

13



Completed 2/4/04 [Signature]

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-00102 (P&F)
Project Name: PEREA ADDITION
Agent: Kevin & Mary Murrigh

Project # 1002775
EPC Application No.: _____
Phone No.: 610-1230

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/4/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

PLANNING (Last to sign) Prop. Management signature + DXF

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.

Project Number

1002775

2775

AGIS ELECTRONIC PLAT SUBMITTAL FORM

DRB Project Case # 1002775
 Subdivision Name PEREA ADDN - 1A
 Surveyor GARY GRITSKO
 Company/Agent SURVEYS SW
 Contact Person KEVIN MURTAGH Phone # 610-1230 email _____

DXF Received Date: 1/23/04
 Hard-Copy Date: 1/23/04

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) ^{LOCAL} Ground rotated to NMSP Grid Other

Kevin A. J... 1/23/04
 Approved Date

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

| | | |
|------------------------------------|----------------------|--|
| AGIS Use Only | | |
| Copied cov <u>2775</u> to agiscov. | Date: <u>1/23/04</u> | Contact person Notified on: <u>1/23/04</u> |

2775

AGIS ELECTRONIC PLAT SUBMITTAL FORM

DRB Project Case # 1002775

Subdivision Name PEREA ADDN - 1A & 2A BIK 39

Surveyor GARY GRITSKO

Company/Agent SURVEYS SW

Contact Person KEVIN MURTAGH Phone # 610-1230 email _____

DXF Received Date: 1/23/04

Hard-Copy Date: 1/23/04

Coordinate system: NMSP Grid (NAD 83)

NMSP Grid (NAD 27)

^{LOCAL} Ground rotated to NMSP Grid

Other

Kevin A. J...

1/23/04

Approved

Date

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

| | | |
|------------------------------------|----------------------|--|
| AGIS Use Only | | |
| Copied cov <u>2775</u> to agiscov. | Date: <u>1/23/04</u> | Contact person Notified on: <u>1/23/04</u> |



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 4, 2004

9:00 a.m.

MEMBERS:

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

Will Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1001122**
04DRB-00008 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES request(s) the above action(s) for, **STONEBRIDGE SUBDIVISION UNIT 1**, zoned R-1 & SU-1 FOR R-2 USES, located on MCMAHON BLVD NW, between STONEBROOK PL NW and BANDELIER DR NW containing approximately 28 acre(s). [REF: 1001122, 01410-01298, 02DRB-00896, 03DRB-00389] [Deferred from 2/4/04] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/11/04.**

2. **Project # 1002861**
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE**, zoned SU-3, located on Silver Avenue SW between 8th Street SW and 9th Street SW containing approximately 1 acre(s). [REF: 03DRB-01299] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/23/03 THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1003175**
04DRB-00010 Major-Preliminary Plat Approval
04DRB-00011 Minor-Sidewalk Waiver
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, LANDS OF SALAZAR FAMILY TRUST, EL RANCHO GRANDE UNIT 12 (to be known as **SUN GATE SUBDIVISION**) zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [Deferred from 2/4/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

4. **Project # 1000570**
02DRB-01020 Major-Vacation of Public
Easements
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [Deferred from 1-7-04 & 1/21/04] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 95 OF TOWN OF ATRISCO GRANT**, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 1-7-04 & 1/21/04] (J-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOTS 3-P1, (10 FEET) AND 4-P1, (5 FEET), BLOCK 2. PADS NARROWED TO MEET SETBACKS AND CHANGE WORDING IN NOTE 1.**

5. **Project # 1002371**
03DRB-02150 Major-Bulk Land Variance
03DRB-02085 Minor-SiteDev Plan
Subd/EPC
03DRB-02086 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B and 1C, **ALBAN HILLS SUBDIVISION, UNIT 1 and Tract A, BOSQUE MEADOWS**, zoned SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN containing approximately 17 acre(s). *[Deferred from 1/28/04]* (D-12) **BULK LAND VARIANCE WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ROADWAY ENCROACHMENT INTO MRGCD EASEMENT AND PLANNING FOR EPC PLANNERS SIGNATURE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND M.R.G.C.D SIGNATURES AND PLANNING FOR THE 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] *[Deferred from 1/14/04 & 1/28/04 & 2/4/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/25/04.**

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

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C, E & F, AND Block(s) 2, VISTA MAGNIFICA and Lot(s) B, Block(s) 8, PALISADES ADDITION, 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, 1-21-04 & 1/28/04 & 2/4/04] (H-11) DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.

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.

8. **Project # 1000162**
04DRB-00106 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for TIM WHITE request(s) the above action(s) for all or a portion of Lot(s) A-2, LUECKING PARK COMPLEX, zoned SU-1 for Restricted IP uses, located on PATHWAY AVE NE, between PAN AMERICAN HIGHWAY NE and the NORTH DIVERSION CHANNEL containing approximately 7 acre(s). [REF: 03DRB-01636, 03EPC-01667 & 01668] [RUSSELL BRITO, EPC CASE PLANNER] (G-16) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ZONING UPDATE ON TRACT A-2.

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) [Was Indefinitely deferred] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RESOLVE ISSUE OF PUBLIC SANITARY SEWER SIZE AND TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**

04DRB-00103 Minor-Amnd SiteDev
Plan BldPermit

JUDD CERVENAK agent(s) for 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, UNIT 1**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between JEFFERSON ST. NE and SAN MATEO BLVD. NE containing approximately 5 acre(s). [REF: 04DRB-00034, 03DRB-01303 , 03DRB-00786 & 00787, 00DRB-00938, DRB-98-30, ZA-00-173] (C-17) **AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**

10. **Project # 1000560**
04DRB-00089 Minor-Amnd SiteDev Plan
Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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] [Deferred from 1/21/04] (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project # 1000440**
04DRB-00105 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Lot(s) 10, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PL NE, between YALE BLVD NE and MIDTOWN NE containing approximately 6 acre(s). [REF: 03DRB-0296, DRB-97-362] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ADDITION OF A PUBLIC DRAINAGE EASEMENT AND PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000444**
04DRB-00081 Minor-Ext of SIA for Temp
Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s), **STONEBRIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MCMAHON BLVD NW, between STONE MOUNTAIN RD NW and PEBBLE RD NW containing approximately 21 acre(s). [REF: DRB-98-351, DRB-99-114, 00DRB-01239] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

13. ~~**Project # 1002775**~~
~~04DRB-00102 Minor-Prelim&Final Plat~~
~~Approval~~

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE NW, between MOUNTAIN NW and 12TH ST NW containing approximately 1 acre(s). [REF: 03DRB-01042, 03DRB-01703] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

14. **Project # 1003131**
04DRB-00091 Minor-Prelim&Final Plat
Approval

BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, Block(s) 29, **HUNING CASTLE ADDITION**, zoned R-T, located on SAN PATRICIO AVE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02068] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION AND PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003218**
04DRB-00104 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for RUTLEDGE HOMES request(s) the above action(s) for all or a portion of Lot(s) 46-A & 47-A, **THE CANYONS AT HIGH DESERT - UNIT 2**, zoned SU-2 HD/R-T, located on JUNIPER CANYON TRAIL NE, between HIGH CANYON TRAIL NE and CANYON BLUFF TRAIL NE containing approximately 1 acre(s). [REF: 1000542] (F-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1003217**
04DRB-00101 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract A, **LANDS OF PARADISE HEIGHTS** and the remainder of **PARADISE HEIGHTS, UNIT 5**. All of Lots 51 through 55, Block 4; Lots 1 through 5 and 10 through 14, Block 6; all of Block 7; Lots 1 through 13, Block 8; Lots 1 through 8 and Lots 22 through 45, Block 9; all of Block 10 through 17, **PARADISE HEIGHTS, UNIT 4**. All of Lots 9 through 14, Block 9, **PARADISE HEIGHTS, UNIT 4**. A PORTION OF Rockcliff Blvd NW, Brookline Blvd NW and Westside Blvd NW, TOGETHER WITH ALL OF Douglas Ave NW, Dooley St NW, Dimas St NW, Dillon St NW, Dowling St NW, Dodge Pl NW, Dunn Ave NW, Doolittle St NW, Doyle Ave NW, Dressler Ave NW, Drisdale Ave NW, Drum Ave NW, Driver Ave NW, Belleville St NW, Fair St NW, Navajo Dr NW, Pratt St NW, Ramsey St NW, Gates St NW, Frost St NW, Mason St NW and Gordon Ave NW, zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 123 acre(s). [REF: 1002643, SC5-72-23] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for December 10, December 17, December 31, 2003 and January 7, January 14 and January 21, 2004. **DRB MINUTES FOR DECEMBER 10 AND DECEMBER 17, 2003 WERE APPROVED SUBJECT TO CHANGES BY THE BOARD. THE REMAINDER OF THE MINUTES WILL BE REVIEWED AT A LATER DATE.**

ADJOURNED: 11:00 A.M.

13



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-00102 (P&F)
Project Name: PEREA ADDITION
Agent: Kevin & Mary Murphy

Project # 1002775
EPC Application No.: _____
Phone No.: 410-1230

Project Number

1002775

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/4/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign) Prop. Mgmt's signature + DXF

- 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.**



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: 1002775

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:() APP:(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: February 4, 2004



F

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

Project Number: 1002775
Application Number: 04DRB-00102

DRB Date: 2/4/04
Item Number: 13

Subdivision:

Lots 1 & 2, Block 39, Perea Addition

Zoning: SU-2 for TH

Zone Page: J-13

New Lots (or units) : 0

Request for:

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

Parks and Recreation Comments:

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

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

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1002775 Item No. 13 Zone Atlas J-13

DATE ON AGENDA 2-4-4

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

| No. | Comment |
|-----|---|
| ① | WHERE WILL LOTS TAKE ACCESS FROM? (ANY??) |
| ② | IS SIDEWALK IN PLACE? IF NOT SIA WILL BE REQUIRED |
| | |
| | |
| | |
| | |
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| | |
| | |
| | |

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
2/4/04 Comments**

ITEM # 13

PROJECT # 1002775

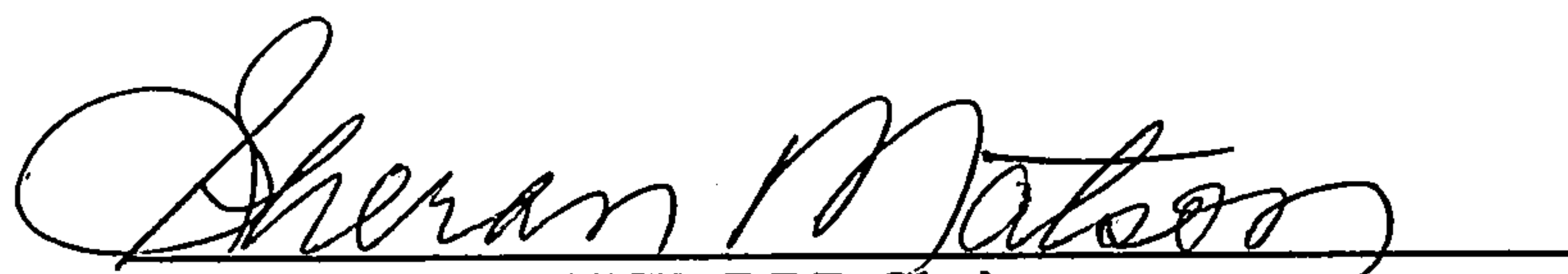
APPLICATION # 04-00102

RE: Lots 1 & 2, Block 39, Perea Addition/minor plat

No objection to the request.

AGIS dxf approval is required before Planning signs the final plat. Planning will record the plat. Please call Claire at 924-3946 to find out what is required.

Be sure to follow the setback & parking requirements in the Downtown Neighborhoods Sector Plan when developing the property.



Sheran Matson, AICP DRB Chair
924-3880 Fax: 924-3864 smatson@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

11-6-03

3. Project # 1002775
03DRB-01703 Major-Vacation of Pub Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13)

At the November 5, 2003, Development Review Board meeting, the Vacation approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

If you wish to appeal this decision, you must do so by November 20, 2003, in the manner described below.

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



OFFICIAL NOTICE OF DECISION
PAGE 2

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Kevin & Mary Murtagh, 1135 West Meadowlark Lane, Corrales, NM 87048
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002775 AGENDA#: 3 DATE: 11.5

1. Name: Rich Bell Address: 7500 Jellie Zip: 97109

2. Name: Kerin Mortag Address: " Zip: "

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002775

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 5, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 5, 2003

Project # 1002775
03DRB-01703 Major-Vacation of Pub Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13)

| | |
|---|---|
| AMAFCA | No adverse comments. |
| COG | No adverse comments. |
| Transit | No comments received. |
| Zoning Enforcement | Reviewed, no comment. |
| Neighborhood Coord. | Letter sent to Downtown (R) Neighborhood Assn. |
| APS | No comments received. |
| Police Department | No adverse comments. |
| Fire Department | No adverse comments. |
| PNM Gas | Approves. |
| PNM Electric | |
| PNM approves the 5' vacation of Granite with the Reservation of rights and easements for existing utilities located in Granite Ave. | |
| Comcast | No comments received. |
| QWEST | No comments received. |
| Environmental Health | Site is not within 1000 feet of a landfill. No comment. |
| M.R.G.C.D. | No comments received. |
| Open Space Division | No adverse comments. |

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development

Dedication of radius @ 13th & Granite (20') is required. Infrastructure list required for sidewalk.

Parks & Recreation

Defer to Transportation.

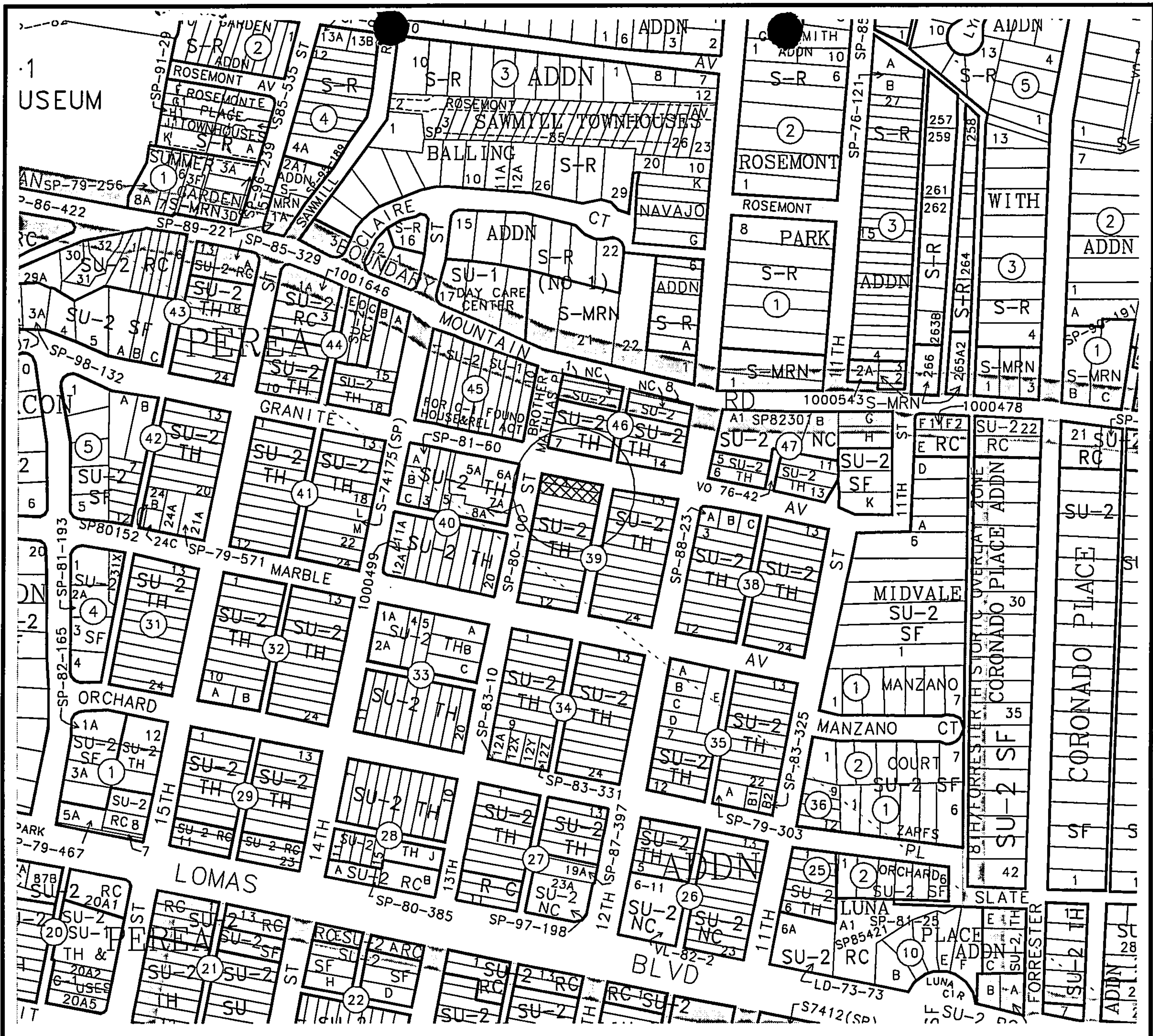
Utilities Development

No objection to Vacation request.

