OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1002782
09DRB-70355 VACATION OF PUBLIC RIGHT-OF-WAY

THE SURVEY OFFICE LLC agent(s) for PREMIER MOTEL LLC request(s) the referenced/ above action(s) for for the east-west alley in Block(s) 3, **MANKATO PLACE ADDITION** zoned CCR-2, located on the souoth side of CENTRAL AVE SE between SOLANO AVE SE and ALISO AVE SE. (K-17)

At the October 10, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1), (2) and (3) of the Subdivision Ordinance.

Findings

(A)(1) The December 9, 2009 vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the alley; The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes.

(B)(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; itis the opinion of Transportation Development that the removal of the existing right of way will provide a net benefit to the public welfare.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right; Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 24, 2009 in the manner described below.

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

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

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

Jack Cloud, AICP, DRB Chair

Cc: The Survey Office LLC – 333 Lomas Blvd NE – Albuquerque, NM 87102
Cc: Premier Motel LLC, Gerald Landgraf, Member – 440 Central Ave NE – Albuquerque, NM 87108
Marilyn Maldonado
Scott Howell
File

COMPLETED 02/16/10 Stf

DRB CASE ACTION LOG
(Preliminary//Final Plat)

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

DRB Application No.: 10*DRB-70014* Project # *1002782*

Project Name: *Mankato*

Agent: *The Survey Office* Phone No.:

Your request was approved on 01-28-10 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

OK ☑ **TRANSPORTATION:** - address comments

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

OK ☑ **PLANNING (Last to sign):** - incl. drainage in Note 11 - utilities - record - property Mgt

☑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- OK ☑ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

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(Preliminary//Final Plat)

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- OK ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

2782

DXF Electronic Approval Form

DRB Project Case #: 1002782

Subdivision Name: MANKATO PLACE BLOCK 3 LOTS 1A - 6A

Surveyor: ANTHONY L HARRIS

Contact Person: MIKE GREINER

Contact Information: 998-0303

DXF Received: 1/12/2010 Hard Copy Received: 1/12/2010

Coordinate System: NMSP Grid (NAD 83)

Approved 01-13-2010 Date

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

AGIS Use Only

Copied fc **2782** to agiscov on **1/13/2010** Contact person notified on **1/13/2010**

9. **Project#-1002782**
10DRB-70014 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE, LLC agent(s) for PREMIER MOTEL LLC request(s) the above action(s) for all or a portion of Lot(s) 1-15, Block(s) 3, **MANKATO** zoned CCR-2, located on CENTRAL AVE NE BETWEEN SOLANO AVE NE AND ALISO AVE NE containing approximately 1.708 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING TO INCLUDE DRAINAGE IN NOTE 11, UTILITIES AND TO RECORD.**

10. **Project# 1008087**
09DRB-70372 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for PENN STATION PARTNERS I NM, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 2, **SOMBA DEL MONTE ADDITION,** zoned C-2, located on MENAUL BETWEEN PENNSYLVANIA AND RHODE ISLAND containing approximately 0.3785 acre(s). (H-19)*[Deferred from 12/16/09, 12/23/09, 1/6/10]***WITHDRAWN AT THE AGENTS' REQUEST.**

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

11. **Project# 1008131**
10DRB-70003 SKETCH PLAT REVIEW AND COMMENT

DANIEL MARTINEZ agent(s) for DIANA S TORRES request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 15, zoned OR-2, located on VAL VERDE SE BETWEEN CENTRAL AVE AND LEAD (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1008136**
10DRB-70005 SKETCH PLAT REVIEW AND COMMENT

ALFREDO ANDRADE request(s) the above action(s) for all or a portion of Lot(s) 5, **OSAGE ADDITION NO 1** zoned R-1, located on ATRISCO DR SW BETWEEN OSAGE SW AND ATRISCO DRAIN containing approximately .75 acre(s). (K-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1002782
09DRB-70355 VACATION OF PUBLIC RIGHT-OF-WAY

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AMAFCA
No comment.

COG
No comment.

TRANSIT
Project # 1002782
09DRB-70355
VACCATION OF PUBLIC RIGHT-OF-WAY.

Adjacent and nearby routes
Route #66, Central Route, Route #766, Rapid Ride Red Line Route, and #777, Rapid Ride Green Line Route pass the site in Central.

Adjacent bus stops
Nearest bus station is on Central across from the property serving the Westbound Route 66..

Site plan requirements
None

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT
No comment.

NEIGHBORHOOD COORDINATION
Letters sent to: **Nob Hill NA (R)**
Southeast Heights NA (R)

APS
This will have no adverse impacts to the APS district.

POLICE DEPARTMENT

1002782

No Crime Prevention or CPTED comments concerning the proposed Vacation of Existing Alley request at this time

Steve Sink
924-3600
11/30/09

SE

FIRE DEPARTMENT
No comment.

PNM ELECTRIC & GAS
An easement must be reserved for the utilities located in the alley.

COMCAST
No comment.

QWEST
Concerning the subject case number(s), Qwest has no objection to the vacation of public right-of-way; however, Qwest is requesting to retain a 10' easement for existing cable attached to PNM poles. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH
No comment.

M.R.G.C.D
No Adverse Comments.

OPEN SPACE DIVISION
Open Space has no adverse comments

CITY ENGINEER
Hydrology has no objection to the vacation.

TRANSPORTATION DEVELOPMENT
No objection to vacation request.

PARKS AND RECREATION

ABCWUA
No objection to Vacation request.

PLANNING DEPARTMENT
Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation(s).

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

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.4
0004261639 NOV 23 20
MAILED FROM ZIP CODE 87102

DRI

Project# 1002782
GERALD LANDGRAF
PREMIER MOTEL
440 CENTRAL AVE NE
ALBUQUEQUE, NM 87108

RETURN TO SENDER
NO SUCH NUMBER

NSN

87108$1015 C010

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, December 9, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000551
09DRB-70354 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

DAC ENTERPRISES INC agent(s) for FAIZEL KASSAM request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west sdie of AMERICA'S PARKWAY NE betwen INDIAN SCHOOL RD NE and INTERSTATE ROUTE 40 containing approximately 4.0660 acre(s). (J-18)

Project# 1002782
09DRB-70355 VACATION OF PUBLIC RIGHT-OF-WAY

THE SURVEY OFFICE LLC agent(s) for PREMIER MOTEL LLC request(s) the referenced/ above action(s) for for the east-west alley in Block(s) 3, **MANKATO PLACE ADDITION** zoned CCR-2, located on the souoth side of CENTRAL AVE SE between SOLANO AVE SE and ALISO AVE SE. (K-17)

Project# 1003684
09DRB-70349 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1,** zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

Project# 1003684
09DRB-70348 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **ANASAZI RIDGE, Unit 2,** zoned R-1, located on the north side of MCMAHON BLVD NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

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

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 23, 2009.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1002782
09DRB-70355 VACATION OF PUBLIC RIGHT-OF-WAY

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At the October 10, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1), (2) and (3) of the Subdivision Ordinance.

Findings

(A)(1) The December 9, 2009 vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the alley; The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes.

(B)(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; itis the opinion of Transportation Development that the removal of the existing right of way will provide a net benefit to the public welfare.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right; Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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If you wish to appeal this decision, you must do so by December 24, 2009 in the manner described below.

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Jack Cloud, AICP, DRB Chair

Cc: The Survey Office LLC – 333 Lomas Blvd NE – Albuquerque, NM 87102
Cc: Premier Motel LLC, Gerald Landgraf, Member – 440 Central Ave NE – Albuquerque, NM 87108
Marilyn Maldonado
Scott Howell
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 10027782 **AGENDA#** 2 **DATE:** 12/9/09

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1002782
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No comment.

COG

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TRANSIT

Project # 1002782
09DRB-70355
VACCATION OF PUBLIC RIGHT-OF-WAY.

Adjacent and nearby routes
Route #66, Central Route, Route #766, Rapid Ride Red Line Route, and #777, Rapid Ride Green Line Route pass the site in Central.

Adjacent bus stops
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Site plan requirements
None

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: **Nob Hill NA (R)**
Southeast Heights NA (R)

APS

This will have no adverse impacts to the APS district.

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1002782

No Crime Prevention or CPTED comments concerning the proposed Vacation of Existing Alley request at this time

Steve Sink
924-3600
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FIRE DEPARTMENT
No comment.

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No comment.

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Concerning the subject case number(s), Qwest has no objection to the vacation of public right-of-way; however, Qwest is requesting to retain a 10' easement for existing cable attached to PNM poles. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH
No comment.

M.R.G.C.D
No Adverse Comments.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: December 9, 2009
Zone Atlas Page: K-17
Notification Radius: 100 Ft.

Project# 1002782
App# 09DRB-70355

Cross Reference and Location: CENTRAL AVE NE BETWEEN SOLANO AVE NE AND ALISO AVE NE

Applicant: PREMIER MOTEL LLC
440 CENTRAL AVE NE
ALBUQUERQUE, NM 87108

Agent: THE SURVEY OFFIC LLC
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: NOVEMBER 20, 2009
SIGNATURE: *ERIN TREMLIN*

UPC	OWNER	OWNADD	OWNADD2	LEGALDESC	Shape_Area
101705705922933000	NOB HILL MOTEL LLC	4401 CENTRAL AVE NE SUITE A	ALBUQUERQUE NM 87108	002MANKATO PL LOTS 9 X 10	5489
101705706721033000	PREMIER MOTEL LLC	4401 CENTRAL AVE NE SUITE A	ALBUQUERQUE NM 87108	3 MANKATO PLACE ADDITIONCONT .4798 AC.	22608
101705707122833000	PREMIER MOTEL LLC	4401 CENTRAL AVE NE SUITE A	ALBUQUERQUE NM 87108	* 001 003MANKATO PL ADD	5637
101705711520935000	SILVER TOWNHOUSES A CONDO ASSOCIATION C/O LINDA MARSH POPE	3911 SILVER SE A	ALBUQUERQUE NM 87108	LAND & COMMON AREA IMP. SILVER TOWNHOUSES CONDOMINIUMS	12782
101705708422633000	PREMIER MOTEL LLC % KNOB HILL DEVELOPMENT CO	4401 CENTRAL AVE NE SUITE A	ALBUQUERQUE NM 87108	* 005 003MANKATO PL ADD L5,6&7	9495
101705709122533000	PREMIER MOTEL LLC	4401 CENTRAL AVE NE SUITE A	ALBUQUERQUE NM 87108	* 008 003MANKATO PL ADD L8,9&10	9357
101705707722733000	PREMIER MOTEL LLC	4401 CENTRAL AVE NE SUITE A	ALBUQUERQUE NM 87108	* 002 003MANKATO PLACE LOTS 2 3 X 4	9371
101705711019232000	RIBIT PRODUCTIONS INC LLC	13547 VENTURA BLVD SUITE 90	SHERMAN OAKS CA 91423	LT 1-A-1 PLAT OF LOTS 1-A-1, 10-A-1, 11-A-1 & 20-A-1 SILVERSTREET TOWNHOMES CONT .0692 AC	2943
101705704923033000	NOB HILL MOTEL LLC	4401 CENTRAL AVE NE SUITE A	ALBUQUERQUE NM 87108	* 004 002MANKATO PLACE ADD L4,5,6,7&S 70FT L8	14054
101705705423333000	NOB HILL MOTEL LLC	4401 CENTRAL AVE NE SUITE A	ALBUQUERQUE NM 87108	002MANKATO PLACE ADD N 55FT L8	1338
101705707419732000	PULIDO MARIA N & DOWD KENNETH F	3800 SILVER AVE NE	ALBUQUERQUE NM 87108	* 001 003GRANADA HTS	7037
101705711722133000	MANKATO PLACE LLC	LARCHMONT DR NE	UE NM 87111 3042	LOTS 3 THRU 7 BLK 4 MANKATO PL ADD	16001
101705705421433000	TRINITY METHODIST CHURCH	3715 SILVER AVE SE	ALBUQUERQUE NM 87108 2638	* 011 002MANKATO PLACE ADD L11 TO 14	22786
101705709019135000	207 ALISO DRIVE LLC	PO BOX 7897	ALBUQUERQUE NM 87194	LOT 3A-1 BLOCK 3 GRANADA HEIGHTS(AKA ALISO NOB HILL CONDOMINIUM) CONT .4895 AC	21310
101705710522233000	ARGOS NICK & POTITSA	2801 PALO ALTO NE	ALBUQUERQUE NM 87112	LT 1-A-1 BLK 4 MANKATO PLACE ADDN BEING A REPL OF LT 1-A BLK 4 TOGETHER WITH A 7.5' VACATED PORTOF ALISO AVE SE CONT 0.2184 AC M/L OR 9,511	9489
101705708119532000	WITT MARK E & ELIZABETH L	3804 SILVER AVE SE	ALBUQUERQUE NM 87108	LOT 2-A PLAT OF LOTS 2-A THROUGH 2-C BLK 3 GRANADA HEIGHTS CONT 0.0854 AC M/L OR 3,720 SQ FT M/L	3933

