **VISTA MAGNIFICA**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 1-7-04 AND 1/21/04] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

5. **Project # 1003027**
03DRB-02173 Minor-Temp Defer SDWK
03DRB-02172 Minor-Sidewalk Variance
03DRB-02159 Major-Preliminary Plat
Approval
03DRB-02161 Minor-Site Plan for
Subdivision

WAYJOHN SURVEYING, INC agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3,4,5, Tract(s) 2, **N ALBUQUERQUE ACRES**, zoned RD 7 DU/AC, located on ALAMEDA BOULEVARD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 1003027, 03DRB-01721] Deferred from 1/21/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

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.

6. **Project # 1001209**
03DRB-02027 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan
Subd/EPC

GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525] [Deferred from 12-10-03] (F-10) **PREVIOUSLY APPROVED. ON THE AGENDA IN ERROR.**

7. **Project # 1002714**
04DRB-00024 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for ZANGARA DODGE request(s) the above action(s) for all or a portion of Lot(s) 8-11A1, Block(s) 25, **EAST END ADDITION**, zoned C-2 community commercial zone, located on VIRGINIA ST NE, between LOMAS BLVD. NE and MARBLE ST NE [REF: Juanita Vigil, EPC Case Planner, 03EPC-00917, 03DRB-01634, 03EPC-01931] (J-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER UNTIL CONTRACTOR PULLS SO19 PERMIT AND FOR A SIDEWALK EASEMENT AND TO PLANNING FOR INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

8. **Project # 1002786**
04DRB-00036 Minor- SiteDev Plan
BldPermit

JAMES MILLER agent(s) for FIDELTY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 5, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/IP, located on SAN MATEO NE between SAN DIEGO NE and BEVERLY HILLS containing approximately 1 acre(s). [REF: 03DRB 01075] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND CITY ENGINEER FOR SIA, NEED ADA PARKING STALLS DIMENSIONED AND RADII NEEDS LABELING AND AEHD SIGNATURE AND INFRASTRUCTURE NOTE ON SIGNATURE BLOCK.**

9. **Project # 1000658**
04DRB-00034 Minor-SiteDev Plan
BldPermit

OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT**, zoned SU-2 M-1, located on ALAMEDA NE, between ALAMEDA NE and JEFFERSON NE containing approximately 5 acre(s)(C-17) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

10. **Project # 1001796**
03DRB-02078 Minor-Prelim&Final Plat
Approval

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: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] [Deferred from 1-14-04] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1000072**
04DRB-00033 Minor-Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for DR HORTON INC. request(s) the above action(s) for all or a portion of Lot(s) 14-19 A, Block(s) 34, **NO. ALBQ. ACRES, UNIT B**, zoned R-D residential and related uses zone, developing area, located on LOUISIANA BLVD NE, between CARMEL AVE. NE and HOLLY AVE. NE containing approximately 6 acre(s). [REF: 03DRB-01104 PPA, 03DRB-01107, 03DRB-01106] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CASH-IN-LIEU, A MEETING TO DISCUSS ENCROACHMENT AT HOLLY & LOUISIANA, AMAFCA SIGNATURE AND PLANNING FOR PERIMETER WALL DESIGN SUBMITTAL.**

12. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat
Approval
- SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] (H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
13. **Project # 1003119**
04DRB-00031 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for EUBANK EXIT LLC (ARIF AMERSNI) request(s) the above action(s) for all or a portion of Tract(s) 4-B1, **HORNE DEVELOPMENT ADDITION**, zoned SU-1-PCD, located on HOTEL CIR NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 6 acre(s). [REF: DRB-86-637, 1000329] (K-21) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat
Approval
03DRB-02077 Minor-Vacation of
Private Easements
- ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M,N,P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and CENTRAL NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 1-7-04] (L-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED. THE VACATION WAS APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003177**
04DRB-00014 Minor-Preliminary and
Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). (G-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003178**
04DRB-00015 Minor-Preliminary&Final
Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for CHARLES & SUSAN DEMOS request(s) the above action(s) for all or a portion of Lot(s) 3-17A, Block(s) 12, **GLENWOOD HILLS UNIT 2**, zoned R-1, located on CEDARBROOK AVE NE, between GLENWOOD HILLS NE and DESERT HILLS PL NE containing approximately 1 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003182**
04DRB-00023 Minor-Prelim&Final Plat
Approval

WILKS CO. agent(s) for PRAXAIR INC., request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF THE B. N. & S. F. RAILWAY CO.**, zoned M-2 manufacturing zone, located on 2ND ST SW, between TRUMBULL BLVD. SW and WOODWARD RD. SW containing approximately 4 acre(s). [REF: DRB-97-275] [Deferred from 1/21/04] (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

18. **Project # 1003183**
04DRB-00025 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-46, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR. NE and CUTLER AVE. NE containing approximately 1 acre(s). (H-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU DEDICATION AND TO VERIFY NUMBER OF UNITS.**

19. **Project # 1000560**
(Project #1003184 in error)
04DRB-00028 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] **[HEARD UNDER PROJECT #1003184 IN ERROR]** (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

20. **Project # 1001087**
04DRB-00004 Minor-Prelim&Final Plat
Approval

HALE & SUN CONSTRUCTION INC agent(s) for HALE 7 SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12TH ST NW, between CANDELARIA RD NW and MATTHEW AV NW containing approximately 1 acre(s). [REF: 1002231, 022HE-01435, 01DRB-002688, 01DRB-01891] [Deferred from 1-7-04] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: 1) UTILITIES DEVELOPMENT: FOR A SEPARATE 20-FOOT PUBLIC WATER AND SEWER EASEMENT AND A SEPARATE 5-FOOT PUE. 2) TRANSPORTATION: TO PROVIDE A RADIUS AT THE CORNER OF 12TH AND MAJOR ON LOT 6. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1003186**
04DRB-00035 Minor-Sketch Plat or
Plan

RIO GRANDE ENG agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, **LAND OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between SAN YGNACIO BLVD. SW and TOWER BLVD. SW containing approximately 6 acre(s). [REF: NA] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003188**
04DRB-00038 Minor-Sketch Plat or
Plan

COMMUNITY SCIENCES CORPORATION agent(s) for DELFINO M. GARCIA request(s) the above action(s) for all or a portion of Lot(s) 145A1 and Lots 144B1, 145A2, **LUKE SUBDIVISION**, zoned RA-2, located on GRIEGO RD NW, between GRIEGOS DRAIN and SAN ISIDRO ST. NW containing approximately 2 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Adjourned: Noon



Completed 5/25/04
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.: 04DRB-00024 (SBP)
Project Name: EAST END ADDITION
Agent: TIERRA WEST LLC

Project # 1002714
EPC Application No.: 03EPC00917, & 03EPC01931
Phone No.: 858-3100

Project Number

1002714

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/21/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: until contractor pulls
 3019 permit
 sidewalk easement of
 BUS

PARKS / CIP: _____

PLANNING (Last to sign): infra last language on signature block
 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: _____
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Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.
 Copy of final plat AND a DXF File for AGIS is required.
 Copy of recorded plat for Planning.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

copy

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1002714 Item No. 7 Zone Atlas J-19

DATE ON AGENDA 1-21-04

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
	- SITE PLAN PLAN SHOULD IDENTIFY THE THE WIDTH OF PUBLIC RIGHT-OF-WAY REQUIRES DRL PLANS / DRIVE CROWN
	OR
	ITEMS SHOULD BE IDENTIFIED BY CITY STANDARD
	- TYPICAL RADIUS IS 15' @ ISLANDS
	- NEED ADA DETAIL FOR DRIVE PAD

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



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: 1002714

AGENDA ITEM NO: 7

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: January 21, 2004

January 20, 2004

TO: Sheran Matson, DRB Chair
FROM: Juanita Vigil, Planner
SUBJECT: Project # 1002714 Zangara Dodge

#17

The EPC approved application 03EPC-01931 on December 18, 2003 with conditions.
The applicant has satisfied all of the conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3349.

Thank you.



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-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

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

500

J19-009

PERMANENT EASEMENT

5/18/04

Grant of Permanent Easement, between ZMHINC. (Grantor); whose address is 5827 LOMAS BOULEVARD NE, ALBUQUERQUE NM 87110 and the City of Albuquerque, a New Mexico municipal corporation (City), whose address is PO Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an permanent exclusive easement (Easement) in, over, upon and across the real property described on Exhibit "A" attached hereto (Property) for the construction, installation, maintenance, repair, modification, replacement and operation of A SIDEWALK EASEMENT AS SHOWN ON THE ATTACHED EXHIBIT, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements of encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements of encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 12th day of May, 2004.

APPROVED:
CITY OF ALBUQUERQUE
[Signature]
JAY CZAR
CHIEF ADMINISTRATIVE OFFICER

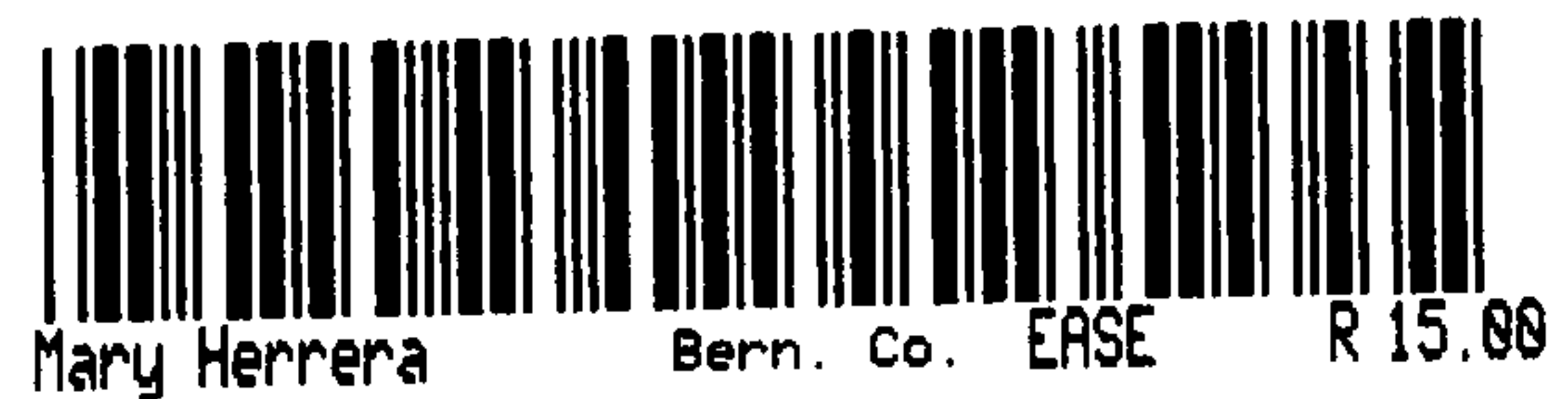
5/18/04

GRANTOR:

(Individual)

BY: [Signature]
CITY ENGINEER

GRANTOR:
BY: [Signature]
ITS: President
(Corporation or Partnership)



2004068834
6982325
Page: 1 of 4
05/20/2004 01:13P
Bk-A77 Pg-8646

INDIVIDUAL

STATE OF)
) SS.
COUNTY OF)

This instrument was acknowledged before me on _____ day of _____,
20____, by _____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 12th day of May,
2004, by KENNETH B. ZANGARA, of ZMHINC., a NEW MEXICO CORPORATION,
on behalf of the company.

KBZ *Margaret Gustone*

Notary Public

My Commission Expires:
June 3, 2006

PARTNERSHIP

STATE OF)
) SS.
COUNTY OF)

This instrument was acknowledged before me on _____ day of _____,
20____, by _____, partner(s), on behalf of
_____, a partnership.

Notary Public

My Commission Expires:

(EXHIBIT "A, B, & C" ATTACHED)



Mary Herrera

Bern. Co. EASE

R 15.00

2004068834
6982325
Page: 2 of 4
05/20/2004 01:13P
Bk-A77 Pg-8646

Legal Description Public Sidewalk Easement

A public sidewalk easement lying and situate within the south 40 feet of Lot Numbered Eight (8), and the north 20 feet of Lot Numbered Nine (9) in Block numbered Twenty-five (25) of the EAST END ADDITION, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 16, 1938, in Volume 1, Folio 55, said easement being more particularly described by New Mexico State Plane Coordinate Grid Bearings (Central Zone-North American Datum of 1927) and ground distances (U.S. Survey Foot) as follows:

Beginning at the northeast corner of described easement, lying on the west right of way line of Virginia Street, NE, from whence a tie to Albuquerque Control Survey Monument "18-K19" bears S 53°10'44" E, a distance of 526.16 feet;

Thence from said beginning point, S 00°33'18" E, a distance of 52.11 feet to the southeast corner of described easement;

Thence leaving said west right of way line, along a non-tangent curve to the right, having a radius of 9.38 feet, an arc length of 9.49 feet, a delta angle of 57°59'29", and a chord of N 29°30'33" W, a distance of 9.09 feet to a point of tangency;

Thence N 00°28'31" W, a distance of 44.16 feet to the northwest corner of described easement;

Thence N89°26'42" E, a distance of 4.34 feet to the point of beginning, all as shown on the attached Exhibit "A".

G:\Documents\Legal Descriptions\2004legals\046359lgf.doc



exhibit A page 1 of 2

N 89°26'42" E (EAST)

NORTH 10' OF LOT 8
EAST END ADDITION
(06/16/1938, 01-55)

(165.00') 165.09'

**SOUTH 40' OF
LOT 8**
EAST END ADDITION
(06/16/1938, 01-55)

PUBLIC SIDEWALK EASEMENT
GRANTED BY THIS DOCUMENT

(WEST) S 89°26'42" W

NORTH 20' OF LOT 9
EAST END ADDITION
(06/16/1938, 01-55)

R=9.38'
L=9.49'
Δ=57°59'29"
T=5.20'
CH=N 29°30'33" W
9.09'

BASIS OF BEARINGS BETWEEN THE
CORNER OF LOT 36B-1, BLOCK S
CORNER OF LOT 36B-1, BLOCK S
S 86°15'32" W, 447.10'

ACS "18-K19"
STANDARD ACS BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID
COORDINATES (CENTRAL ZONE)
X=410,242.20 (NAD 1927)
Y=1,487,111.74
EL=5363.320
G-G=0.99965277
DELTA ALPHA=-0°10'21"

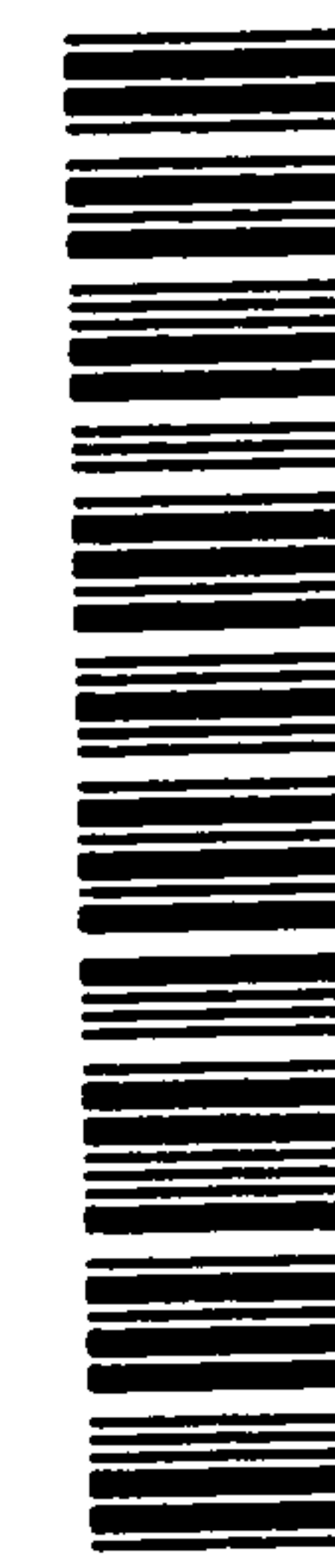
VIRGINIA STREET, N.E.
(60' ROW)

2004068834
6882325

Page: 4 of 4

05/28/2004 01:13P

BY 077 8646



1 i

Surveyor's Certificate

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

LARRY W. MEDRANO
N.M.P.S. 11993

5/7/04
DATE



PRECIS

8414-D JEFFERSON S
ALBUQUERQUE, NEW



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

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

APPLICANT INFORMATION:

NAME: ZANGARA DODGE PHONE: 262-1111
 ADDRESS: 5827 LOMAS BLVD. NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: DRB FINAL SIGN OFF OF EPC APPVD SITE PLAN FOR BUILDING PERMIT

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. PORTION OF LOTS 8 & 10, ALL OF LOTS 9 & 11-A-1, Block: 25 Unit: _____
 Subdiv. / Addn. EAST END ADDITION
 Current Zoning: C-2 Proposed zoning: SAME
 Zone Atlas page(s): J-19-Z No. of **existing** lots: _____ No. of **proposed** lots: _____
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101905848902540604 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: VIRGINIA ST
 Between: LOMAS BLVD and MARBLE ST

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002714, 03EPC-00917/03DRB-01634/03EPC-01931

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

SIGNATURE _____ DATE 1/9/05

(Print) RONALD R. BOHANNAN P.E.

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00024</u>	<u>SBP</u>	<u>P(3)</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	<u>CMT</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>JAN. 21ST 04</u>	_____	_____	Total \$ <u>20.00</u>
	<u>1/12/04</u>	_____	_____	_____
Planner signature / date		Project # <u>1002714</u>		

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

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT


- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision) **ON ORIG**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan **NOT REQUIRED**
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) **ON ORIG**
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

Ronald R. Bohannon, P.E.
 Applicant name (print)

 Applicant signature / date 1/19/04



Form revised September 2001

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

Application case numbers
04DRB - 00024

Bohannon 1/12/04
 Planner signature / date
Project # 1002714

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 855-3100
fax (505) 858-1110

twl@tierrawestllc.com
1-800-245-3102

January 8, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87130

**RE: DRB Final Sign off of EPC Approved Site Plan for Building Permit
A Portion of Lot 8 all of Lots 9, 10, & 11-A-1, East End Addition
DRB Project#: 1002714
Zone Atlas Page J-19**

Dear Ms. Matson:

Tierra West, LLC, on behalf of Zangara Dodge, addresses the EPC comments for the above referenced project in the following manner:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
This letter addresses all of the conditions of EPC.
2. The wall along the north property line shall not extend beyond the junction of the west and north property line of the subject site.
The Site Plan was changed to stopping the wall at the west and north property line. (See Site Plan sheet C1)
3. The submittal shall contain detailed information regarding the 8' wall showing the type and color of finished material.
The screen wall material and color of the wall was added to the screen wall detail on sheet C5.
4. The submittal shall contain a notation that the property owner of the subject site shall maintain the landscaping within the right-of-way area.
Note 3 was amended to include that the landscape maintenance of both the site and right-of-way is the responsibility of the property owner. (See Sheet C1, Note 3)
5. All landscape-planting beds shall contain 75% of living ground cover.
The condition was added to note 5 on the landscape plan sheet C2.