Planning Department

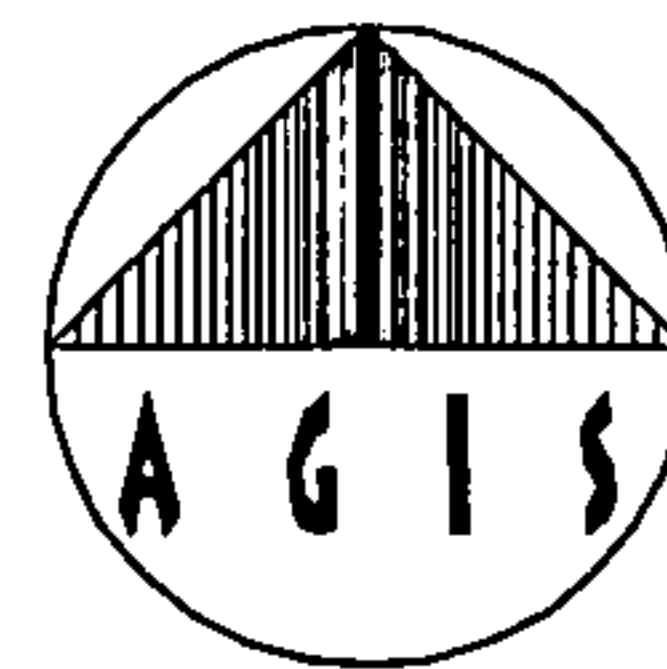
No objection to the proposed vacation. Applicant must replat the property showing the vacation within one year if this request is approved.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Kevin & Mary Murtagh, 1135 West Meadows Lane, Corrales, NM 87048



Note: Shaded area indicates County Not to Scale

ZONING MAP



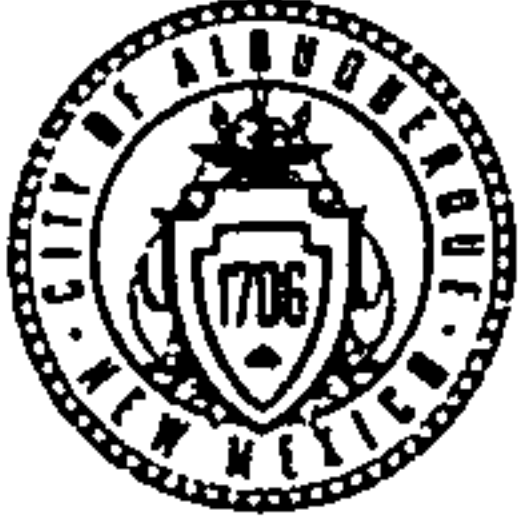
Scale 1" = 325'

PROJECT NO.
1002775

HEARING DATE
11-5-03

MAP NO.
J-13

ADDITIONAL CASE NUMBER(S)
03DRB-01703



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 5, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000922

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

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11)

Project # 1002565

03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] (F-13)

~~Project # 1002775~~

03DRB-01703 Major-Vacation of Pub
Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13)

SEE PAGE 2



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

Project # 1002793

03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for
FINELAND LLC & KB HOME NM request(s) the above
action(s) for all or a portion of Tract(s) F & E,
FINELAND DEVELOPMENT, (to be known as
CRESTVIEW SUBDIVISION) zoned SU-1 for R-2,
located on MCMAHON BLVD NW, between UNSER
BLVD NW and TUSCANY DR NW containing
approximately 11 acre(s). [REF: 03EPC-01095,
100875, 100898] (A-11)

Project # 1003029

03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for
CURB, INC. request(s) the above action(s) for all or a
portion of Tract(s) 14, 15 & 16, **EL RANCHO GRANDE
SUBDIVISION**, and Tract(s) A-2, ROSNER TRACT,
Tract(s) 4-A, SALAZAR-DAVIS TRACTS AND TRACTS
32H-1-A, 33C-1-B & 4-A-1, LANDS OF CURB INC.,
zoned R-LT, located on GIBSON BLVD SW, between
MESSINA DR SW and 98TH ST SW containing
approximately 62 acre(s). [REF: 1002516, 03DRB-
00331, 03DRB-00332, 1001594, 02DRB-01621,
02DRB-01622, 02DRB-01623] (N-8/N-9)

Project # 1003031

03DRB-01741 Major-Preliminary Plat
Approval
03DRB-01742 Major-Vacation of Pub
Right-of-Way
03DRB-01743 Major-Vacation of Public
Easements
03DRB-01744 Minor-Sidewalk Waiver
03DRB-01745 Minor-Temp Defer SDWK
03DRB-01746 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC. agent(s) for CURB INC.
request(s) the above action(s) for all or a portion of
Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned
R-LT, located on GIBSON BLVD SW, between BLAKE
RD SW and MESSINA DR SW, containing
approximately 23 acre(s).
(N-8, N-9)

SEE PAGE 3



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

Project # 1003030

03DRB-01738 Major-Vacation of Pub
Right-of-Way
03DRB-01737 Major-Preliminary Plat
Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC.
request(s) the above action(s) for all or a portion of
Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION,
UNIT 15**, zoned R-LT, located on GIBSON BLVD SW,
between BLAKE RD SW and MESSINA DRIVE SW
containing approximately 23 acre(s). (N-8, N-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this 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 20, 2003.

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

Meeting Date: November 5, 2003
Zone Atlas Page: J-13-Z
Notification Radius: 100 Ft.

Project# 1002775
App# 03DRB-01703

Cross Reference and Location: N/A

Applicant: KEVIN AND MARY MURTAGH
Address: 1135 WEST MEADOWS LANE
CORRALES NM 87048

Agent:
Address:

Special Instructions:

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

Date Mailed: October 17, 2003

Signature: Kyle Tsethlikai

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 Of 14

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address |
|-----------------|--------------|--------------------|-----------------|----------------|
| J-13 | 1013058 | 439-283 | 105-08 | ✓ |
| | | 438-278 | 09 | ✓ ml |
| | | 437-273 | 10 | ✓ ml |
| | | 436-267 | 11 | ✓ ml |
| | | 451-268 | 05 | ✓ |
| | | 452-274 | 06 | ✓ |
| | | 453-280 | 07 | ✓ |
| | | 420-275 | 104-08 | ✓ |
| | | 420-265 | 07 | ✓ |
| | | 416-264 | 06 | ✓ |
| | | 475-271 | 450-09 | ✓ |
| | | 473-271 | 10 | ✓ |
| | | 423-302 | 110-02 | ✓ |
| | | 442-299 | 111-10 | ✓ |
| | | 438-295 | 01 | ✓ |
| | | 444-294 | 02 | ✓ |
| | | 455-290 | 03 | ✓ ml |
| | | 456-296 | 04 | ✓ ml |
| | | 473-288 | 104-07 | ✓ ml |

1013058 488-290 106 14 ✓



<mainframe@coa1mp
3.cabq.gov>

10/16/03 10:43 AM

To:
cc:
Subject:

| 1 | RECORDS WITH LABELS | PAGE |
|---------------------|--|-------|
| 1 | | |
| 01013058 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | |
| 0101305843928310508 | LEGAL: 001 039P EREA ADDN L1&2 | |
| LAND USE: | | |
| | PROPERTY ADDR: 00000 13TH | |
| | OWNER NAME: MURTAGH MARY CHRISTIE & KEVIN | |
| | OWNER ADDR: 00824 13TH | ST NW |
| ALBUQUERQUE NM | 87102 | |
| 0101305843827810509 | LEGAL: 003 039P EREA ADDN L3 & 4 | |
| LAND USE: | | |
| | PROPERTY ADDR: 00000 13TH | |
| | OWNER NAME: MOLUND LORRAINE | |
| | OWNER ADDR: 00220 CRESTVIEW | DR SW |
| ALBUQUERQUE NM | 87105 | |
| 0101305843727310510 | LEGAL: 039P EREA ADDN LOTS 5 & 6 | |
| LAND USE: | | |
| | PROPERTY ADDR: 00000 13TH | |
| | OWNER NAME: MOLUND LORRAINE | |
| | OWNER ADDR: 00220 CRESTVIEW | DR SW |
| ALBUQUERQUE NM | 87105 | |
| 0101305843626710511 | LEGAL: 007 039P EREA ADDN L7 & 8 | |
| LAND USE: | | |
| | PROPERTY ADDR: 00000 13TH | |
| | OWNER NAME: MOLUND LORRAINE | |
| | OWNER ADDR: 00220 CRESTVIEW | DR SW |
| ALBUQUERQUE NM | 87105 | |
| 0101305845126810505 | LEGAL: 017 039P EREA ADDN LOTS 17 TO 20 INC | |
| LAND USE: | | |
| | PROPERTY ADDR: 00000 12TH | |
| | OWNER NAME: ROSENSTEIN RUTH SARA | |
| | OWNER ADDR: 00811 12TH | ST NW |
| ALBUQUERQUE NM | 87102 | |
| 0101305845227410506 | LEGAL: 039L OTS 15 & 16 PEREA ADDN | |
| LAND USE: | | |
| | PROPERTY ADDR: 00000 12TH | |
| | OWNER NAME: GARCIA ELIZABETH | |
| | OWNER ADDR: 00821 12 TH | ST NW |
| ALBUQUERQUE NM | 87104 | |
| 0101305845328010507 | LEGAL: 013 039P EREA ADDN L13 & 14 | |
| LAND USE: | | |
| | PROPERTY ADDR: 00000 12TH | |
| | OWNER NAME: SANCHEZ LEE M & AMELIA M | |
| | OWNER ADDR: 00823 12TH | ST NW |
| ALBUQUERQUE NM | 87102 | |
| 0101305842027510408 | LEGAL: LTS 5-A THRU 8-A "LANDS OF M SOTO" FORMERLY POR | |
| OF LAND USE: | | |
| | PROPERTY ADDR: 00000 13TH | |
| | OWNER NAME: SOTO CARMEN MANUELA TRUSTEE OF | |
| | OWNER ADDR: 01312 GRANITE | NW |
| ALBUQUERQUE NM | 87104 | |
| 0101305842026510407 | LEGAL: 019 040P EREA ADDN L19 & 20 | |

LAND USE: PROPERTY ADDR: 00000 MARBLE
 OWNER NAME: VALDEZ CHARLOTTE R
 OWNER ADDR: 01301 MARBLE AV NW

ALBUQUERQUE NM 87104
 0101305841626610406 LEGAL: 018 040P EREA ADDN

LAND USE: PROPERTY ADDR: 00000 MARBLE
 OWNER NAME: BRUSUELAS RICHARD &
 OWNER ADDR: 01008 MANZANO CT NW

ALBUQUERQUE NM 87102
 0101305847527145009 LEGAL: PARC EL A BLK 38 PEREA ADDN (REPL SHOWING
 PARCELS A LAND USE:

PROPERTY ADDR: 00000 GRANITE
 OWNER NAME: YANNONI LOUIS D & CECILIA G
 OWNER ADDR: 04140 SUNLAND CI NW

ALBUQUERQUE NM 87107
 1 RECORDS WITH LABELS PAGE
 2

0101305847327145010 LEGAL: 038P EREA ADD LOT 3 X 4

LAND USE: PROPERTY ADDR: 00000 12TH
 OWNER NAME: YANNONI LOUIS ETUX
 OWNER ADDR: 00820 12TH ST NW

ALBUQUERQUE NM 87102
 0101305842330211002 LEGAL: 005 045P EREA ADDN POR L 5 TO 10

LAND USE: PROPERTY ADDR: 00000 BROTHER MATHIAS
 OWNER NAME: CHARITY UNLIMITED
 OWNER ADDR: 00901 MATHIAS NW

ALBUQUERQUE NM 87102
 0101305844229911110 LEGAL: 004 046P EREA ADDN L4 & 5

LAND USE: PROPERTY ADDR: 00000 13TH
 OWNER NAME: VAN DAMME HENRY ETUX
 OWNER ADDR: 01224 MOUNTAIN RD NW

ALBUQUERQUE NM 87102
 0101305843829511101 LEGAL: 007 046P EREA ADDN W73FT L6 & 7

LAND USE: PROPERTY ADDR: 00000 13TH
 OWNER NAME: WEBB DONALD D
 OWNER ADDR: 00000

ALBUQUERQUE NM 87198
 0101305844429411102 LEGAL: 006 046P EREA ADDN E68FT 7IN L6 & 7

LAND USE: PROPERTY ADDR: 00000 GRANITE
 OWNER NAME: SKINNER CHERYL J
 OWNER ADDR: 00000

ALBUQUERQUE NM 87125
 0101305845529011103 LEGAL: 014 046P EREA ADDN

LAND USE: PROPERTY ADDR: 00000 12TH
 OWNER NAME: VICHI DONALD C
 OWNER ADDR: 04807 OLD OAK RD

RICHMOND TX 77469
 0101305845629611104 LEGAL: 010 046P EREA ADDN S PORT 10 ALL 11,12 & 13

LAND USE: PROPERTY ADDR: 00000 12TH
 OWNER NAME: VICHI DONALD C
 OWNER ADDR: 04807 OLD OAK RD

RICHMOND TX 77469

0101305847328810601
LAND USE:

LEGAL: 006 047P EREA ADDN W65FT L5 & 6

PROPERTY ADDR: 00000 GIRARDE
OWNER NAME: PUCETTI NANCY ANNE & DANIEL D
OWNER ADDR: 01830 MEADOW VIEW DR NW

ALBUQUERQUE NM
0101305848829010614
A-1 & LAND USE:

87104
LEGAL: TRAC T A- 1 BLK 47 SUMMARY PLAT SHOWING TRACTS

PROPERTY ADDR: 00000 12TH
OWNER NAME: PUCETTI NANCY ANNE & DANIEL D
OWNER ADDR: 01830 MEADOW VIEW DR NW

ALBUQUERQUE NM

87104

QUIT



City of Albuquerque

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

Date: September 15, 2003

TO CONTACT NAME: Kevin Mustang
 COMPANY/AGENCY: Bohannan History
 ADDRESS/ZIP: 1500 Jefferson NE 87109
 PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 9-15-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 1 & 2, Perea Addition, Block 39

zone map page(s) J-13

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

Downtown
 Neighborhood Association
 Contacts: Perry Wilkes
718 Mountain Rd NW
842-8626 (W) 87102
Joe Sackett
905 Fruit Ave NW
247-8679 (W) 87102

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dalana S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

October 3, 2003

Sheran Matson
Development Review Board
City of Albuquerque, New Mexico 87103

Re: ^{ROW KJM} Vacation Action Review and Comment, Perea Addition Lots 1 & 2, Block 39
Located at the corner of 13th St. and Granite Ave. NW

Dear Sheran:

Enclosed for Development Review Board vacation action review and comment are copies of the following information:


- Development Review Applications
- This letter explaining, describing, and justifying the request
- Twenty-four (24) copies each of the Vacation Exhibit
- Zone Atlas Map
- Copies of two (2) certified notification letters sent to Downtown Association representatives
- Copies of two (2) receipts for certified letters

As the owner of the referenced property I am requesting the vacation of a portion of unused and unmaintained City of Albuquerque right-of-way 142' along Lot 1 and Granite Ave. Granite Ave. is a 32' face-to-face residential street with in a 60' right-of-way. Currently my property line is 14' from the face of curb. A proposed 4' sidewalk will be constructed within the city right-of-way up to 9' from face of curb, it is the remaining 5' to the property line that I wish to vacate.

This vacation exhibit is being presented to the Development Review Board for the purpose of obtaining city input and comment.

If you have any questions please contact my at 610-1230

Sincerely,


Kevin J. Murtagh

Project # 1002775

MURTAGH MARY C & KEVIN
824 13TH ST NW
ALBUQUERQUE NM 87102

101305843827810509

MOLUND LORRAINE
220 CRESTVIEW DR SW
ALBUQUERQUE NM 87105

101305845328010507

SANCHEZ LEE M & AMELIA M
823 12TH ST NW
ALBUQUERQUE NM 87102

101305841626610406

BRUSUELAS RICHARD &
1008 MANZANO CT NW
ALBUQUERQUE NM 87102

101305842330211002

CHARITY UNLIMITED
901 MATHIAS NW
ALBUQUERQUE NM 87102

101305844429411102

SKINNER CHERYL J
PO BOX 27552
ALBUQUERQUE NM 87125

PERRY WILKES
Downtown Neigh. Assoc.
718 MOUNTAIN RD NW
ALBUQUERQUE NM 87102

101305845126810505

ROSENSTEIN RUTH SARA
811 12TH ST NW
ALBUQUERQUE NM 87102

101305842027510408

SOTO CARMEN MANUELA TRUSTEE
1312 GRANITE NW
ALBUQUERQUE NM 87104

101305847527145009

YANNONI LOUIS D & CECILIA G
4140 SUNLAND CI NW
ALBUQUERQUE NM 87107

101305844229911110

VAN DAMME HENRY ETUX
1224 MOUNTAIN RD NW
ALBUQUERQUE NM 87102

101305845529011103

VICHI DONALD C
4807 OLD OAK RD
RICHMOND TX 77469

JOE SACKETT
Downtown Neigh. Assoc.
905 FRUIT AVE NW
ALBUQUERQUE NM 87102

101305845227410506

GARCIA ELIZABETH
821 12TH ST NW
ALBUQUERQUE NM 87104

101305842026510407

VALDEZ CHARLOTTE R
1301 MARBLE AV NW
ALBUQUERQUE NM 87104

101305847327145010

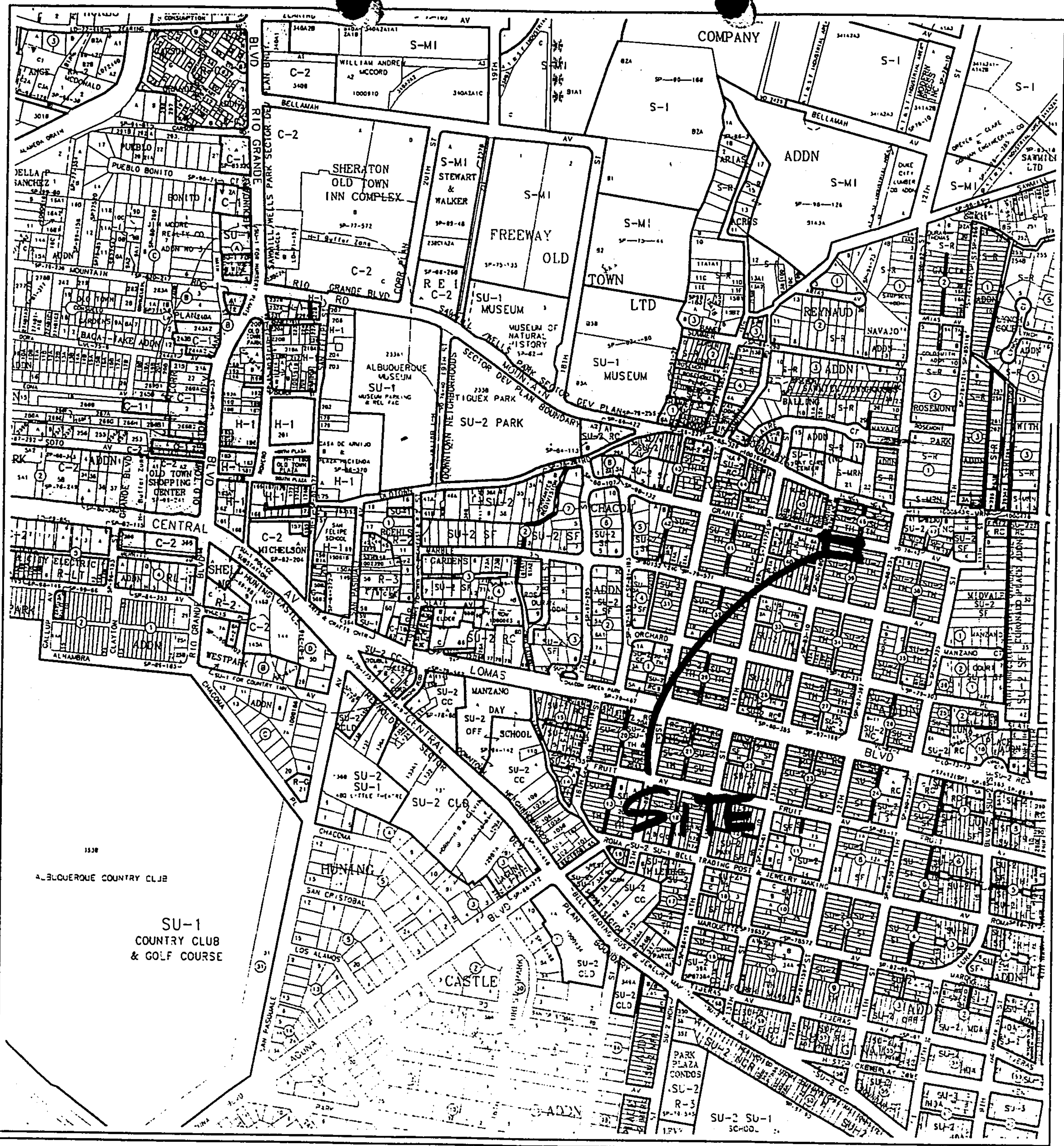
YANNONI LOUIS ETUX
820 12TH ST NW
ALBUQUERQUE NM 87102