101705710720933000	WHITE BRIAN	6301 STAR CRK	FRISCO TX 75034 5135	REPL OF LT 15, THE W/2 LT 14 BLK 4 & THE VAC E 7.5 FT OF ALISO AVE SE TO LT 15A BLK 4 MANKATO PLACE ADDN CONT 0.1960 AC M/L	8170
101705711219132000	HUNG MARTHA WU & KE CHING & ANGELA HUNG	3904 SILVER AVE SE	ALBUQUERQUE NM 87108	LT 2-A PLAT OF LOTS 1-A THRU 20-A INCLUSIVE SILVER STREETTOWNHOMES CONT .0559 AC	2461
101705708921133000	PREMIER MOTEL LLC	4401 CENTRAL AVE NE SUITE A	ALBUQUERQUE NM 87108	* 011 003MANKATO PL ADD L11&12	15712

Project# 1002782
THE SURVEY OFFICE LLC
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Project# 1002782
GERALD LANDGRAF
PREMIER MOTEL
440 CENTRAL AVE NE
ALBUQUEQUE, NM 87108

Project# 1002782
CHRIS SMITH
226 SIERRA PL NE
ALBUQUERQUE, NM 87108

Project# 1002782
NICK PISANO
215 RICHMOND DR SE
ALBUQUERQUE, NM 87106

Project# 1002782
JOHN PATE
1007 IDLEWILDE LN SE
ALBUQUERQUE, NM 87108

Project# 1002782
RICHARD MACPHERSON
601 CARLISLE SE
ALBUQUERQUE, NM 87106

Or Current Resident
207 ALISO DRIVE LLC
PO BOX 7897
ALBUQUERQUE NM 87194

Or Current Resident
ARGOS NICK & POTITSA
2801 PALO ALTO NE
ALBUQUERQUE NM 87112

Or Current Resident
HUNG MARTHA WU & KE CHING & ANGELA HUNG
3904 SILVER AVE SE
ALBUQUERQUE NM 87108

Or Current Resident
MANKATO PLACE LLC
4501 LARCHMONT DR NE
ALBUQUERQUE NM 87111 3042

Or Current Resident
NOB HILL MOTEL LLC
4401 CENTRAL AVE NE SUITE A
ALBUQUERQUE NM 87108

Or Current Resident
PREMIER MOTEL LLC
4401 CENTRAL AVE NE SUITE A
ALBUQUERQUE NM 87108

Or Current Resident
PREMIER MOTEL LLC % KNOB HILL DEVELOPMENT CO
4401 CENTRAL AVE NE SUITE A
ALBUQUERQUE NM 87108

Or Current Resident
PULIDO MARIA N & DOWD KENNETH F
3800 SILVER AVE NE
ALBUQUERQUE NM 87108

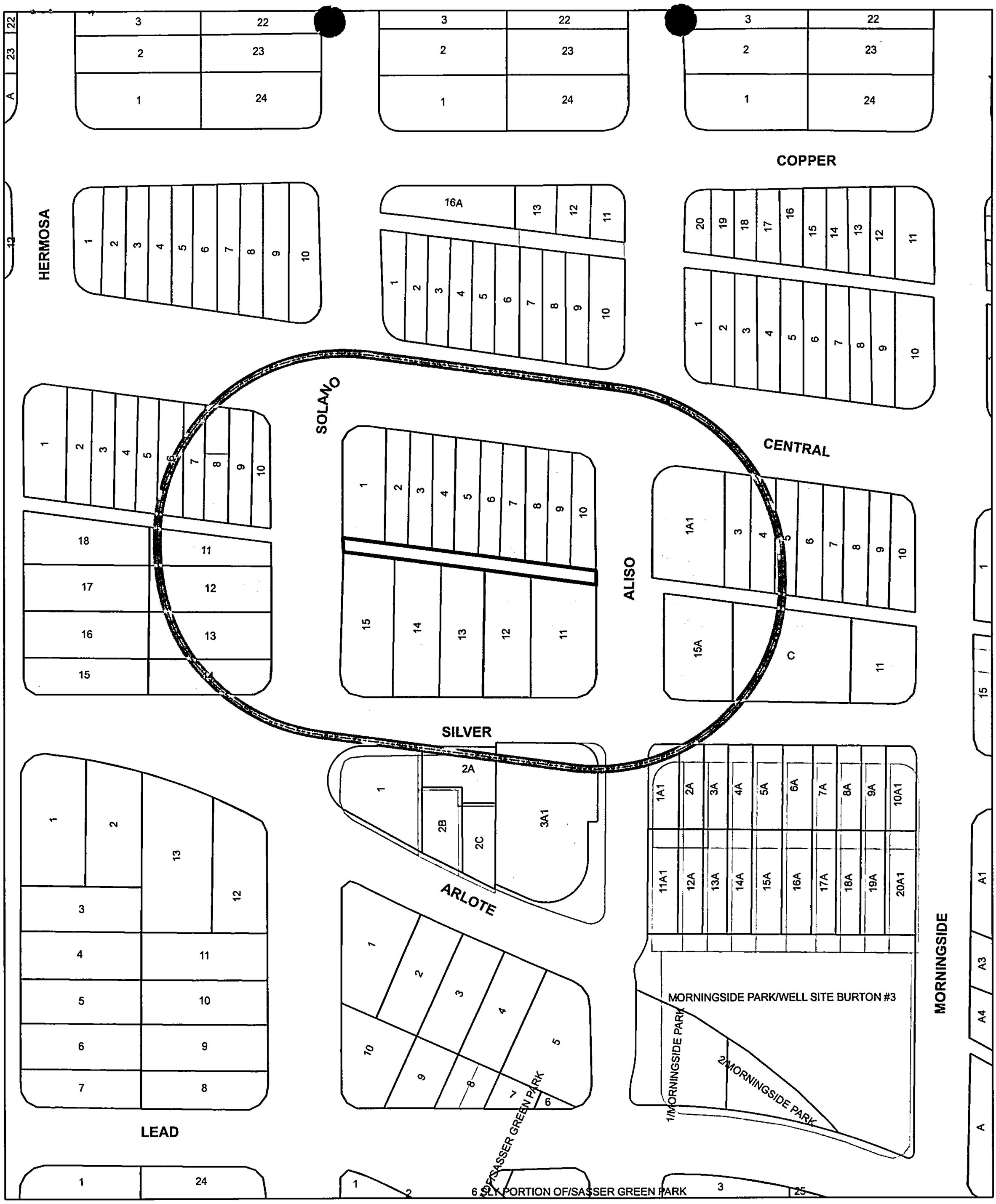
Or Current Resident
RIBIT PRODUCTIONS INC LLC
13547 VENTURA BLVD SUITE 90
SHERMAN OAKS CA 91423

Or Current Resident
SILVER TOWNHOUSES A CONDO ASSOCIATION C/O LINDA MARSH POPE
3911 SILVER SE A
ALBUQUERQUE NM 87108

Or Current Resident
TRINITY METHODIST CHURCH
3715 SILVER AVE SE
ALBUQUERQUE NM 87108 2638

Or Current Resident
WHITE BRIAN
6301 STAR CRK
FRISCO TX 75034 5135

Or Current Resident
WITT MARK E & ELIZABETH L
3804 SILVER AVE SE
ALBUQUERQUE NM 87108



Project Site

Buffer

Property Owners Selected w/in buffer

Ownership Selection
Project# 1002782
09DRB-70355

N

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

10. Project#1002782
09DRB-70201 SKETCH PLAT REVIEW AND COMMENT

PREMIER MOTEL LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10-11-15, Block(s) 3, **MANKATO PLACE,** zoned CCR-2, located on CENTRAL AVE BETWEEN SOLANO AND ALISO (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Other Matters: None

ADJOURNED: 10:00

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
June 17, 2009
DRB Comments

ITEM # 13

PROJECT # 1002782 APPLICATION # 09-70201

RE: Alley in Block 3, Mankato Place Addition

With ownership of the entire Block 3, vacation of the alley would be relatively straight forward. Vacation would require an advertised public hearing; if approved, the vacated right-of-way would need to be acquired from the City's Real Property Division and replatted into the adjacent property within one year. It is likely that easements would need to be retained if the alley were vacated (e.g., for utilities).

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002782 **AGENDA ITEM NO: 25**

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 objection to the vacation of ROW and/or easement if the ROW/easement is not required to convey public waters. It will be the responsibility of the applicant's engineer to demonstrate that the ROW/easement is not needed to convey public waters.

RESOLUTION:

discussed

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED 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

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002782 Item No. 25 Zone Atlas K-17

DATE ON AGENDA 7-09-03

INFRASTRUCTURE REQUIRED (?)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	Speed bumps may be possible, coordination with Traffic Operations is needed. Contact Bill Coleman at 857-8680.
❑	Alley vacation may be desirable, however entire alley would need to be vacated.

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

_____

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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

Item # 25

Project # 1002782 **Application #** 03DRB-01066

RE: Mankato Place Addition

Defer to Transportation.

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

11 Jan 2010

Premier Hotel LLC
4401 Central Ave NE
Albuquerque, NM
87108

Attn: Gerald Landgraf
Re: Property at Solano Ave NE and Central Ave NE

Gerry
In the review of the building code and from site visits, we have found the masonry walls between the Frame City/Office space and the old Beauty College building to the west to have a 2-hr fire resistive rating. Per the International Building Code 2006, this allows for the following occupancy types:

- Assembly
- Business
- Mercantile
- Residential
- Low hazard factory
- Low hazard storage
- Utility structures

This rating needs to be maintained in any modifications or additions to the building.

Please call with any questions or comments.

SINCERELY

Martin FM Grummer

MARTIN F.M. GRUMMER NO. 20[illegible] 1-11-10

MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507 505-265-2507 fax mgrummer@qwestoffice.net

APS Project # 717
APS Cluster: Highland

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 1-A through 6-A, Block 3, Mankato Place which is zoned as CCR , on January 4, 2010 submitted by Gerald Landgrad, Member, Premier Motel LLC, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) plan to eliminate lot lines between 15 existing lots creating 6 new lots, and incorporating the 15' alley. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

_____
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan. 8, 2010, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Whittis
Notary Public

My commission expires: May 18, 2011

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Drafts
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Trash

Contacts

Sarah Gibson

Search, add, or invite

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Receipts
Travel
Work
Edit labels

Invite a friend
Give Gmail to:
Send Invite 50 left
preview invite

Image Analysis for ArcGIS - www.IDL-ENVI.com/ENVIEX - Easy-to-use image analysis software intergr. Sponsored Link

Project No. 1002782 Inbox

"Zamora, David M." <dmzamora@cabq.gov> show details 8:07 am (1.5 hours ago) Reply

The .dxf file for Project No. 1002782 (Mankato Place) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov

Reply Reply to all Forward Invite David to Gmail

New window
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City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ✓ Major Subdivision action — PRELIM/FINAL
- ✓ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): THE SURVEY OFFICE, LLC PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0305
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

APPLICANT: PREMIER MOTEL LLC, GERALD LANDGRAF, MEMBER PHONE: 255-3300
ADDRESS: 440 CENTRAL AVE NE FAX:
CITY: ALBQ STATE NM ZIP 87108 E-MAIL:
Proprietary interest in site: OWNER List all owners: N/A

DESCRIPTION OF REQUEST: ELIMINATE 15 EXISTING LOTS INTO 7 NEW LOTS & INCORPORATE VACATED ALLEY (PROJ# 1002782) AS SHOWN HEREON.

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

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

Lot or Tract No. LOTS 1 THRU 15 Block: 3 Unit: N/A
Subdiv/Addn/TBKA: MANKATO PLACE
Existing Zoning: CCR-2 Proposed zoning: N/A
Zone Atlas page(s): K-17-Z UPC Code: 1-017-057-067-210-33601 MRGCD Map No N/A
1-017-057-071-228-33609 1-017-057-084-226-33606
1-017-057-077-227-33607 1-017-057-091-225-33605
1-017-057-089-211-33604

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): PROJECT # 1002782, 09DRB-70201, 09DRB-70355, 03DRB-01066

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 15 No. of proposed lots: 7 Total area of site (acres): 1.7080 AC
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE NE
Between: SOLANO AVE NE and ALISO AVE NE

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

SIGNATURE [signature] DATE 1-12-10
(Print) Gary Maple Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
10DRB - - 70014	PBF		$ 635.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
		Total	$ 655.00

Hearing date January 20, 2010

[signature] 1-12-10
Planner signature / date

Project # 1002782

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☑ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
WAIVED Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
✓ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers 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.

