


IR done 8/23/04  Completed 8/31/04 BA

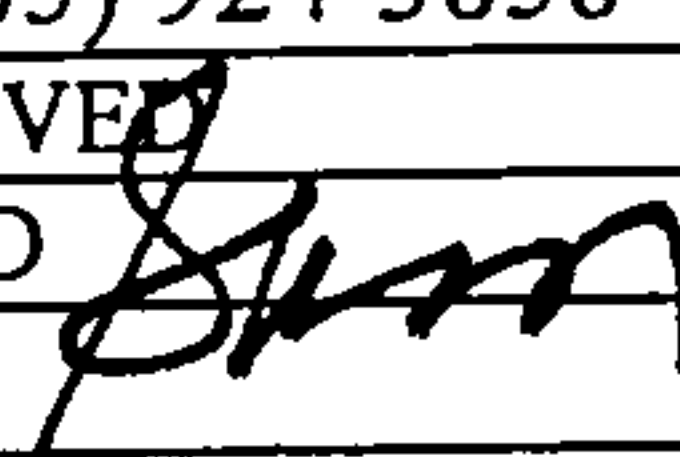
APPLICATION NO. 04DRB 01295	PROJECT NO. 1002796
PROJECT NAME Firehouse #5, Tr A	
EPC APPLICATION NO.	
APPLICANT / AGENT TERRAMETRICS	PHONE NO. 884-9087
ZONE ATLAS PAGE 15-19	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR) (AA)	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BUS	DATE	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED R&E	DATE 8/25/04	DATE
COMMENTS:		

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED WG	DATE 8-25-04	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE 8/30/04	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED 	DATE 8/31/04	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002796