101305843829511101

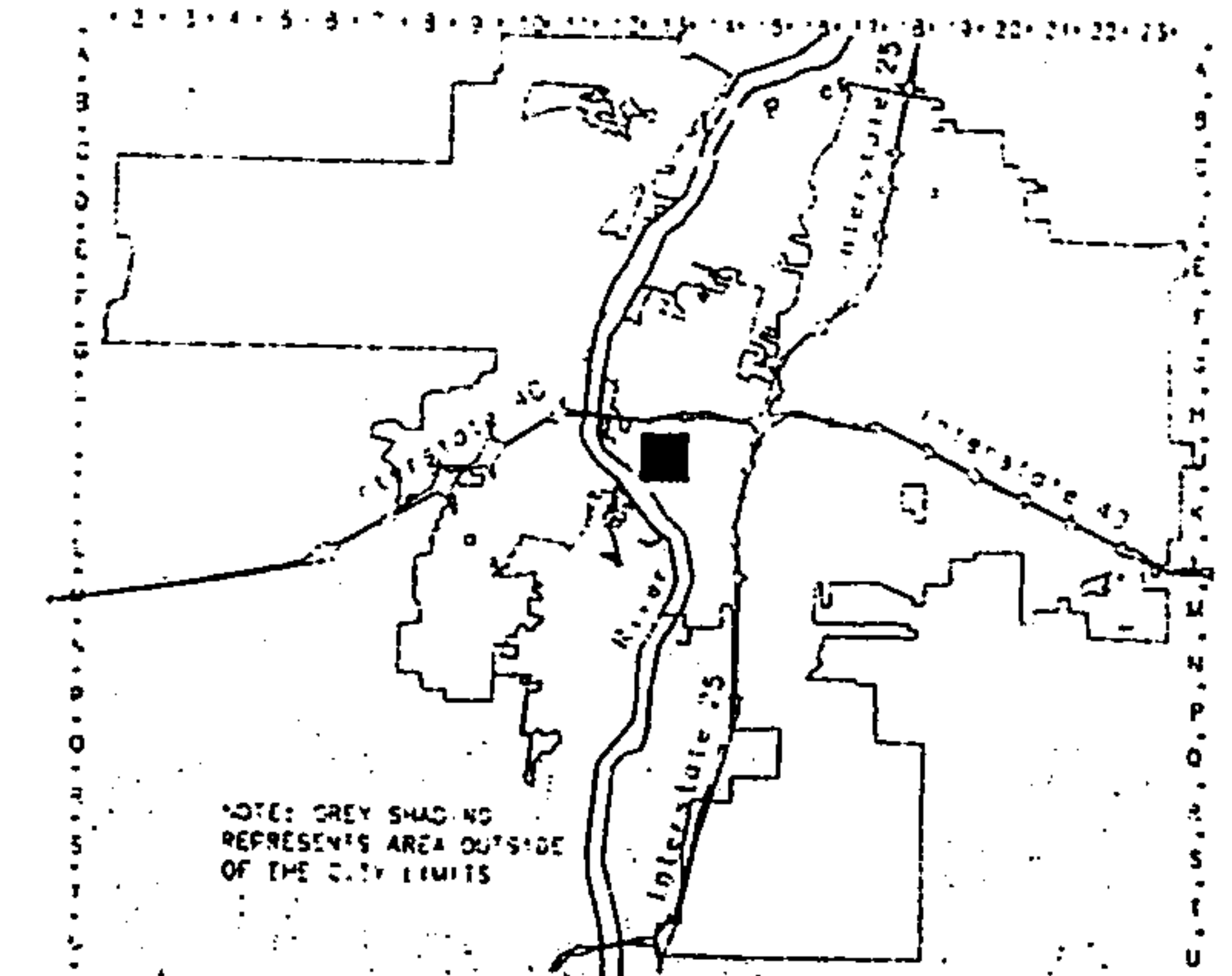
WEBB DONALD D
PO BOX 8701
ALBUQUERQUE NM 87198

101305847328810601

PUCETTI NANCY ANNE & DANIEL
1830 MEADOW VIEW DR NW
ALBUQUERQUE NM 87104



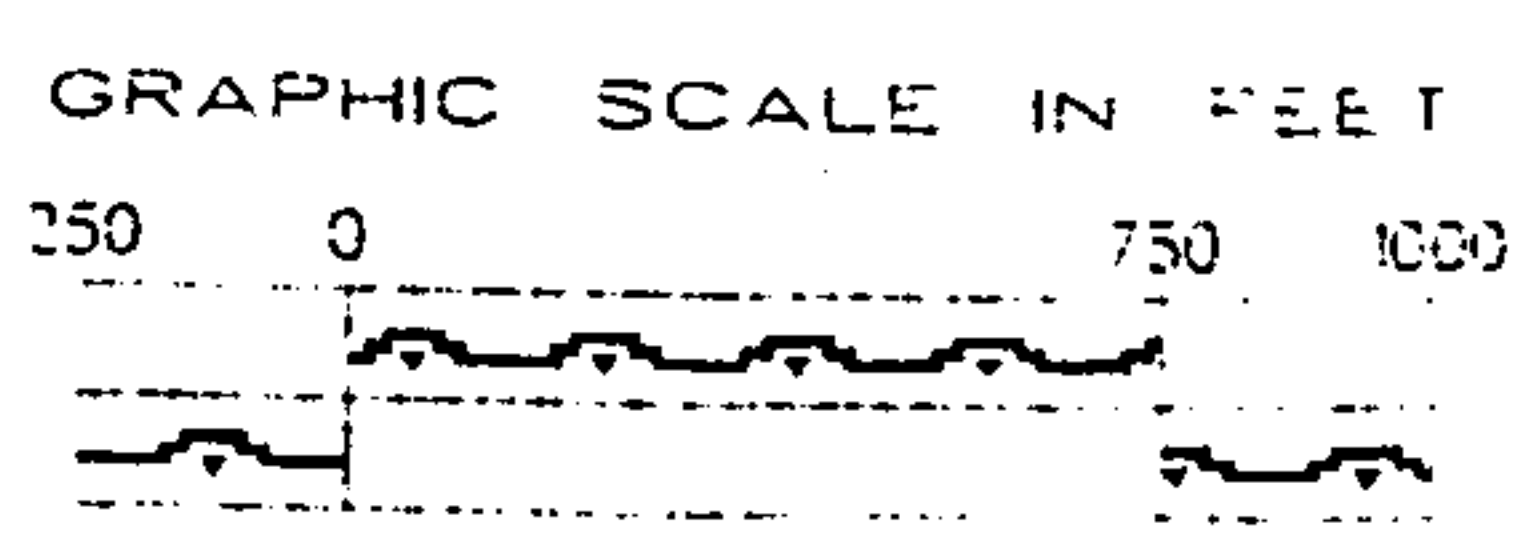
ALBUQUERQUE COUNTRY CLUB
 SU-1
 COUNTRY CLUB
 & GOLF COURSE



PRJ
 1002775
 11/5



CITY OF
 Albuquerque
 Geographic Information System
 PLANNING DEPARTMENT
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Zone Atlas Page

J-13-Z

Map Amended through July 10, 2003



| | | | |
|--|----------------------------|---|----------------------------|
| SUBDIVISION | Supplemental form S | ZONING | Supplemental form Z |
| <input type="checkbox"/> Major Subdivision action | | <input type="checkbox"/> Annexation & Zone Establishment | |
| <input checked="" type="checkbox"/> Minor Subdivision action | | <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 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: Kevin and Mary Murtagh PHONE: 610-1230
 ADDRESS: 1135 West Meadowlark Lane FAX: 899-7137
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: kmurtagh@comcast.net
 Proprietary interest in site: Owners
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: MINORSBDU, FINAL/PRELIM. PLAT (KJM)
~~Vacate 5' of City of Albuquerque right-of-way along Granite Ave.~~

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. Lots 1 & 2 Block: 39 Unit: _____
 Subdiv. / Addn. Perea Addition
 Current Zoning: SU-2 TH Proposed zoning: SU-2 TH
 Zone Atlas page(s): J-13 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.16 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. 101305843928310508 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SE corner of Granite and 13th NW
 Between: Mountain and Marble and 12th and 13th

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
DRB Project # 1002775
03DRB-01042 (sketch plat), 03DRB-01703 (Vacation of Right-of-way)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: July 9, 2003

SIGNATURE Kevin J. Murtagh DATE 1-26-04
 (Print) Kevin J. Murtagh Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

| | | | | |
|---|----------------------------|--------------------------|-------------|---------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>64DRB - 00102</u> | <u>P+F</u> | <u>S(3)</u> | <u>\$285-</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____ | <u>CMF</u> | <u>-</u> | <u>\$20-</u> |
| <input checked="" type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | Hearing date <u>2/4/04</u> | _____ | _____ | Total <u>\$305-</u> |
| <input type="checkbox"/> F.H.D.P. fee rebate | <u>1/26/04</u> | _____ | _____ | _____ |
| <u>ABellamy</u> | Planner signature / date | Project # <u>1002775</u> | _____ | _____ |

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

KEVIN J. MURTAGH
Applicant name (print)

Kevin J. Murtagh
Applicant signature / date



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

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

Application case numbers
04DRB - 00102
 _____ - _____
 _____ - _____

[Signature] 1/26/04
 Planner signature / date

Project # 1002775

January 26, 2004

Sheran Matson
Development Review Board
City of Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Review and Comment, Perea Addition Lots 1 & 2, Block 39
Located at the corner of 13th St. and Granite Ave. NW

Dear Sheran:

Enclosed for Development Review Board preliminary/final plat review and signatures are copies of the following information:

- Development Review Application
- Letter explaining, describing, and justifying the request
- Six (6) copies each of the Preliminary/Final Plat and
- Six (6) copies of the survey exhibit
- Zone Atlas Map

As the owner of the referenced property I am proposing this plat to subdivide the existing parcel, Lots 1 & 2, into 2 separate parcels, Lots 1-A & 2-A. Two dwellings exist on the parcel and were built on the lot line dividing Lots 1 & 2. I propose to relocate the lot line to separate the parcel. Currently both dwellings are being served by 1 water service and separate SAS services. With this plat a water service is being proposed for Lot 2-A. This plat would also grant a private water service easement in Lot 1-A for the benefit of Lot 2-A.

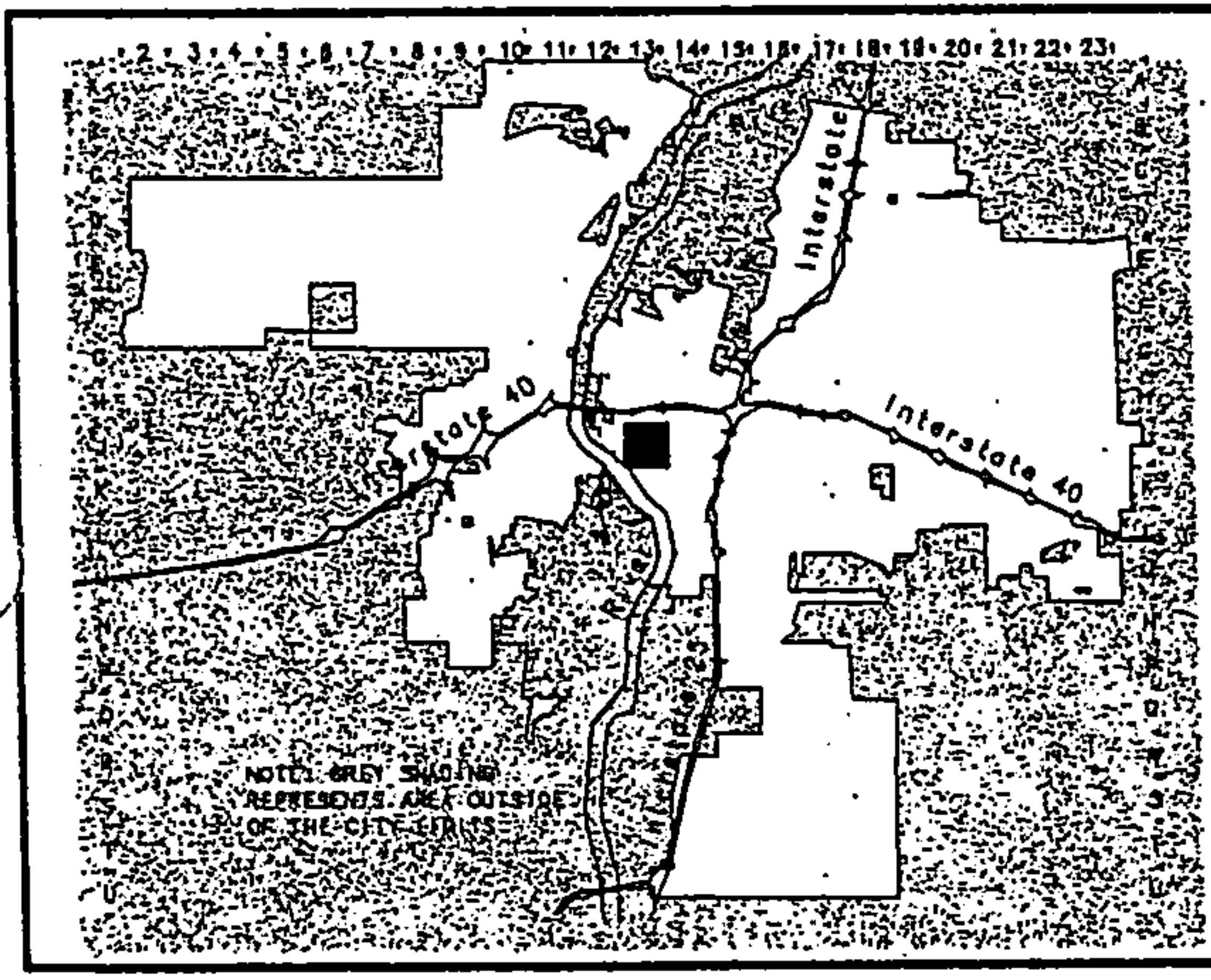
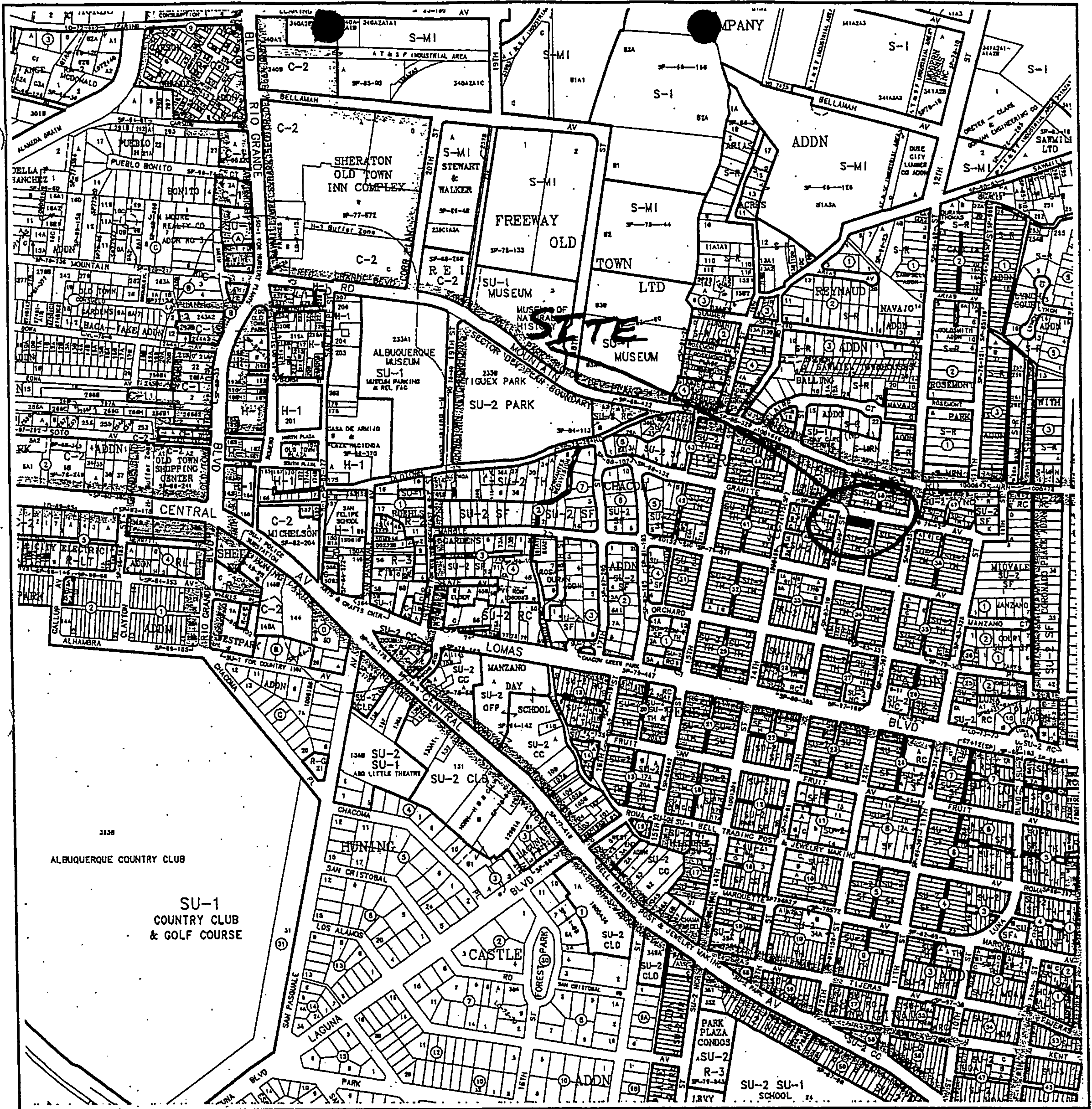
In addition with this plat a 5' portion of Right-of Way along Granite Ave. is being vacated as approved with the previous vacation action (03DRB-01703). This vacated portion will be granted as a PUE with this plat. Also a portion of the Lot 1-A will be dedicated to the City of Albuquerque with this plat.