6. The freestanding light fixtures shall meet the requirements of Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code and shall not exceed 20' or 16' in height in areas within 100' of a residential zone.
Lighting note on Site Plan was changed to meet Lighting Regulations. (See note 5 on sheet C1)
7. The proposed 8' high privacy walls along the north and east property line shall be "Crego Tan" from CSR or of similar make and color, which is a light earth tone brown.
The wall detail showing material and color was added as shown on sheet C5.
8. The approval of this request is only for the lots legally described above and shall not be for Lot 11-A1, East End Addition, which was shown on the submittal for "Reference Only."
We added "Reference only" on Lot 11-A-1 and screened it on the Site Plan.
9. The applicant shall provide information such as height, width, color and material regarding the proposed freestanding sign. The freestanding sign shall be utilized only for the East End Historical and Cultural Neighborhood Association. The size of the freestanding sign shall not exceed 8 square feet.
We added the details to the neighborhood signs as shown on sheet C5. The sign is to be a small monument sign.
10. The site plan for building permit dated 11/21/03 shall be modified to show the proposed improvements on Lot 10 in bold and not shadowed.
The Site Plan was modified to show the proposed improvements on Lot 10 in bold as shown on sheet C1.
11. Off street parking including off loading of commercial transport vehicles shall occur on the subject site in accordance with the off street parking regulations (Section 14-16-3-1 et seq.).
The condition was added as note 9 on the Site Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

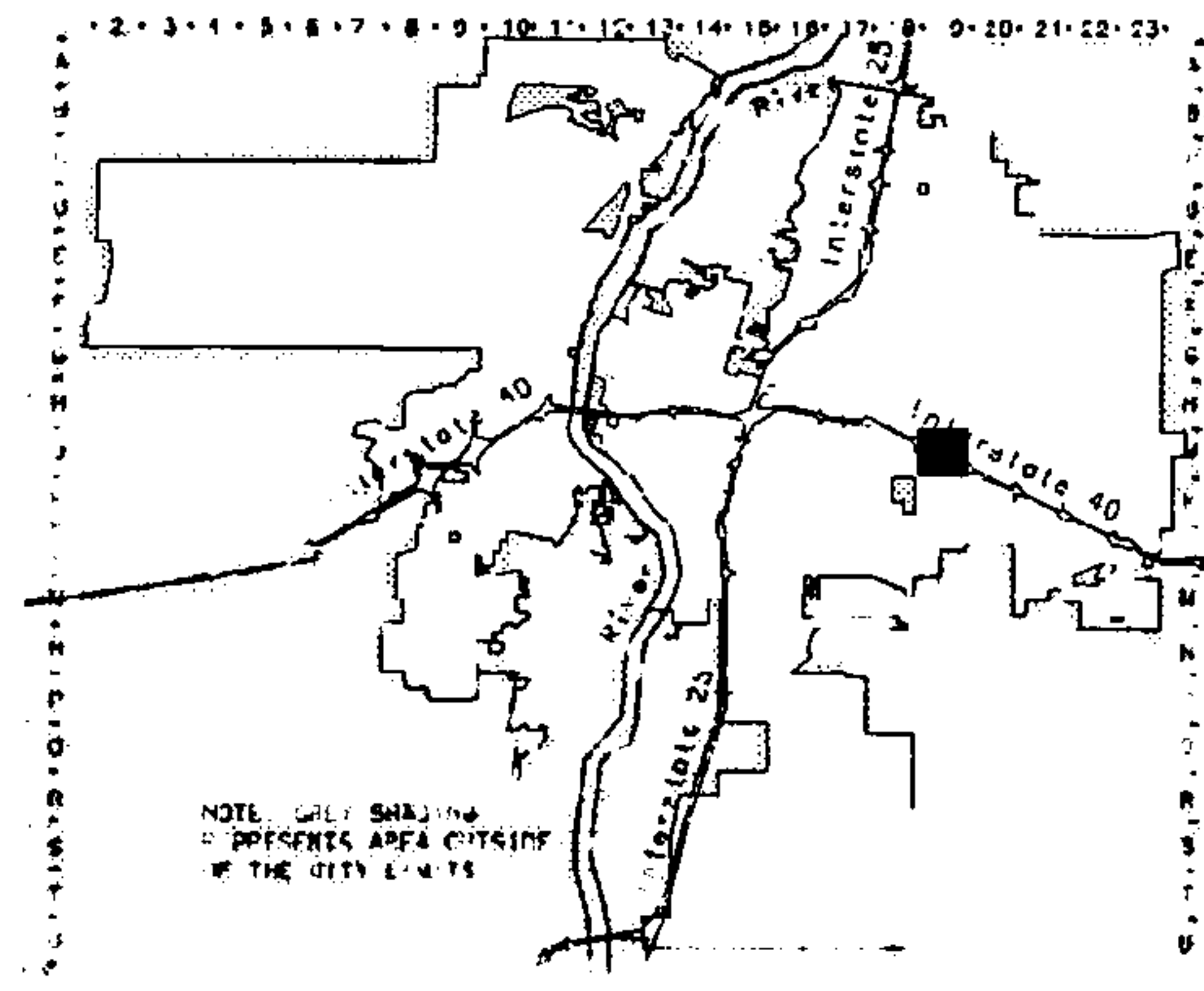
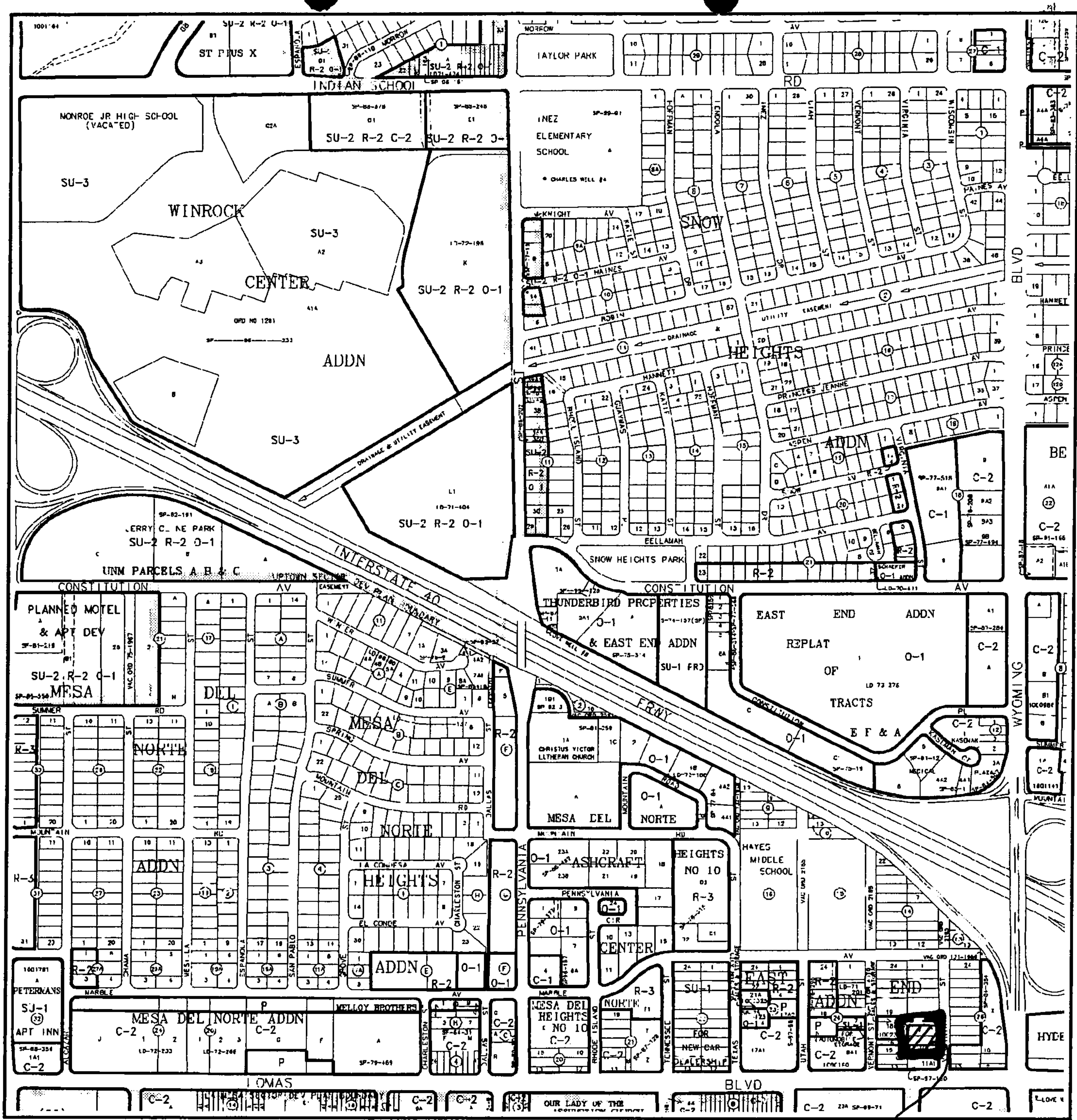


Ronald R. Bohannon, PE

Enclosure/s

cc: Pat Joseph
Stephen Anderson, East End Historical N.A.
Vernice Spenser, East End Historical N.A.
John Bulten, La Mesa Community Improvement Asso.
Debby Molina, La Mesa Community Improvement Asso.

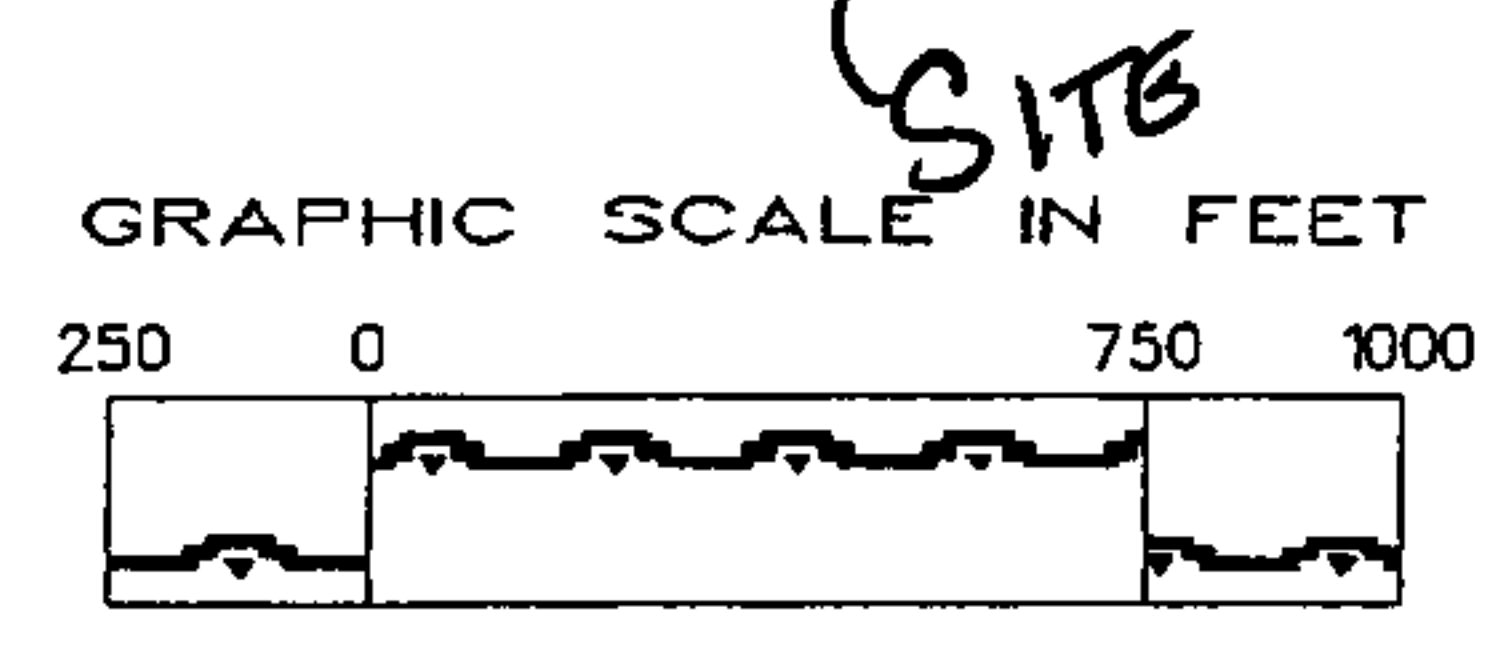
JN: 230105
RRB/kk



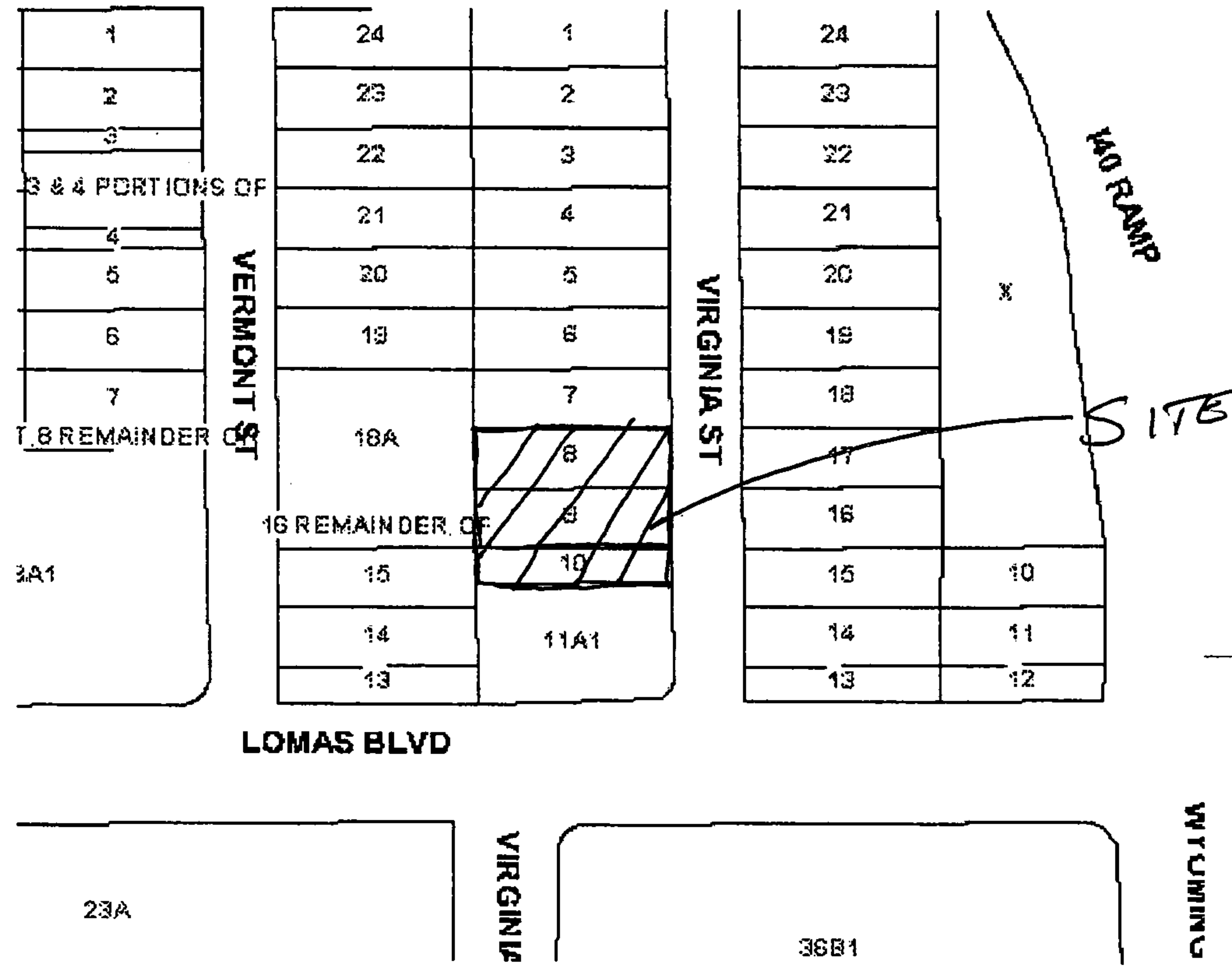
NOTE: SHADING
 PRESENTS AREA COVERED
 BY THE CITY MAPS



CITY OF
 Albuquerque
 Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
J-19-Z
 Map Amended through August 01, 2003



Selected Address: 1005 VIRGINIA ST NE

Zoning: R-1

Lot/Block/Subd: 8 , 25 , EAST END ADDN

UPC #: 101905848902540604

Selected Address: 8419 LOMAS BLVD NE

Zoning: R-1

Lot/Block/Subd: 9 , 25 , EAST END ADDN

UPC #: 101905848901940603

Selected Address: 8419 LOMAS BLVD NE

Zoning: C-2

Lot/Block/Subd: 10 , 25 , EAST END ADDN

UPC #: 101905848901940603



Project Summary Report

Click on any Application Number or Completion Disposition under Related Applications to reveal greater detail.

Date: 01/09/2004

Page 1

Project Number: 1002714

Project Name: EAST END ADDN., LOTS 8&9, BL. 25

Project Description:

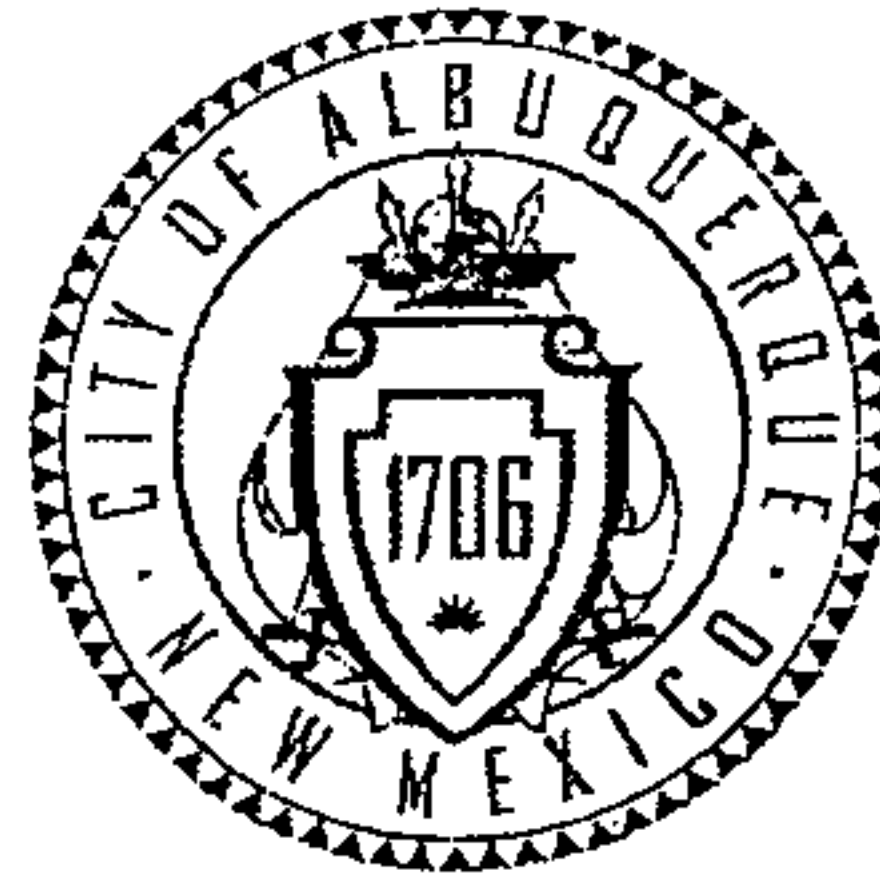
ZONE MAP AMEND. ZONE MAP AMEND.