Subdivision Name Fire House # 5, Tract A

Surveyor Philip Turner

Company/Agent Terrametric

Contact Person Phil Phone # 884-9087 email \_\_\_\_\_

DXF Received Date: 3/31/04

Hard-Copy Date: 3/31/04

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

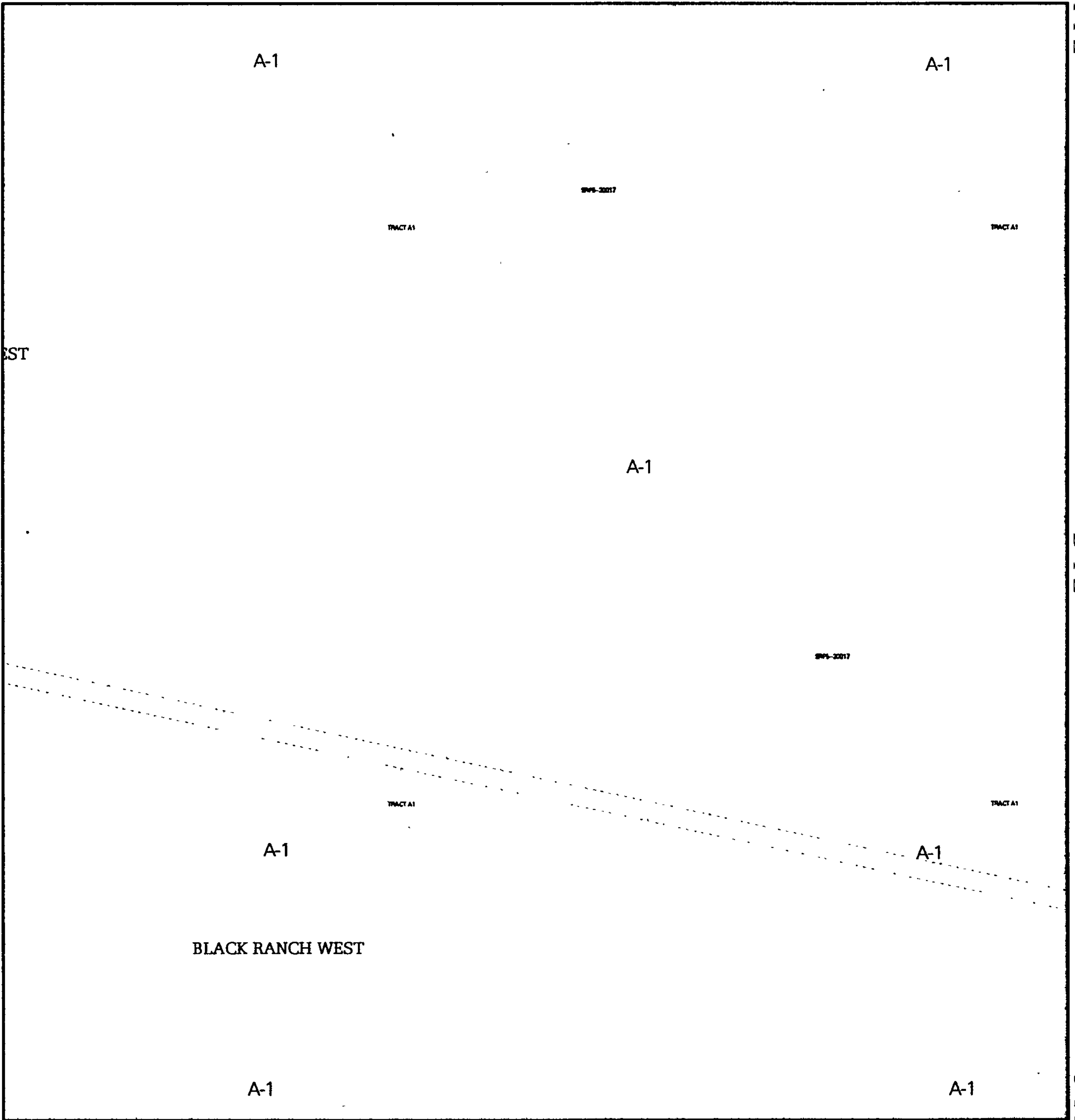
Patricia M-Gott  
Approved

3/31/04  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only		
Copied cov <u>2796</u> to agiscov.	Date: <u>3/31/04</u>	Contact person Notified on: <u>3/31/04</u>

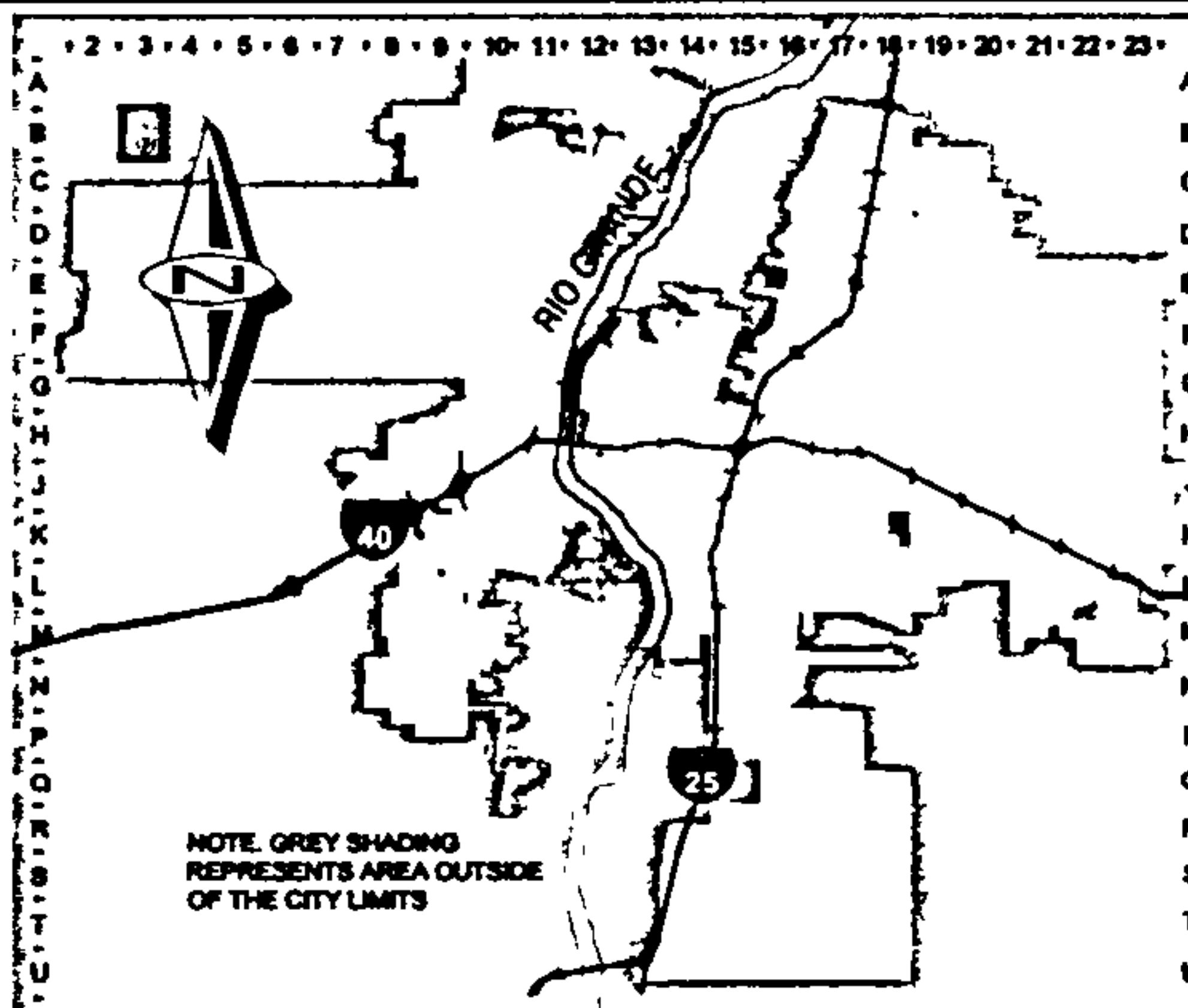
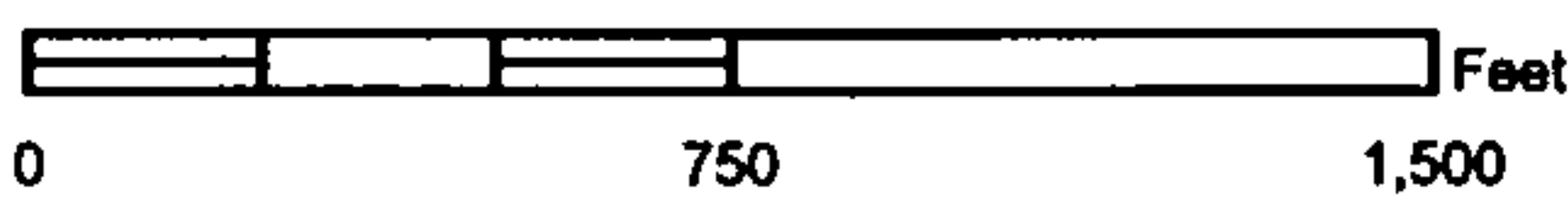