Gary D. Maple
Applicant name (print)

G. Maple 1-12-10
Applicant signature / date

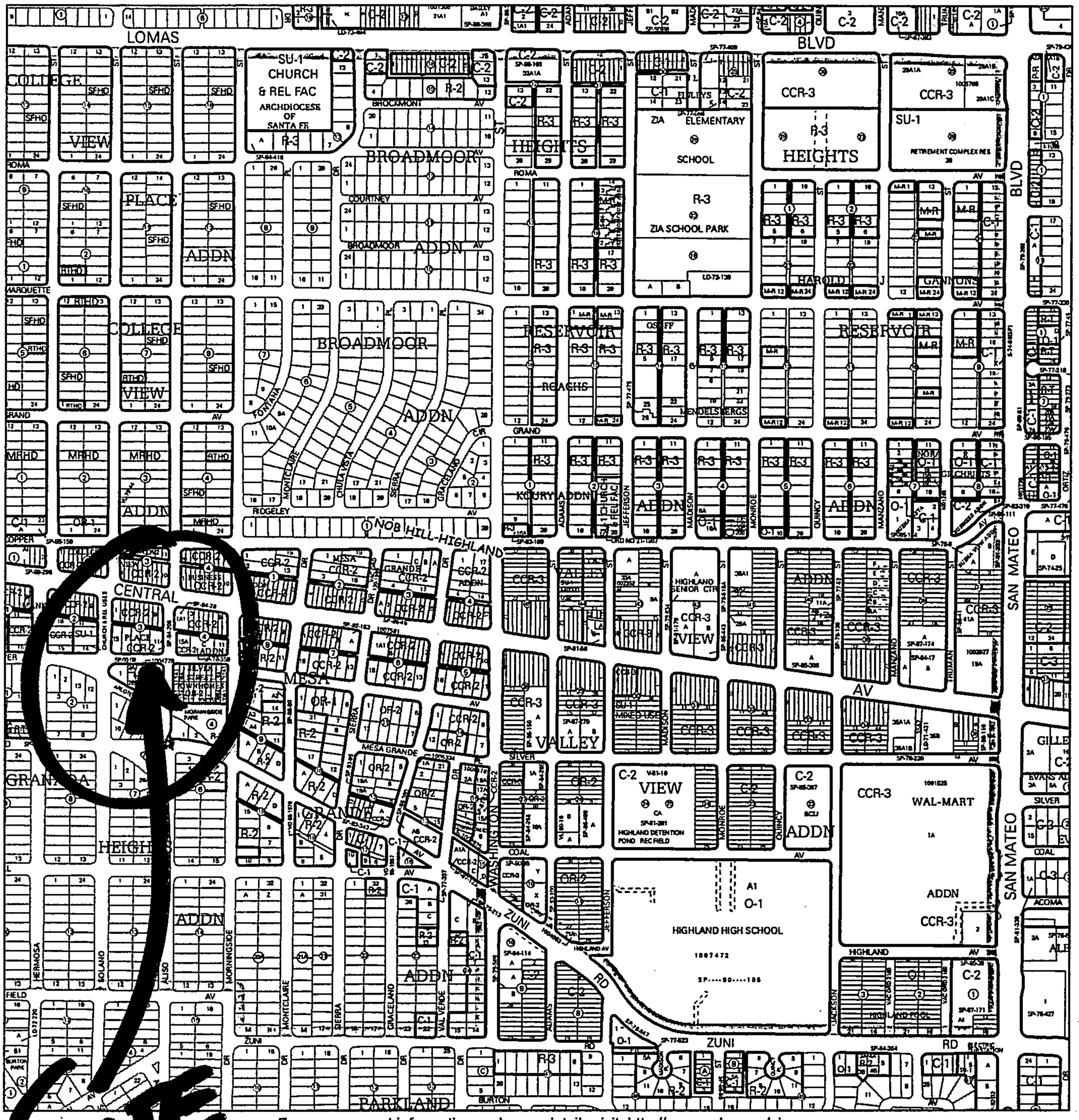
Form revised **October 2007**

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

Application case numbers
10 DRB - - 70014
- -
- -

1-12-10
Planner signature / date

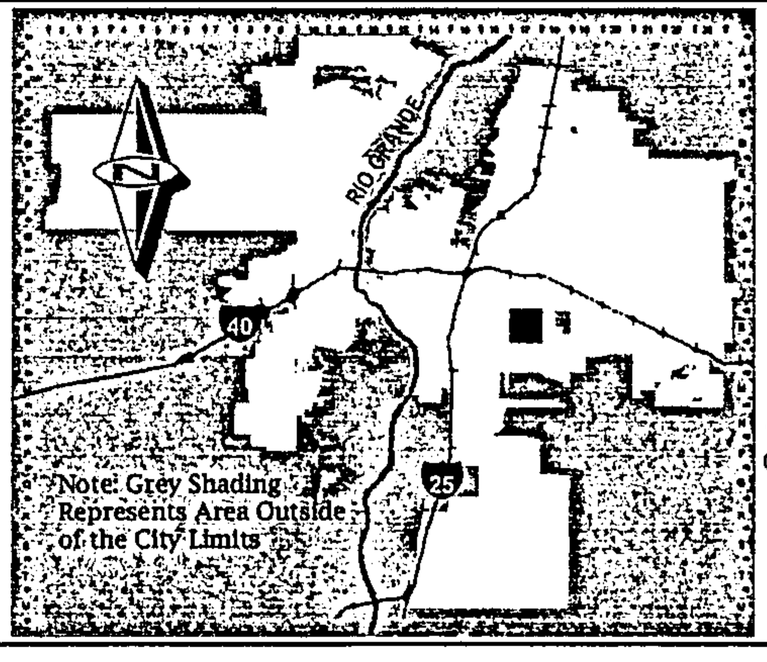
Project # 1002782



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

K-17-Z

Selected Symbols

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

0 750 1,500 Feet

The Survey Office, LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0305

January 4, 2010

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

REF: PROJ # 1002782 – LOTS 1-A THRU 6-A, BLOCK 3, MANKATO PLACE

Dear Board Members:

The Survey Office, LLC is requesting preliminary/final plat sign off for the above referenced property.

At the December 9, 2009 DRB meeting the 15' public alley vacation action was approved to vacate the entire block, from Solano Ave NE to Aliso Ave NE (project # 1002782 / 09DRB-70355).

The owner now is requesting to replat the property from fifteen (15) existing lots into six (6) lots and incorporate the vacated alley.

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

Sincerely,

Gary Maple
President

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ✓ Vacation Public Alley
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

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

L A D **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): THE SURVEY OFFICE LLC PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0305
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

APPLICANT: Premier Motel LLC, Gerald Landgraf, Member PHONE: 255-3300
ADDRESS: 440 Central Ave NE FAX:
CITY: ALBQ STATE NM ZIP 87108 E-MAIL:
Proprietary interest in site: Owner List all owners: N/A

DESCRIPTION OF REQUEST: VACATE EXISTING 15' ALLEY

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

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

Lot or Tract No. LOTS 1 THRU 15 Block: 3 Unit: N/A
Subdiv/Addn/TBKA: Mankato Place
Existing Zoning: CCR-2 Proposed zoning: N/A
Zone Atlas page(s): K-17-Z UPC Code: 1-017-057-071-228-33609 MRGCD Map No
1-017-057-067-210-33601 1-017-057-077-227-33607 1-017-057-091-225-33605
1-017-057-084-226-33606 1-017-057-089-211-33604

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Proj # 1002782 09DRB-70201, 03DRB-01066

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 15 No. of proposed lots: Total area of site (acres): 1.7080 AC
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE NE
Between: Solano Ave NE and Aliso Ave NE

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

SIGNATURE DATE 11/13/09
(Print) Kim Mazzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
09DRB-70355	VRW		$ 300.00
	ADV		$ 75.00
	CMF		$ 20.00
			$
			$
		Total	$ 395.00

Hearing date December 9, 2009

11-13-09
Planner signature / date

Project # 1002782

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)** Public Alley

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

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

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

Kim Maple
Applicant name (print)

11/13/09
Applicant signature / date

Form revised 4/07

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

Application case numbers
09DRB-_____-70355
_____-_____-_____
_____-_____-_____

11-13-09
Planner signature / date

Project # 1002782

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from November 24, 2009 To December 9, 2009

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.

Sarah Gibson — (Applicant or Agent)

11-13-09 — (Date)

I issued 2 signs for this application, 11/13/09 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1002782

Rev. 1/11/05

PLAT OF MANKATO PLACE

AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO

SCALE: 1 IN. = 300 FT.

SURVEY & PLAT
BY
ROSS ENGINEERING OFFICE
1-18-1926 26-17 L.W.C.-C.B.B.

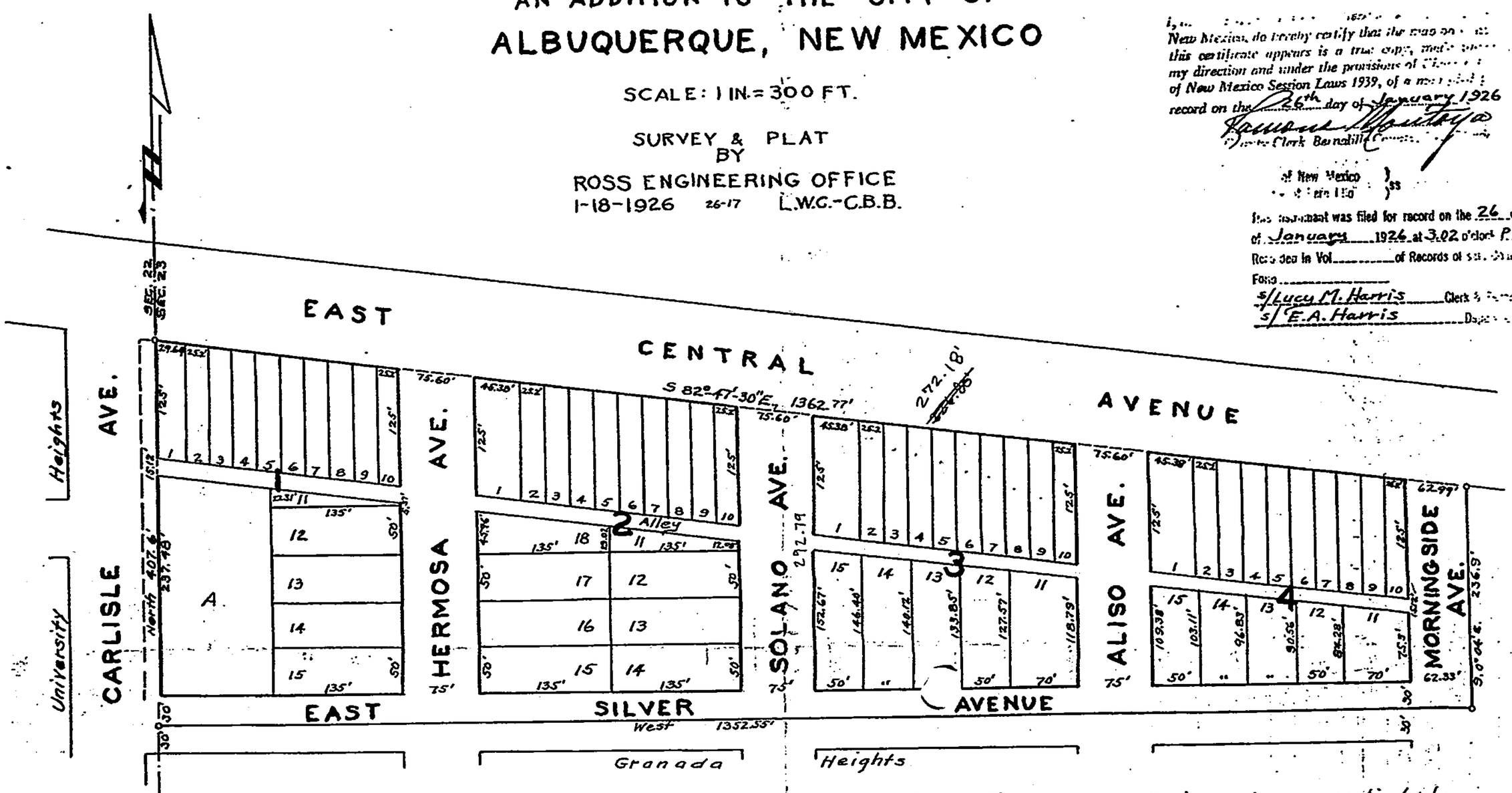
I, ... New Mexico, do hereby certify that the map on ... this certificate appears is a true copy, made under my direction and under the provisions of Chapter ... of New Mexico Session Laws 1939, of a map filed of record on the 26th day of January 1926

... Clerk Bernalillo County, New Mexico

State of New Mexico } ss
County of Bernalillo }

This instrument was filed for record on the 26 day of January 1926 at 3.02 o'clock P.M. Recorded in Vol. ... of Records of said County, Folio ...

s/Lucy M. Harris Clerk
s/E.A. Harris Deputy



The foregoing sub-division of that certain tract of land situate in the City of Albuquerque, New Mexico, and more particularly described as follows: Beginning at the Northwest corner No 1, a point on the Southerly line of East Central Avenue where said Southerly line of said Avenue intersects the line between Sections 22 and 23, T. 10N., R 3E., N.M.P.M., from which point the Quarter Corner on said line between said sections 22 and 23 bears North 205.11 feet distant, and running thence S.82°47'30"E., along said Central Avenue 1362.77 feet to the Northeast corner No 2; thence S.0°04'E., 236.9 feet to the Southeast corner No 3, being the Northeast corner of Granada Heights; thence West along the Northerly line of said Granada Heights 1352.55 feet to the Southwest corner No 4, thence North along the line between said sections 22 and 23, 407.6 feet to the place of beginning, surveyed and sub-divided as the same appears hereon, comprising Blocks 1-2-3-4 of Mankato Place, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

s/I.L. Lutz

s/Margaret V. Lutz
Owners and Proprietors

State of New Mexico } ss
County of Bernalillo }

On this 18th day of January, 1926 before me, a Notary Public in and for said County, appeared I.L. Lutz and Margaret V. Lutz his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