Related Applications in Order of Submittal:

Red - Withdrawn

<i>Application</i>	<i>Application Type</i>	<i>Completed Activity</i>	<i>Completion Disposition</i>	<i>Date</i>
03EPC - 00917	ZONE MAP AMENDMENT	NO MORE ACTION	<u>COMPLETED</u>	8/29/2003
03DRB - 01634	VACATION OF PUB RIGHT-OF-WAY	DRB HEARING DECISION	<u>WITHDRAWN</u>	10/22/2003
03EPC - 01931	BUILDING PERMIT	APPLICATION SUBMITTAL	<u>RECEIVED ON OR BEFORE DEADLINE</u>	11/6/2003

JN230105
Incoming/EPC
cc: Pat Doyle



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

Date: December 19, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002714***
03EPC-01931 EPC Site Development Plan-Building
Permit

Zangara Dodge
5827 Lomas Blvd. NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Lots 8, 10, 9, Block 15, **EAST END ADDITION**, SU-1 for C-1 USES and Automobiles Sales and Storage, located on VIRGINIA ST NE, between LOMAS BLVD & MARBLE ST, containing approx. .37 acres. (J-19) Juanita Vigil, Staff Planner

On December 18, 2003 the Environmental Planning Commission voted to approve Project 1002714/03EPC 01931, a Site Development Plan for Building Permit, for lots legally described as the south thirty feet (S. 30') of lot numbered Nine (9), the North thirty feet (N. 30') of lot numbered ten (10), the South forty feet (40') of lot numbered eight (8) and the north twenty feet (N. 20') of lot numbered Nine (9), Block 25, East End Addition, containing approximately .37 acres, located on Virginia ST NE between Lomas Blvd NE and Marble Ave NE, based on the following Findings and the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for a portion/all of lots 8-10, Block 25, East End Addition, containing approximately 0.37 acres and located on Virginia ST NE between Lomas Boulevard and Marble Ave NE. Specifically, the lots are legally described as the south thirty feet (S. 30') of lot numbered Nine (9), the North thirty feet (N. 30') of lot numbered ten (10), the South forty feet (40') of lot numbered eight (8) and the north twenty feet (N. 20') of lot numbered Nine (9).
2. The site is currently zoned R-1 and C-2. A zone map amendment was granted for the subject site on July 17, 2003 with a condition to have an approved site development plan within six months of the approval. Approval of this application will satisfy that condition and codify the site's zone category to SU-1 for C-1 Uses and Automobile Sales and Storage.

OFFICIAL NOTICE OF DECISION
DECEMBER 18, 2003
PROJECT #1002714
PAGE 2 OF 4

3. The applicant intends to use the subject site for storage/sales of vehicles and Lot 11-A-1 contains an unoccupied building that will serve as the main office of the car dealership.
4. The applicant has included Lot 11-A-1, East End Addition as part of this request but should not be reviewed as part of the site development plan for building permit since Lot 11-A-1 is currently zoned C-2 and does not require approval from the Planning Commission. The applicant has supplied the information for Lot 11-A-1 for reference only.
5. The submittal contains a modification to the streetscape to help create a visual boundary between the residential and commercial uses and meets the intent of finding number 6 of the zone map amendment approval (Application 03EPC 00917) associated with this site. The neighborhood is opposed to creation of a cul-de-sac at this location.
6. The site development plan associated with a special use zone category further enhances the *Comprehensive Plan* as established in Policy 5l which states, "Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area."
7. The site's final SU-1 zone designation requires a site development plan and review approval by the Environmental Planning Commission, ensuring compliance of Policy 5i of the *Comprehensive Plan* which states, "Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
8. The Use of Virginia Street north of the subject site should be limited to non commercial traffic.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The wall along the north property line shall not extend beyond the junction of the west and north property line of the subject site.

OFFICIAL NOTICE OF DECISION
DECEMBER 18, 2003
PROJECT #1002714
PAGE 3 OF 4

3. The submittal shall contain detailed information regarding the 8' wall showing the type and color of finished material.
4. The submittal shall contain a notation that the property owner of the subject site shall maintain the landscaping within the right-of-way area.
5. All landscape planting beds shall contain 75% of living ground cover.
6. The freestanding light fixtures shall meet the requirements of Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code and shall not exceed 20' or 16' in height in areas within 100' of a residential zone.
7. The proposed 8' high privacy walls along the north and east property line shall be "Crego Tan" from CSR or of similar make and color, which is a light earth tone brown.
8. The approval of this request is only for the lots legally described above and shall not be for Lot 11-A-1, East End Addition, which was shown on the submittal for "Reference Only."
9. The applicant shall provide information such as height, width, color and material regarding the proposed freestanding sign. The freestanding sign shall be utilized only for the East End Historical and Cultural Neighborhood Association. The size of the freestanding sign shall not exceed 8 square feet.
10. The site plan for building permit dated 11/21/03 shall be modified to show the proposed improvements on Lot 10 in bold and not shadowed.
11. Off street parking including off loading of commercial transport vehicles shall occur on the subject site in accordance with the off street parking regulations (Section 14-16-3-1 et seq.).

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 2, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.


OFFICIAL NOTICE OF DECISION
DECEMBER 18, 2003
PROJECT #1002714
PAGE 4 OF 4

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

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,


For Victor J. Chavez
Planning Director

VJC/JV/ac

cc: Tierra West LLC, 8509 Jeffersn NE, Albuquerque, NM 87113
Stephen Anderson, East End Historical Cultural, 1010 Virginia St. NE, Albuquerque, NM 87110
Vernice Spenser, East End Historical Cultural, 1028 Vermont St. NE, Albuquerque, NM 87110
John Bulten, La Mesa Community Improvement, 123 Vermont NE, Albuquerque, NM 87108
Debby Molina, La Mesa Community Improvement, 212 Espanola NE, #A, Albuquerque, NM 87108
Bill Kraemer, 200 Lomas NW, #1111, Albuquerque, NM 87102

PAID RECEIPT

APPLICANT NAME ZANGARA Dodge,
AGENT TERRA WEST, LLC
ADDRESS 8509 JEFFERSON, ST. N.E.
PROJECT & APP # 1002714
PROJECT NAME EAST END ADDN, ZANGARA DODGE LLC.

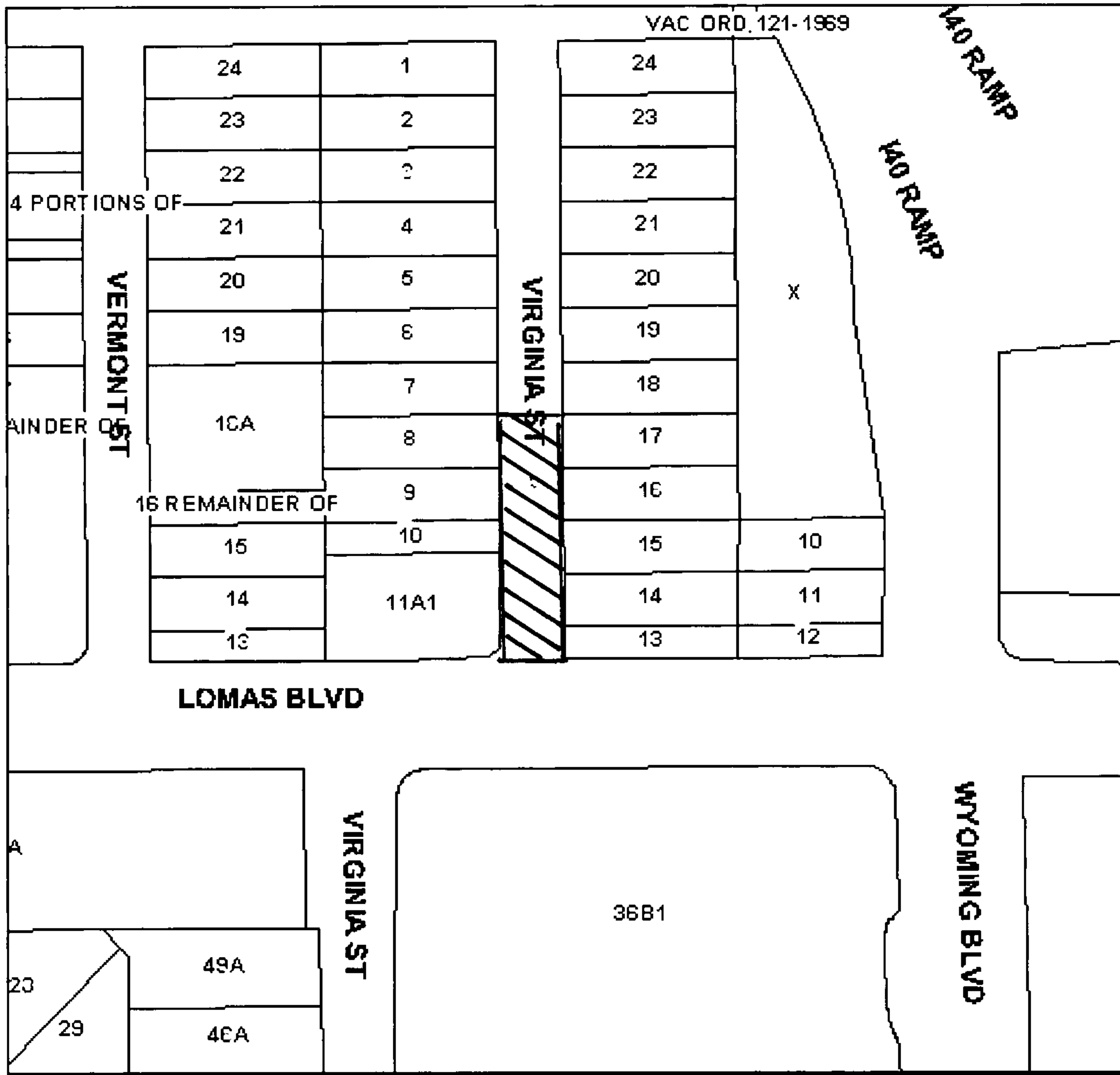
\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
\$ 441006/4983000 DRB Actions
\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 441018/4971000 Public Notification
\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Treasury Division

01/13/2004 11:28AM LOC: ANX
X
RECEIPT# 00018483 WSH 008 TRANS# 0018
Account 469099 FnnJ 0110
Activity 4916000 TRSIAM
Trans Amt \$40.00
J24 Misc \$20.00
CK \$40.00
CHANGE \$0.00

Thank You



VACATION EXHIBIT

10/22/03

B



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 22, 2003

Project # 1002714
03DRB-01634 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ZANGARA DODGE request(s) the above action(s) for all or a portion of **EAST END ADDITION**, zoned C-2 community commercial zone, located on VIRGINIA ST NE, between LOMAS BLVD NE and MARBLE ST NE containing approximately ¼ acre(s). [REF: 03EPC-00917] (J-19)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No adverse comments.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	

Letters sent to East End Historical (R) and La Mesa (R) Neighborhood Assns.

APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments
PNM Gas	

PNM Gas Services objects to Project # 1002714 because of a 2" gas main located within the right of way of Virginia St NE north of Lomas Blvd NE.

PNM Electric

PNM approves the vacation of portion of Virginia St. NE, with the reservation of all easement rights to cover an existing OH electric line and an existing gas line within the vacated portion.

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

Need to retain the public drainage easement.

Transportation Development

Need to provide turn-around for vehicles. Check with Solid Waste and Albuquerque Fire Department.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request with the condition that a public water/sewer easement is retained.

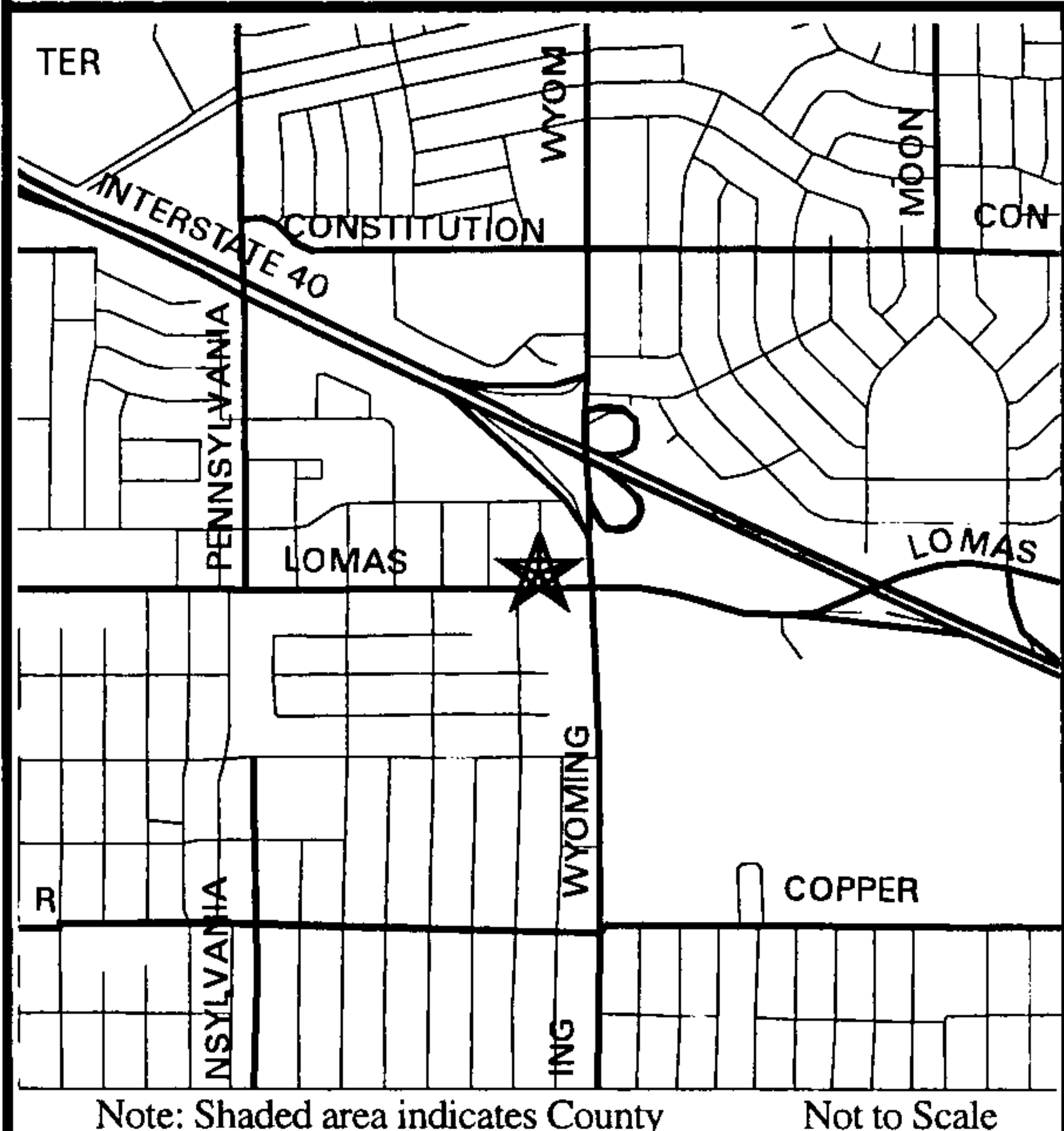
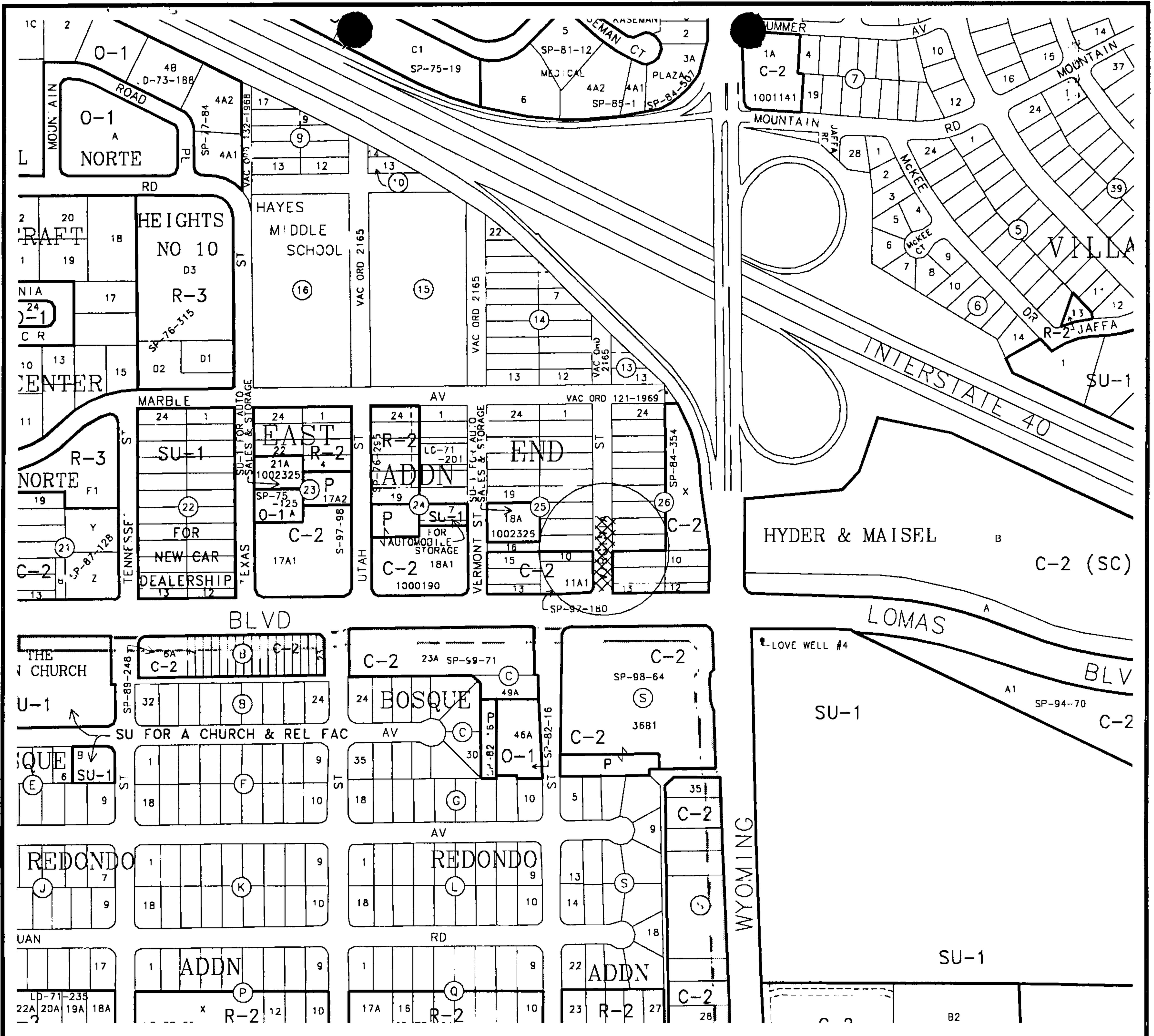
Planning Department

Defer to Transportation on the vacation request.