Zone Atlas Page: **B-3-Z**

Map ammended through: **Aug 05, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Junsdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- Old Town Boundary
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



924-3864

Qwest.

400 Tijeras NW  
Station 710  
Albuquerque, NM 87102

*late comment*

6-23, 2004

Ms. Claire Senova-Administrative Assistant  
Plaza Del Sol  
600 Second St. NW  
Planning Dept.-Development Services  
Albuquerque, NM 87102

*PROJ # 1002796*

Subject: Case Number(s) *04DRB-00667*

Dear Ms. Senova:

Concerning the subject case number(s), Qwest cannot vacate the easement(s) as submitted. Prior to any final plat approval, we will need a copy for review. If specific information is required concerning the requested easement vacation, please contact David Muller at 245-8706.

Also, Qwest will no longer sign Quitclaim Deeds that are made a part of a plat. If a Quitclaim is required to release an easement, this must be done on a separate request.

Yours truly,

*David R. Muller*

David Muller  
Qwest Corporation



APPLICATION NO.	PROJECT NO. 1002002
PROJECT NAME <i>Final Station #5</i>	
APPLICANT / AGENT <i>Phil Turner</i>	PHONE NO. 379-4301
ZONE ATLAS PAGE	DATE SUBMITTED 6/16/04

# ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

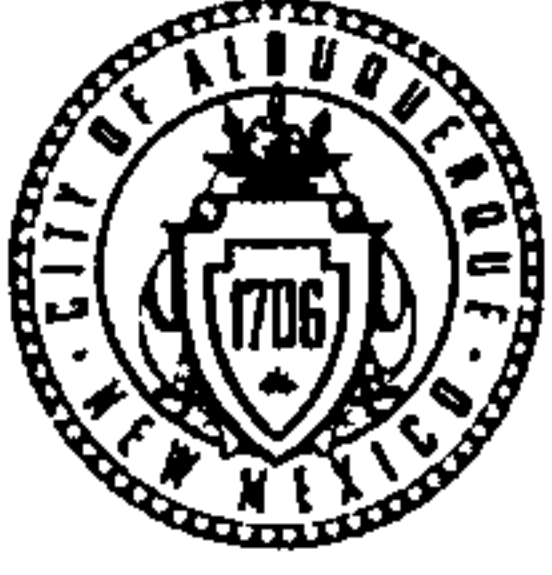
Project Number \_\_\_\_\_

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*6/15/04 Called Phil Turner. Told him 15 day appeal period not up + we need utilities' signatures before signing this plat. Then he can re-submit for signature as internal routing - no charge for City project. Jmm*

\*Business Days  
\*\*Pulled by Agent (P)

F = forwarded  
D = disapproved  
A = approved



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 2, 2004

**3. Project # 1002796**  
04DRB-00667 Major-Vacation of Public Easements

TERRAMETRICS OF N. M. agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire stationn/c, located on CHICO RD NE, between DALLAS ST. NE and CHARLESTON ST. NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100 ] (K-19)

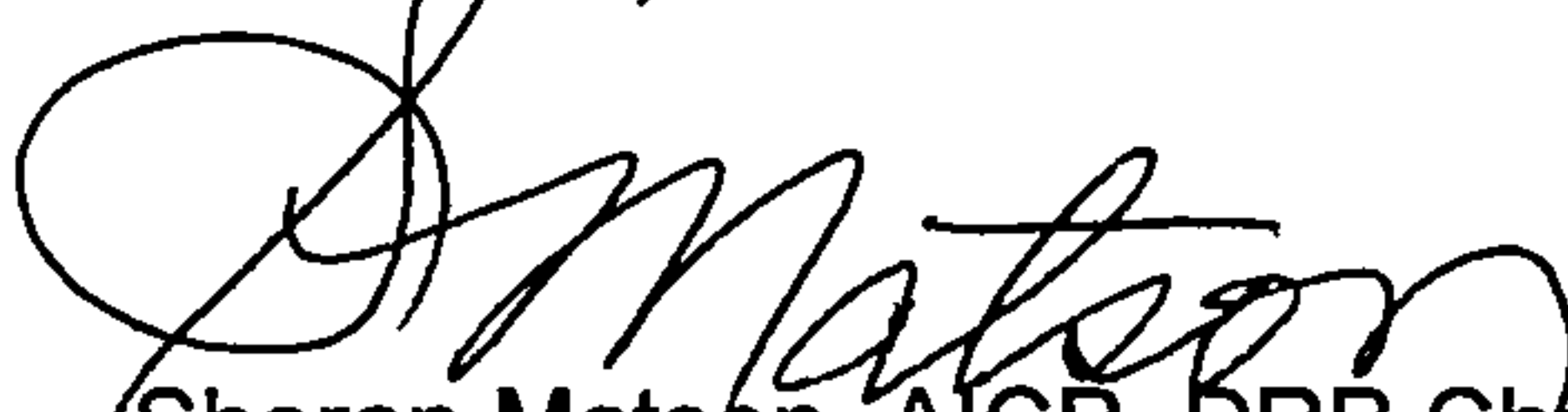
At the June 2, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file.