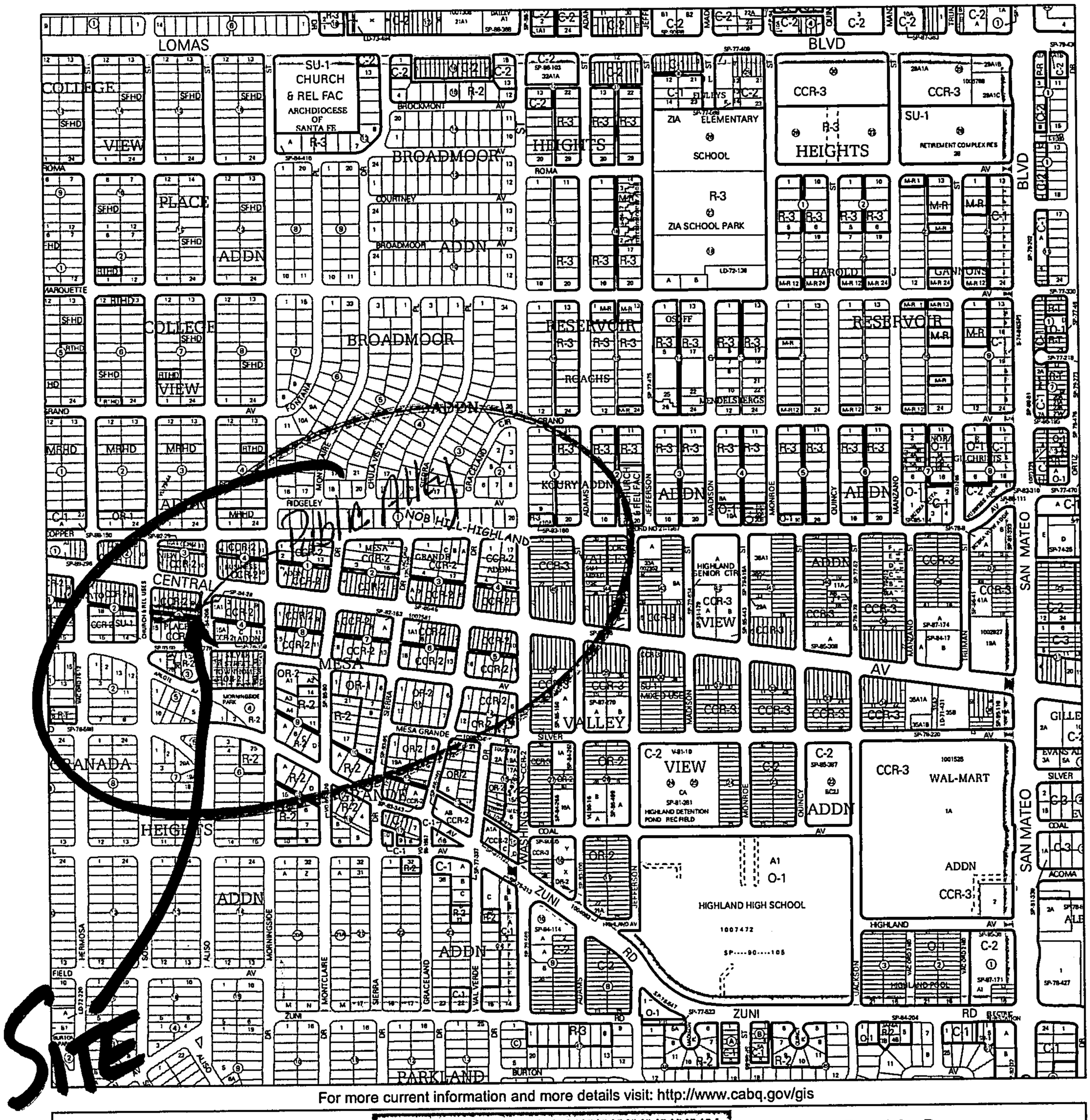
Witness my hand and seal the day and year last above written.

s/Edmund Ross
Notary Public in and for Bernalillo County, N.M.

My commission expires March 13, 1929

I, Frank Kimball, City Engineer of the City of Albuquerque, N.M., do hereby certify that I have examined the foregoing plat of Mankato Place, on which this certificate appears, and approved the same this day of January, 1926.

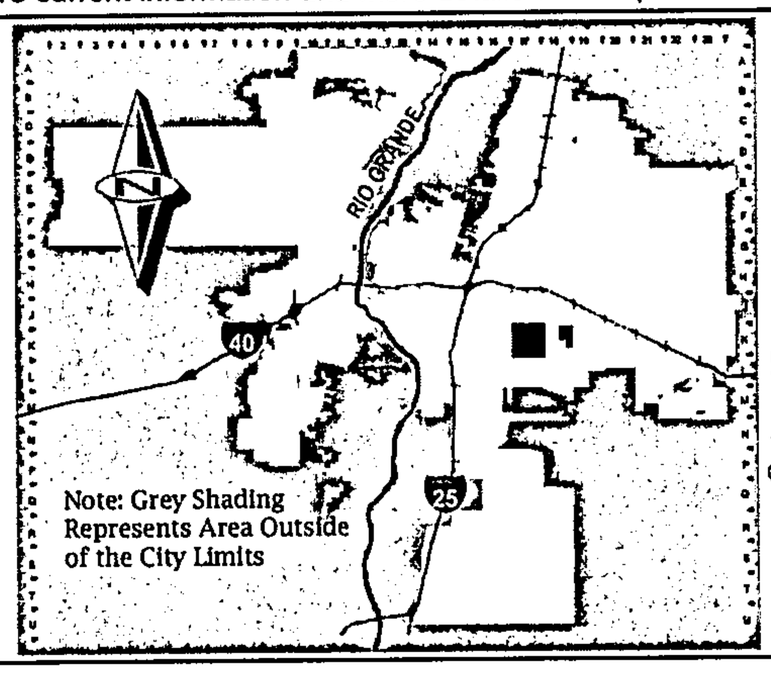
s/Frank Kimball
City Engineer, Albuquerque, N.M.



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

K-17-Z

Selected Symbols

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

0 750 1,500 Feet

The Survey Office, LLC

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0305*

November 13, 2009

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

REF: 15' PUBLIC ALLEY VACATION – LOTS 1 THRU 15, MANKATO PLACE

Dear Board Members:

The Survey Office, LLC is requesting a vacation action to vacate the 15' public alley that runs between Lots 1 thru 15, Block 3, Mankato Place (from Solano Ave NE to Aliso Ave NE).

The owner, Premier Motel, which owns the entire block, wishes to vacate the alley to create a more secure area by installing keypad gates. Eliminating this alley will improve security at the two motel buildings, the New Grounds Gallery and for the existing tenants of the Beauty College building.

If the vacation action is approved, the owner wishes to replat the property from fifteen (15) existing lots into six (6) new lots.

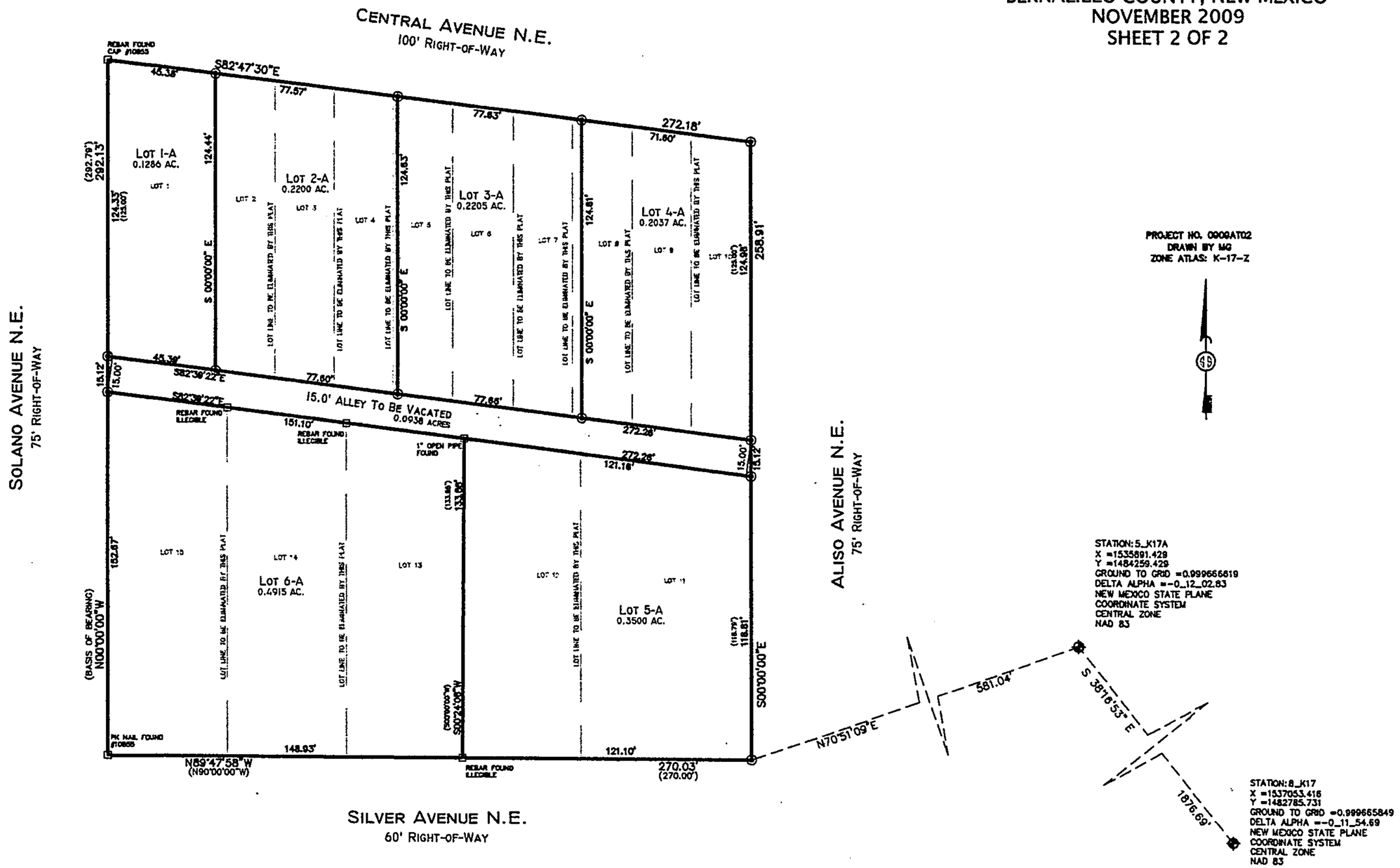
If you have any questions please feel free to contact me.

Sincerely,

Gary Maple
President

PLAT OF
LOTS 1-A THROUGH 6-A, BLOCK 3
MANKATO PLACE

SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2009
SHEET 2 OF 2



PROJECT NO. 0909AT02
DRAWN BY MG
ZONE ATLAS: K-17-Z

MONUMENT LEGEND

- ◆ – FOUND CONTROL STATION AS NOTED
- ■ – FOUND MONUMENT AS NOTED
- ● – FOUND MONUMENT AS NOTED

THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0305

T10N R3E SEC. 23

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

November 12, 2009

Sarah Gibson
G.P.S., LLC
333 Lomas Boulevard NE/87102
Phone: 505-998-0303/Fax: 505-998-0305

Dear Sarah:

Thank you for your inquiry of **November 12, 2009** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 1 THRU 15, MANKATO PLACE, LOCATED ON CENTRAL AVENUE NE BETWEEN SOLANO AVENUE NE AND ALISO AVENUE NE** Zone Map **K-17.**

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

NOB HILL N.A. "R"
Chris Smith, 226 Sierra Pl. NE/87108 379-2763 (h)
Nick Pisano, 215 Richmond DR. SE/87106 232-9601 (h)

SOUTHEAST HEIGHTS N.A. "R"
John Pate, 1007 Idlewilde Ln. SE/87108 242-5700 (w)
Richard Macpherson, 601 Carlisle SE/87106 254-3582 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes 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.
   d) 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.

Information from the Office of Neighborhood Coordination

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

[X] **ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

***

The Survey Office, LLC

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0305*

November 12, 2009

NOB HILL NEIGHBORHOOD ASSOCIATION
NICK PISANO
215 RICHMOND DRIVE SE
ALBUQUERQUE, NM 87106

REF: VACATION ACTION - 15' PUBLIC ALLEY / LOTS 1 THRU 15, BLOCK 3, MANKATO PLACE

Dear Nick Pisano:

This letter is a notice to you of action being taken on the Mankato Place Subdivision.

The Survey Office, LLC is submitting the above referenced property for a vacation action to vacate the existing 15' public alley. The owner wishes to create a more secure area by closing the entire alley from Aliso Ave NE to Solano Ave NE by installing key pad gates.