The total area of the existing parcel is 7,716 square feet. The smallest of the proposed lots (Lot 2-A) is 3,025 square feet and the minimum lot size for this, SU-2 TH, zoning is 2,000 square feet

This final plat is being presented to the Development Review Board for the purpose of obtaining approval signatures. Please place this item on the DRB Agenda to be heard at the earliest available time.

Sincerely,


Kevin J. Murtagh



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



Zone Atlas Page
J-13-Z
Map Amended through January 21, 2003

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME Kevin & Mary Murtagh
 AGENT SAME
 ADDRESS 1135 West Meadowlark Lane/Corrales
 PROJECT & APP # 1002775 04DRB-00102
 PROJECT NAME Perea Addn

\$ 20 469099/4916000 Conflict Management Fee

\$ 285 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

\$ 305 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

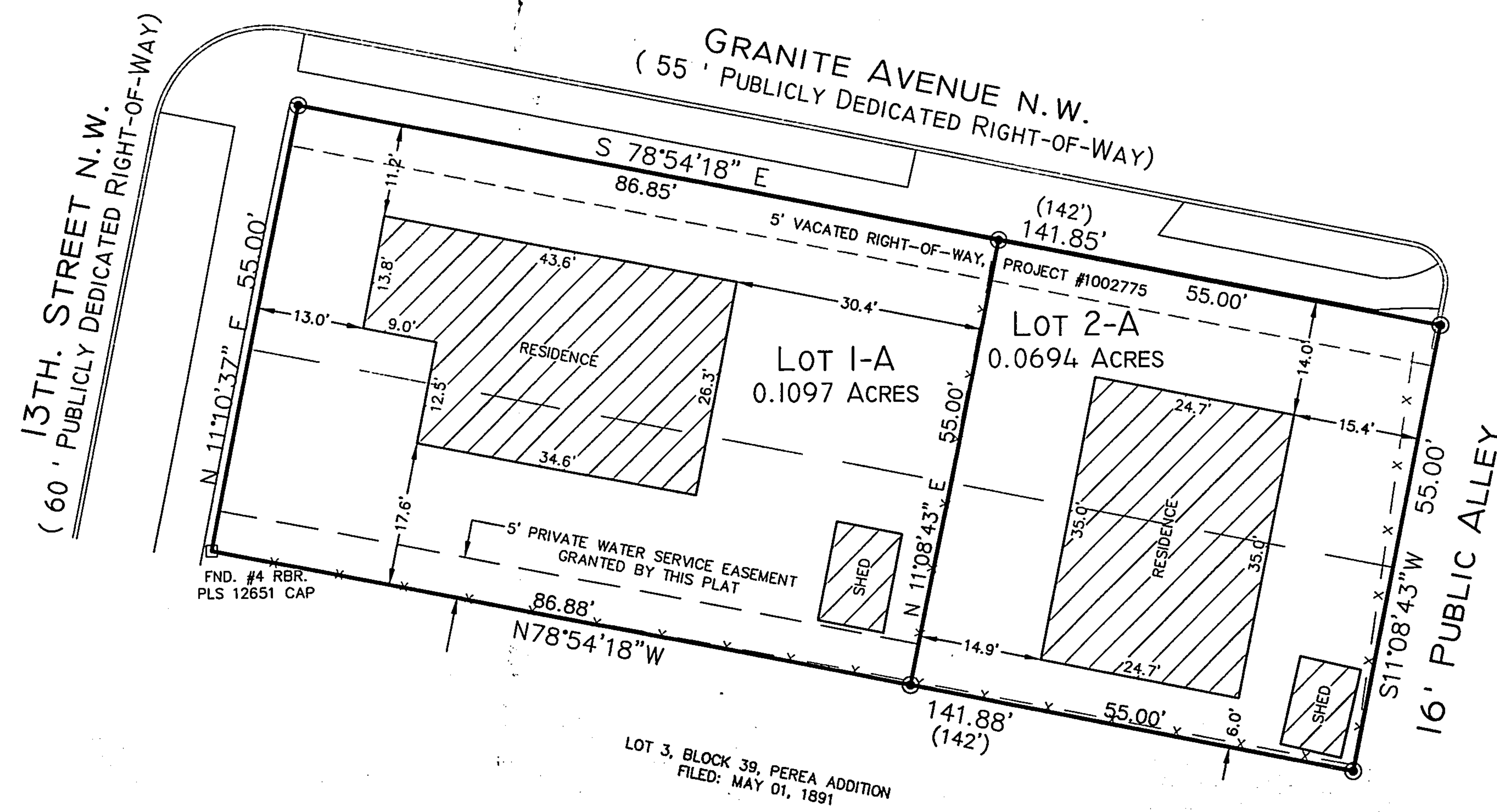
City Of Albuquerque
Treasury Division

01/26/2004 12:43PM LOC: ANN
 X
 RECEIPT# 00018015 WSH 006 TRANSH 0020
 Counterreceipt.doc 12/29/03 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$305.00
 J24 Misc \$285.00
 MC \$305.00
 CHANGE \$0.00

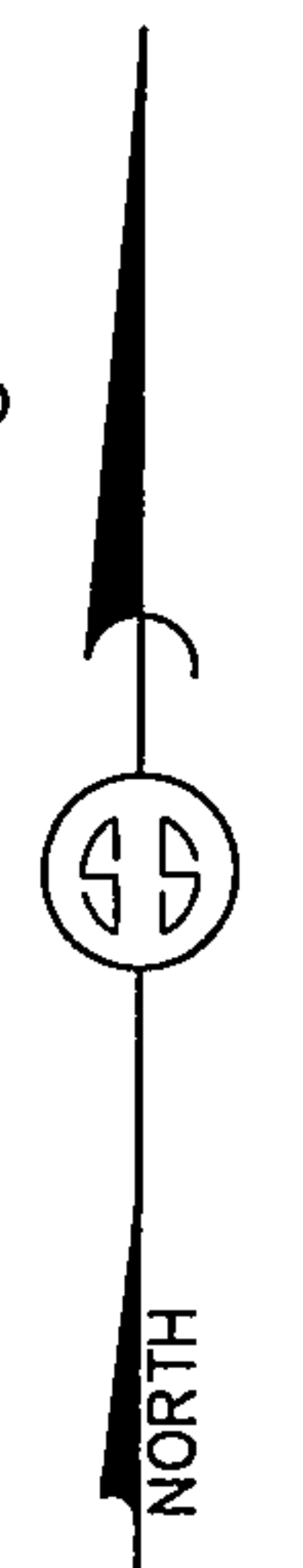
01/26/2004 12:43PM LOC: ANN
 X
 RECEIPT# 00018014 WSH 006 TRANSH 0020
 Account 469099 Fund 0110
 Activity 4916000 TRSEJA
 Trans Amt \$305.00
 J24 Misc \$20.00

Thank You

"EXHIBIT"



1" = 20'
PROJECT NO. 0312RS05
DRAWN BY : RS
ZONE ATLAS: J-13-Z
82413TH.CR5



FND. #4 RBR.
PLS 12651 CAP

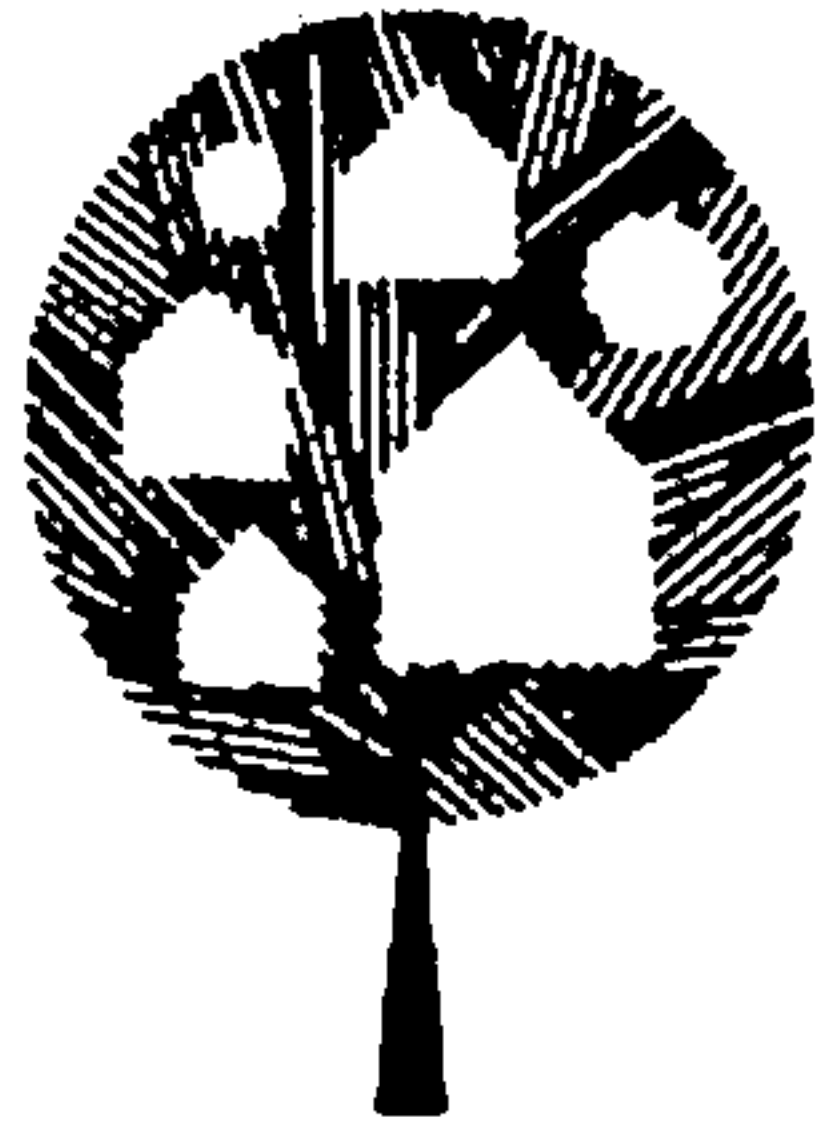
LOT 3, BLOCK 39, PEREA ADDITION
FILED: MAY 01, 1891

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

Perea Addition



DOWNTOWN NEIGHBORHOODS ASSOCIATION

Protecting and Promoting Residential Life In Downtown Albuquerque Since 1972

Date: October 19, 2003
To: Sheran Matson, Chair, Development Review Board
From: Joe Sackett, Downtown Neighborhoods Association
Subject: Two notifications regarding requests for vacation
Cc: Kevin J. Murtaugh
Jane Carlton
Perry Wilkes (DNA)

Enclosures

Enclosed you will find copies of two letters and accompanying documents received by officers of the Downtown Neighborhoods Association (DNA) regarding requests for vacation of right-of-way for properties within the boundaries of the DNA.

Proj. #1002775

The first notification letter, from Mr. Kevin J. Murtagh, explains the proposed vacation action and includes drawings to support the explanation. The DNA has no objection to this request, assuming Mr. Murtagh's immediate neighbors also have no objection.

The second notification, from Ms. Jane Carlton, does not explain the proposed action, nor does it include drawings, other than a general zone page map with the property not indicated. To my knowledge, Ms. Carlton has made no attempt to explain the proposed vacation at monthly meetings of the DNA or through any other avenue. We request that action on this request ((Project #1001816, case number 03DRB-01640) be postponed to allow Ms. Carlton to meet with the neighborhood association to explain the nature of the request.

Thank you for your attention to this matter.

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 3, 2003

Mr. Joe Sackett
905 Fruit Ave. NW
Albuquerque, New Mexico 87102

RE: Vacation Action
Perea Addition, Lots 1 and 2, Block 39

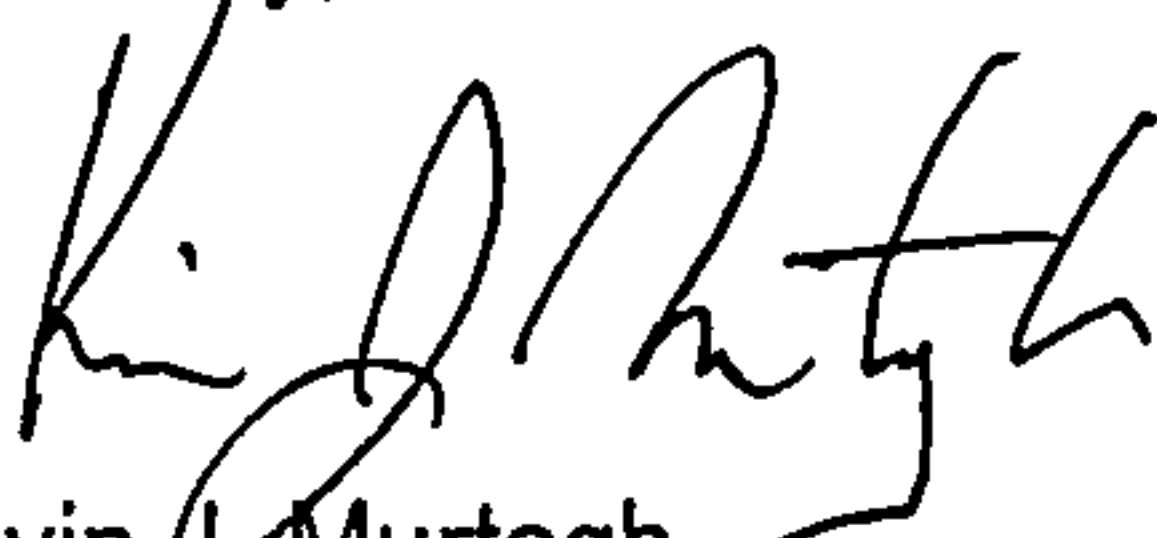
Dear Mr. Sackett:

I have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Downtown Neighborhood Association.