If you wish to appeal this decision, you must do so by June 17, 2004 in the manner described below.

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

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

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

  
Sheran Matson, AICP, DRB Chair

Cc: City of Albuquerque Fire Department, 11510 Sunset Gardens SW, 87121  
Terrametrics of New Mexico, PO Box 30192, 87190  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002796 AGENDA#: 3 DATE: 6-2-04

1. Name: PHIL TURNER Address: 2927 ARIZ. PL Zip: 87110

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: \_\_\_\_\_



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002796**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** June 2, 2004





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 2, 2004

**Project # 1002796**  
04DRB-00667 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire station, located on CHICO RD NE, between DALLAS ST NE and CHARLESTON ST NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100] (K-19)

AMAFCA	No comment.
COG	No adverse comment.
Transit	No comments received.
Zoning Enforcement	No comments received.
Neighborhood Coordination	Letter sent to La Mesa (R) Neighborhood Assn.
APS	No comments received.
Police Department	No comment.
<p>A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.</p>	
Fire Department	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Open Space Division	No adverse comments.





**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, June 2, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002796**

04DRB-00667 Major-Vacation of Public Easements

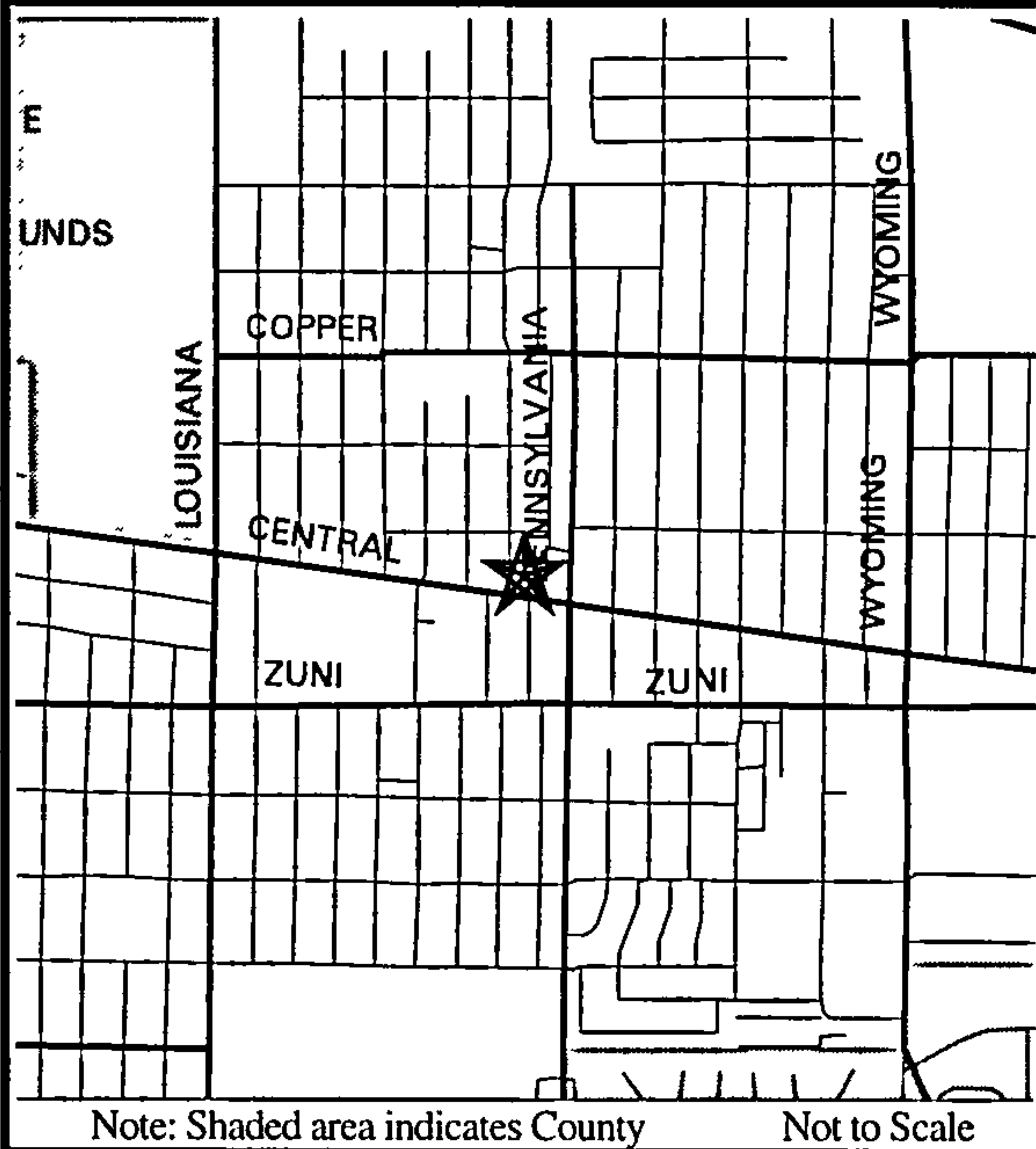
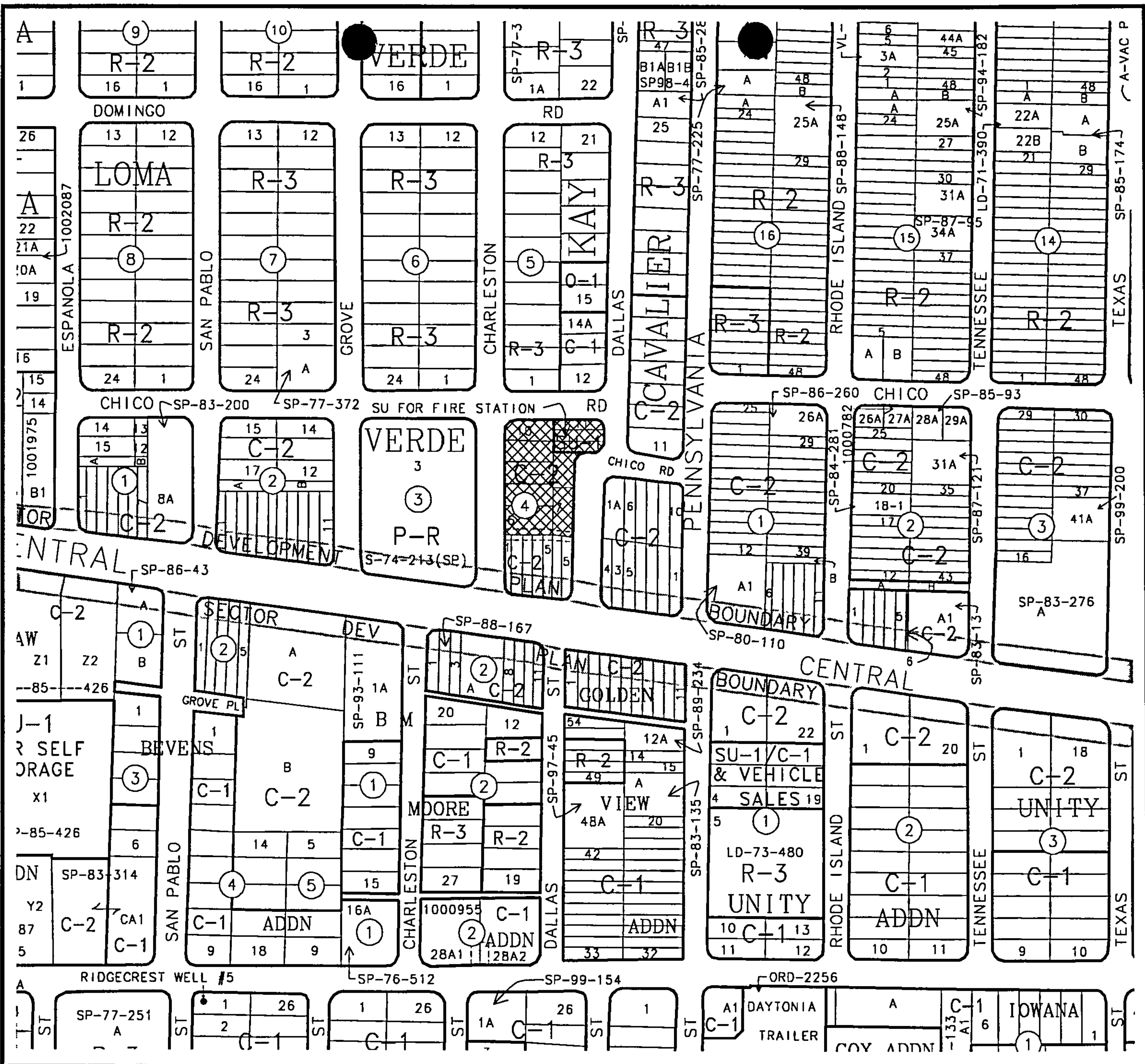
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except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

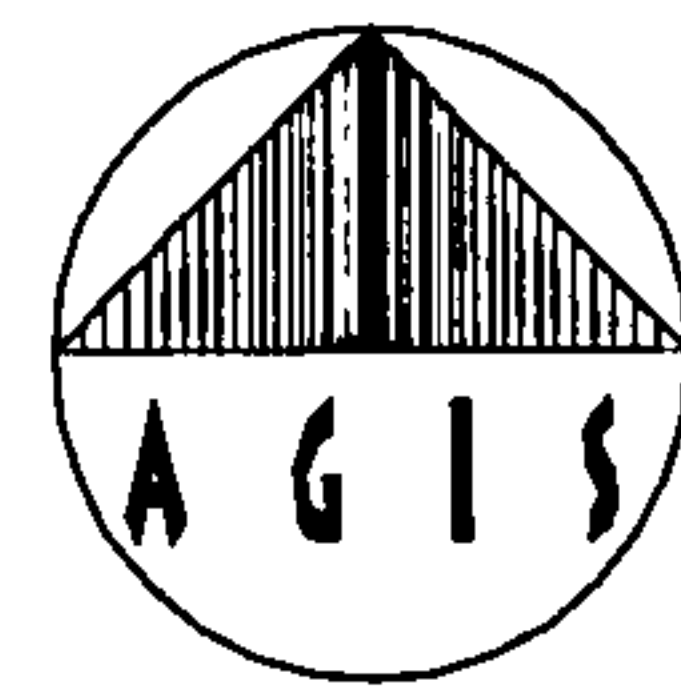
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 17, 2004.**