If the above action is approved, the owner will submit a preliminary / final plat to include the vacated alley and eliminate lot lines between fifteen (15) existing lots, creating six (6) new lots.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is December 9, 2009.

If you have any questions please feel free to contact me

Sincerely,

Gary Maple

Gary Maple
President

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Postage	$ .44
Certified Fee	$ 2.80
Return Receipt Fee (Endorsement Required)	$ 2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here 11.13.09

Sent To Nick Pisano
Street, Apt. No.; or PO Box No. 215 Richmond Dr SE
City, State, ZIP+4 Albuquerque, New 87106

7009 0960 0000 2624 2913

The Survey Office, LLC

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0305*

November 12, 2009

SOUTHEAST HEIGHTS NEIGHBORHOOD ASSOCIATION
JOHN PATE
1007 IDLEWILDE LANE SE
ALBUQUERQUE, NM 87108

REF: VACATION ACTION - 15' PUBLIC ALLEY / LOTS 1 THRU 15, BLOCK 3, MANKATO PLACE

Dear John Pate:

This letter is a notice to you of action being taken on the Mankato Place Subdivision.

The Survey Office, LLC is submitting the above referenced property for a vacation action to vacate the existing 15' public alley. The owner wishes to create a more secure area by closing the entire alley from Aliso Ave NE to Solano Ave NE by installing key pad gates.

If the above action is approved, the owner will submit a preliminary / final plat to include the vacated alley and eliminate lot lines between fifteen (15) existing lots, creating six (6) new lots.

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

Sincerely,

Gary Maple

Gary Maple
President

7009 0960 0000 2624 2937

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Certified Fee	$2.80
Return Receipt Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here 11.13.09

Sent To JOHN PATE
Street, Apt. No.; or PO Box No. 1007 IDLEWILDE LN. SE
City, State, ZIP+4 ALBQ. N.M. MEX 87108

The Survey Office, LLC

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0305*

November 12, 2009

NOB HILL NEIGHBORHOOD ASSOCIATION
CHRIS SMITH
226 SIERRA PLACE NE
ALBUQUERQUE, NM 87108

REF: VACATION ACTION - 15' PUBLIC ALLEY / LOTS 1 THRU 15, BLOCK 3, MANKATO PLACE

Dear Chris Smith:

This letter is a notice to you of action being taken on the Mankato Place Subdivision.

The Survey Office, LLC is submitting the above referenced property for a vacation action to vacate the existing 15' public alley. The owner wishes to create a more secure area by closing the entire alley from Aliso Ave NE to Solano Ave NE by installing key pad gates.

If the above action is approved, the owner will submit a preliminary / final plat to include the vacated alley and eliminate lot lines between fifteen (15) existing lots, creating six (6) new lots.

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

Sincerely,

Gary Maple

Gary Maple
President

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here 11.13.09

7009 0960 0000 2624 2920

Sent To Chris Smith
Street, Apt. No.; or PO Box No. 226 Sierra Place NE
City, State, ZIP+4 Albq NM 87108

The Survey Office, LLC

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0305*

November 12, 2009

SOUTHEAST HEIGHTS NEIGHBORHOOD ASSOCIATION
RICHARD MACPHERSON
601 CARLISLE SE
ALBUQUERQUE, NM 87106

REF: VACATION ACTION - 15' PUBLIC ALLEY / LOTS 1 THRU 15, BLOCK 3, MANKATO PLACE

Dear Richard Macpherson:

This letter is a notice to you of action being taken on the Mankato Place Subdivision.

The Survey Office, LLC is submitting the above referenced property for a vacation action to vacate the existing 15' public alley. The owner wishes to create a more secure area by closing the entire alley from Aliso Ave NE to Solano Ave NE by installing key pad gates.

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Sincerely,

Gary Maple

Gary Maple
President

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here 11-13-09

Sent To Richard MACPHERSON
Street, Apt. No.; or PO Box No. 601 CARLISLE SE
City, State, ZIP+4 ALBUQUERQUE, NM 87106

7009 0960 0000 2624 2944

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ____ Major Subdivision action
- ✓ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

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

L A APPEAL / PROTEST of...
- D ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): ____ PHONE: ____

ADDRESS: ____ FAX: ____

CITY: ____ STATE ____ ZIP ____ E-MAIL: ____

APPLICANT: Premier motel LLC PHONE: 505-255-3300

ADDRESS: 4401 Central Ave NE - Suite A FAX: 505-255-3305

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: ____

Proprietary interest in site: ____ List all owners: Premier motel LLC (only)

DESCRIPTION OF REQUEST: Vacate Entire Alley between ALSO and Solano Avenues SE

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

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

Lot or Tract No. 1-10-11-15 Block: 3 Unit: ____

Subdiv/Addn/TBKA: Mankato Place

Existing Zoning: CCR-2 Proposed zoning: CCR-2

Zone Atlas page(s): K-17-Z UPC Code: See Attached MRGCD Map No ____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002782

CASE INFORMATION:

Within city limits? ___Yes Within 1000FT of a landfill? ____

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

LOCATION OF PROPERTY BY STREETS: On or Near: ____

Between: ____ and ____

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

SIGNATURE Gerald Sandoval DATE 6/9/09

(Print) Gerald Landgraf Applicant: ☒ Agent: ☐

Form revised 4/07

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
09DRB - -	SK		$
- -			$
- -			$
- -			$
- -			$
		Total	
			$

Hearing date June 17, 2009

6-9-09 Planner signature / date

Project # 1002782

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers 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.

Gerald Landgraf
Applicant name (print)

Applicant signature / date

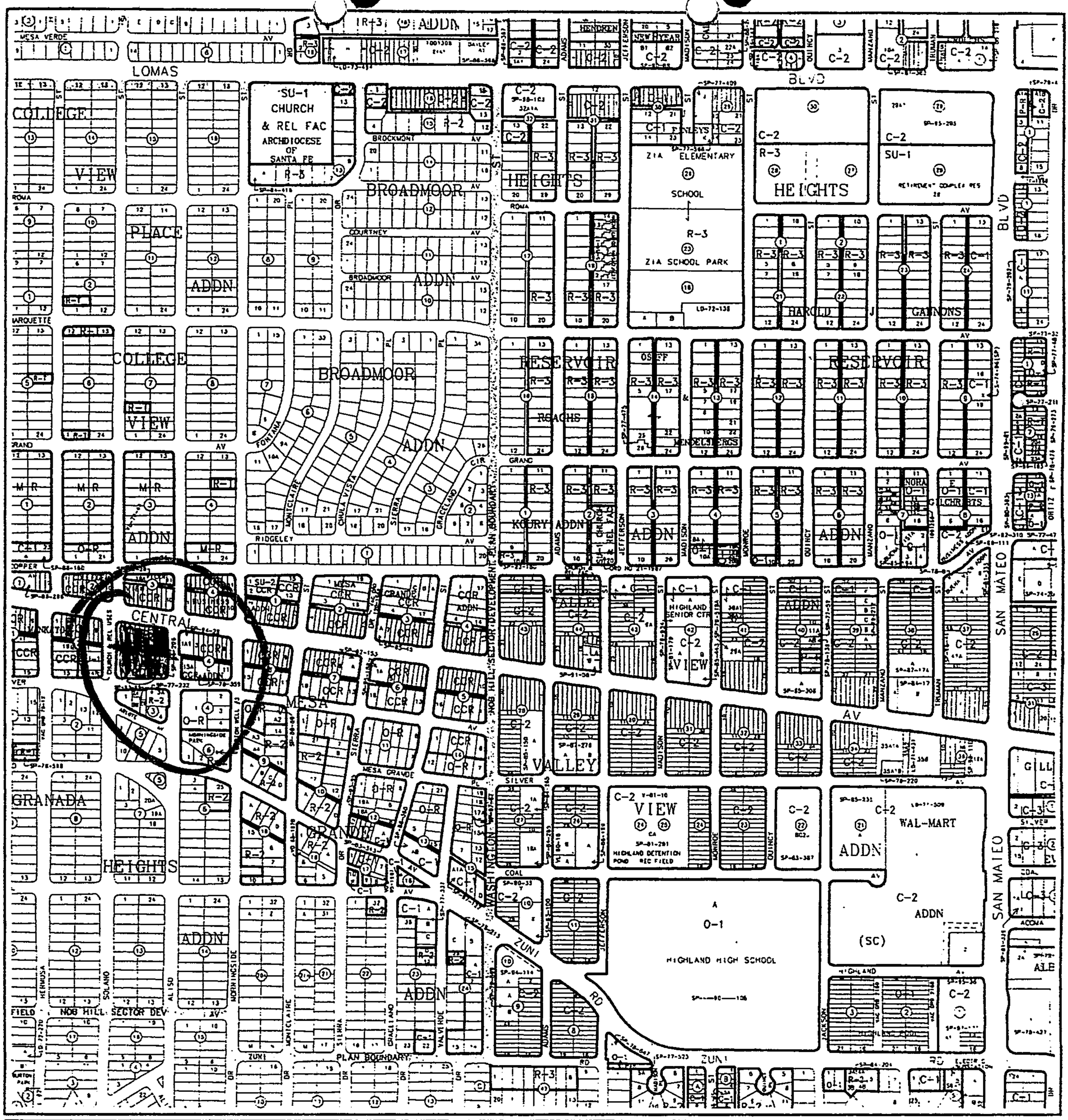
Form revised **October 2007**

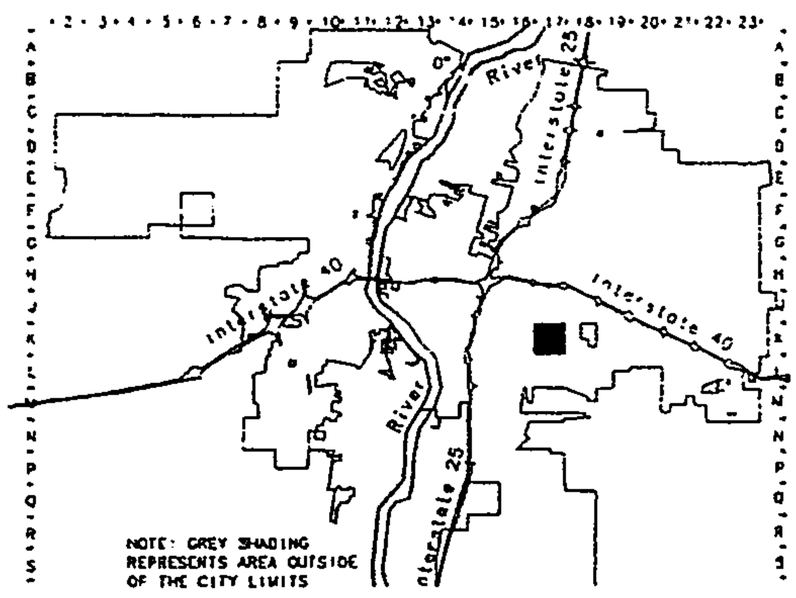
☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
09DRB-____-____
____-____-____
____-____-____

Planner signature / date

Project #





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-17-Z

Premier Motel LLC
4401 Central Avenue NE
Albuquerque, New Mexico 87108

June 8. 2009

City of Albuquerque
Development Review Board

The Premier Motel located at 3820 Central Avenue SE, consists of two buildings separated an alley between Aliso and Solano Avenues. Premier Motel LLC owns the entire block 3, which along with the Premier Motel, includes the old Beauty College building, and the New Grounds Gallery. We have remodeled the eastern 1/3 of the beauty college building and leased a portion of that space to Frame City.

Our efforts to remodel the Premier Motel portion of the property encountered its first setback, in November of 2008 when a fire occurred in rear section of the motel building fronting Central Avenue. There was evidence the fire was set by arsonist(s). While fire restoration estimates were being obtained for insurance claim purposes and the insurance settlements negotiated, we completed the remodeling work on the second motel building situated on the southeast corner of Block 3, which was not affected by the fire.

The insurance money was received in early May and over $60,000 of restoration work completed, before May 23rd when the front motel building was again set on fire. This second fire caused even greater damage as a portion of the roof actually caved in.

While working through the next insurance claims and to improve security around the both motel buildings now and when the remodeling project is completed, we would like to close the entire alley from Aliso to Solano Avenue (between Lots 1 through 10 and Lots 11 through 15) and install key pad gates between Lot 10 and 11 and between Lot 6 and 12 that would be used by the desired tenants of the second (or back) motel building.

Eliminating this alley access will not only significantly improve the security at the two motel buildings, but for the New Grounds Gallery and for existing and future tenants of the old Beauty College building.