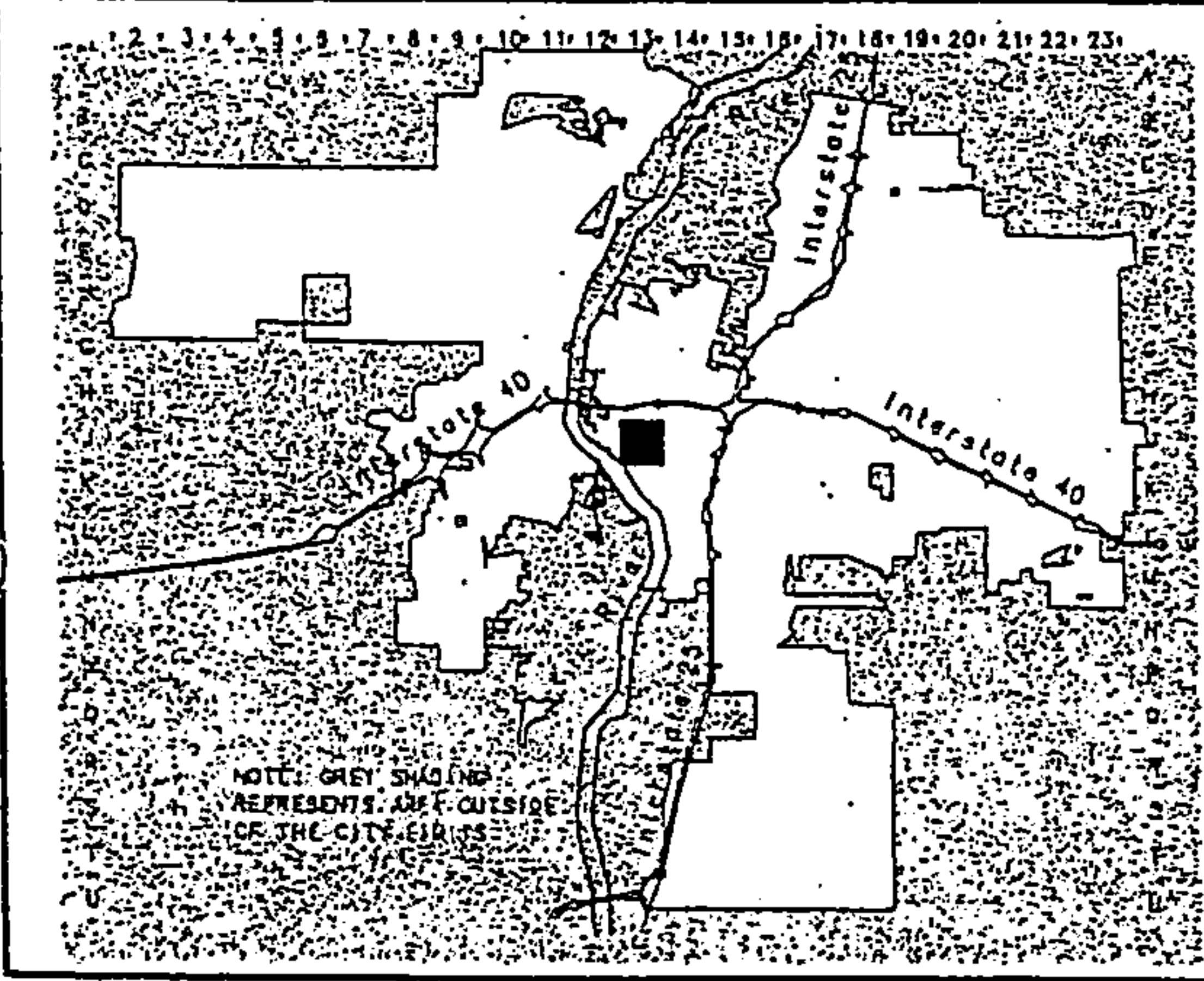
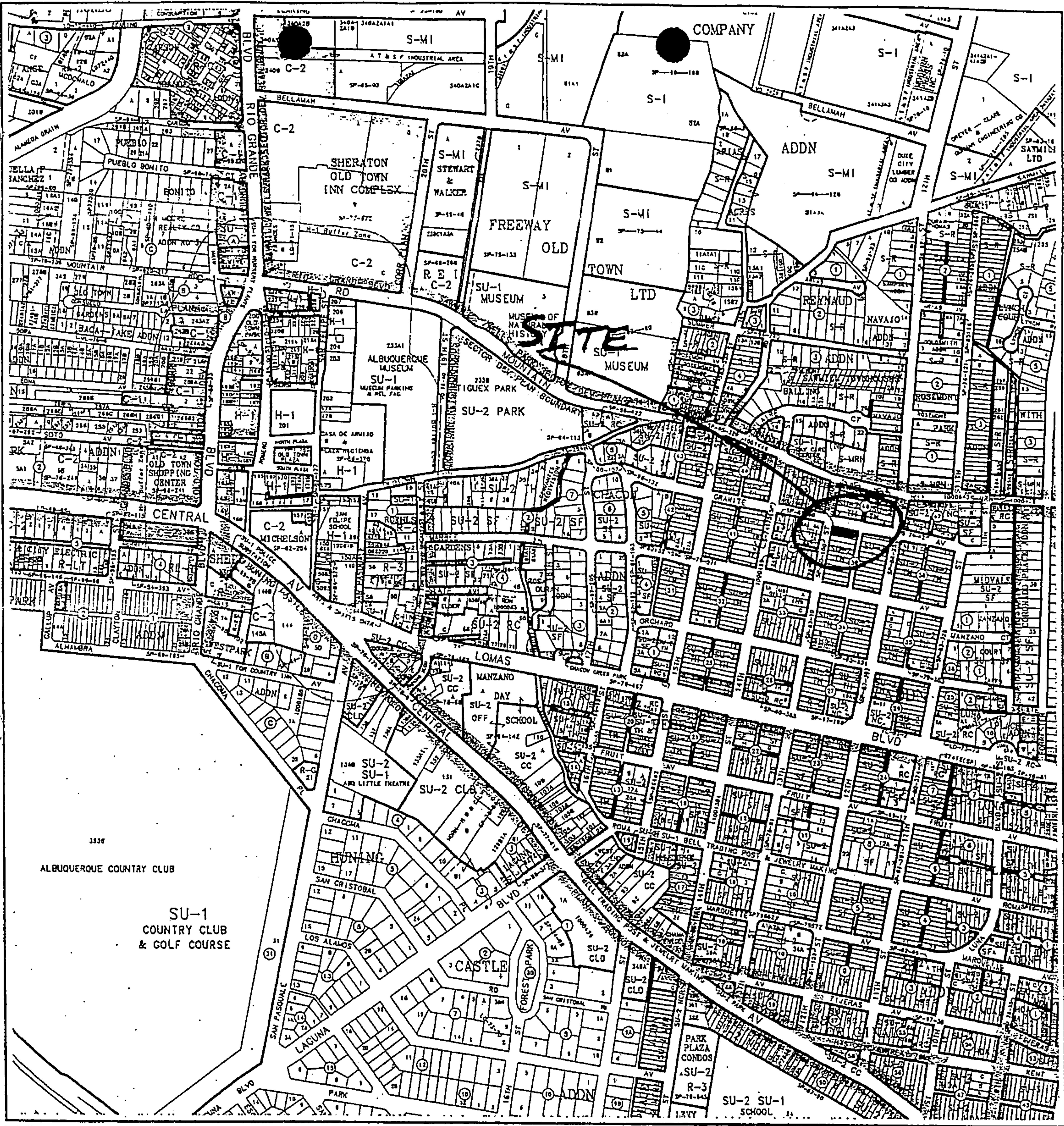
This letter is to advise you that I am seeking approval of a vacation action for my property at Perea Addition, Lots 1 and 2, Block 39. The addresses for this property are 824 13 St. NW and 1208 Granite Ave. NW. This project is for the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the Vacation exhibit that was submitted to the DRB. Please feel free to contact me at 610-1230 if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Kevin L. Murtagh

Enclosure



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

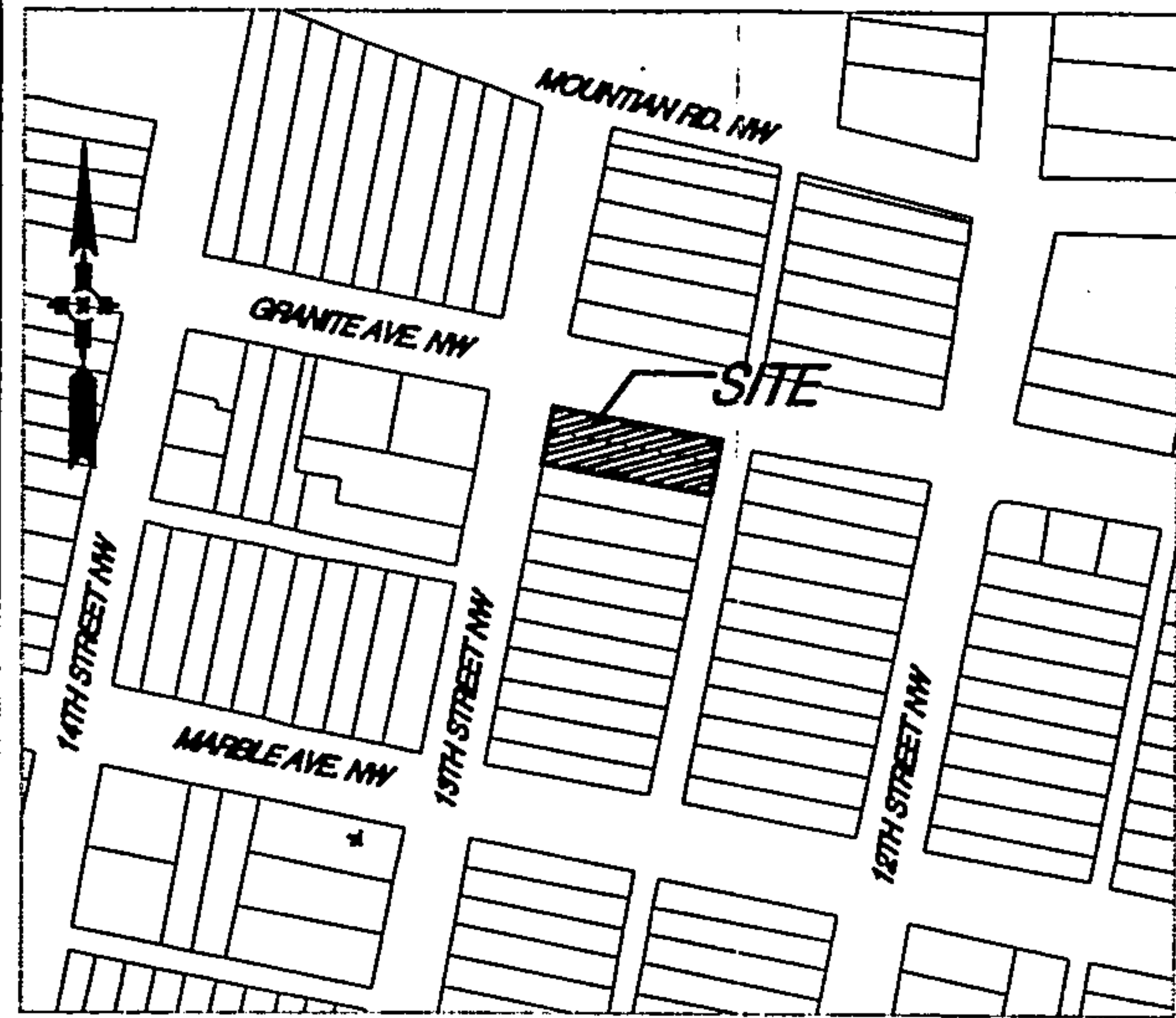
© Copyright 2003



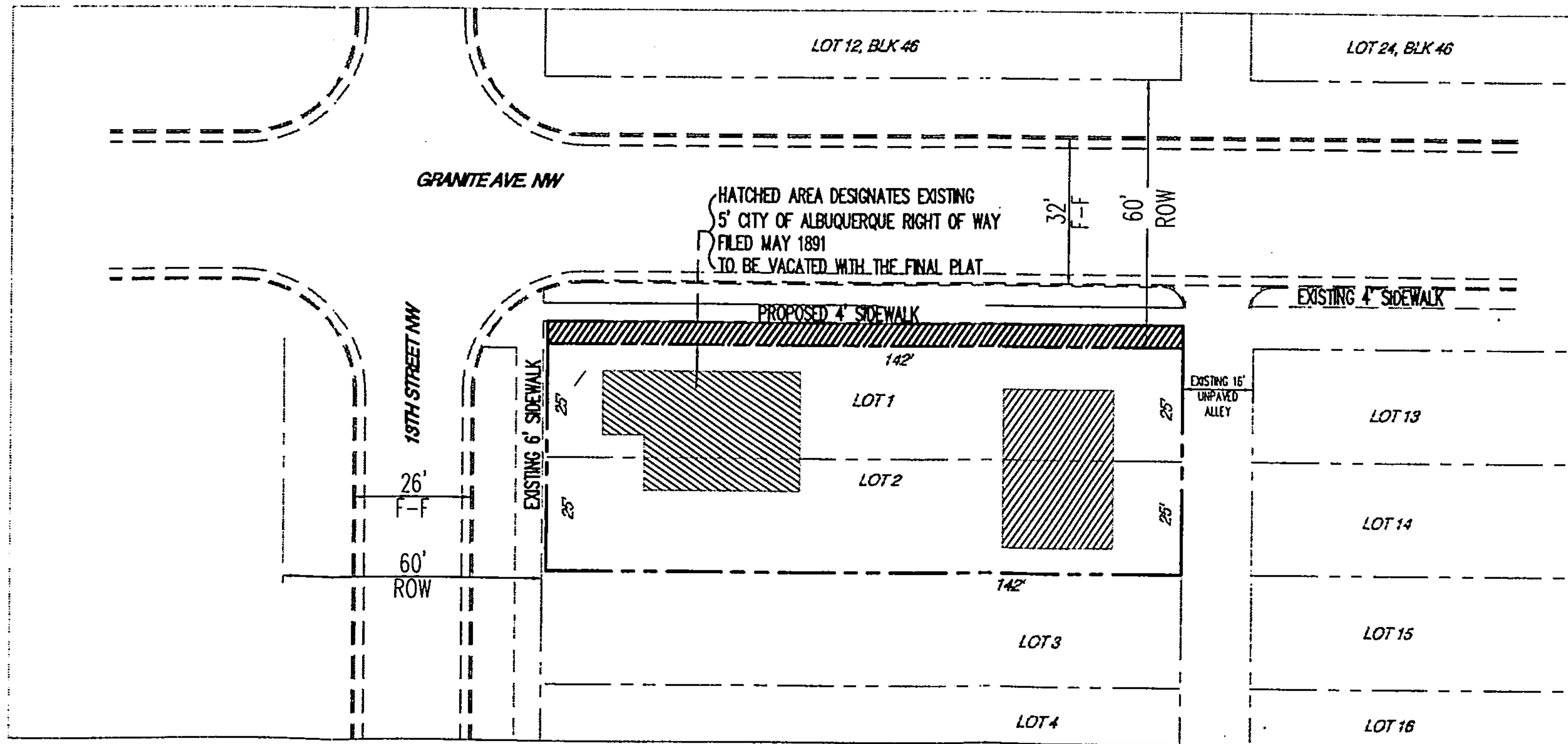
Zone Atlas Page

J-13-Z

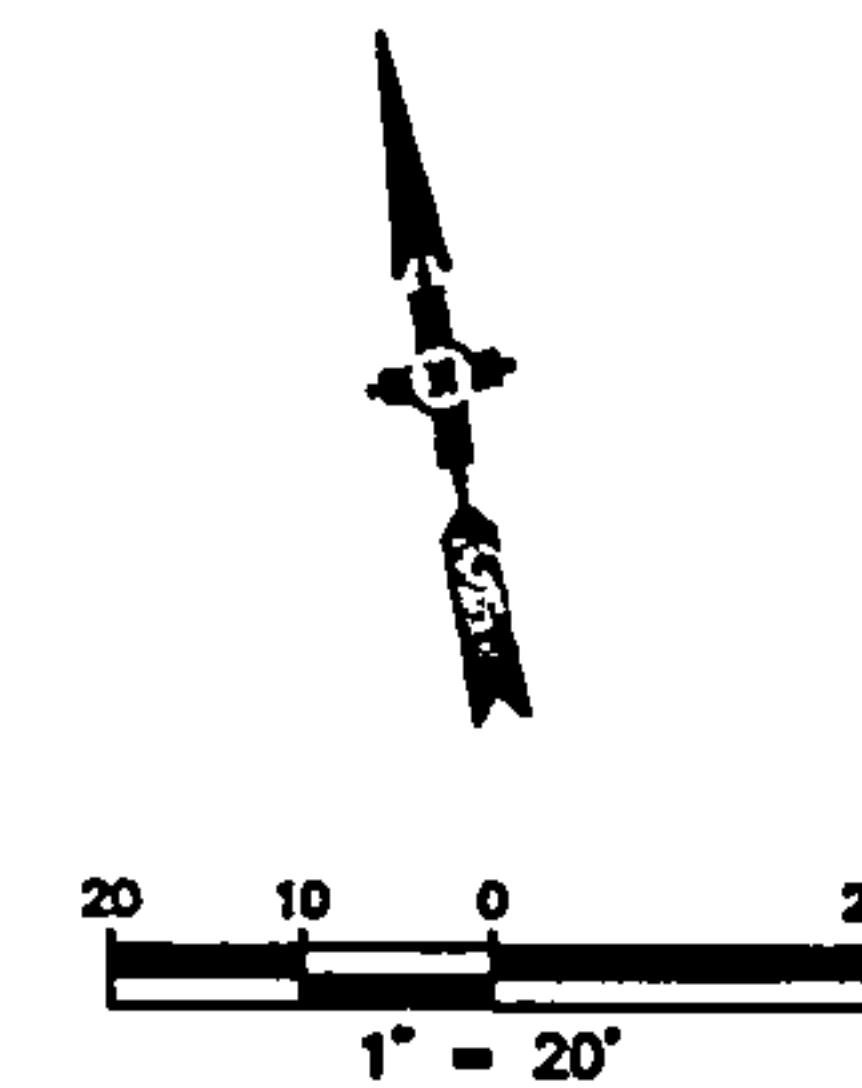
Map Amended through January 21, 2003



VACATION EXIHBIT
 LOTS 1 & 2, BLOCK 39
 PEREA ADDITION
 OCTOBER 2003



| LEGEND | |
|--------|---|
| | SUBDIVISION BOUNDARY LINE |
| | EXISTING SUBDIVISION BOUNDARY |
| | NEW LOT LINE |
| | ADJOINING PROPERTY LINE |
| | PRIVATE UTILITY EASEMENT |
| | 10' PUE |
| | CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT |
| | PRIVATE DWELLING |





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

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: Kevin and Mary Murtagh PHONE: 610-1230
 ADDRESS: 1135 West Meadowlark Lane FAX: 899-7137
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: kmurtagh@comcast.net
 Proprietary interest in site: Owners
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Vacate 5' of City of Albuquerque right-of-way along Granite Ave.