# ZONING MAP



Scale 1" = 334'

PROJECT NO.  
1002796

HEARING DATE  
5-2-04

MAP NO.  
K-19

ADDITIONAL CASE NUMBER(S)  
04DRB-00667

Note: Shaded area indicates County Not to Scale





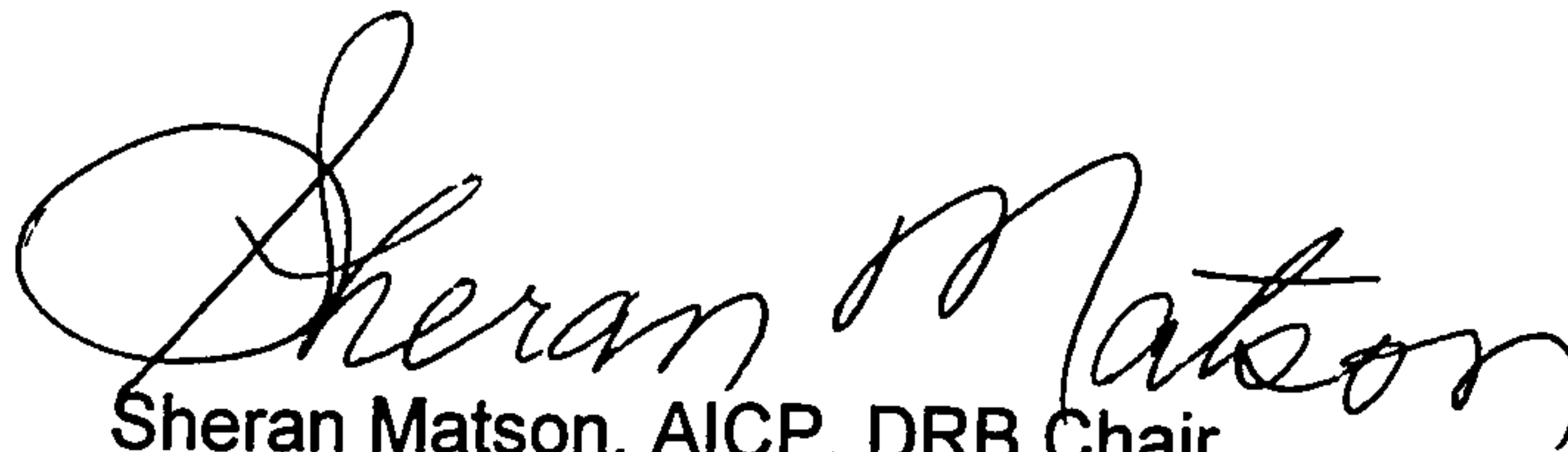
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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 17, 2004.**

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

**Meeting Date:** JUNE 2, 2004  
**Zone Atlas Page:** K-19-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002796  
**App#** 04DRB-00667

**Cross Reference and Location:** N/A

**Applicant:** CITY OF ALBUQUERQUE FIRE DEPARTMENT  
**Address:** 11510 SUNSET GARDENS SW  
ALBUQUERQUE NM 87121

**Agent:** TERRAMETRICS OF NEW MEXICO  
**Address:** PO BOX 30192  
ALBUQUERQUE NM 87190

**Special Instructions:**

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

**Date Mailed:** MAY 14, 2004

**Signature:** KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-19	1019057	249-110	315-05	✓
		249-120	06	✓ ml
		252-124	07	✓ COA
		240-120	08	✓ m <sup>a</sup>
		240-105	01	✓
		247-098	02	✓ ml
		250-098	03	✓ m <sup>a</sup>
		248-104	04	✓
		214-113	314-05	✓
		208-140	318-22	✓
		208-140	01	✓
		<del>222-150</del>	<del>03</del>	
		222-150	04	✓
		241-150	319-21	✓
		241-145	22	✓
		241-140	01	✓
		253-140	02	✓ ml
		253-147	03	✓ m <sup>a</sup>
		270-132	410-01	✓ m <sup>a</sup>
	1019057	270-132	410	02 ✓ ml
		270-130		03 ✓ ml
		270-138		24 ✓ COA
		270-142		04 ✓ ml
		270-147		05 ✓ ml
		258-091	316	01 ✓ ml
		240-097		02 ✓ ml
		269-095		03 ✓
		274-110		14 ✓ ml
		271-110		15 ✓ ml
		269-110		06 ✓ ml
		210-110		07 ✓ ml
		263-110		08 ✓ ml
		203-069	304	15 ✓ ml
		217-077	305	27 ✓ ml
		220-077		24 ✓ ml
		222-070		25 ✓ ml
		223-073		24 ✓ ml
		238-073		20 ✓ ml