Sincerely,

Gerald Landgraf

Gerald Landgraf, Member
Premier Motel LLC

1 017 057 071 228 33609

PROPERTY ADDRESS AND DESCRIPTION 3800 CENTRAL AVE SE

* 001 003MANKATO PL ADD

1 017 057 077 227 33607

PROPERTY ADDRESS AND DESCRIPTION 3804 3810 CENTRAL AVE SE

* 002 003MANKATO PLACE LOTS 2 3 X 4

1 017 057 084 226 33606

PROPERTY ADDRESS AND DESCRIPTION 3812 CENTRAL AVE SE

* 005 003MANKATO PL ADD L5,6&7

1 017 057 091 225 33605

PROPERTY ADDRESS AND DESCRIPTION 3820 CENTRAL AVE SE

* 008 003MANKATO PL ADD L8,9&10

1 017 057 089 211 33604

PROPERTY ADDRESS AND DESCRIPTION 3820 CENTRAL AVE SE

* 011 003MANKATO PL ADD L11&12

1 017 057 067 210 33601

PROPERTY ADDRESS AND DESCRIPTION SILVER AVE SE

LTS 13, 14 & 15 BLOCK 3 MANKATO PLACE ADDITIONCONT .4798 AC. +/-

AFC

PREMIER MOTEL LLC
4401 CENTRAL AVE NE SUITE #A
ALBUQUERQUE NM 87108-1209

2008 TAX BILL
PATRICK J. PADILLA
TREASURER
BERNALILLO COUNTY

2008 TAX BILL
PATRICK J. PADILLA
TREASURER
2008 TAX BILL
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BERNALILLO COUNTY
2008 TAX BILL
PATRICK J. PADILLA
TREASURER
BERNALILLO COUNTY

0-00 G+ T

-71,231.02 +
-2,666.18 -
-2,733.18 +
4,260.24 +
4,945.86 -
464.69 +

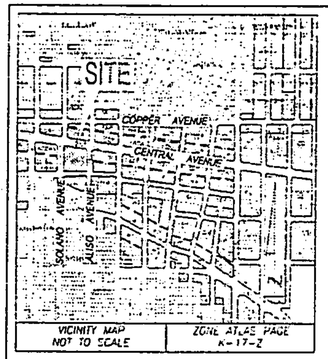
A1A TAX DISTRICT N PROPERTY CLASSIFICATIONS R = RESIDENTIAL N = NONRESIDENTIAL

006

12-4-08 16,300

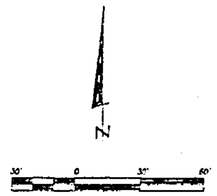
PROPERTY VALUATIONS AS ASSESSED BY THE COUNTY ASSESSOR FOR THIS TAXABLE PERICD			TAX RATES AND/OR AMOUNTS AS SET BY STATE, COUNTY, OR LOCAL GOVERNMENTAL AGENCIES			
			AGENCIES			
	65.800	21.931	State of New Mexico	1.250	26.331	32.91
	13,200	4,400	Bernalillo County	11.645	26.331	306.62
			City of Albuquerque	11.520	26,331	303.33
			Albuquerque Public Schools	11.148	26,331	293.54
			CNM	3.550	26,331	93.47
			Univ. New Mexico Hospital	6.500	26.331	171.15
		26,331	Albuq. Metro Arroyo Flood Cont	1.139	26,331	30.00

ALTA/ACSM SURVEY
FOR
LOTS 1-4 & 8-15, BLOCK 3
MANKATO PLACE
WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2007



VICINITY MAP
NOT TO SCALE

ZONE ATLAS PAGE
K-17-Z



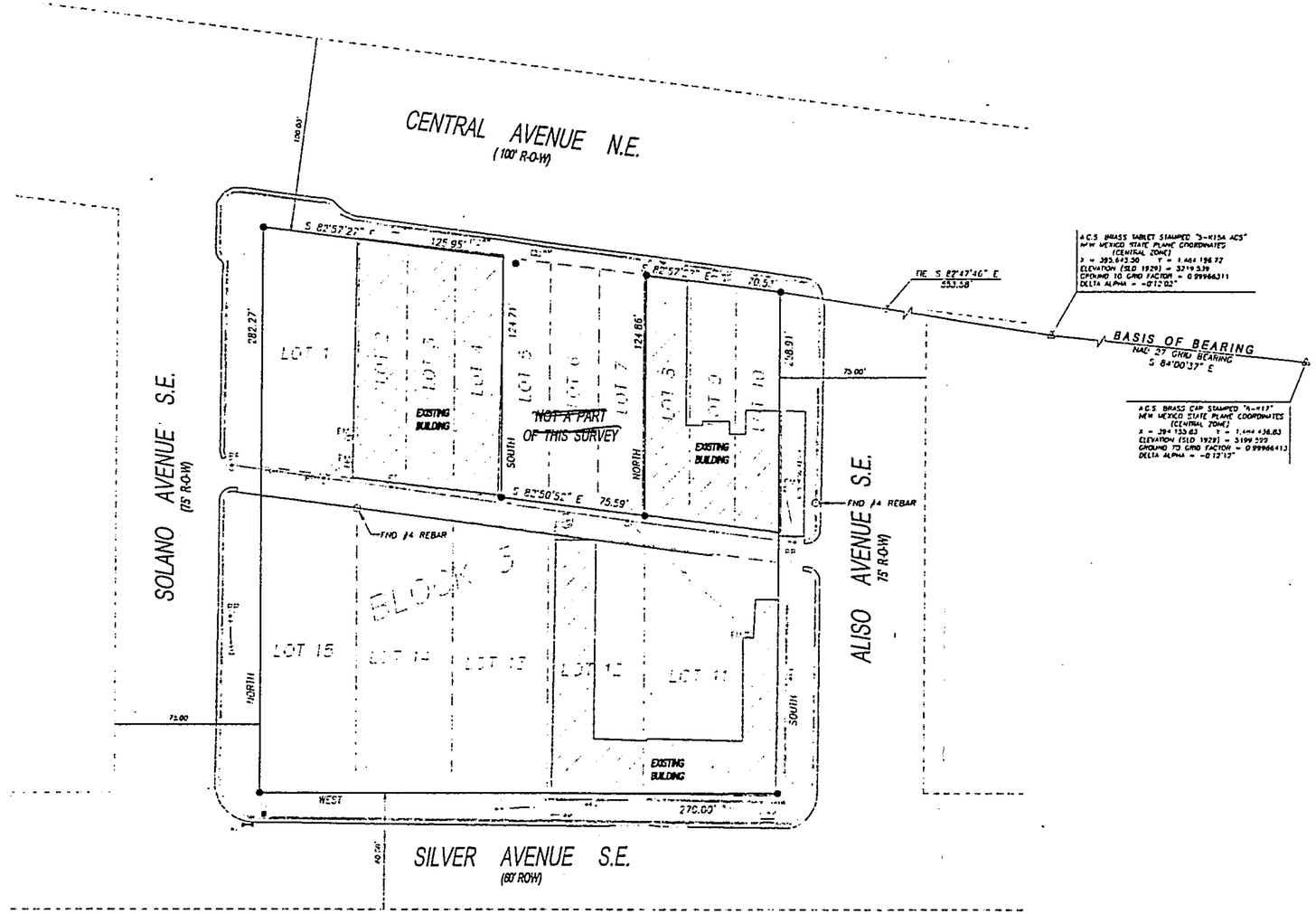
GRAPHIC SCALE = 1" = 30'

LEGEND

- SET #4 REBAR w/CAP N.M.P.L.S. #10255
- FOUND MONUMENT (DESCRIPTION AS NOTED)
- TREE
- GAS METER (GM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ANCHOR (A)
- ELEC METER (EM)
- SEWER MAN HOLE (SMH)
- TELEPHONE MAN HOLE (TMH)
- WATER VALVE (WV)
- GUARD POST (GP)
- TELEPHONE RISER (TR)
- WATER METER (WM)
- IRRIGATION CONTROL BOX (ICB)
- FIRE HYDRANT (FH)
- OVERHEAD POWER LINE

GENERAL NOTES:

1. BASIS OF BEARING IS NEW MEXICO STATE PLANE GRID BEARINGS NAD 1927 (CENTRAL ZONE) WITH THE BEARING BETWEEN ACS 5-K17A AND 6-K16A BEING S 84°00'37" E
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
3. ELEVATION DATUM FROM ACS BRASS TABLET "5-K17A" ELEVATION = 5219.539 (SLD 1929)
4. SURVEY WORK PERFORMED DURING APRIL 2007
5. CONTOURS ARE 5.00 FOOT MAJOR INTERVAL AND 1.00 FOOT MINOR INTERVAL
6. SITE IS LOCATED IN FLOOD ZONE X WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AH WHICH IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTHS DETERMINED FOR AREAS OF ALLUVIAL FAN FLOODING VELOCITIES ALSO DETERMINED AS SHOWN ON MAP 350016C0155E OF THE NATIONAL FLOOD INSURANCE MAPS DATED NOVEMBER 19, 2003.
7. PRESENT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS CCP.
8. TOTAL NUMBER OF PARKING SPACES IS 36 AND FOR HANDICAPPED PARKING IS 1
9. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO, COMPRISING LOTS 1-4 AND LOTS 8-15 BLOCK 3 MANKATO PLACE, AND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 2, 1929 IN MAP BOOK D1, FOLIO 64

ITEMS FROM SCHEDULE B, PART II

ALL EASEMENTS AS SHOWN ON THE TITLE COMMITMENT BY RIO GRANDE TITLE INSURANCE COMPANY, HAVING A NUMBER OF 325010J9-LH CO, WITH AN EFFECTIVE DATE OF JANUARY 19, 2005.

11. RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 26 PAGE 223, RECORDS OF BERNALILLO COUNTY, NEW MEXICO
12. RESTRICTIONS CONTAINED IN DEED FROM THE ORIGINAL DEVELOPER BUT OMITTING ANY COVENANT OF RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN
13. EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK D1, FOLIO 64, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
14. TERMS AND CONDITIONS OF THAT CERTAIN CABLE TELEVISION INSTALLATION AND SERVICE AGREEMENT FILED IN BOOK 90-20, PAGE 2715, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
15. TERMS AND CONDITIONS OF THAT CERTAIN CABLE TELEVISION INSTALLATION AND SERVICE AGREEMENT FILED IN BOOK 96-13, PAGE 1697, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
16. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
17. EASEMENT GRANTED TO COMCAST OF NEW MEXICO, INC. BY DOCUMENT RECORDED IN BOOK A86, PAGE 8604, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

ITEMS FROM SCHEDULE B, PART II

ALL EASEMENTS AS SHOWN ON THE TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A NUMBER OF NHO4-509250-ALO7, WJP, WITH AN EFFECTIVE DATE OF DECEMBER 10, 2004

11. RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 26, PAGE 223, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
12. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, PROVISIONS AND EASEMENTS RECORDED IN BOOK 97 PAGE 311; IN BOOK 102, PAGE 157; IN BOOK 102 PAGE 261; IN BOOK 102, PAGE 481; IN BOOK 102 PAGE 468; IN BOOK 100, PAGE 611; IN BOOK 123, PAGE 161 AND IN BOOK 123, PAGE 163, DOCUMENT NO. RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c)
13. DISCLAIMER AGREEMENT, PERTAINING TO A WALL ENCROACHMENT, FILED JUNE 9, 1972, RECORDED IN BOOK MS 264, PAGE 51, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
14. REAL ESTATE LEASE FILED DECEMBER 30, 1998, RECORDED IN BOOK 9620, PAGE 8439, AS DOCUMENT NO. 1998188302, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

SURVEYOR'S CERTIFICATE

I, MARTIN T. SPRAGUE, DO HEREBY CERTIFY TO

RIO GRANDE TITLE INSURANCE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a)(i), 8, 9, 10 AND 11A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.07 FEET

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY'S COMMITMENT NO. 6050211, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2006, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY

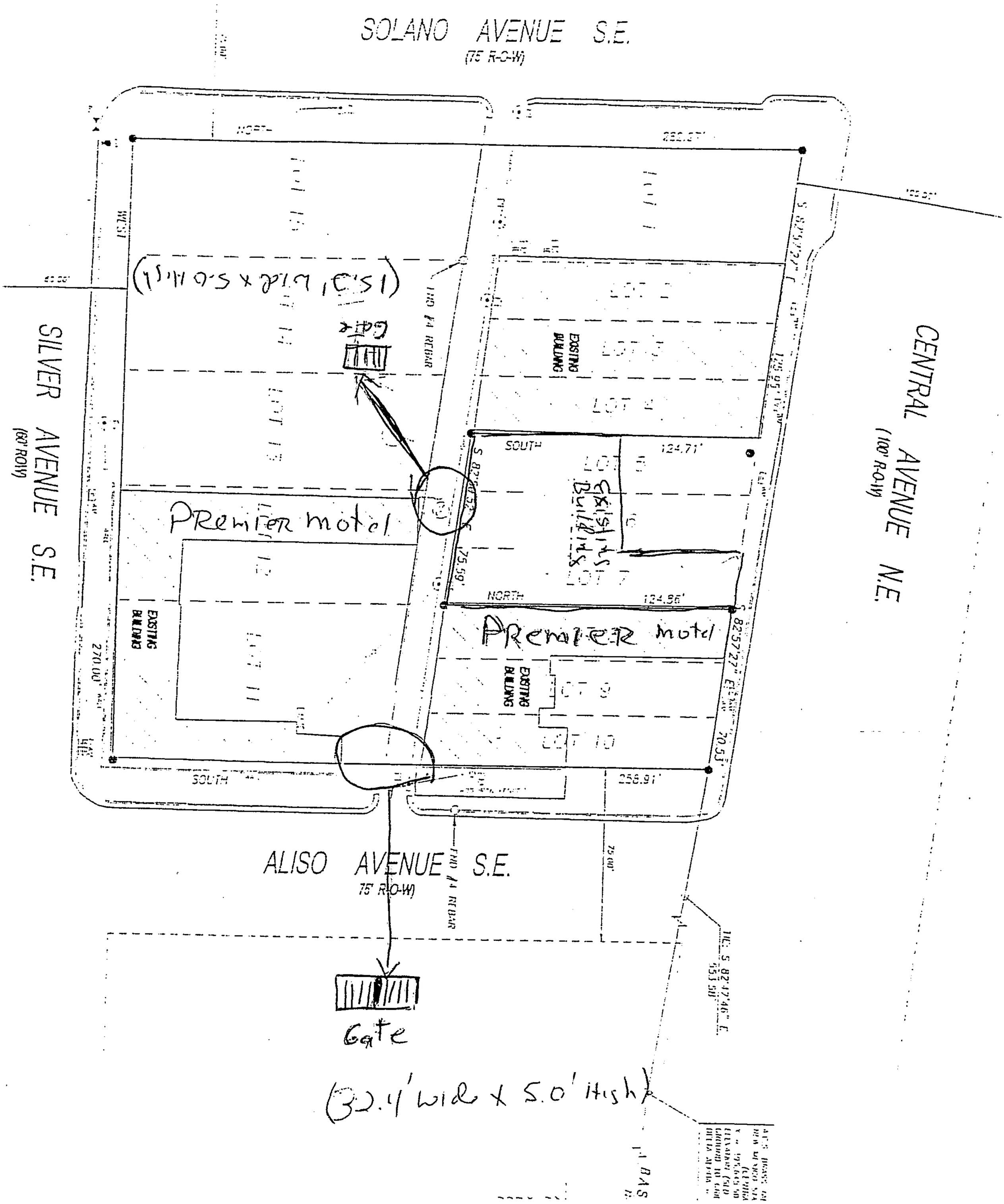
MARTIN T. SPRAGUE, #16871 — DATE

ACCURATE SURVEY
SURVEYING, MAPPING & GPS PROFESSIONALS
730 SAN MATEO S. E.
ALBUQUERQUE, NEW MEXICO 87108
TEL (505) 255-7284 • FAX (505) 256-7600 • E-MAIL: info@accuratesurveymail.com

MARTIN T. SPRAGUE — STATE OF NEW MEXICO — 16871 — PROFESSIONAL SURVEYOR

SURVEYOR'S SEAL

PROJECT NAME:	ALTA/ACSM LAND TITLE SURVEY MANKATO PLACE ALBUQUERQUE, BENALILLO COUNTY, NEW MEXICO		
PREPARED FOR:	NOB HILL DEVELOPMENT		
SCALE	1" = 30'	DRAWN BY:	MW, PH, FJ
DATE	4-5-2007	PROJECT NO	07022A
REVISED		SHEET 1 OF 1	


SOLANO AVENUE S.E.
(75' R-O-W)
CENTRAL AVENUE N.E.
(100' R-O-W)
SILVER AVENUE S.E.
(60' ROW)
ALISO AVENUE S.E.
75' R-O-W)
(15'L, 6'wide x 5.0' high)
Gate
PREMIER motel
PREMIER motel
Existing Building
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
LOT 3
LOT 4
LOT 7
LOT 9
LOT 10
SOUTH
NORTH
124.71'
124.96'
75.99'
270.00'
258.91'
70.53'
75.00'
(32.4' wide x 5.0' High)
Gate

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
X Minor Subdivision action SK
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: MADATIAL, - H. MANUEL (PREMIER MOTEL) PHONE: 505 2558116
ADDRESS: 3820 CENTRAL AVE SE. FAX: 505 2558116
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: lilsweety786@aol
Proprietary interest in site: 3820 CENTRAL AVE SE PREMIER MOTEL
AGENT (if any): PHONE: 505 2558116.
ADDRESS: SAME AS ABOVE. FAX: 505-255 8116
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: lilsweety786@aol

DESCRIPTION OF REQUEST: Vacate alley way
Sketch to

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. 10 Block: 3 Unit:
Subdiv. / Addn. MANHATTAN PLACE ADDN.
Current Zoning: CCR Proposed zoning: NC.
Zone Atlas page(s): H 17. No. of existing lots: No. of proposed lots:
Total area of site (acres): .5 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101705704122533605 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: 3820 Central Ave SE
Between: ALISO and SOLANO.

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): V-84-20, V-85-50, ZA-81-85

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:
SIGNATURE DATE 6-30-2003
(Print) ___ Applicant ___ Agent

Form revised 9/01, 3/03

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
03DRB - - 01066	SK	S3	$ 0
			$
			$
			$
			$
			Total $ 0

Hearing date July 9 2003

6/30/03
Planner signature / date

Project # 1002782

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 actions.

MATATALI H. MATASI
Applicant name (print)

Applicant signature / date

Form revised MARCH 2003

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
03 DRB - - 0 1066
- -
- -

6/30/03
Planner signature / date

Project # 1002782

Premiere Motel
3820 Central Ave SE
Albuquerque, NM 87108

June 26, 2003

AM 6-30-2003.

City of Albuquerque RE SKETCH to request info to Vacate the alley

To Whom It May Concern:

This is regarding the alley in between my premises, the Premiere Motel. We wanted to ask if it you could possibly put speed bumps in between the alley, and if we could possibly put a gate to close off any illegal activity. This would help us in many ways, we have many families that stay at our motel, and it would make us and the families feel safer about letting their children play out in the backyard. It would be a safer environment for everyone, and it is in everyone's best interest. The cars that go through this alley go about 55 mph, and it is a safety hazard for everyone. If we had the permission to build a gate, it would help us keep off drug dealing, and other criminal activity. These changes would be a huge benefit to our motel. Please take them into consideration, and thank you for your time.

Sincerely,

Madat Mawji
Owner
Premiere Motel

Cecilia Quintana/Page Coleman - owners
3812 Central Avenue SE
Albuquerque, NM 87108
505-280-7378

RE: City of Albuquerque - installation of post for gate behind my property

As co-owner and property manager of 3812 Central Avenue SE, 87108 I hereby give my permission to Arif Manji owner of the Premeir Motel, located at 3820 Central Avenue SE to install a metal post and gate in the alley way behind my property providing all necessary agencies of the City of Albuquerque are notified.

What happens if either property is sold in the future, who will be responsibe for the gate then? Will the city, fire department and others be able to access my property if necessary?

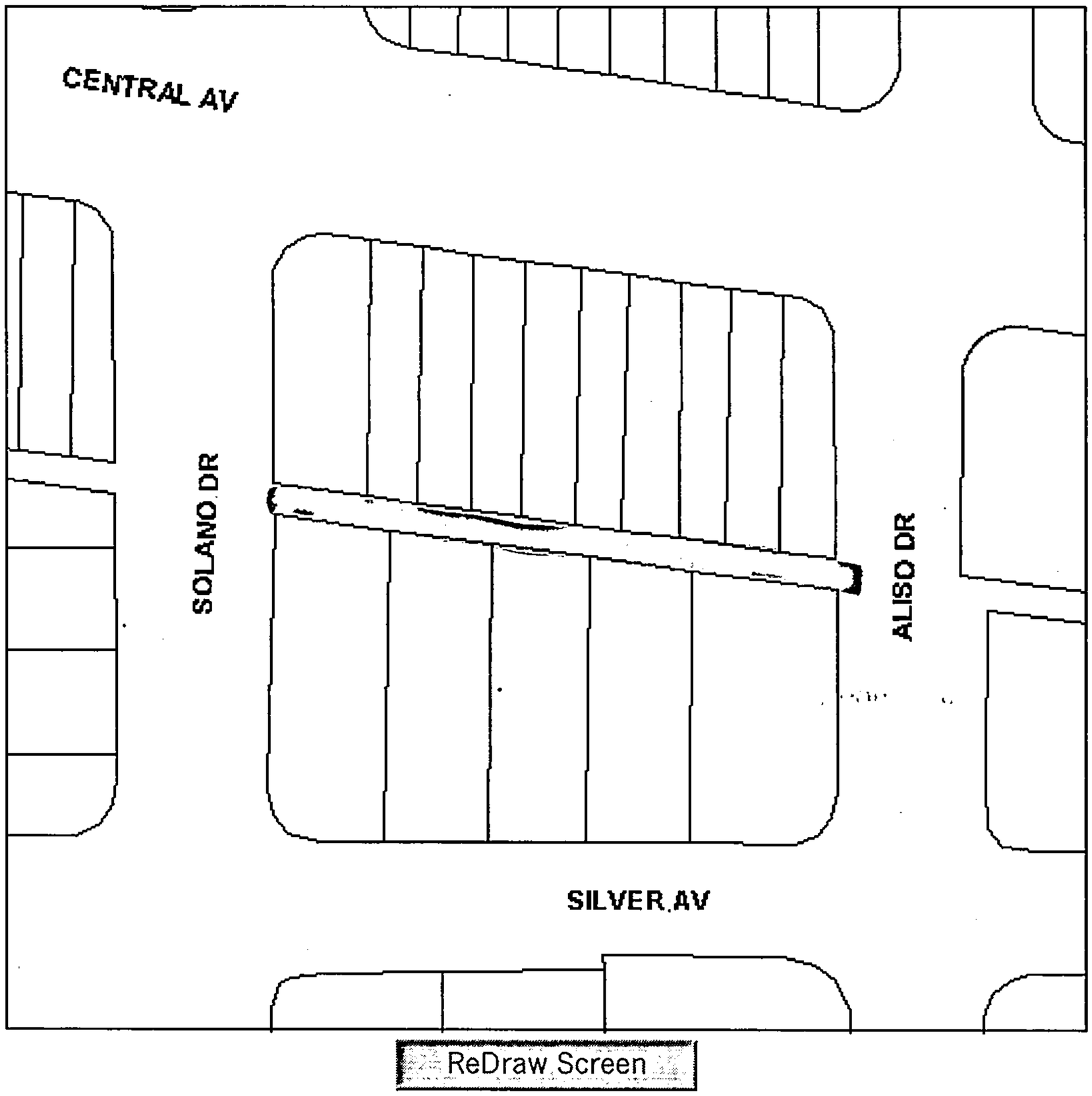
I know Arif Manji is trying to eliminate problems caused by the alley way traffic, so I do give him credit for attempting to solve the problem.