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

cc: Zangara Dodge, 5827 Lomas Blvd NE, 87110

Tierra West LLC, 8509 Jefferson NE, 87113



ZONING MAP



Scale 1" = 443'

PROJECT NO. 1002714
HEARING DATE 10-22-03
MAP NO. J-19
ADDITIONAL CASE NUMBER(S) 03DRB-01634

Note: Shaded area indicates County Not to Scale



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

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Project # 1001656

03DRB-01591 Major-Bulk Land Variance

03DRB-01592 Minor-Prelim&Final Plat

Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, LINDA ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) O & N, **DOUBLE EAGLE AIRPORT II**, zoned SU-1 special use zone, AIRPORT & RELATED FACILITIES, located NORTHWEST OF DOUBLE EAGLE AIRPORT NW, containing approximately 591 acre(s). [REF: 01EPC-01875, 03EPC-00915 & 16] (C-4 & D-4)

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] (J-13)

Project # 1002714

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TIERRA WEST LLC agent(s) for ZANGARA DODGE request(s) the above action(s) for all or a portion of **EAST END ADDITION**, zoned C-2 community commercial zone, located on VIRGINIA ST NE, between LOMAS BLVD NE and MARBLE ST NE containing approximately ¼ acre(s). [REF: 03EPC-00917] (J-19)

Project # 1003002

03DRB-01635 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST, LTD. agent(s) for DON HANOSH request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 23, **CANADA VILLAGE, FIRST UNIT**, zoned C-2 community commercial zone, (SC) located south of CENTRAL AVE SE, and west of DORADO PL SE containing approximately 0.11 acre(s). [REF: ZA-76-273] (L-22)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 6, 2003.



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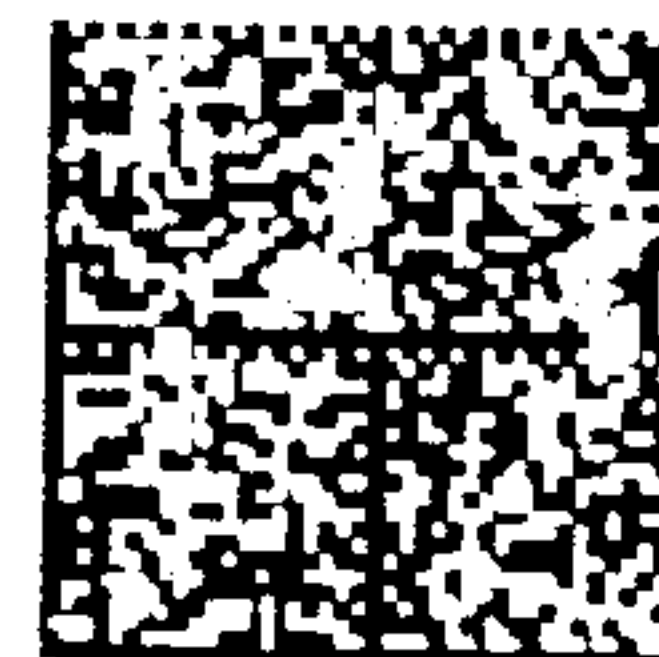
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 6, 2003.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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NGUYEN NGHI & NHU H TRAN
1009 VIRGINIA ST NE
ALBUQ

NHU-009 871102007 1602 14 10/07/03
FORWARD TIME EXP RTN TO SEND
TRAN
5600 GIBSON BLVD SE APT 142
ALBUQUERQUE NM 87108-5391

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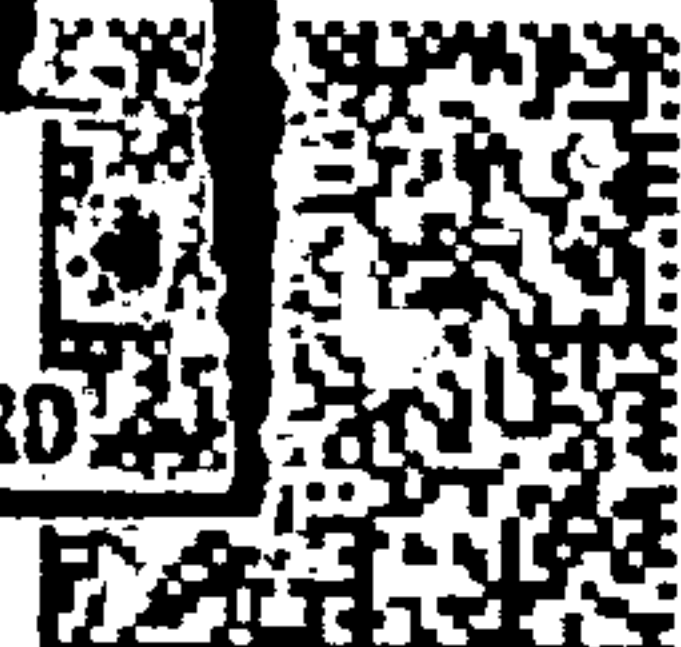
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87102

PLANNING DEPARTMENT



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913 VIRGINIA NE
ALBUQUERQUE NM 87108

87108+252



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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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101905851201840721

WHETSTONE CLAY & VIOLET M
8319 AZTEC RD NE
ALBUQUERQUE NM 87110

87103

"LEE" are New
RES.



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 24, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87130

**RE: Vacation of Public Right-of-Way of Virginia Street NE
East End Addition Subdivision
Zone Atlas Page J-19-Z**

Dear Sheran:

Tierra West LLC, on behalf of Zangara Dodge, requests the Vacation of Public Right-of-Way on Virginia Street NE from Lomas Blvd. NE, north 250 ft. which fronts lots 8, 9, 10, 11 & 12 on the west side of Virginia Street, and lots 13, 14, 15, 16 & 17 on the east side of Virginia Street. Currently, the right-of-way is a through roadway to Marble Avenue. By vacating this public right-of-way it will allow the existing businesses on both sides of the street to utilize the property as private property for their businesses. This action was a requirement of the approved zone change issued under City Project #1002714. A copy of the Official Notice of Decision is attached for your consideration.

The approval of the vacation for this roadway does not violate any City of Albuquerque ordinances or policies, or any property owner's rights.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

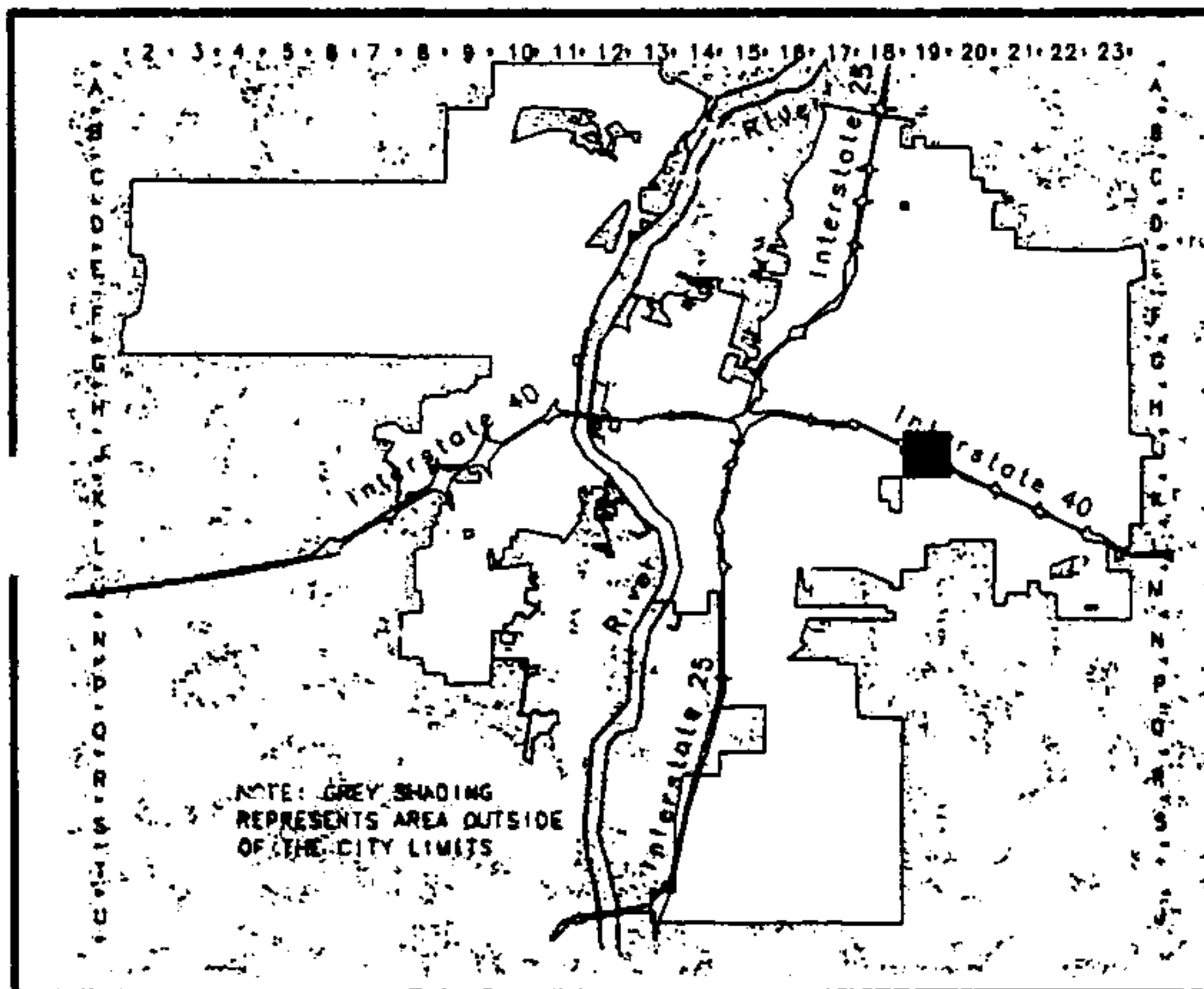
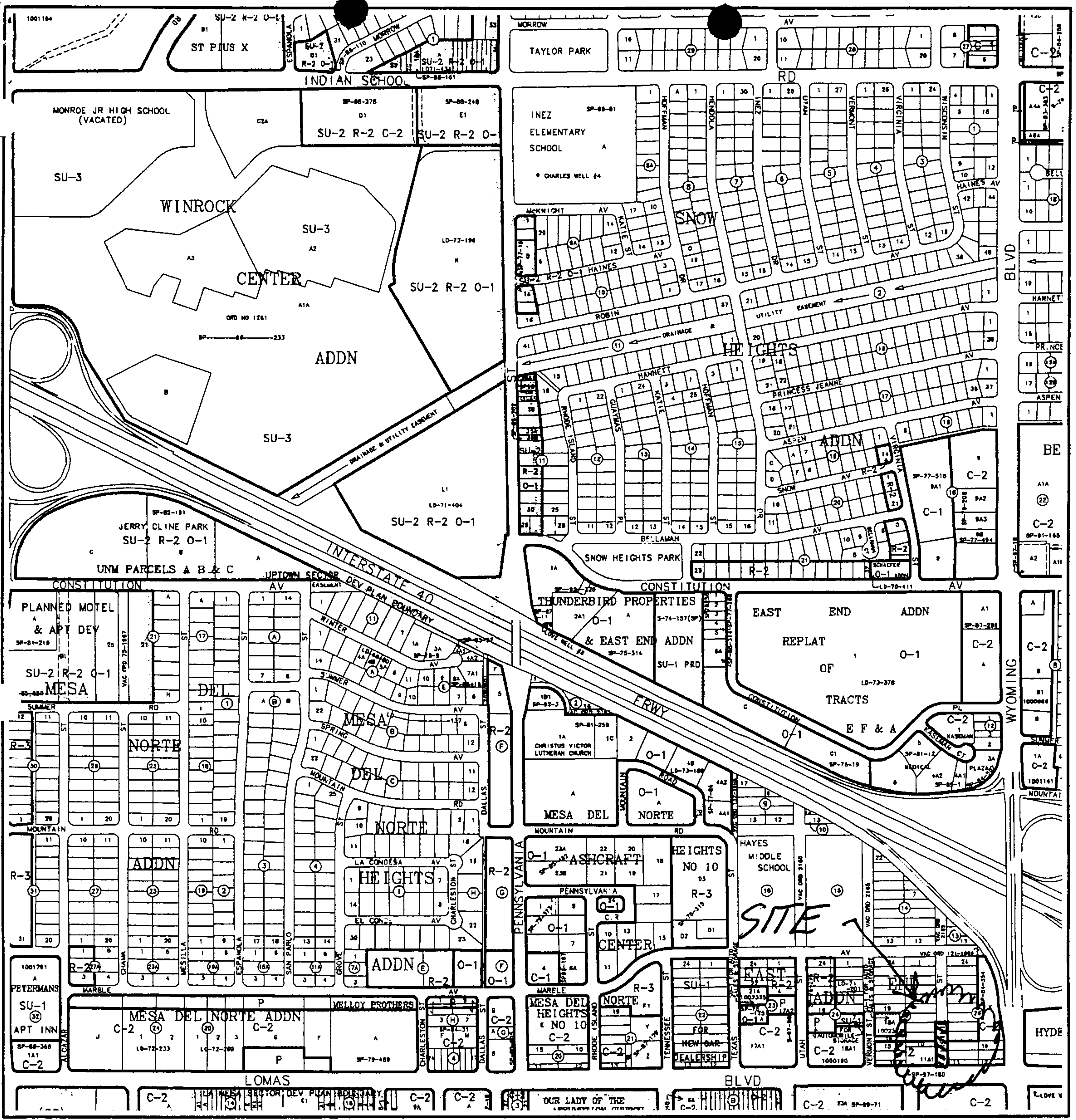


Ronald R. Bohannon, PE

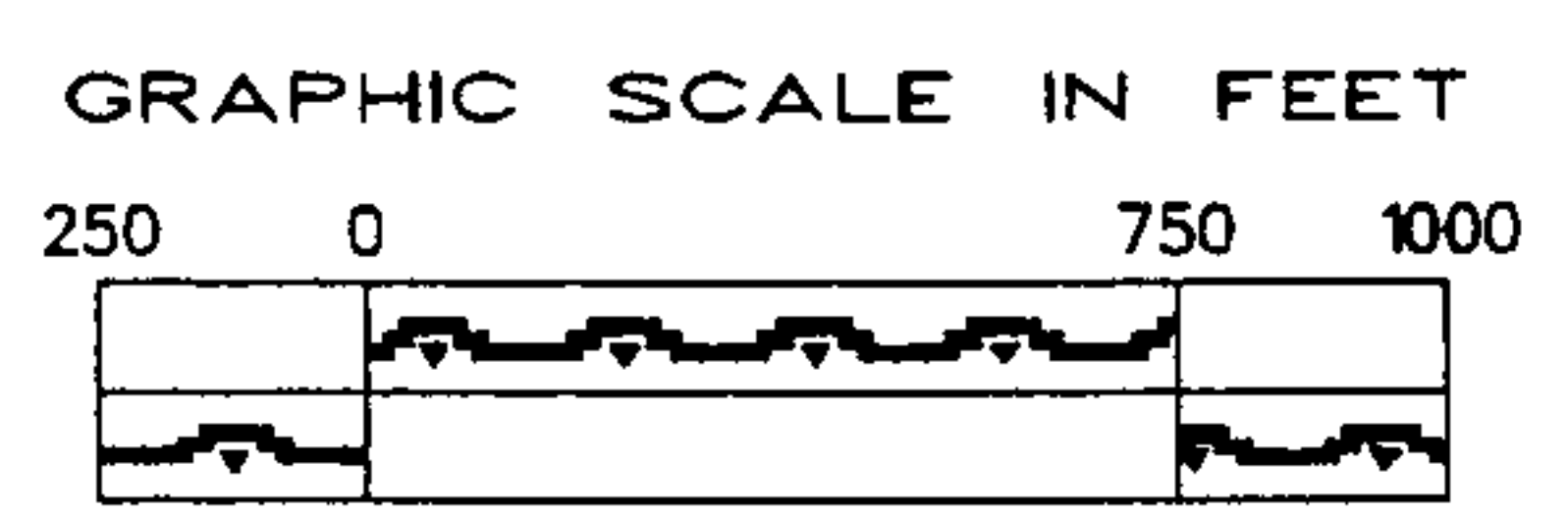
Enclosure/s

cc: Pat Joseph
Stephen Anderson, East End Historical N.A.
Vernice Spenser, East End Historical N.A.
John Bulten, La Mesa Community Improvement Asso.
Debby Molina, La Mesa Community Improvement Asso.