<mainframe@coa1mp

3.cabq.gov>

05/11/04 11:40 AM

To:

cc:

Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01019057 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101905724911031505 LEGAL: 7 KA Y AD DITION & ADJACENT VACATED PORTION OF  
ALLEY LAND USE:  
PROPERTY ADDR: 00000 DALLAS  
OWNER NAME: MOWZOUN BIJAN SHERVIN MOWZOUN  
OWNER ADDR: 00119 DALLAS ST NE  
ALBUQUERQUE NM 87108  
0101905724912031506 LEGAL: 8 KA Y AD D  
LAND USE:  
PROPERTY ADDR: 00000 DALLAS  
OWNER NAME: BUTCHER BARRY M  
OWNER ADDR: 03621 STARDUST DR NE  
ALBUQUERQUE NM 87110  
0101905725212831507 LEGAL: LOTS 9 1 0 & 11 KAY ADD  
LAND USE:  
PROPERTY ADDR: 00000 DALLAS  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87103  
0101905724012031508 LEGAL: LTS 8, 9, 10 & THE N 4 FT LT 7 BLK 4 LOMA VERDE  
AD LAND USE:  
PROPERTY ADDR: 00000 CHARLESTON  
OWNER NAME: BUTHCER BARRY M  
OWNER ADDR: 03621 STARBURST DR NE  
ALBUQUERQUE NM 87110  
0101905724010531501 LEGAL: LTS 1 TH RU 6 LT 7 EXC THE NLY 4 FT BLK 4  
TOGETHER LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: LEYBA TONY J & CONNIE C &  
OWNER ADDR: 12304 SANTA MONICA NE  
ALBUQUERQUE NM 87122  
0101905724709831502 LEGAL: LT 5 KAY ADDN CONT 0.0976 AC M/L OR 4,251 SQ FT  
M/ LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: BALLENTINE RICK & MARY  
OWNER ADDR: 10401 CHAPALA PL NE  
ALBUQUERQUE NM 87111  
0101905725009831503 LEGAL: LT 6 KAY ADDN CONT 0.0976 AC M/L OR 4,251 SQ FT  
M/ LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: BALLENTINE RICK & MARY  
OWNER ADDR: 10401 CHAPALA PL NE  
ALBUQUERQUE NM 87111  
0101905724810431504 LEGAL: THE VAC 8 FT OF EAST/WEST ALLEY ABUTTING LTS 5  
& 6 LAND USE:  
PROPERTY ADDR: 00000 DALLAS  
OWNER NAME: CHILDERS JESSE W & SOFIA  
OWNER ADDR: 01952 SAN PEDRO DR NE  
ALBUQUERQUE NM 87110  
0101905721411331405 LEGAL: REPL OF BLK 3 OF LOMA VERDE SUBD

LAND USE: PROPERTY ADDR: 00000 CENTRAL  
 OWNER NAME: VONLO INC  
 OWNER ADDR: 03800 RIO GRANDE BL NW  
 ALBUQUERQUE NM 87107  
 0101905720814631822 LEGAL: 023 006L OMA VERDE & S121/2FT L22  
 LAND USE: PROPERTY ADDR: 00000 GROVE  
 OWNER NAME: TREECE ROBERT C & PATRICIA A  
 OWNER ADDR: 06912 QUARTERHORSE NW  
 ALBUQUERQUE NM 87120  
 0101905720814031801 LEGAL: 024 006L OMA VERDE  
 LAND USE: PROPERTY ADDR: 00000 GROVE  
 OWNER NAME: ANCHONDO CAMERINA V & MIGUEL A  
 OWNER ADDR: 00200 GROVE ST NE  
 ALBUQUERQUE NM 87108  
 1 R E C O R D S W I T H L A B E L S PAGE  
 2  
 0101905722215031804 LEGAL: 003 006L OMA VERDE ADD  
 LAND USE: PROPERTY ADDR: 00000 CHARLESTON  
 OWNER NAME: HERRING PATRICK S & PIA  
 OWNER ADDR: 00000  
 ALBUQUERQUE NM 87192  
 0101905724115031921 LEGAL: 003 005L OMA VERDE  
 LAND USE: PROPERTY ADDR: 00000 CHARLESTON  
 OWNER NAME: DE KENO SCOTT  
 OWNER ADDR: 00210 CHARLESTON NE  
 ALBUQUERQUE NM 87108  
 0101905724114531922 LEGAL: 002 005L OMA VERDE  
 LAND USE: PROPERTY ADDR: 00000 CHARLESTON  
 OWNER NAME: DAVIS LUCIA  
 OWNER ADDR: 01328 SECRET VALLEY DR SW  
 ALBUQUERQUE NM 87121  
 0101905724114031901 LEGAL: 001 005L OMA VERDE  
 LAND USE: PROPERTY ADDR: 00000 CHARLESTON  
 OWNER NAME: CHACON ROSENDO & CATHY  
 OWNER ADDR: 00200 CHARLESTON NE  
 ALBUQUERQUE NM 87108  
 0101905725314031902 LEGAL: LT 1 2 EX C THE W'LY 8 FT KAY ADDN CONT 0.1652 AC  
 M/ LAND USE: PROPERTY ADDR: 00000 DALLAS  
 OWNER NAME: PHILADELPHIA MINISTRIES  
 OWNER ADDR: 00201 DALLAS NE  
 ALBUQUERQUE NM 87108  
 0101905725314731903 LEGAL: LOTS 13A & 13B REPLAT OF LOTS 13 & 14 KAY  
 ADDITION LAND USE: PROPERTY ADDR: 00000 DALLAS  
 OWNER NAME: PHILADELPHIA MINISTRIES  
 OWNER ADDR: 00201 DALLAS ST NE  
 ALBUQUERQUE NM 87108  
 0101905727012741601 LEGAL: 011 CALV ALIER ADD REPL  
 LAND USE: PROPERTY ADDR: 00000 PENNSYLVANIA  
 OWNER NAME: RIVERA ROBERT E & IDA V  
 OWNER ADDR: 00000  
 SANTA ROSA NM 88435