Sincerely,

Cecilia Quintana June 27, 2003

Activate By 'Clicking' on the Map

○ Zoom In ○ Id Address ○ Id ZM ◉ Pan ○ Zoom Out



CITY

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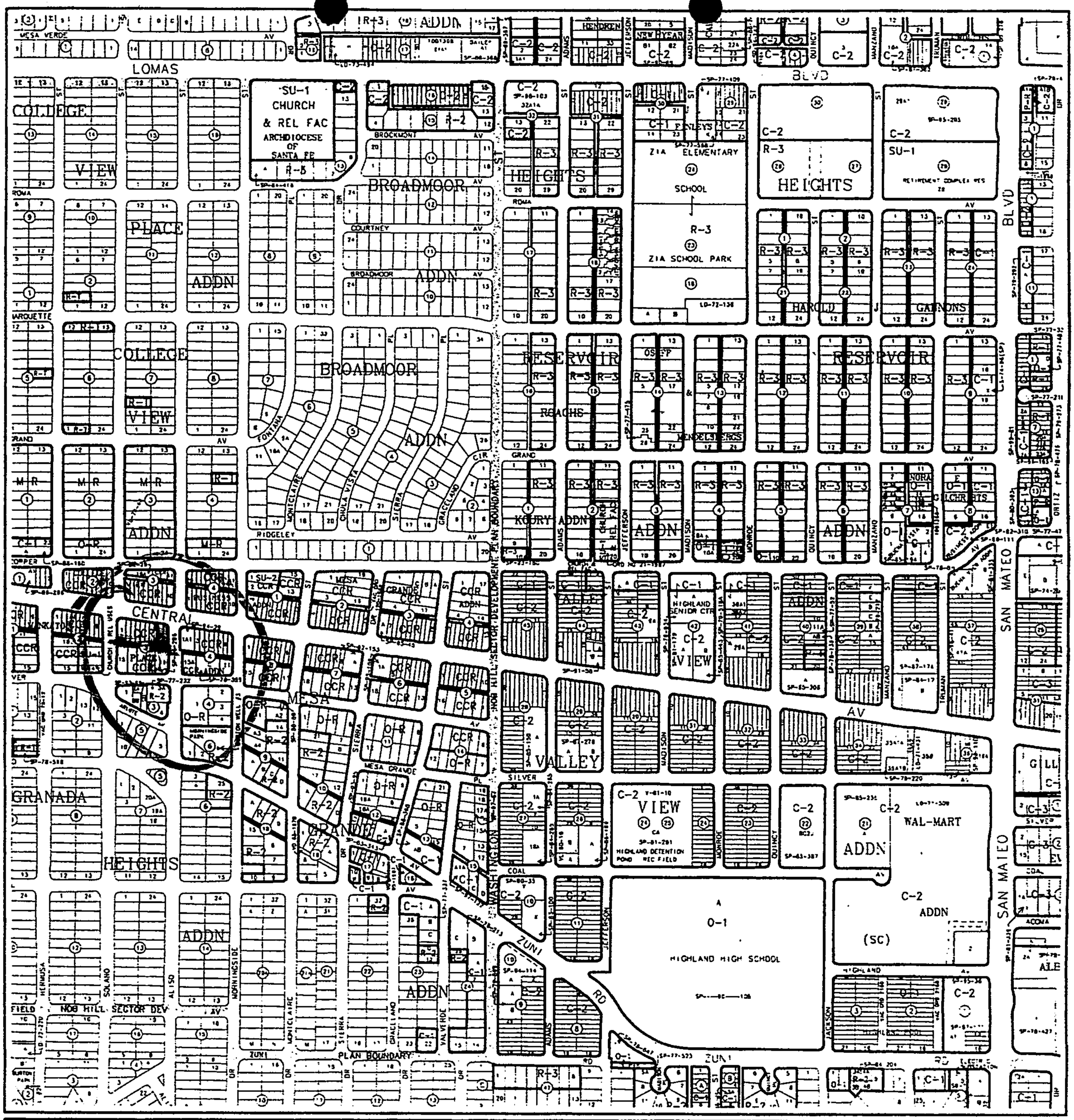
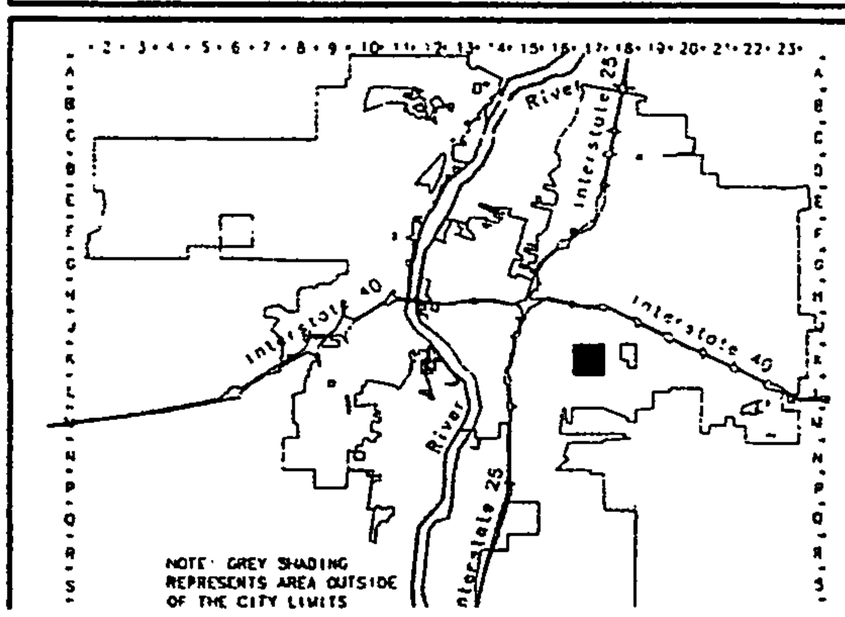
1999 AIR PHOTO (Metro Area Coverage)

NEW GIS QUERY





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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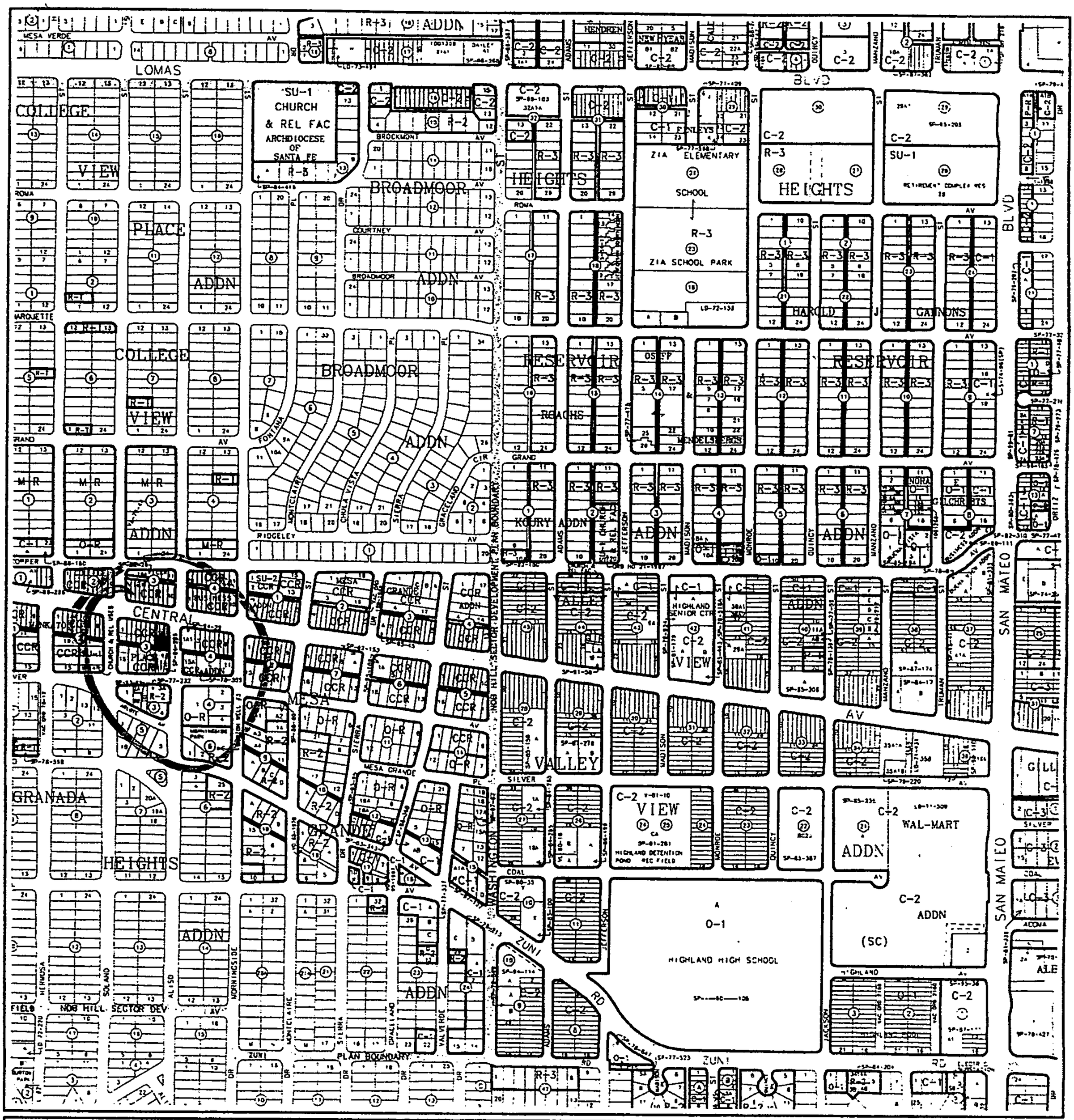
GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-17-Z



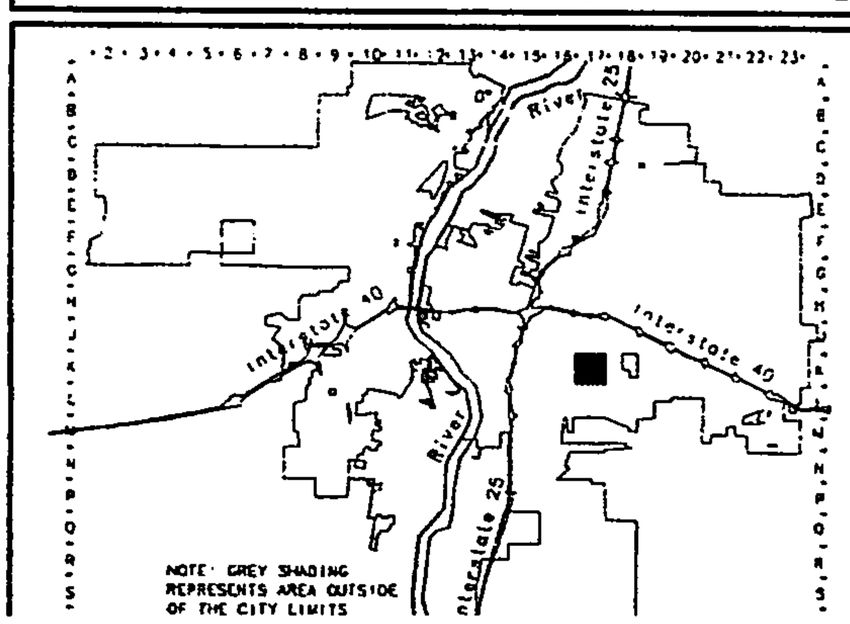


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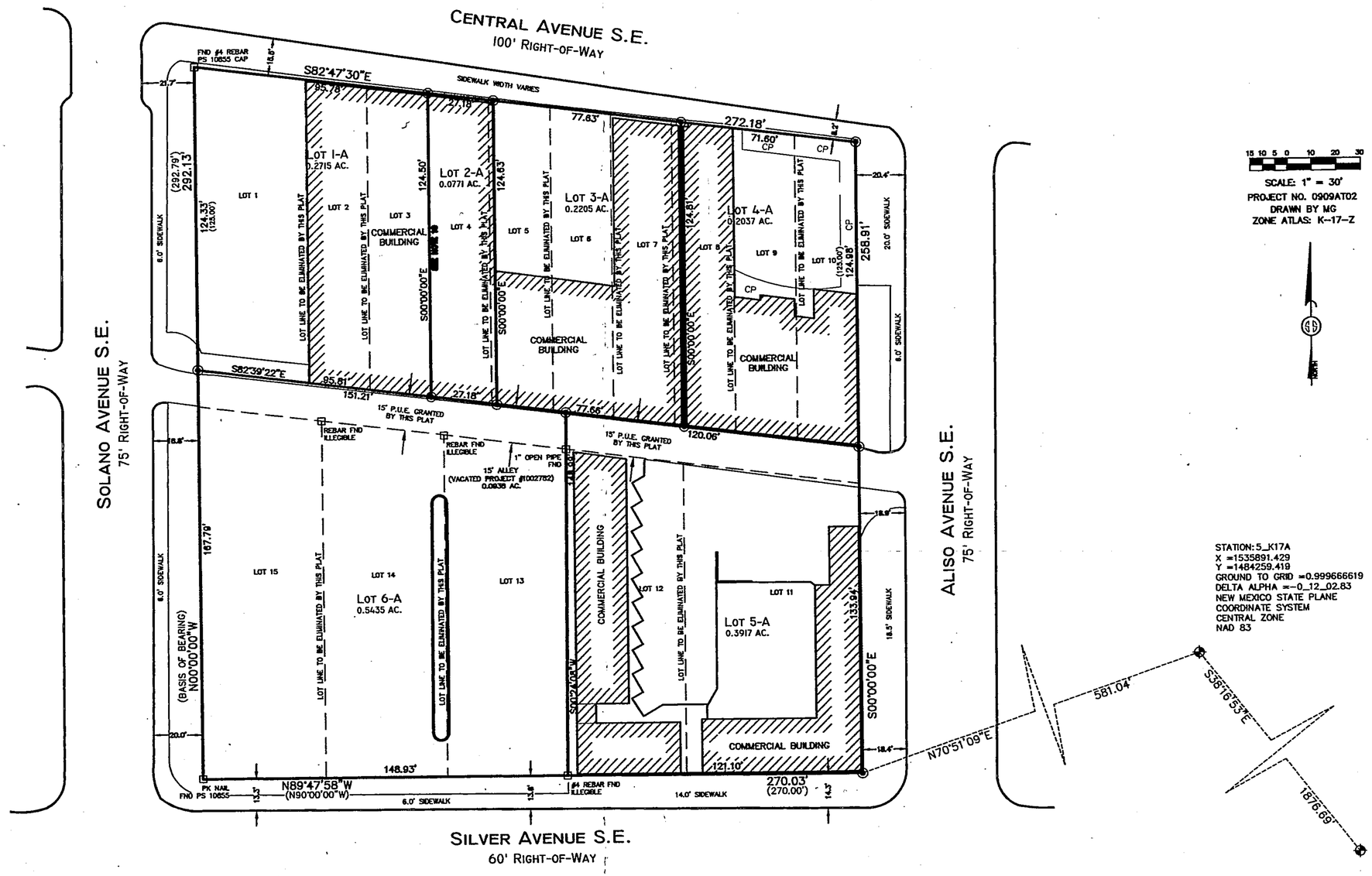
EXHIBIT



SCALE: 1" = 30'
PROJECT NO. 0909AT02
DRAWN BY MG
ZONE ATLAS: K-17-Z

STATION: 5_K17A
X =1535891.429
Y =1484259.419
GROUND TO GRID =0.999666619
DELTA ALPHA =-0_12_02.83
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

STATION: 8_K17
X =1537053.416
Y =1482785.731
GROUND TO GRID =0.999665849
DELTA ALPHA =-0_11_54.69
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

MONUMENT LEGEND

- FOUND CONTROL STATION AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0305

T10N R3E SEC. 23

0909AT02