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. Lots 1 & 2 Block: 39 Unit: _____
 Subdiv. / Addn. Perea Addition
 Current Zoning: SU-2 TH *On Decontamination* Proposed zoning: SU-2 TH
 Zone Atlas page(s): J-13 *Nglshds SDP* No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.16 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. 101305843928310508 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SE corner of Granite and 13th
 Between: Mountain and Marble and 12th and 13th

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): BA-1142
03DRB-01042 (SK.)
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: July 9, 2003

SIGNATURE *Kevin Murtagh* DATE October 6, 2003
 (Print) KEVIN MURTAGH Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

| | | | | |
|---|--|---|---|---|
| <p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>03DRB - 01703</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Nov. 5th 03.</u></p> <p><u><i>Bidenkurt 10/06/03</i></u></p> <p>Planner signature / date</p> | <p>Action</p> <p><u>VRW</u></p> <p>_____</p> <p><u>NOTIFICATION FEE</u></p> <p>_____</p> <p>_____</p> | <p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>Fees</p> <p>\$ <u>300.00</u></p> <p>\$ _____</p> <p>\$ <u>75.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>375.00</u></p> |
|---|--|---|---|---|

Project # 1002775

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (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

Eric in WA

- 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) *300 + \$1500*
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

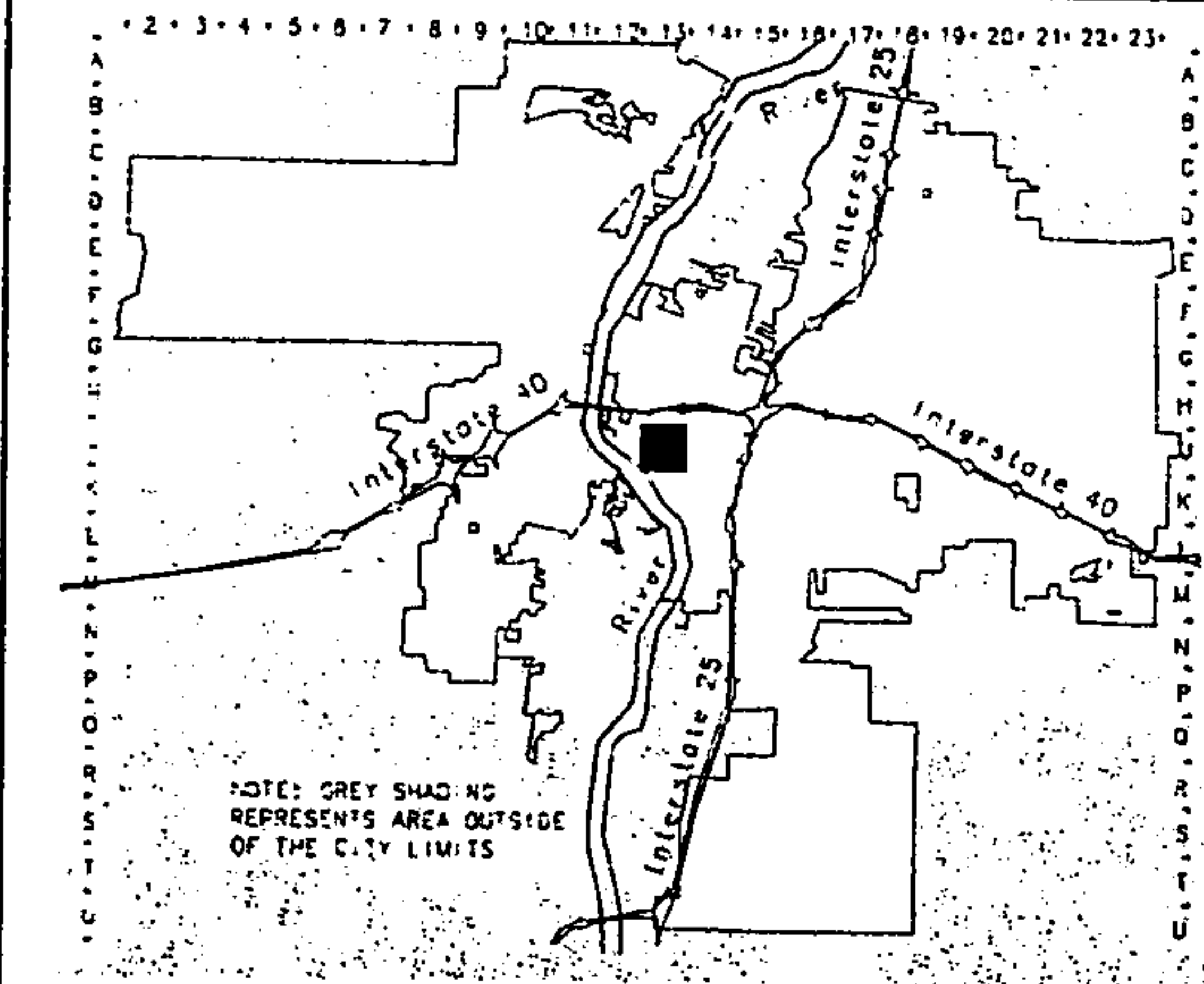
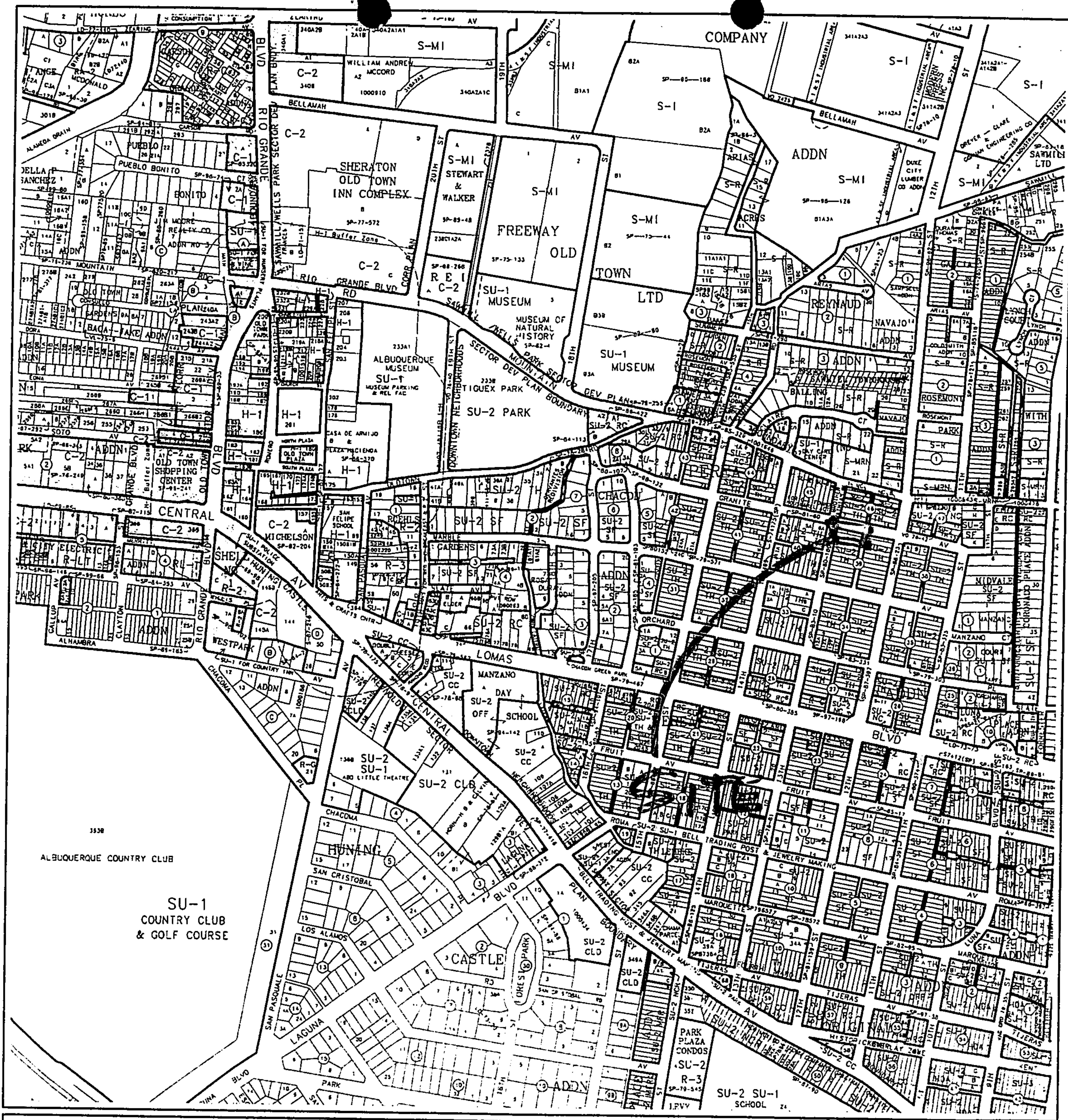
KEVIN MURTAGH
Applicant name (print)
Kevin J. Murtagh
Applicant signature / date
10/6/03



.pdf Form revised Sept. 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
0302B - 01703

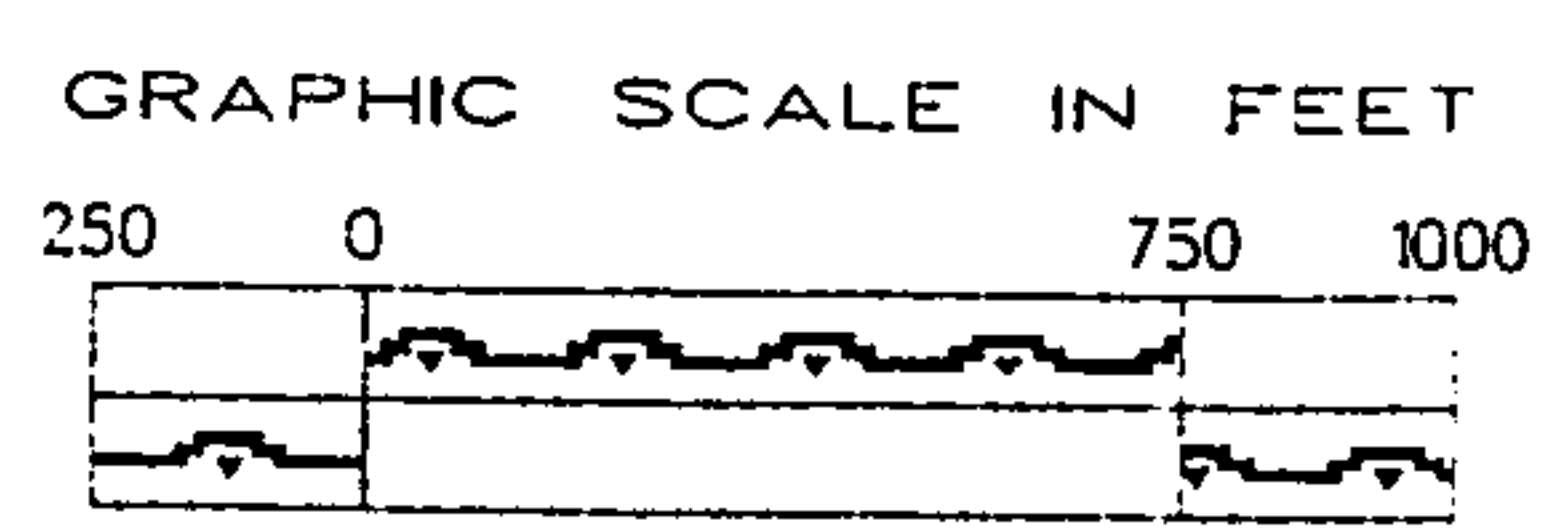
B. Berbert 10/06/03
Planner signature / date
Project # 1002775



PROJ
1002775
11/5



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



Zone Atlas Page

J-13-Z

Map Amended through July 10, 2003

October 3, 2003

Sheran Matson
Development Review Board
City of Albuquerque, New Mexico 87103

Re: ^{ROW KJM} Vacation Action Review and Comment, Perea Addition Lots 1 & 2, Block 39
Located at the corner of 13th St. and Granite Ave. NW

Dear Sheran:

Enclosed for Development Review Board vacation action review and comment are copies of the following information:

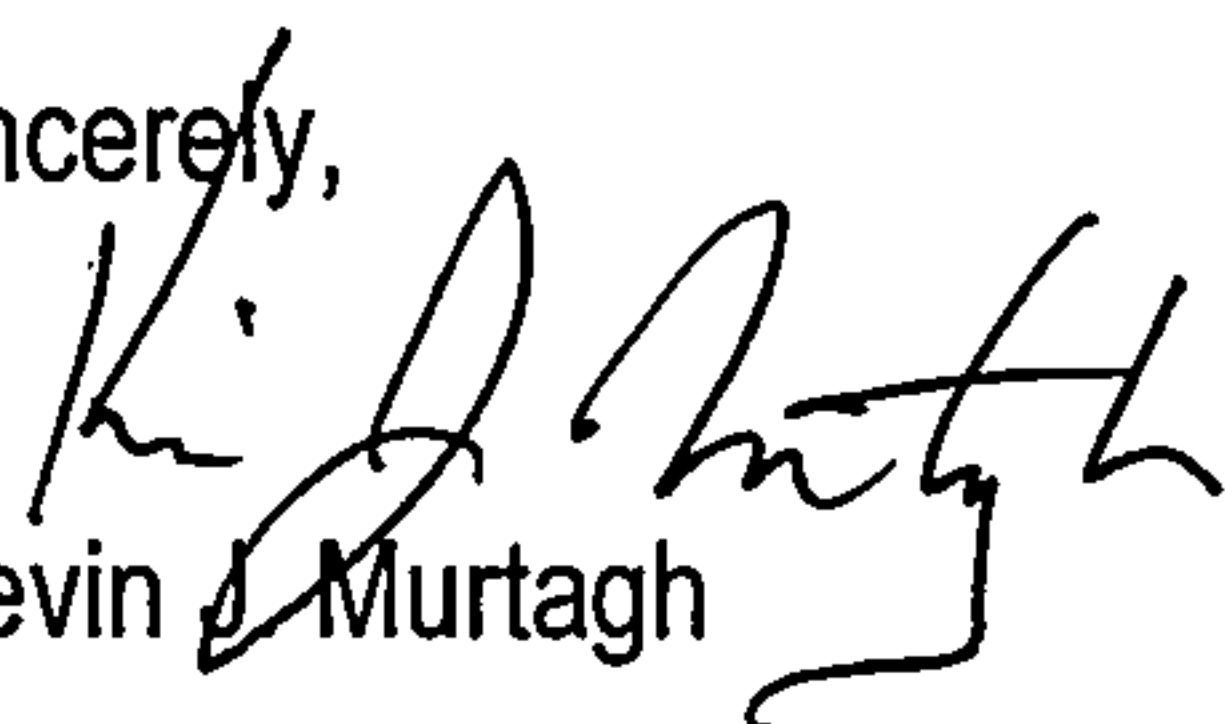
- Development Review Applications
- This letter explaining, describing, and justifying the request
- Twenty-four (24) copies each of the Vacation Exhibit
- Zone Atlas Map
- Copies of two (2) certified notification letters sent to Downtown Association representatives
- Copies of two (2) receipts for certified letters

As the owner of the referenced property I am requesting the vacation of a portion of unused and unmaintained City of Albuquerque right-of-way 142' along Lot 1 and Granite Ave. Granite Ave. is a 32' face-to-face residential street with in a 60' right-of-way. Currently my property line is 14' from the face of curb. A proposed 4' sidewalk will be constructed within the city right-of-way up to 9' from face of curb, it is the remaining 5' to the property line that I wish to vacate.

This vacation exhibit is being presented to the Development Review Board for the purpose of obtaining city input and comment.

If you have any questions please contact my at 610-1230

Sincerely,


Kevin J. Murtagh



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 15, 2003

TO CONTACT NAME: Kevin Mustagh
 COMPANY/AGENCY: Bohannan Huster
 ADDRESS/ZIP: 1500 Jepsen NE 87109
 PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 9-15-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 1 & 2, Perea Addition, Block 39

zone map page(s) J-13

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

Downtown
 Neighborhood Association
 Contacts: Perry Wilkes
718 Mountain Rd NW
842-8626 (W) 87102
Joe Sackett
905 Fruit Ave NW
247-8679 (W) 87102

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dalana S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 9-15-03 Time Entered: 1:30pm OCNC Rep. Initials: OC

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 3, 2003

Mr. Joe Sackett
905 Fruit Ave. NW
Albuquerque, New Mexico 87102

RE: Vacation Action
Perea Addition, Lots 1 and 2, Block 39

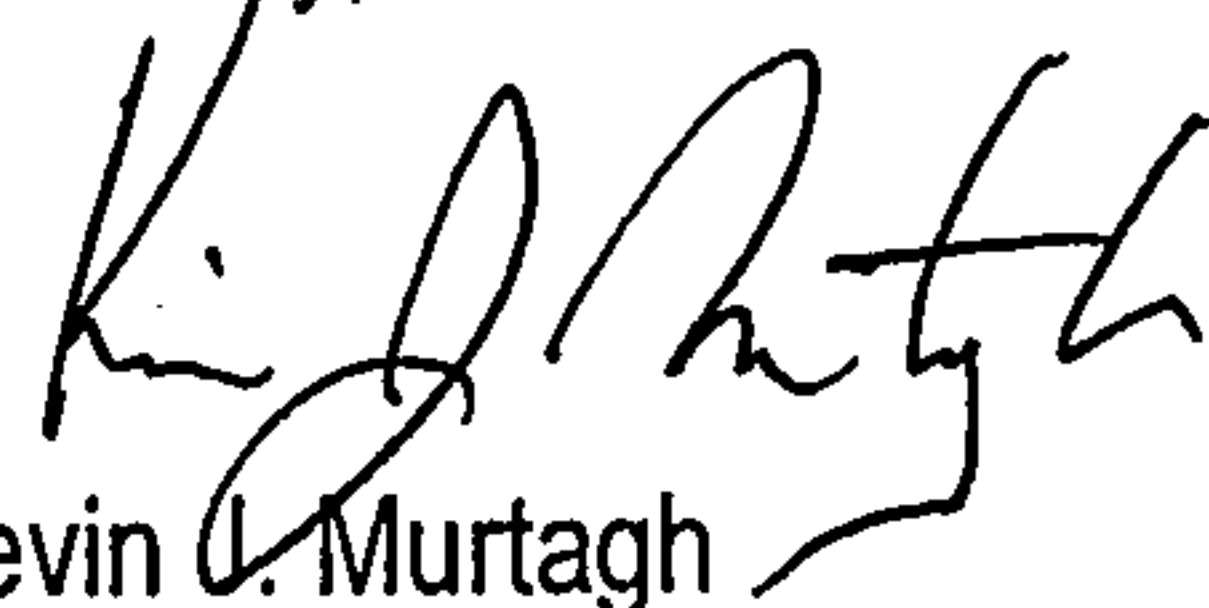
Dear Mr. Sackett:

I have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Downtown Neighborhood Association.