JN: 220105
RRB/bf



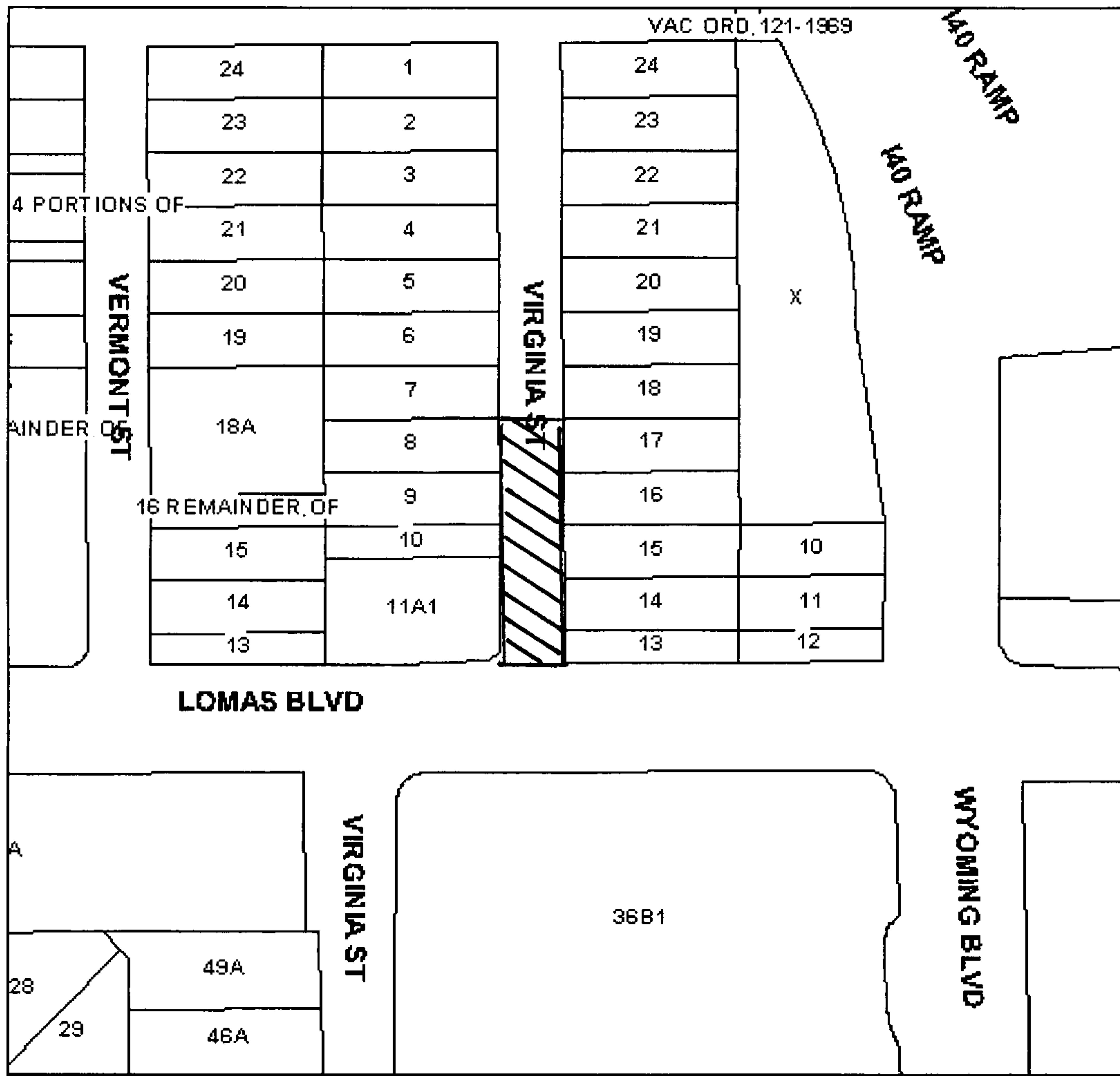
CITY OF
Albuquerque
ALBUQUERQUE Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

J-19-Z

Map Amended through July 09, 2003



VACATION EXHIBIT

Project # 1002714

ZANGARA DODGE
5827 LOMAS BLVD NE
ALBUQUERQUE NM 87110

TIERRA WEST, LLC
8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

STEPHEN ANDERSON
East End Historical & Cultural N. A.
1010 VIRGINIA ST NE
ALBUQUERQUE NM 87110

VERNICE SPENSER
East End Historical & Cultural N. A.
1028 VERMONT ST NE
ALBUQUERQUE NM 87110

JOHN BULTEN
La Mesa Comm. Improvements Assoc.
123 VERMONT ST NE
ALBUQUERQUE NM 87108

DEBBY MOLINA
La Mesa Comm. Improvements Assoc.
212 ESPANOLA NE, # A
ALBUQUERQUE NM 87108

101905851100840701

101905851201840721

101905851202540720

GARCIA ANNIE N & GARCIA INVES
1507 PLAZA ENCANTADA NW
ALBUQUERQUE NM 87107

WHETSTINE CLAY & VIOLET M
8319 AZTEC RD NE
ALBUQUERQUE NM 87110

ATKINS ROBERT L & COLLINS DOR
9424 GUADALUPE TR NW
ALBUQUERQUE NM 87114

101905851203040719

101905851203640718

101905851204240717

ESTRADA LUPE
1010 VIRGINIA NE
ALBUQUERQUE NM 87110

LAMB BEN & JOYEE
1012 VIRGINIA NE
ALBUQUERQUE NM 87110

ESPINOSA BARNEY & RENA M
1014 VIRGINIA NE
ALBUQUERQUE NM 87110

101905851204940716

101905847701240602

101905848901940603

JONES OSCAR C ETUX
1016 VIRGINIA NE
ALBUQUERQUE NM 87110

QUALITY PONTIAC INC
C/OJAMES E
PO BOX 25366
ALBUQUERQUE NM 87125
101905848903040605

WARMACK JAMES C & GENEVA
1005 VIRGINIA ST NE
ALBUQUERQUE NM 87110

101905848902540604

101905848903740606

NGUYEN NGHI & NHU H TRAN
1009 VIRGINIA ST NE
ALBUQUERQUE NM 87110

BARNETT GLORIA
1011 VIRGINIA NE
ALBUQUERQUE NM 87110

MACDONALD LINDA L
1013 VIRGINIA ST NE
ALBUQUERQUE NM 87110

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101905848904940608

101905749750311518

SILVA ELENA
1015 VIRGINIA ST NE
ALBUQUERQUE NM 87110

LANDER GLEN D & MARCIA L
1017 VIRGINIA NE
ALBUQUERQUE NM 87110

ROGERS FAMILY LTD PARTNERSHIP
913 VIRGINIA NE
ALBUQUERQUE NM 87108

101905745052012019

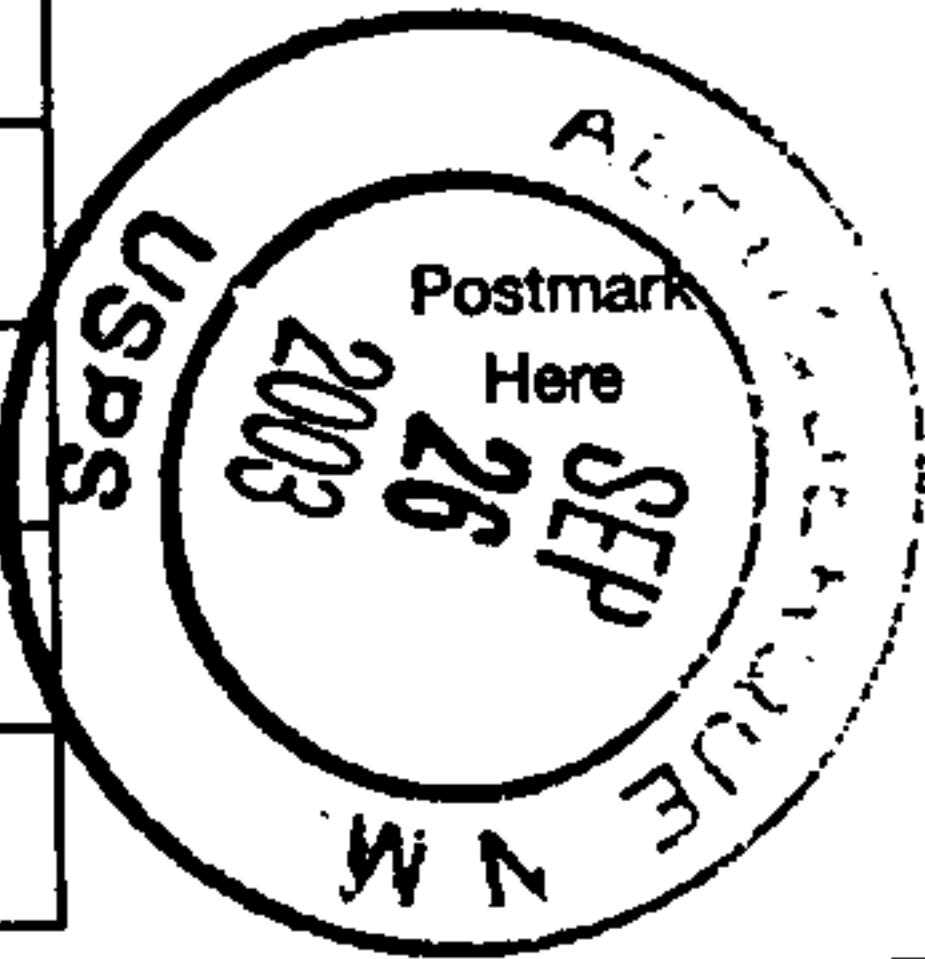
BOSQUE VISTA LTD CO C/O ROGER
4060 ST JOSEPH'S PL NW
ALBUQUERQUE NM 87120

7002 0510 0002 9479 2277

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

OFFICIAL USE

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



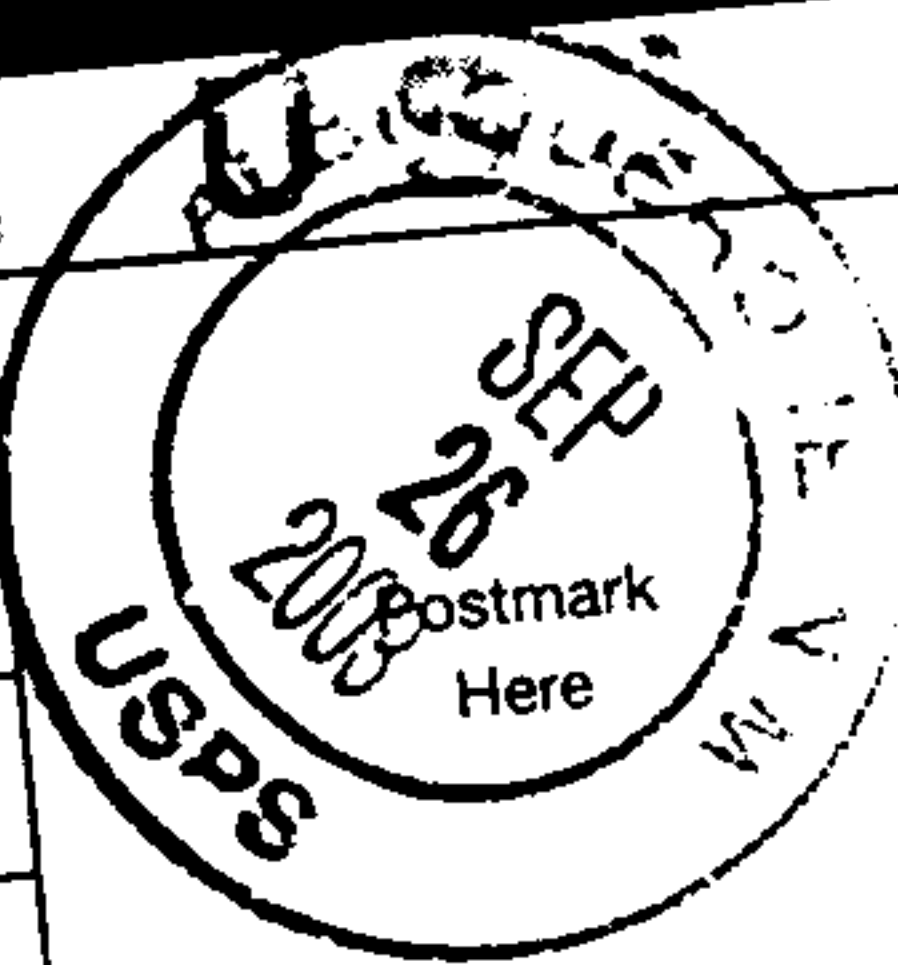
Sent To Debby Molina
 Street, Apt. No., or PO Box No. 212 Espanola NE #A
 City, State, ZIP+4 Albuquerque, NM 87108

PS Form 3800, January 2001 See Reverse for Instructions

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

OFFICIAL USE

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



Sent To Stephen Anderson
 Street, Apt. No., or PO Box No. 1010 Virginia St. NE
 City, State, ZIP+4 Albuquerque, NM 87110

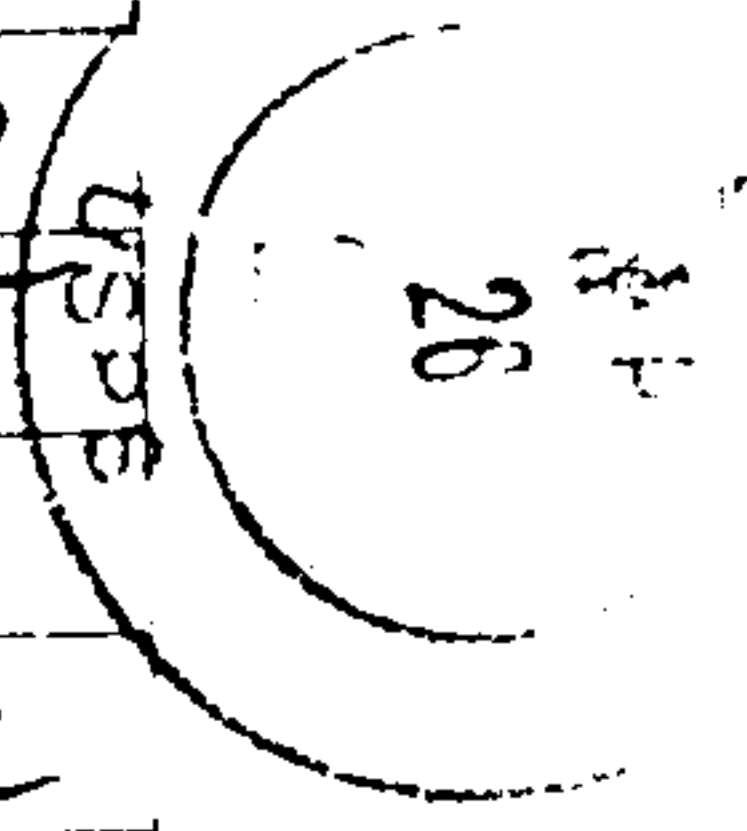
PS Form 3800, January 2001 See Reverse for Instructions

7002 0510 0002 9479 2307

7002 0510 0002 9479 2284

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

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

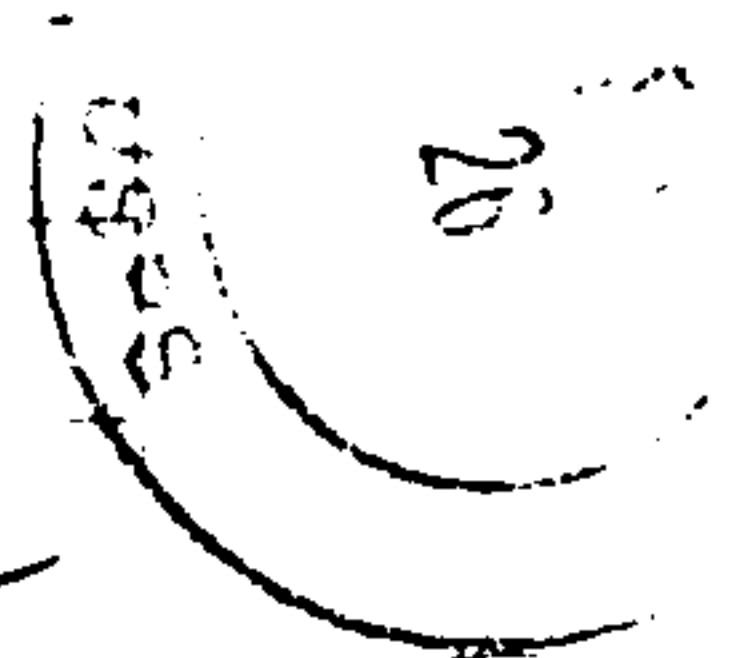


Sent To John Butler
 Street, Apt. No., or PO Box No. 123 Vermont NE
 City, State, ZIP+4 Albuquerque NM 87118

PS Form 3800, January 2001 See Reverse for Instructions

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

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



Sent To Vernice...
 Street, Apt. No., or PO Box No. 1078...
 City, State, ZIP+4 Albuquerque...

PS Form 3800, January 2001

7002 0510 0002 9479 2291



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: September 24, 2003

TO CONTACT NAME: Bill Franklin
 COMPANY/AGENCY: Sierra West, LLC
 ADDRESS/ZIP: 8509 Jefferson NE 87113
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 9-24-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at East End Addition located on Virginia St

zone map page(s) J-19

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

East End Historical & Cultural
 Neighborhood Association
 Contacts: Stephen Anderson
1010 Virginia St NE / 87110
256-2560 (h) 761-0560 (w)
Vernice Spenser
1028 Vermont St. NE
256-3886 (h) 87110

La Mesa Community Improvement
~~Neighborhood~~ Association
 Contacts: John Bulter
123 Vermont NE / 87108
730-2209 (cell)
Debby Molina
212 Espanola NE #A
268-5206 (h) 87108

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,

Dulaine S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

R/W C LAND USE:

PROPERTY ADDR: 00000 4919 LOMAS
OWNER NAME: QUALITY PONTIAC INC & JAMES E
OWNER ADDR: 00000

ALBUQUERQUE NM 87125
0101905848901940603 LEGAL: * 01 0 02 SEAST END ADD S30FT L9 & N30FT L10
LAND USE:

PROPERTY ADDR: 00000 1005 VIRGINIA ST NE
OWNER NAME: WARMACK JAMES C & GENEVA
OWNER ADDR: 01005 VIRGINIA ST NE

ALBUQUERQUE NM 87110
0101905848902540604 LEGAL: * 00 8 02 SEAST END ADD S40FT L8 X N20FT L9
LAND USE:

PROPERTY ADDR: 00000 1009 VIRGINIA ST NE
OWNER NAME: NGUYEN NGHI & NHU H TRAN
OWNER ADDR: 01009 VIRGINIA ST NE

ALBUQUERQUE NM 87110
1 R E C O R D S W I T H L A B E L S PAGE

2
0101905848903040605 LEGAL: * 00 7 02 SEAST END ADD L7 & N10FT L8
LAND USE:

PROPERTY ADDR: 00000 1011 VIRGINIA ST NE
OWNER NAME: BARNETT GLORIA
OWNER ADDR: 01011 VIRGINIA NE

ALBUQUERQUE NM 87110
0101905848903740606 LEGAL: * 00 6 02 SEAST END ADD S10FT L5 & L6
LAND USE:

PROPERTY ADDR: 00000 1013 VIRGINIA ST NE
OWNER NAME: MACDONALD LINDA L
OWNER ADDR: 01013 VIRGINIA ST NE

ALBUQUERQUE NM 87110
0101905848904240607 LEGAL: * 00 5 02 5S 20 FT OF LOT 4 & N 40 FT OF LOT 5
BLK 2 LAND USE:

PROPERTY ADDR: 00000 1015 VIRGINIA ST NE
OWNER NAME: SILVA ELENA
OWNER ADDR: 01015 VIRGINIA ST NE

ALBUQUERQUE NM 87110
0101905848904940608 LEGAL: * 00 3 02 SEAST END ADD S30FT L3 & N30FT L4
LAND USE:

PROPERTY ADDR: 00000 1017 VIRGINIA ST NE
OWNER NAME: LANDER GLEN D & MARCIA L
OWNER ADDR: 01017 VIRGINIA NE

ALBUQUERQUE NM 87110
0101905749750311518 LEGAL: LT 3 6B-1 , BLK S PLAT OFLOT 36B-1, BLK S OF
BOSQUE LAND USE:

PROPERTY ADDR: 00000 LOMAS & WYOMING
OWNER NAME: ROGERS FAMILY LTD PARTNERSHIP
OWNER ADDR: 00913 VIRGINIA NE

ALBUQUERQUE NM 87108
0101905745052012019 LEGAL: LOT 23-A BLK C PLAT OF LOTS 23-A & 49-A BLK C
OF B LAND USE:

PROPERTY ADDR: 00000 8416 LOMAS NE
OWNER NAME: BOSQUE VISTA LTD CO C/O ROGERS
OWNER ADDR: 04060 ST JOSEPH'S PL NW

ALBUQUERQUE NM 87120

QUIT



<mainframe@coa1mp
3.cabq.gov>
10/01/03 11:49 AM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01019058 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101905851100840701 LEGAL: LT 1 3 BL OCK 26 EXC SOUTH 20 FT TO R/W & EXC AN
ADD LAND USE:
PROPERTY ADDR: 00000 8449 LOMAS BLV NE
OWNER NAME: GARCIA ANNIE N & GARCIA INVEST
OWNER ADDR: 01507 PLAZA ENCANTADA NW
ALBUQUERQUE NM 87107
0101905851201140722 LEGAL: 0026 EAST END ADD LOT 14 & SO 20 FT OF LOT 15
LAND USE:
PROPERTY ADDR: 00000 8449 LOMAS NE
OWNER NAME: GARCIA ANNIE N & GARCIA INVEST
OWNER ADDR: 01507 PLAZA ENCANTADA NW
ALBUQUERQUE NM 87107
0101905851201840721 LEGAL: NORT H 30 FT OF LOT 15 & SOUTH 30FT LOT 16 BLK 26
EA LAND USE:
PROPERTY ADDR: 00000 1006 VIRGINIA NE
OWNER NAME: WHETSTINE CLAY & VIOLET M
OWNER ADDR: 08319 AZTEC RD NE
ALBUQUERQUE NM 87110
0101905851202540720 LEGAL: * 01 7 02 6EAST END ADD N20FT L16 & S40FT L17
LAND USE:
PROPERTY ADDR: 00000 1008 VIRGINIA NE
OWNER NAME: ATKINS ROBERT L & COLLINS DORO
OWNER ADDR: 09424 GUADALUPE TR NW
ALBUQUERQUE NM 87114
0101905851203040719 LEGAL: * 01 8 02 6EAST END ADD & N10FT L17
LAND USE:
PROPERTY ADDR: 00000 1010 VIRGINIA NE
OWNER NAME: ESTRADA LUPE
OWNER ADDR: 01010 VIRGINIA NE
ALBUQUERQUE NM 87110
0101905851203640718 LEGAL: * 01 9 02 6EAST END ADD L19 & S10FT L20
LAND USE:
PROPERTY ADDR: 00000 1012 VIRGINIA NE
OWNER NAME: LAMB BEN & JOYEE
OWNER ADDR: 01012 VIRGINIA NE
ALBUQUERQUE NM 87110
0101905851204240717 LEGAL: * 02 0 02 6EAST END ADD L20 EXC S10F X L21 EXC
N30FT LAND USE:
PROPERTY ADDR: 00000 1014 VIRGINIA NE
OWNER NAME: ESPINOSA BARNEY & RENA M
OWNER ADDR: 01014 VIRGINIA NE
ALBUQUERQUE NM 87110
0101905851204940716 LEGAL: * 02 1 02 6EAST END ADD N30FT L21 & S30FT L22
LAND USE:
PROPERTY ADDR: 00000 1016 VIRGINIA NE
OWNER NAME: JONES OSCAR C ETUX
OWNER ADDR: 01016 VIRGINIA NE
ALBUQUERQUE NM 87110
0101905847701240602 LEGAL: LT 1 1-A BLK 25 EAST END ADDN EXC PORT OUT TO

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 / Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-19	1019058	511-008	407-61	✓ ml
		512-011	22	✓ ml
		512-018	21	✓
		512-025	20	✓
		512-035	19	✓
		512-036	18	✓
		512-042	17	✓
		512-049	16	✓
		477-612	406- 13 ⁰²	✓
		489-019	03	✓
		489-025	04	✓
		489-030	05	✓
		489-037	06	✓
		489-042	07	✓
		489-049	08	✓
K-19	1019057	497-503	115-18	✓
		458-520	120-19	✓

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

Meeting Date: October 22, 2003
Zone Atlas Page: J-19-Z
Notification Radius: 100 Ft.

Project# 1002714
App# 03DRB-01634

Cross Reference and Location: N/A

Applicant: ZANGARA DODGE
Address: 5827 LOMAS BLVD NE
ALBUQUERQUE NM 87110

Agent: TIERRA WEST LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

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

Date Mailed: Oct. 3, 2003

Signature: Kyle Tsethlikai

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 258-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3100

October 21, 2003

Mrs. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87130

**RE: Withdrawal of Vacation of Public Right-of-Way of Virginia Street NE
East End Addition Subdivision
Zone Atlas Page J-19-Z**

Dear Mrs. Matson:

Tierra West LLC, on behalf of Zangara Dodge, requests the Withdrawal of Vacation of Public Right-of-Way on Virginia Street NE from Lomas Blvd. NE, north 250 ft. which fronts lots 8, 9, 10, 11 & 12 on the west side of Virginia Street, and lots 13, 14, 15, 16 & 17 on the east side of Virginia Street.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

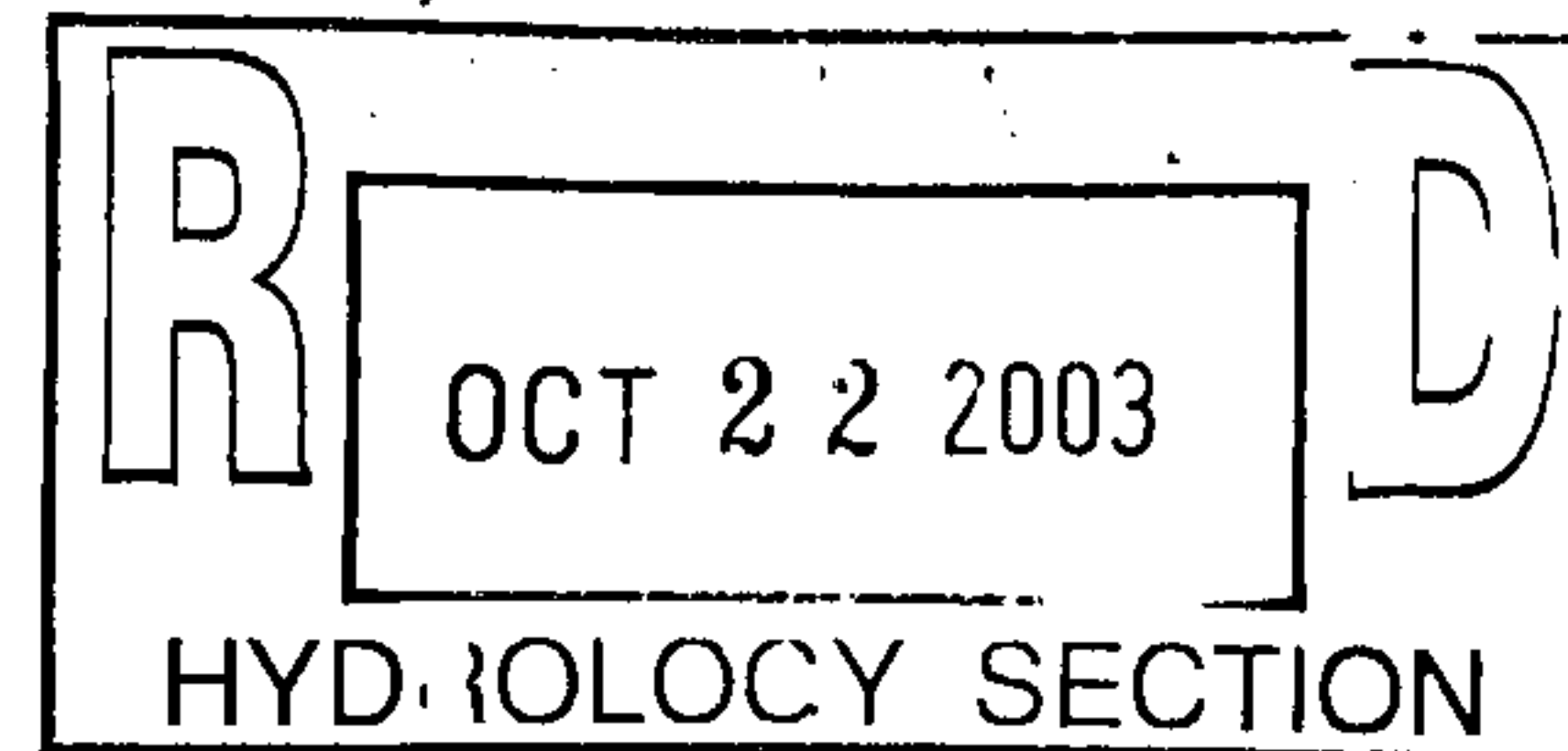
Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Pat Joseph
Stephen Anderson, East End Historical N.A.
Vernice Spenser, East End Historical N.A.
John Bulten, La Mesa Community Improvement Asso.
Debby Molina, La Mesa Community Improvement Asso.



JN: 230105
RRB/kk



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: 1002714

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 22, 2003

Withdrawn

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002714 AGENDA#: 4 DATE: 10.22.03

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 22, 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: 12:20 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002640**
03DRB-01574 Minor-Amnd Prelim Plat
Approval
03DRB-00724 Major-SiteDev Plan Subd
03DRB-00725 Minor-Subd Design (DPM)
Variance
03DRB-00726 Minor-Sidewalk Variance
03DRB-00728 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Block(s) 3, Lot(s) 22-32, Tract(s) 2, NORTH ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, UNIT 3, zoned RD (7 DU/AC), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, containing approximately 11 acre(s). [REF: 03DRB-00723, AP-03EPC-01242] [REMAND FROM EPC] [Deferred from 10/15/03] (C-19) THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: DISPOSITION OF THE PEDESTRIAN RIGHT-OF-WAY BE ADDRESSED AT FINAL PLAT BY EITHER AN EASEMENT ON THE ADJACENT LOT OR A TRACT DESIGNATED TO A HOMEOWNERS ASSOCIATION FOR MAINTENANCE. THE AMENDED INFRASTRUCTURE LIST DATED 10/22/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR DESIGNATED TREES AND APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS INDICATED IN EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1001656**
03DRB-01591 Major-Bulk Land Variance
03DRB-01592 Minor-Prelim&Final Plat
Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, LINDA ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) O & N, **DOUBLE EAGLE AIRPORT II**, zoned SU-1 special use zone, AIRPORT & RELATED FACILITIES, located NORTHWEST OF DOUBLE EAGLE AIRPORT NW, containing approximately 591 acre(s). [REF: 01EPC-01875, 03EPC-00915 & 16] *[Deferred from 10/22/03]* (C-4 & D-4) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

3. **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]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

4. **Project # 1002714**
03DRB-01634 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for ZANGARA DODGE request(s) the above action(s) for all or a portion of **EAST END ADDITION**, zoned C-2 community commercial zone, located on VIRGINIA ST NE, between LOMAS BLVD NE and MARBLE ST NE containing approximately ¼ acre(s). [REF: 03EPC-00917] (J-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003002**
03DRB-01635 Major-Vacation of Pub
Right-of-Way
- SURVEYS SOUTHWEST, LTD. agent(s) for DON HANOSH request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 23, **CANADA VILLAGE, FIRST UNIT**, zoned C-2 community commercial zone, (SC) located south of CENTRAL AVE SE, and west of DORADO PL SE containing approximately 0.11 acre(s). [REF: ZA-76-273] (L-22) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project # 1002962**
03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd
- BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] [*Deferred from 10/8/03*] (C-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
7. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat
Approval
03DRB-01538 Major-Vacation of Pub
Right-of-Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). [*Deferred from 10/8/03 & 10/22/03*] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

8. **Project # 1002949**
03DRB-01492 Minor-Preliminary Plat
Approval
03DRB-01493 Major-Vacation of Pub
Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer
SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). [Deferred from 10/1/03 & 10/8/03] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/22/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/3/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION OF RIGHT-OF-WAY WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

9. **Project # 1002635**
03DRB-01755 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TRICOR SOUTHWEST CORPORATION, request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **LANDS OF CANDELARIA & TRAMWAY NE**), SECTION 3 T10N R4E, zoned SU1-Neighborhood Commercial, located on CANDELARIA RD NE, between TRAMWAY BLVD NE and MOUNTAINSIDE PARKWAY NE containing approximately 3 acre(s). [REF: 03EPC-00702] [Juanita Vigil, EPC Case Planner] (H-22) **THE AMENDED INFRASTRUCTURE LIST DATED 10/22/03 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PEDESTRIAN WALKWAY, HOME OWNER'S ASSOCIATION APPROVAL AND THE APPEAL DEADLINE OF 10/29/03.**

10. **Project # 1002459**
03DRB-01758 Minor-SiteDev Plan
Subd/EPC
03DRB-01759 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01760 Minor – Prelim & Final Plat
Approval

TIERRA WEST LLC agent(s) for SCM PROPERTY COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 358 & 359 and A21, W H BRUNELL ADDITION & UNIT 8 ATRISCO GRANT, (to be known as **QUAIL RIDGE**) zoned SU-1 COMM DEV C-2 USES & TRUCK TERMINAL, located COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 8 acre(s). [REF: Z-71-204, Z-77-155, 03EPC-00159, 03EPC-00160, 1002459] [**Juanita Vigil, EPC Case Planner**] [*Deferred from 10/22/03*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

11. **Project # 1002455**
03DRB-01654 Minor-SiteDev Plan
Subd/EPC
03DRB-01655 Minor-Sketch Plat or Plan

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 NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [**DEBBIE STOVER, EPC CASE PLANNER**] [*Deferred from 10/8/03 & 10/22/03*] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

12. **Project # 1000150**
03DRB-01767 Major-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING, UNIT 2B**, zoned RD, located on GUNNISON PL NW, between CASA VERDE AVE. NW and GALATIN CT. NW containing approximately 13 acre(s). [REF: 03DRB 00284, DRB 95-537] [*Deferred from 10/22/03*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

13. **Project # 1001222**
03DRB-01769 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for TOM NICKOLSON (NICKOLSON FAMILY PARTNERSHIP) request(s) the above action(s) for all or a portion of Tract(s) 3-A, **SHELL SUBDIVISION, NO. 2**, zoned C-2 community commercial zone, located on COORS BLVD NW, between ILIFF RD NW and HANOVER NW containing approximately 3 acre(s). [REF: 01DRB-00587] *Deferred from 10/22/03* (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

14. **Project # 1001875**
03DRB-01762 Minor-Extension of
Preliminary Plat

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, **KINSCHERFF & UNPLATTED LAND IN PRESLEY COMPANY OF NEW MEXICO**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB-00570, 02EPC-00837, 02EPC-00838, 02DRB-01493, 1001875] (F-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

15. **Project # 1003036**
03DRB-01765 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for CARMEN M. ALCANTAR request(s) the above action(s) for all or a portion of Lot(s) 14-A & 14-B, Block(s) 1, **LA MARIPOSA SOUTH**, zoned R-1 residential zone, located on VISTA DE LUZ NW, between DELLYNE AVE NW and CAMINO VIENTO, NW containing approximately 0.4431 acre(s). [REF: DRB-95-259] (F-11) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1003027**
03DRB-01721 Minor-Sketch Plat or Plan
- THOMPSON ENGINEERING CONSULTANTS INC., agent(s) for INTERFIRST PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, Tract(s) 2, Unit(s) 3, **NORTH ALBUQUERQUE ACRES, TRACT 2**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1003034**
03DRB-01761 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST, LTD. agent(s) for JOHN MAHONEY request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, Block(s) 20, **BROWNEWELL & LAIL'S HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on COPPER AVE NE, between CEDAR ST NE and SPRUCE ST NE containing approximately 0.1630 acre(s). [REF: DRB-96-163] (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1003037**
03DRB-01768 Minor-Sketch Plat or Plan
- RUTH SARA ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on 12th ST NW, between GRANITE NW and MARBLE NW containing approximately 1 acre(s). [REF: DRB-96-451] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003038**
03DRB-01770 Minor-Sketch Plat or Plan

LARRY READ & ASSOCIATES, INC agent(s) for EAGLE ROCK DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES - UNIT 3**, zoned RD (3DU/A), located on EAGLE ROCK AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003039**
03DRB-01771 Minor-Sketch Plat or Plan

LARRY READ & ASSOCIATES, INC agent(s) for HACIENDAS BY THE CARLISLES, request(s) the above action(s) for all or a portion of Lot(s) 1-3, Tract(s) 3, Block(s) 16, **NORTH ALBUQUERQUE ACRES - UNIT 3**, zoned RD (5 DU/A) located on WILSHIRE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for October 8, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:20 P.M.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 21, 2003

#4

Mrs. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87130

**RE: Withdrawal of Vacation of Public Right-of-Way of Virginia Street NE
East End Addition Subdivision
Zone Atlas Page J-19-Z**

Dear Mrs. Matson:

Tierra West LLC, on behalf of Zangara Dodge, requests the Withdrawal of Vacation of Public Right-of-Way on Virginia Street NE from Lomas Blvd. NE, north 250 ft. which fronts lots 8, 9, 10, 11 & 12 on the west side of Virginia Street, and lots 13, 14, 15, 16 & 17 on the east side of Virginia Street.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Pat Joseph
Stephen Anderson, East End Historical N.A.
Vernice Spenser, East End Historical N.A.
John Bulten, La Mesa Community Improvement Asso.
Debby Molina, La Mesa Community Improvement Asso.

JN: 230105
RRB/kk

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
800-245-3102
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

TO: Claire Senoua

FAX NO: _____

COMPANY: CABQ

DATE: 10/21/03

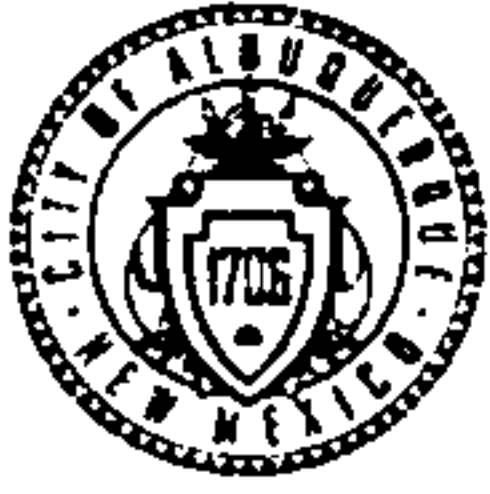
FROM: Karen Kline

TOTAL OF PAGES: (2) INCLUDING COVER SHEET

SUBJECT: Withdrawal

JN: 230/05

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY OR 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 22, 2003

Project # 1002714
03DRB-01634 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ZANGARA DODGE request(s) the above action(s) for all or a portion of **EAST END ADDITION**, zoned C-2 community commercial zone, located on VIRGINIA ST NE, between LOMAS BLVD NE and MARBLE ST NE containing approximately ¼ acre(s). [REF: 03EPC-00917] (J-19)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No adverse comments.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	

Letters sent to East End Historical (R) and La Mesa (R) Neighborhood Assns.

APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments
<u>PNM Gas</u>	

PNM Gas Services objects to Project # 1002714 because of a 2" gas main located within the right of way of Virginia St NE north of Lomas Blvd NE.

PNM Electric

PNM approves the vacation of portion of Virginia St. NE, with the reservation of all easement rights to cover an existing OH electric line and an existing gas line within the vacated portion.

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

Need to retain the public drainage easement.

Transportation Development

Need to provide turn-around for vehicles. Check with Solid Waste and Albuquerque Fire Department.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request with the condition that a public water/sewer easement is retained.

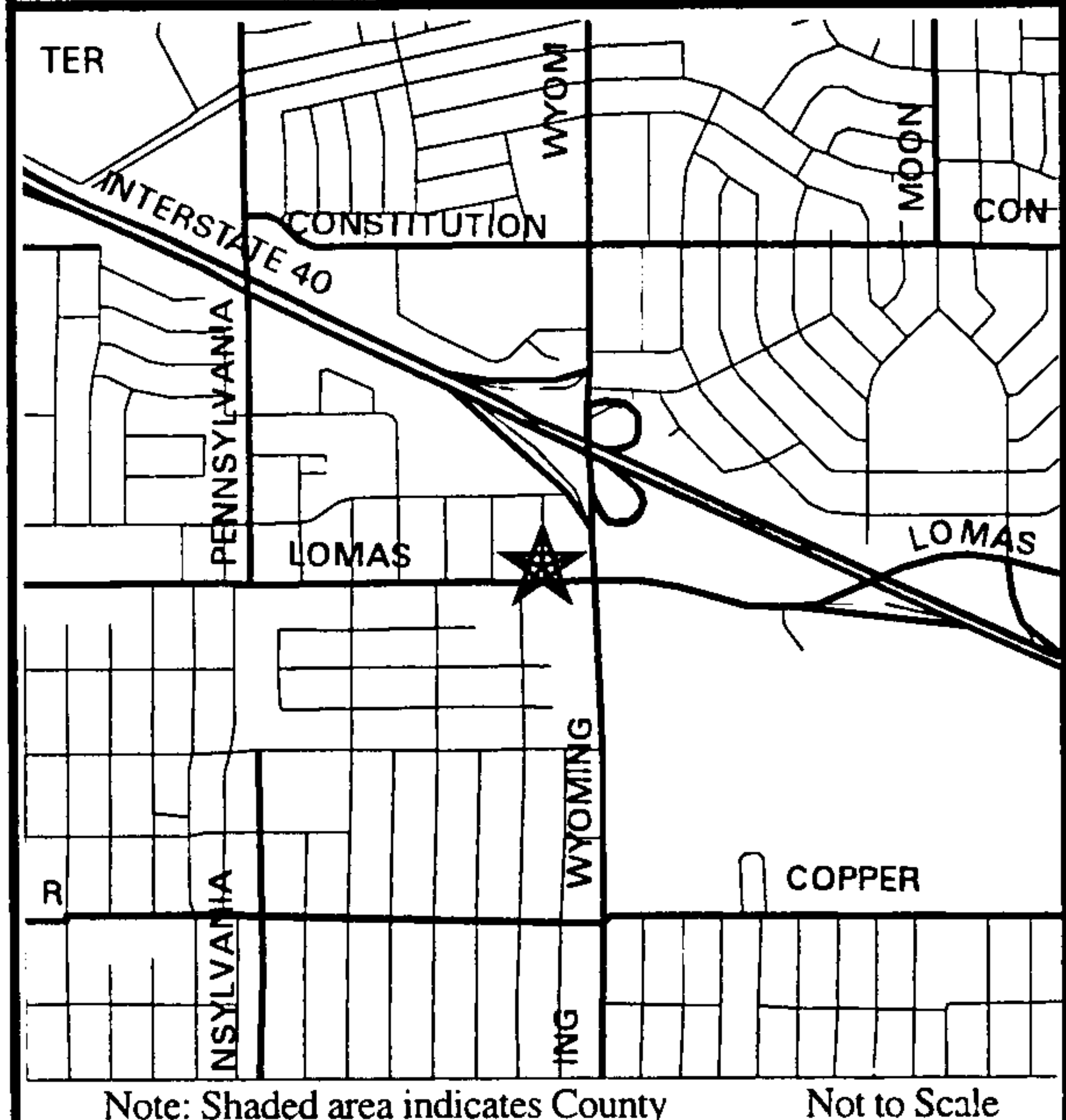
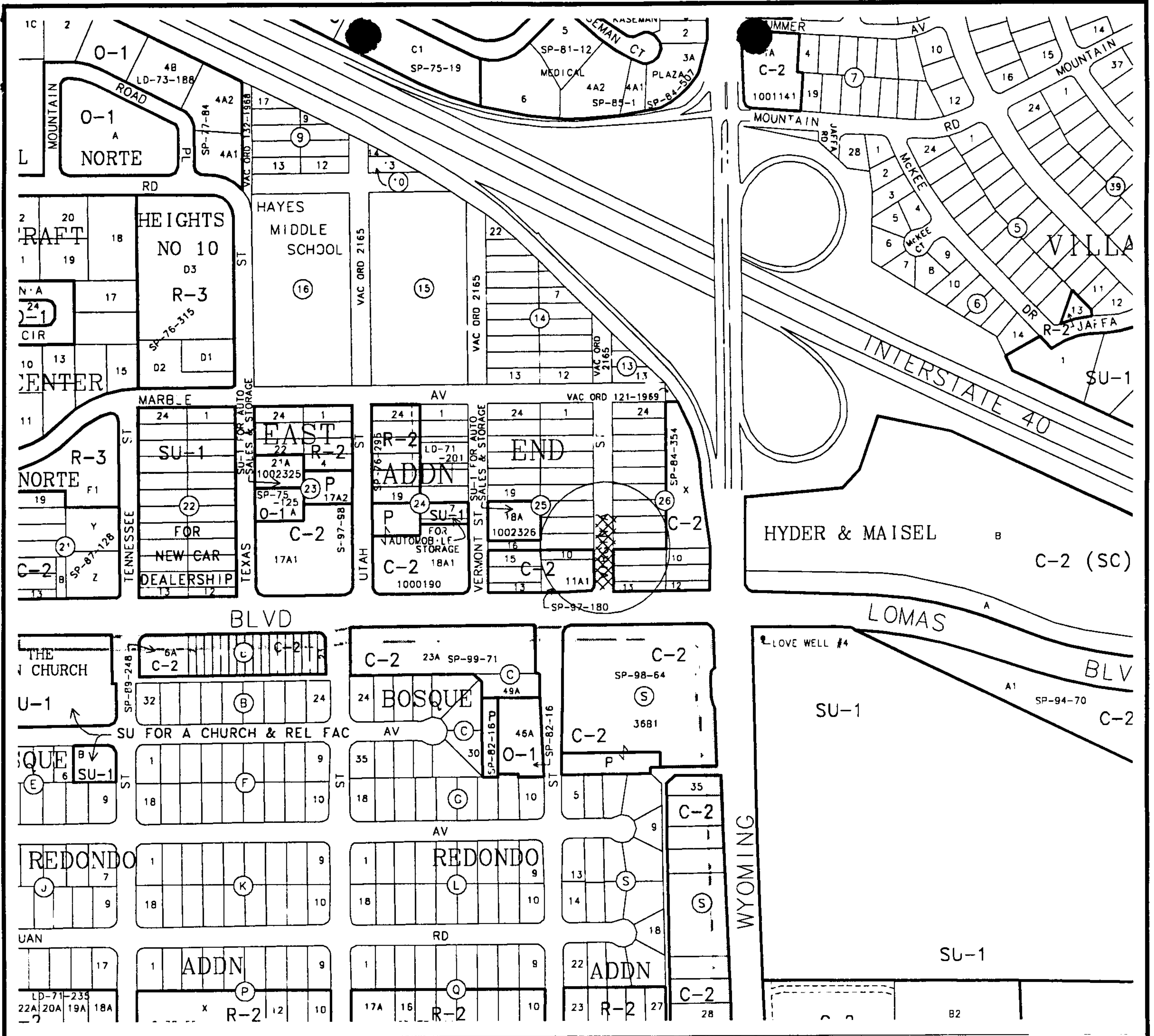
Planning Department

Defer to Transportation on the vacation request.

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

cc: Zangara Dodge, 5827 Lomas Blvd NE, 87110

Tierra West LLC, 8509 Jefferson NE, 87113



ZONING MAP



Scale 1" = 443'

PROJECT NO.
1002714

HEARING DATE
10-22-03

MAP NO.
J-19

ADDITIONAL CASE NUMBER(S)
03DRB-01634

Note: Shaded area indicates County Not to Scale



DEVELOPMENT PLAN REVIEW APPLICATION

Supplemental form S ZONING Z
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)
APPEAL / PROTEST of...
Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: ZANGARA DODGE
ADDRESS: 5827 LOMAS BLVD. NE
CITY: ALBUQUERQUE STATE NM ZIP 87110
PHONE: 262-1111
FAX:
E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): TIERRA WEST LLC
ADDRESS: 8509 JEFFERSON NE
CITY: ALBUQUERQUE STATE NM ZIP 87113
PHONE: 858-3100
FAX: 858-1118
E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT-OF-WAY

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. Block: Unit:
Subdiv. / Addn. EAST END ADDITION
Current Zoning: C-2 Proposed zoning: SAME
Zone Atlas page(s): J-19-Z No. of existing lots: No. of proposed lots:
Total area of site (acres): 1/4 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? Yes No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: VIRGINIA ST NE
Between: LOMAS BLVD NE and MARBLE 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.): 1002714, 03EPC-00917

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

SIGNATURE

(Print) RONALD R. BOHANNAN P.E.

DATE 9/25/03

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

Table with columns: Application case numbers, Action, S.F., Fees. Includes handwritten entries: 03DRB - 01634, PUBLIC NOTIFICATION, Total \$375.00

Hearing date Oct. 22nd/03

Planner signature / date

Project # 1002714

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

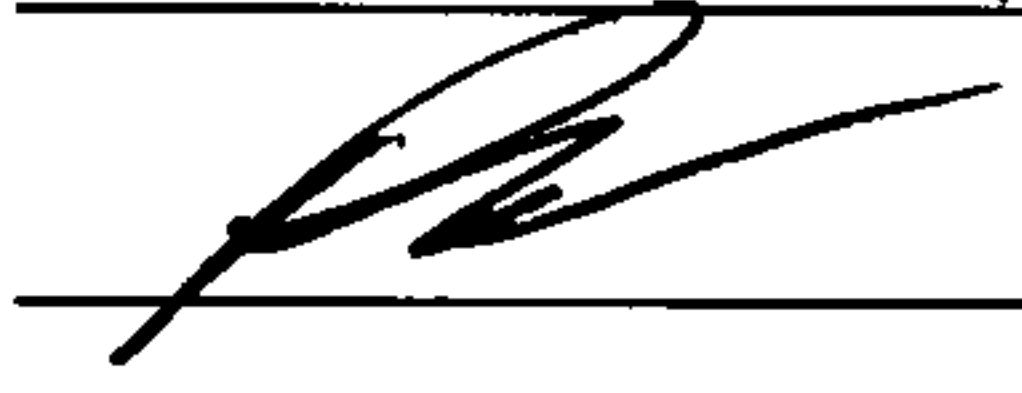
- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) *375.00*
 - 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.

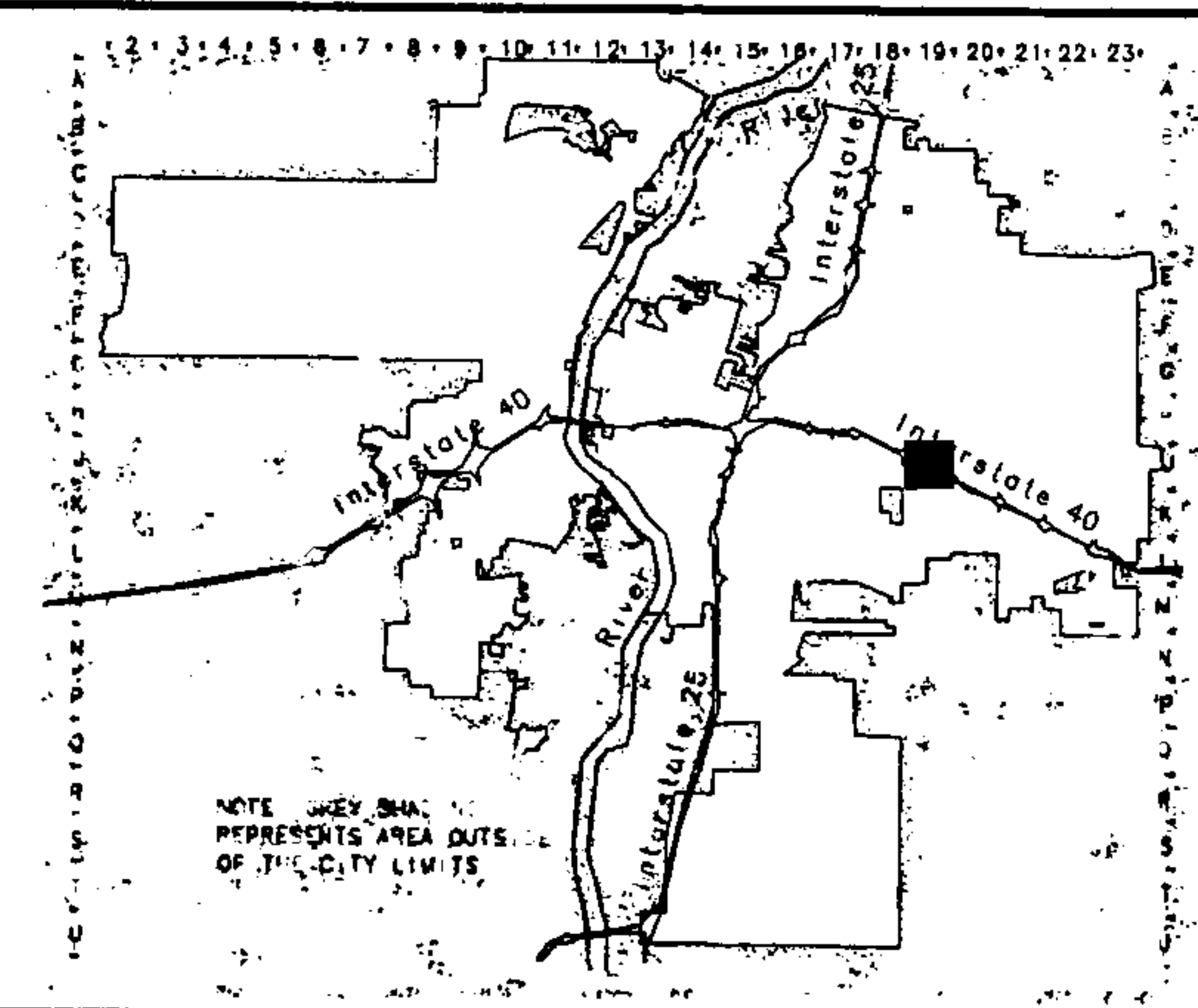
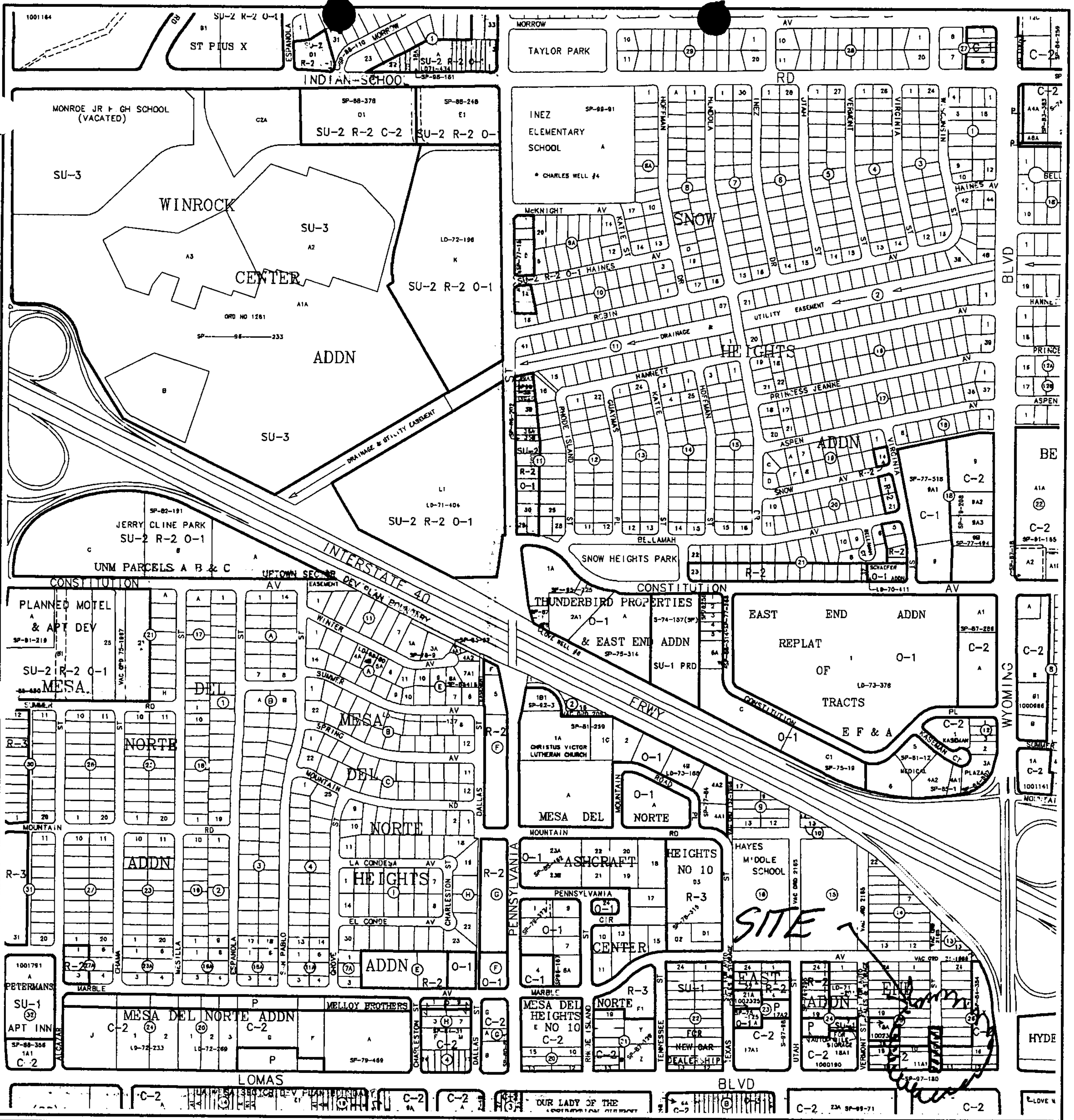
RONALD R. BOHANNAN P.E.
 Applicant name (print)

 Applicant signature / date
 9/20/03



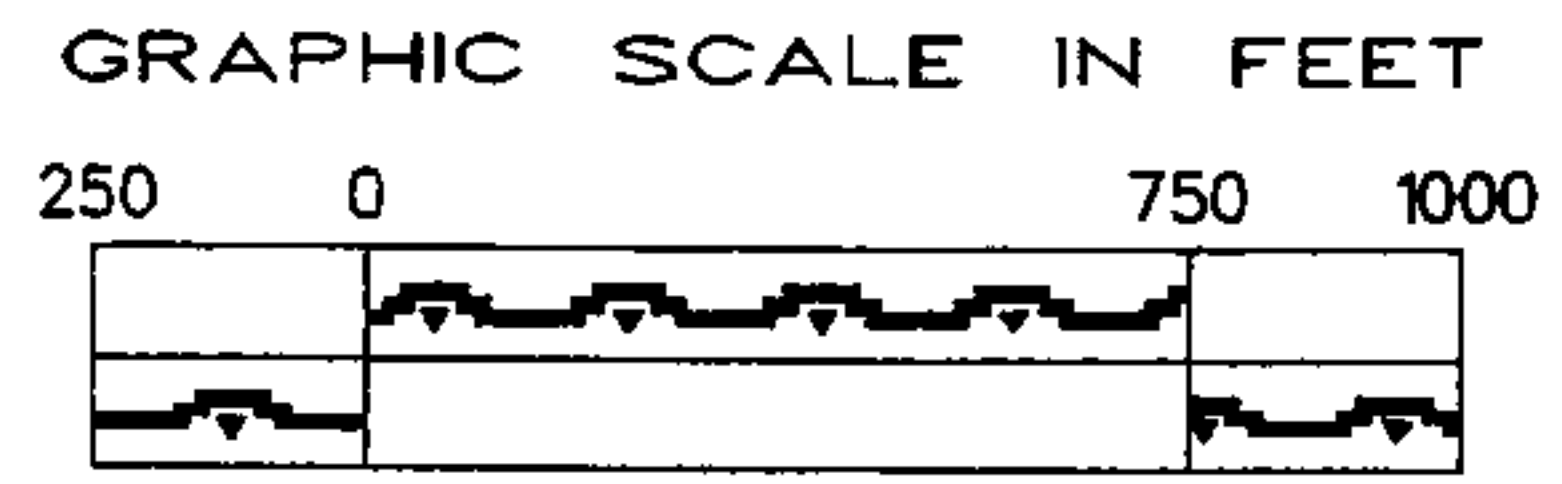
Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 030RB - 01634

Bohannan 9/26/03
 Planner signature / date
Project # 1002714



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



Zone Atlas Page

J-19-Z

Map Amended through July 09, 2003

TIERRA WEST, LLC

8709 Jefferson NE
Albuquerque, NM 87113

(505) 855-3100
Fax (505) 558-1111

twllc@tierrawestllc.com
1-800-245-3100

September 24, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87130

**RE: Vacation of Public Right-of-Way of Virginia Street NE
East End Addition Subdivision
Zone Atlas Page J-19-Z**

Dear Sheran:

Tierra West LLC, on behalf of Zangara Dodge, requests the Vacation of Public Right-of-Way on Virginia Street NE from Lomas Blvd. NE, north 250 ft. which fronts lots 8, 9, 10, 11 & 12 on the west side of Virginia Street, and lots 13, 14, 15, 16 & 17 on the east side of Virginia Street. Currently, the right-of-way is a through roadway to Marble Avenue. By vacating this public right-of-way it will allow the existing businesses on both sides of the street to utilize the property as private property for their businesses. This action was a requirement of the approved zone change issued under City Project #1002714. A copy of the Official Notice of Decision is attached for your consideration.