This letter is to advise you that I am seeking approval of a vacation action for my property at Perea Addition, Lots 1 and 2, Block 39. The addresses for this property are 824 13 St. NW and 1208 Granite Ave. NW. This project is for the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the Vacation exhibit that was submitted to the DRB. Please feel free to contact me at 610-1230 if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Kevin J. Murtagh

Enclosure

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 3, 2003

Mr. Perry Wilkes
718 Mountain Rd. NW
Albuquerque, New Mexico 87102

RE: Vacation Action
Perea Addition, Lots 1 and 2, Block 39

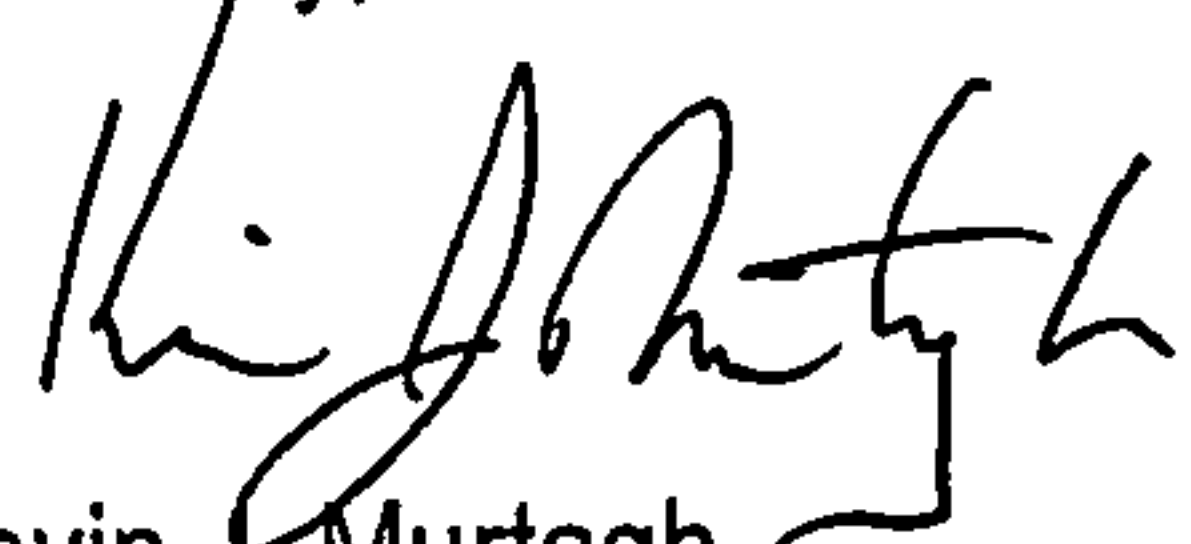
Dear Mr. Wilkes:

I have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Downtown Neighborhood Association.

This letter is to advise you that I am seeking approval of a vacation action for my property at Perea Addition, Lots 1 and 2, Block 39. The addresses for this property are 824 13 St. NW and 1208 Granite Ave. NW. This project is for the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the Vacation exhibit that was submitted to the DRB. Please feel free to contact me at 610-1230 if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Kevin J. Murtagh

Enclosure

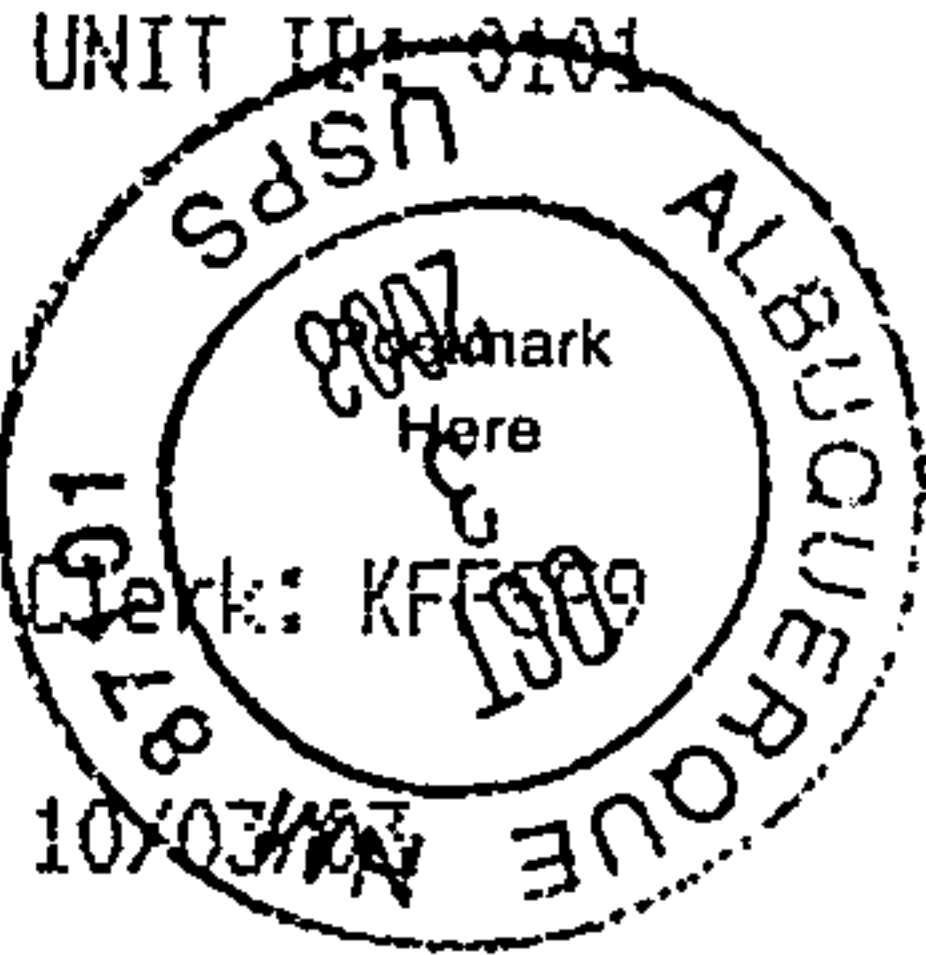
7002 2410 0003 0017 4207

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ALBUQUERQUE, NM 87102

| | |
|---|----------------|
| Postage | \$ 0.37 |
| Certified Fee | 2.30 |
| Return Receipt Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 4.42 |



Sent To **JOE SACKETT**
 Street, Apt. No., or PO Box No. **905 FRUIT AVE NW**
 City, State, ZIP+4 **ALB NM 87102**

PS Form 3800, June 2002 See Reverse for Instructions

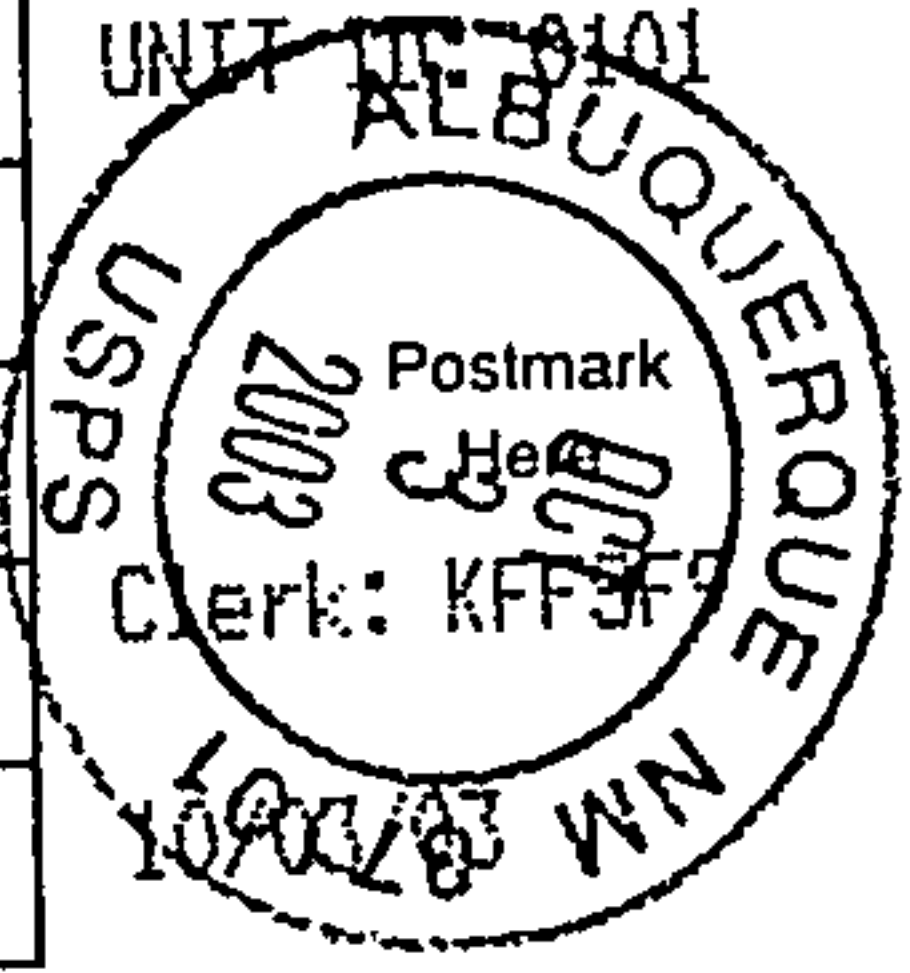
7002 2410 0003 0017 4207

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ALBUQUERQUE, NM 87102

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



Sent To **PERRY WILKES**
 Street, Apt. No., or PO Box No. **718 MOUNTAIN RAN NW**
 City, State, ZIP+4 **ALB NM 87102**

PS Form 3800, June 2002 See Reverse for Instructions

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

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

PAID RECEIPT

APPLICANT NAME

Kevin, & Mary Murtagh

AGENT

NA

ADDRESS

1135 W. Meadow Lane 87048

PROJECT NO.

1002775

APPLICATION NO.

03DRB - 01703

\$ 300 441006 / 4983000 (DRB Cases)

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

\$ 75 441018 / 4971000 (Notification)

\$ 375⁰⁰ Total amount due

10/06/2003 1:22PM LOC: ANN
RECEIPT# 00013671 WSH 007 TRANS# 0036
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$375.00
J24 Misc \$75.00
CK \$375.00
CHANGE 50.00

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

10/06/2003 1:22PM LOC: ANN
RECEIPT# 00013670 WSH 007 TRANS# 0036
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$375.00
J24 Misc \$300.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 21st 03 To Nov. 5th 03

5. REMOVAL

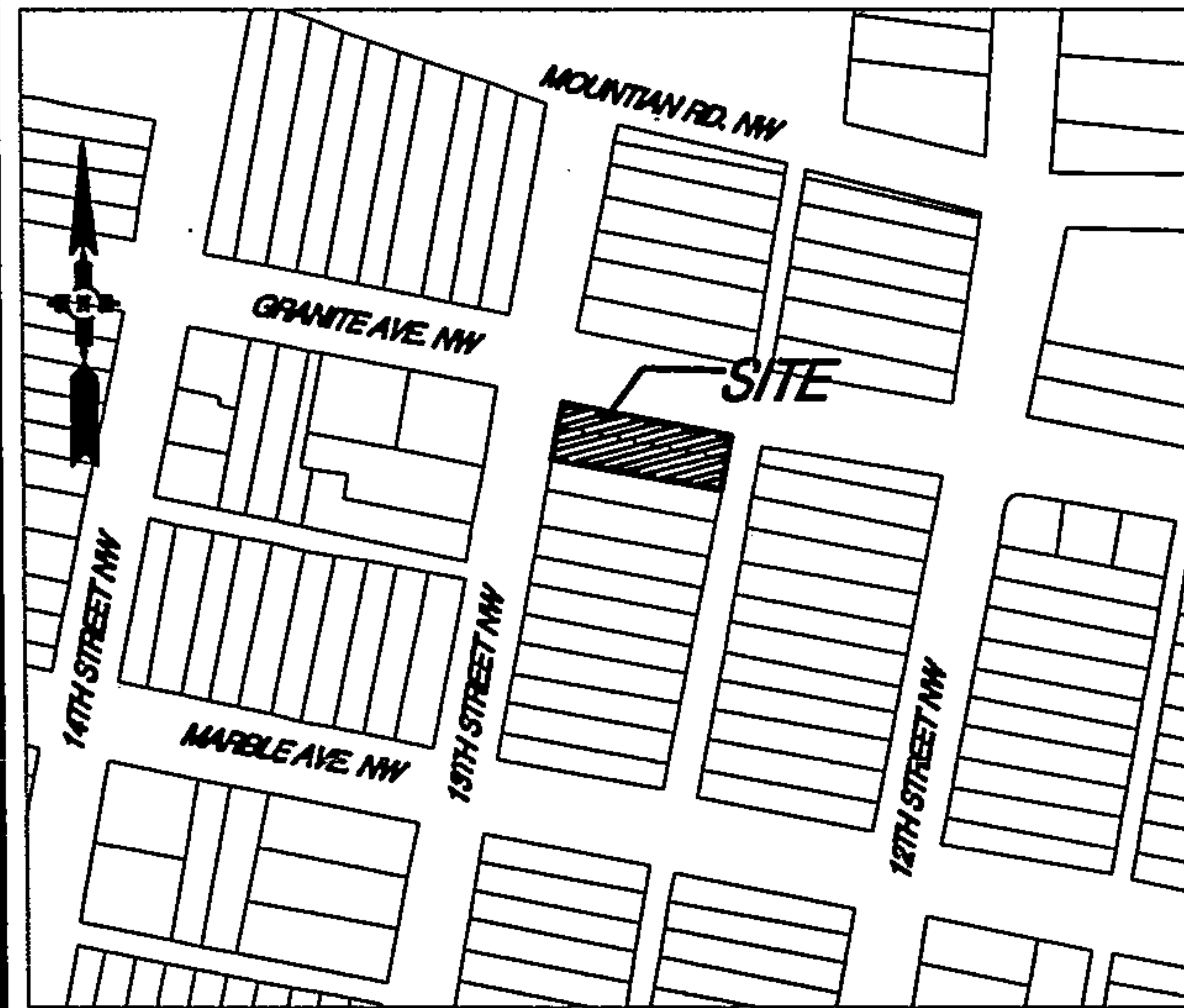
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

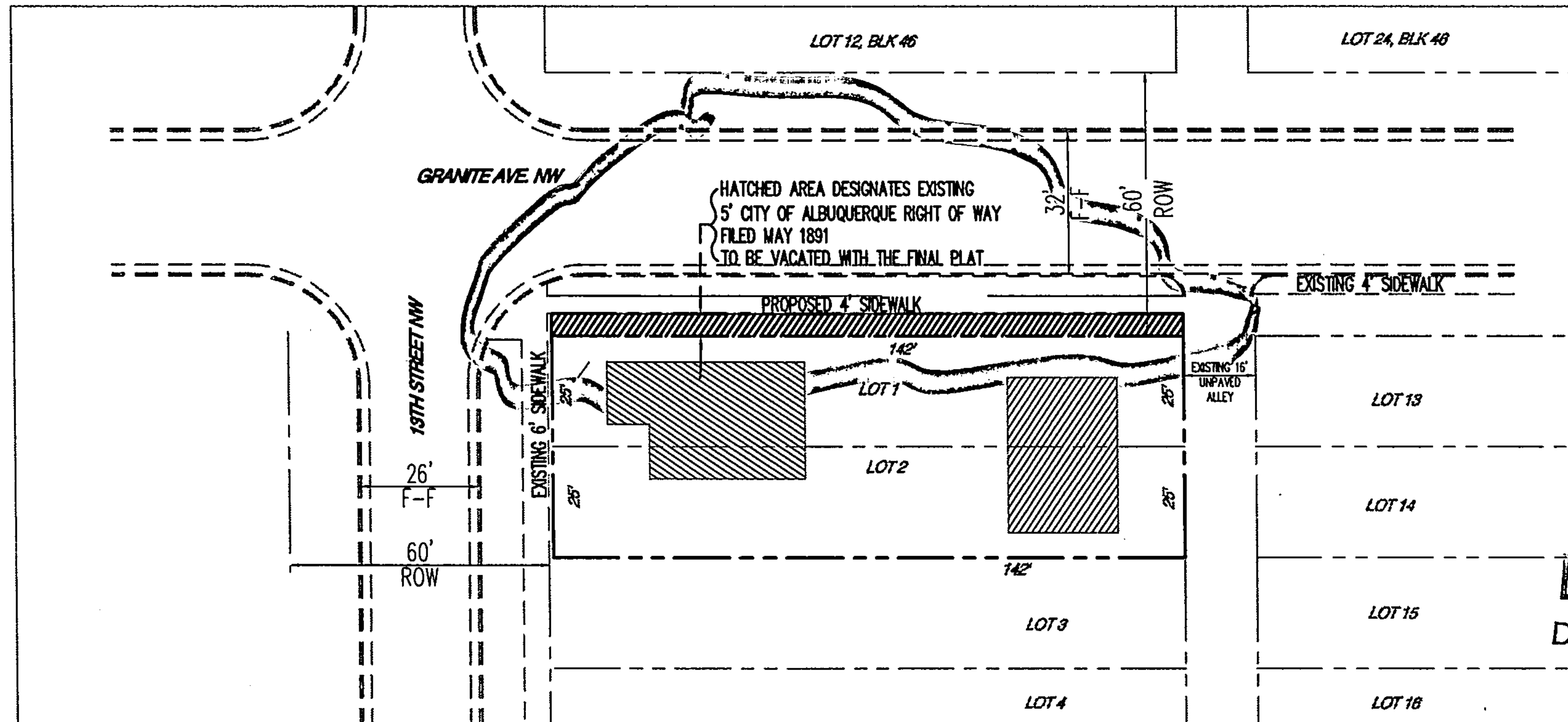
King Anthony (Applicant or Agent) 10/6/03 (Date)

I issued 2 signs for this application, 10/6/03 (Date), *B. B. B. B.* (Staff Member) 10/6/03

DRB PROJECT NUMBER: 1002775



VACATION EXHIBIT
 LOTS 1 & 2, BLOCK 39
 PEREA ADDITION
 OCTOBER 2003



| LEGEND | |
|--------|---|
| | SUBDIVISION BOUNDARY LINE |
| | EXISTING SUBDIVISION BOUNDARY |
| | NEW LOT LINE |
| | ADJOINING PROPERTY LINE |
| | PRIVATE UTILITY EASEMENT |
| | 10' PUE |
| | CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT |
| | PRIVATE DWELLING |

EXHIBIT 5
 Date 11/5/03

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments
July 9, 2003**

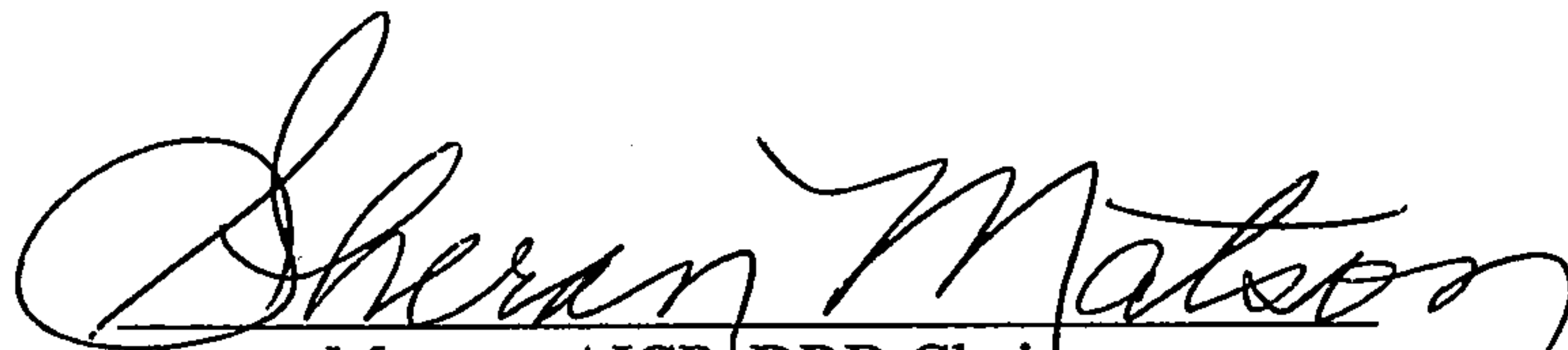
Item # 24

Project # 1002775

Application # 03DRB-01042

RE: Perea Addition, Lots 1 & 2, Block 39

No adverse comment.