The approval of the vacation for this roadway does not violate any City of Albuquerque ordinances or policies, or any property owner's rights.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Pat Joseph
Stephen Anderson, East End Historical N.A.
Vernice Spenser, East End Historical N.A.
John Bulten, La Mesa Community Improvement Asso.
Debby Molina, La Mesa Community Improvement Asso.

JN: 220105
RRB/bf



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

Tom Gordon, A Classic Glass
100 Coors Blvd. NW
Albuq. NM 87121

Date: July 18, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002714
03EPC-00917 Zone Map Amendment

LEGAL DESCRIPTION: for all or a portion of Lot(s) 8-10, **East End Addition**, a zone map amendment from R-1 to C-2, located on VIRGINIA ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately 1 acre(s). (J-19) Juanita Vigil, Staff Planner

On July 17, 2003 the Environmental Planning Commission voted to approve Project 1002714/03EPC 00917, a zone map amendment request from R-1 to SU-1 for C-1 Uses and Automobile Sales and Storage for Portions/All of Lots 8-10, Block 25 East End Addition, containing approximately .37 acres, located on Virginia ST NE between Lomas Blvd NE and Marble Ave NE, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is an application for a zone map amendment from R-1 to SU-1 for C-1 Uses and Automobile Sales and Storage for the south thirty feet (S. 30') of lot numbered Nine (9), the North thirty feet (N. 30') of lot numbered ten (10), the South forty feet (40') of lot numbered eight (8) and the north twenty feet (N. 20') of lot numbered Nine (9), Block 25, East End Addition, containing approximately 0.37 acres, located on Virginia Street NE between Lomas Boulevard and Marble Avenue NE.
2. Lomas Boulevard is informally known as "auto row" in this area because of the large number of auto related businesses. Numerous zone changes have occurred adjacent to this area, which have facilitated the expansion of this industry and further deleting the residential zoning within this immediate area.

OFFICIAL NOTICE OF DECISION

JULY 17, 2003

PROJECT #1002714

PAGE 2 OF

3. The East End Addition subdivision was originally platted in 1938 by Henry Outley and had 24 homes developed by Henry Outley's adopted daughter Virginia Outley Glover Ballou starting in 1949. The residential development pioneered by Virginia Outley Glover Ballou is very rare and perhaps unique in Albuquerque because she was of African descent it was uncommon during that time period for African American women to become entrepreneurs or developers. The residential development in the East End Addition subdivision was meant to appeal to African-Americans who were excluded from home ownership in some subdivisions by means of real estate covenants.
4. The City of Albuquerque, Planning Department has been awarded state grant funds, and the City council has appropriated these and matching funds, to research and survey houses on Virginia and Vermont Street to determine if the area will qualify to be registered as a historic district at a national or state level.
5. A 90-day moratorium was passed by the City Council on June 23, 2003 that prohibits the approval of zone map amendments and demolition of buildings within the East End Addition Subdivision. A provision within the moratorium exists that would exempt applications that had been accepted prior to the adoption of the moratorium. The subject request is exempt from the moratorium since the application for the zone map amendment occurred prior to the adoption of the moratorium.
6. Two facilitated meeting occurred between the applicant, members of the East End Neighborhood Association and the City of Albuquerque and a resolution was reached that at the time applicants come before the EPC with an application for site plan for building permit would require the applicant to design and build a cul-de-sac and related features such as an 8 ft. wall, landscaping and signage located at 1009 Virginia NE.
7. Approval of the subject request would represent further, although minor, encroachment into the residential development by commercial uses; however, the subject request would not appear to be harmful to adjacent land uses.
8. This request will further Policy 5a, Established Urban of the Comprehensive Plan by allowing a full range of urban land uses.
9. The request for a special use zone category further enhances the *Comprehensive Plan* as established in Policy 51 which states: Quality and innovation in design shall be encourage in all new development; design shall be encouraged which is appropriate to the plan area.
10. The applicant has agreed to use 1009 Virginia as parking or car storage without an enclosed building.
11. The applicant has justified the request based on changed condition, including numerous zone changes in the vicinity as required in Resolution 270-1980.



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: September 24, 2003

TO CONTACT NAME: Bill Franklin
 COMPANY/AGENCY: Siema West, LLC
 ADDRESS/ZIP: 8509 Jefferson NE 87113
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 9-24-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at East End Addition located on Virginia St

zone map page(s) J-19

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

East End Historical & Cultural
 Neighborhood Association
 Contacts: Stephen Anderson
1010 Virginia St NE / 87110
256-2560 (W) 761-0560 (W)
Vernice Spenser
1028 Vermont St. NE
256-3886 (W) 87110

La Mesa Community Improvement
~~Neighborhood~~ Association
 Contacts: John Bulten
123 Vermont NE / 87108
730-2209 (cell)
Debby Molina
212 Espanola NE #A
268-5206 (W) 87108

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,

Dulaine S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

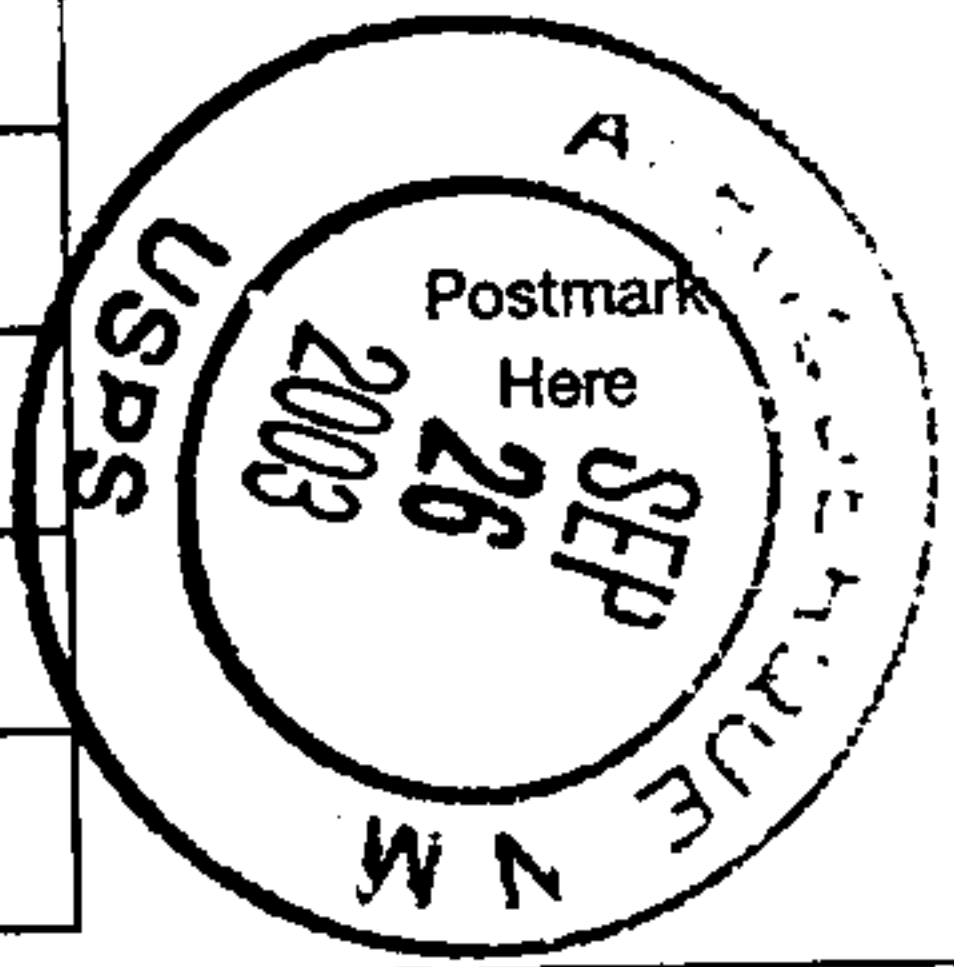
Attention: Both contacts per neighborhood association need to be notified.

7002 0510 0002 9479 2277

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

OFFICIAL USE

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



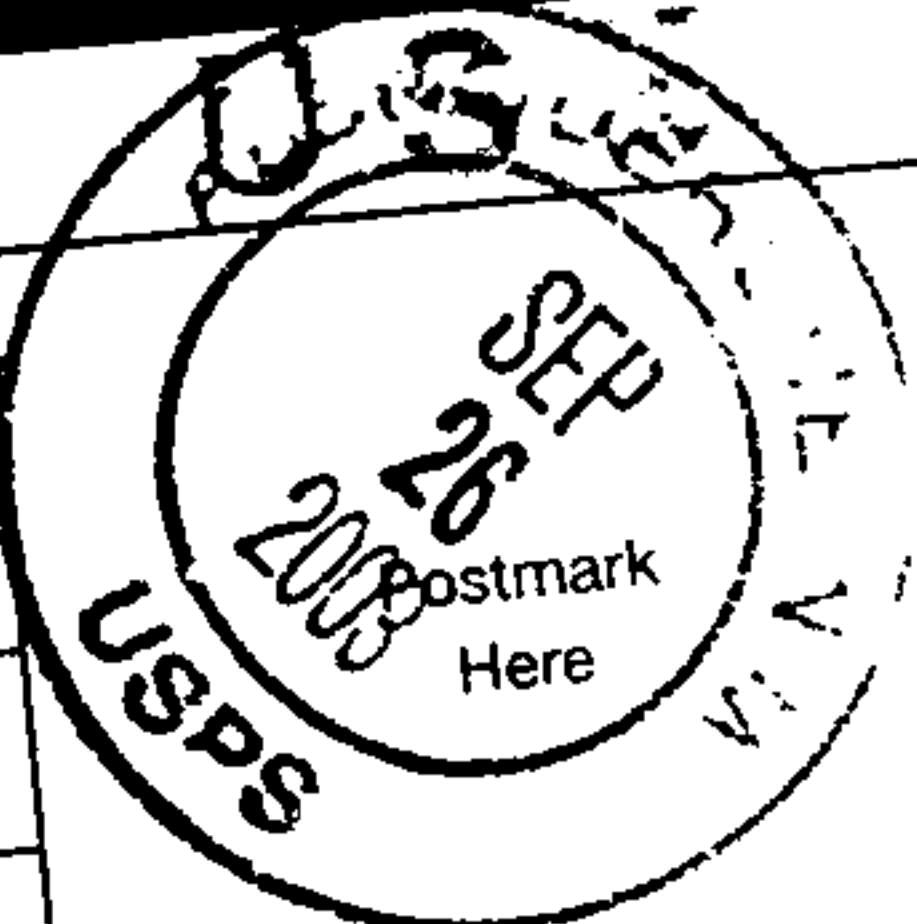
Sent To Debby Molina
 Street, Apt. No., or PO Box No. 212 Espanola NE # A
 City, State, ZIP+4 Albuquerque, NM 87108

PS Form 3800, January 2001 See Reverse for Instructions

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

7002 0510 0002 9479 2307

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



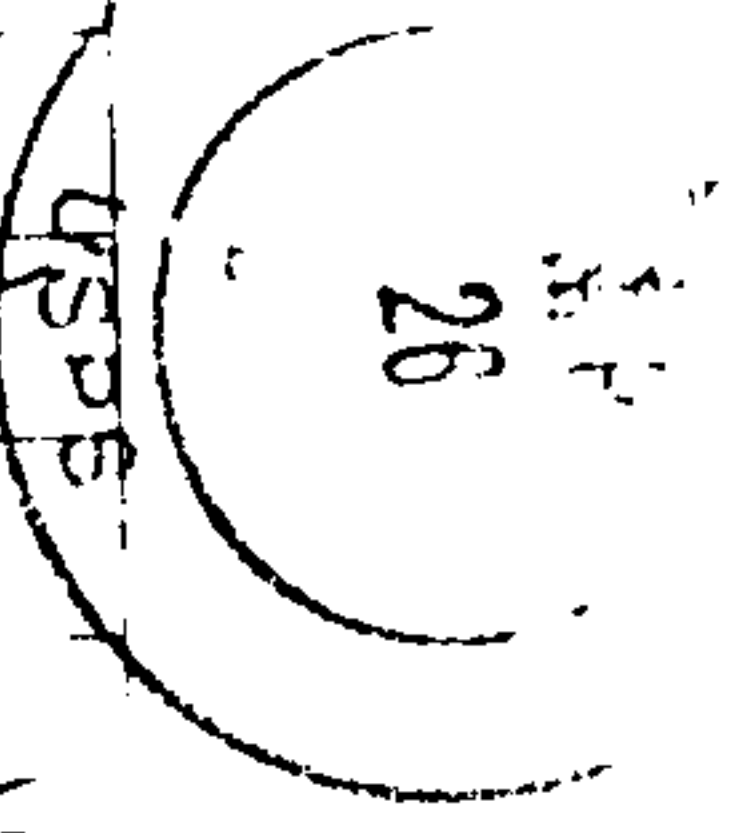
Sent To Stephen Anderson
 Street, Apt. No., or PO Box No. 1010 Virginia St. NE
 City, State, ZIP+4 Albuquerque, NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7002 0510 0002 9479 2284

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

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



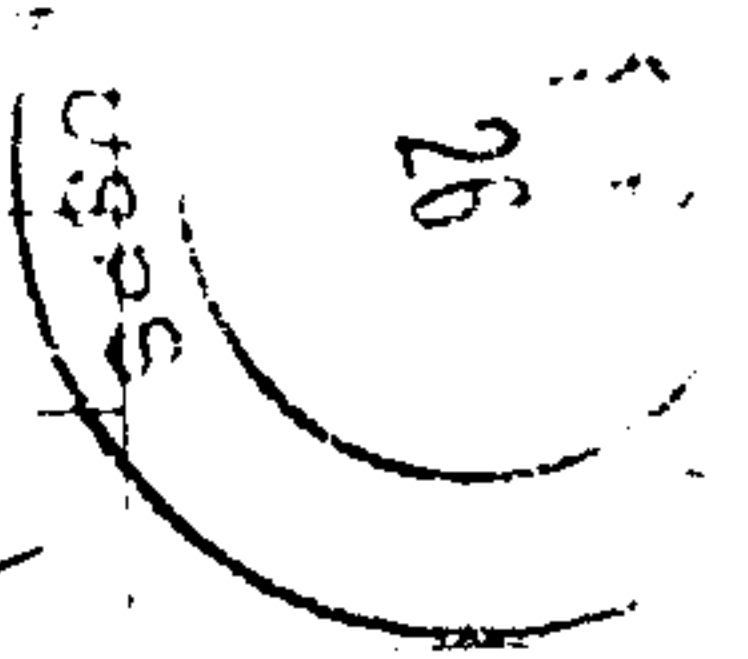
Sent To John Butler
 Street, Apt. No., or PO Box No. 123 Vermont NE
 City, State, ZIP+4 Albuquerque, NM 87115

PS Form 3800, January 2001 See Reverse for Instructions

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

7002 0510 0002 9479 2291

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



Sent To Vernice S...
 Street, Apt. No., or PO Box No. 1073 ...
 City, State, ZIP+4 Albuquerque, NM

PS Form 3800, January 2001

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

ZANGARA DODGE

AGENT

TIERRA WEST

ADDRESS

8509 JEFFERSON ST. NE

PROJECT NO.

1002714

APPLICATION NO.

03DRB-01634

\$ 300⁰⁰ 441006 / 4983000 ((DRB Cases))

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

\$ 75⁰⁰ 441018 / 4971000 ((Notification))

\$ 375⁰⁰ Total amount due

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1401
DATE <u>9.26.03</u>		95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>	\$ <u>375.00</u>	
<u>Three hundred seventy five & 00/100</u>		DOLLARS
FOR <u>TIERRA WEST LLC</u>		
HIGH DESERT STATE BANK 1110 Ventura NE Albuquerque, NM 87122		
RECEIVED 09/26/2003 RECEIPT# 00013039 ACCOUNT 441006 ACTIVITY 4983000 TRANS# 0008 FUND 0110		
TREASURY DIVISION City of Albuquerque		
DUPLICATE Denna Bohannon Treasury Division		
MP		
09/26/2003 9:48AM		ENC: ANNEX
RECEIPT# 00013039 WS# 007 TRANS# 0008		
Account 441006 Fund 0110		
Activity 4983000		TRSLJS
Trans Amt \$375.00		
J24 Misc		\$300.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from October 7th 03 To October 22nd 03

5. REMOVAL

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

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

Karen Kline _____, 9/26/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 9/26/03, Barker
(Date) (Staff Member)