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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002775

Item No. 24

Zone Atlas J-13

DATE ON AGENDA 7-09-03

INFRASTRUCTURE REQUIRED (?) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

| No. | Comment |
|--------------------------|----------------------------------|
| <input type="checkbox"/> | How is lot 'B' to obtain access? |

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002775

AGENDA ITEM NO: 24

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; 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: July 9, 2003



| | | | |
|--|----------------------------|---|----------|
| SUBDIVISION | Supplemental form S | ZONING | Z |
| <input type="checkbox"/> Major Subdivision action | | <input type="checkbox"/> Annexation & Zone Establishment | |
| <input checked="" type="checkbox"/> Minor Subdivision action (SKETCH PLAT) | | <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 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: Kevin Murtagh PHONE: 610-1230
 ADDRESS: 1135 West Meadowlark Lane FAX: 899-7137
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: kmurtagh@comcast.net
 Proprietary interest in site: Owner
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Divide a single parcel with 2 legal dwelling into 2 separate parcels.

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. Lots 1 & 2 Block: 39 Unit: _____
 Subdiv. / Addn. Perea Addition
 Current Zoning: SU-2 TH Proposed zoning: N/A
 Zone Atlas page(s): J-13 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.163 Density if applicable: dwellings per gross acre: 12.3 dwellings per net acre: 12.3
 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. 101305843928310508 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: SE corner of Granite and 13th
 Between: Mountain and Marble and 12 th and 13 th

CASE HISTORY:

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

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

SIGNATURE Kevin J. Murtagh DATE 6/25/03
 (Print) KEVIN J. MURTAGH 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>03500</u> | | | |
| <input type="checkbox"/> All fees have been collected | <u>030023</u> - <u>06042</u> | <u>Sketch Plat</u> | | \$ <u>0</u> |
| <input type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Case history #s are listed | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | | | | Total |
| <input type="checkbox"/> F.H.D.P. fee rebate | Hearing date <u>July 9, 2003</u> | | | \$ <u>0</u> |

Melita Hill 6/25/03
 Planner signature / date

Project # 1002775

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

KEVIN J. MURTAGH

Applicant name (print)

Kevin J. Murtagh

Applicant signature / date

Form revised February 2003



- Checklists
- Fees coll
- Case #
- Rel

on case numbers

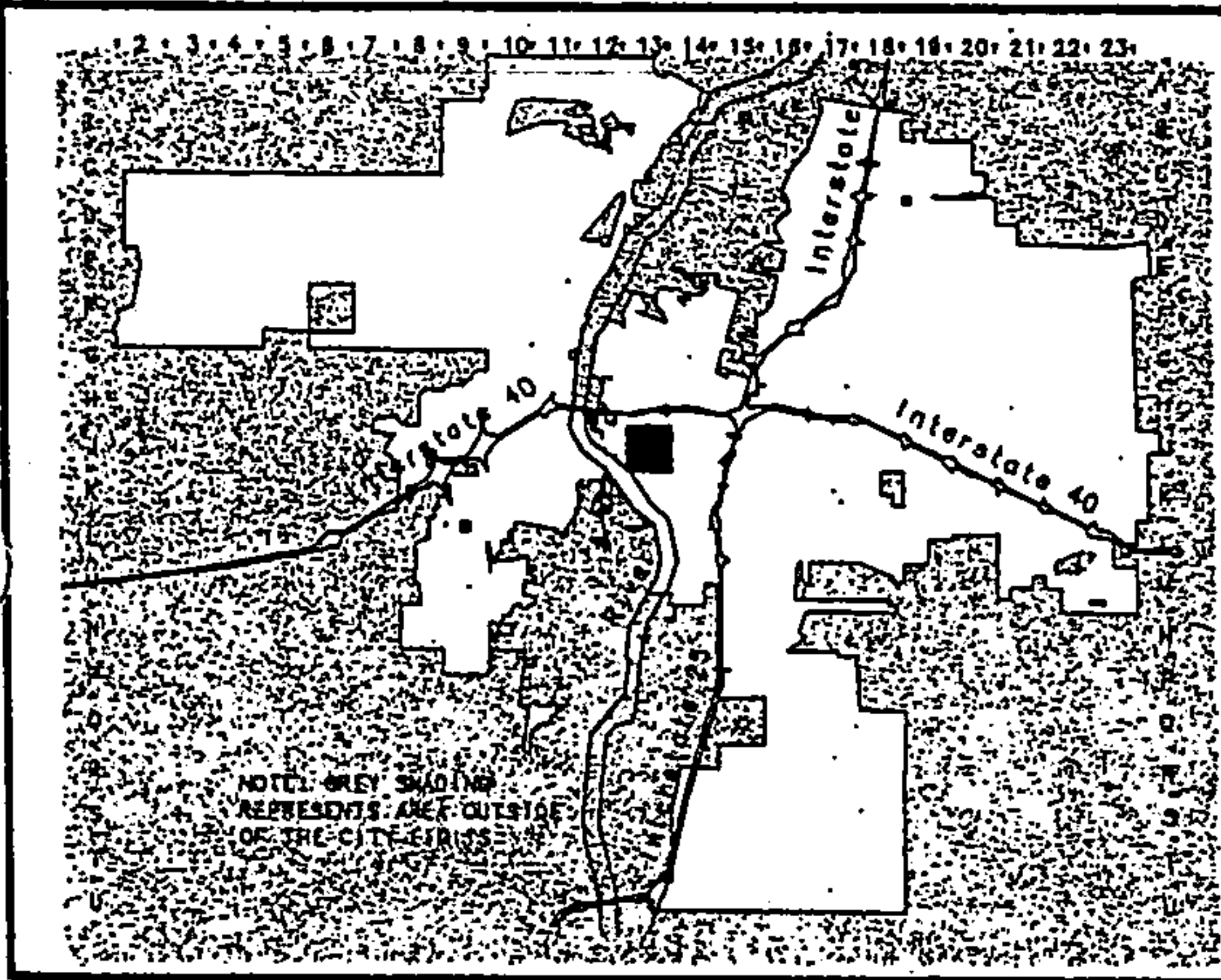
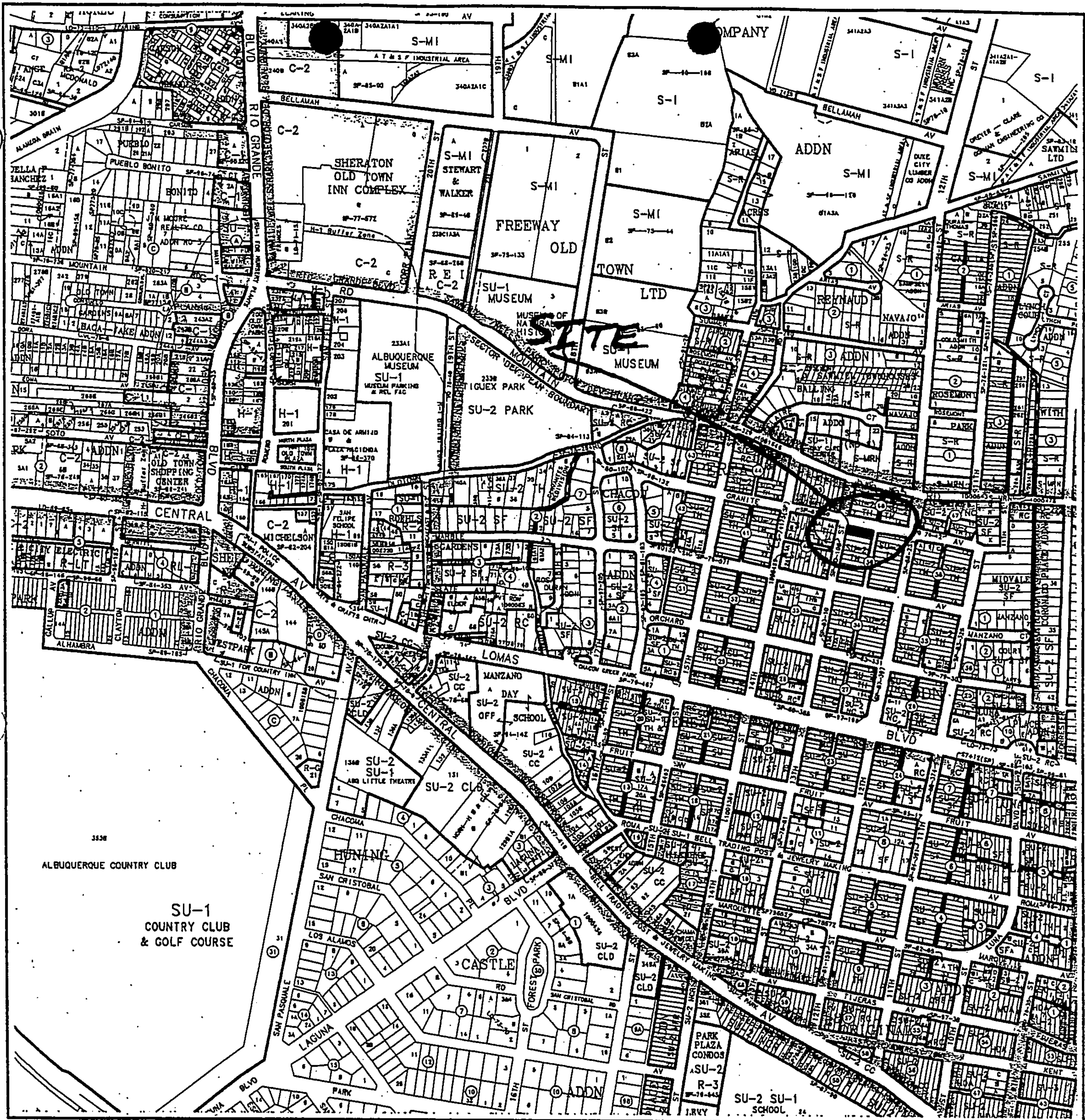
- 01042

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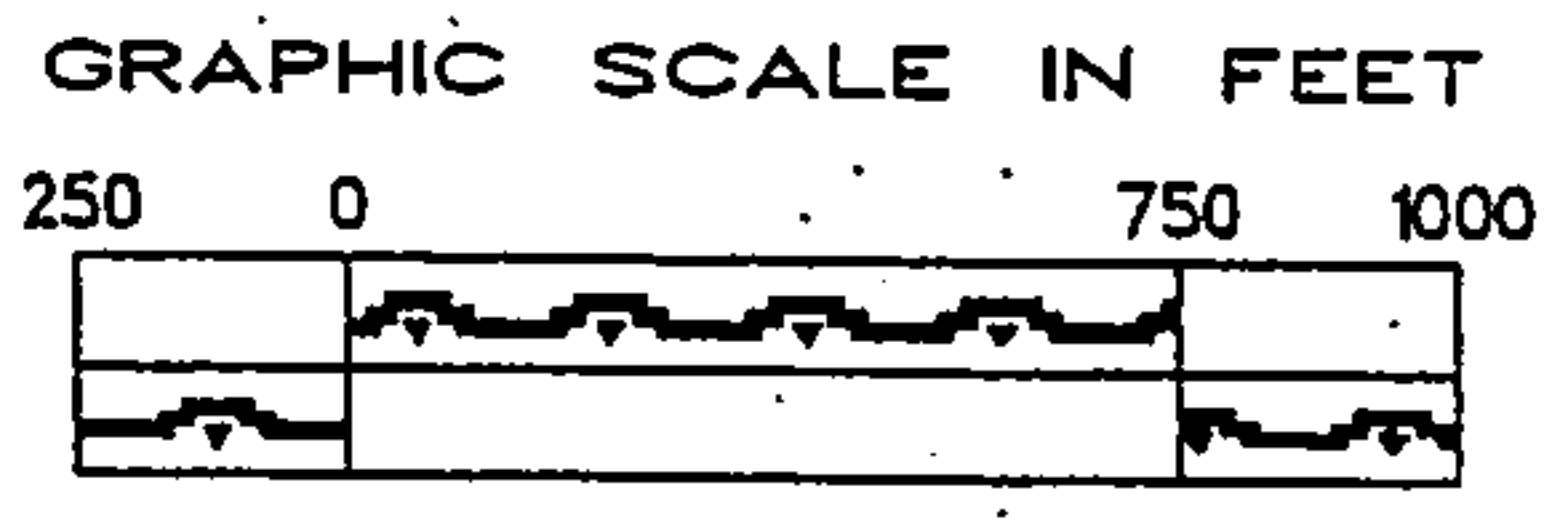
Planner signature / date

Project # 1002775

PROJECT # 1002796
 APPLICANT: COA FIRE DEPT
 TERRAMETRICS OF NM
 AGENT:



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
J-13-Z
Map Amended through January 21, 2003

June 25, 2003

Sheran Matson
Development Review Board
City of Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment, Perea Addition Lots 1 & 2, Block 39
Located at the corner of 13th St. and Granite Ave. NW

Dear Sheran:

Enclosed for Development Review Board sketch plat review and comment are copies of the following information:

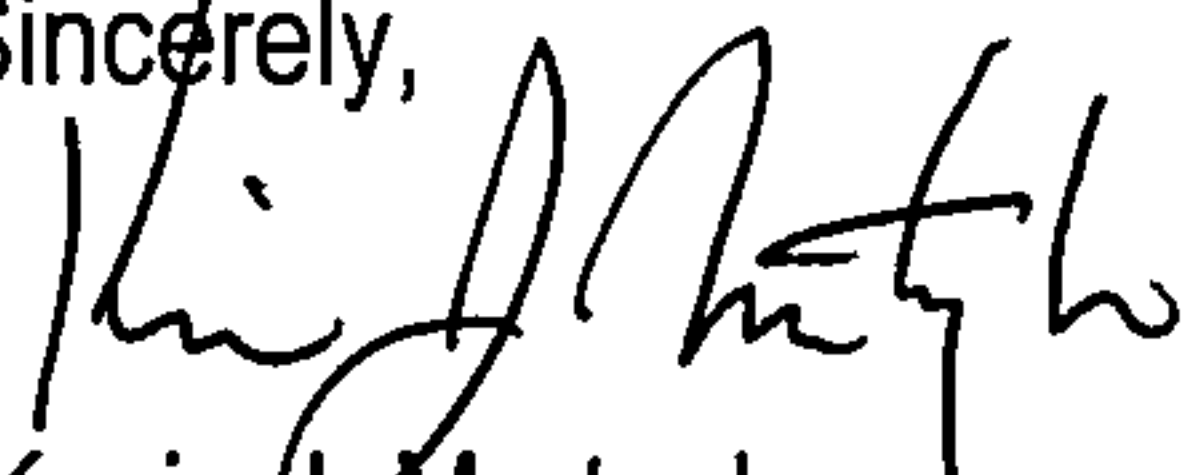
- Development Review Applications
- Letter explaining, describing, and justifying the request
- Six (6) copies each of the Sketch Plat and
- Zone Atlas Map

As the owner of the referenced property I am proposing this plat to subdivide the existing parcel, Lots 1 & 2, into 2 separate parcels, Lots A & B. Two dwellings exist on the parcel and were built on the lot line dividing Lots 1 & 2. I propose to relocate the lot line to separate the parcel. Currently both dwellings are being served by 1 SAS service and 1 water service. With this plat a new sanitary service and a water service are being proposed for Lot B. This plat would also grant a private water service easement in Lot A for the benefit of Lot B.

The total area of the existing parcel is 7,100 square feet. The smallest of the proposed lots (Lot B) is 2,750 square feet and the minimum lot size for this, SU-2 TH, zoning is 2,000 square feet. Also within this zoning is a 10' front yard setback allowance.

This sketch plat is being presented to the Development Review Board for the purpose of obtaining city input and comment. Please place this item on the DRB Agenda to be heard at the earliest available time.

Sincerely,



Kevin J. Murtagh