0101905727013241602      LEGAL: 12 C ALAL IER INPROV  
LAND USE:                      PROPERTY ADDR: 00000      PENNSYLVANIA  
   OWNER NAME: RIVERA ROBERT E & IDA V  
   OWNER ADDR: 00000

SANTA ROSA    NM              88435  
0101905727013641603      LEGAL: LT 1 3 EX C THE NLY 10 FT CAVALIER ADDN  
LAND USE:                      PROPERTY ADDR: 00000      PENNSYLVANIA  
   OWNER NAME: RIVERA ROBERT E & IDA V  
   OWNER ADDR: 00000

SANTA ROSA    NM              88435  
0101905727013841624      LEGAL: NORT H 10    FT OF LOT 13 CAVALIER ADDN  
LAND USE:                      PROPERTY ADDR: 00000      PENNSYLVANIA  
   OWNER NAME: CITY OF ALBUQUERQUE  
   OWNER ADDR: 00000

ALBUQUERQUE NM              87103  
0101905727014241604      LEGAL: 014    CAVA LIER ADD REPL  
LAND USE:                      PROPERTY ADDR: 00000      PENNSYLVANIA  
   OWNER NAME: CAS AUS EUGENE R  
   OWNER ADDR: 01812      NEWTON                      PL NE

ALBUQUERQUE NM              87106  
1                      R E C O R D S      W I T H    L A B E L S                      PAGE  
3

0101905727014741605      LEGAL: 015    CAVA LIER  
LAND USE:                      PROPERTY ADDR: 00000      PENNSYLVANIA  
   OWNER NAME: CAS AUS EUGENE R & TINA  
   OWNER ADDR: 01812      NEWTON                      PL NE

ALBUQUERQUE NM              87106  
0101905725809731601      LEGAL: 004    KAY    ADDN  
LAND USE:                      PROPERTY ADDR: 00000      DALLAS  
   OWNER NAME: CASE GEORGE WILLIAM  
   OWNER ADDR: 00737      JEFFERSON                      NE

ALBUQUERQUE NM              87108  
0101905726009731602      LEGAL: 003    KAY    ADDN  
LAND USE:                      PROPERTY ADDR: 00000      CENTRAL  
   OWNER NAME: CASE GEORGE WILLIAM  
   OWNER ADDR: 00737      JEFFERSON                      NE

ALBUQUERQUE NM              87110  
0101905726909531603      LEGAL: CAVA LIER    ADD REPL LOTS 1 THRU 5  
LAND USE:                      PROPERTY ADDR: 00000      CENTRAL  
   OWNER NAME: GREATSTONE EQUITIES INC  
   OWNER ADDR: 00000

PHOENIX        AZ              85072  
0101905727411031604      LEGAL: 010    CAVA LIER  
LAND USE:                      PROPERTY ADDR: 00000      PENNSYLVANIA  
   OWNER NAME: MANIS DALMAS TERRY  
   OWNER ADDR: 09809      FOSTORIA                      RD NE

ALBUQUERQUE NM              87111  
0101905727111031605      LEGAL: 009    CAVA LIER  
LAND USE:                      PROPERTY ADDR: 00000      CHICO  
   OWNER NAME: MANIS DALMAS TERRY  
   OWNER ADDR: 09809      FOSTORIA                      RD NE

ALBUQUERQUE NM 87111  
0101905726911031606 LEGAL: 008 CAVA LIER  
LAND USE:  
PROPERTY ADDR: 00000 CHICO  
OWNER NAME: MANIS DALMAS TERRY  
OWNER ADDR: 09809 FOSTORIA RD NE

ALBUQUERQUE NM 87111  
0101905726611031607 LEGAL: 007 CAVA LIER  
LAND USE:  
PROPERTY ADDR: 00000 CHICO  
OWNER NAME: MANIS DALMAS TERRY  
OWNER ADDR: 09809 FOSTORIA RD NE

ALBUQUERQUE NM 87111  
0101905726311031608 LEGAL: 006 CAVA LIER  
LAND USE:  
PROPERTY ADDR: 00000 CHICO  
OWNER NAME: MANIS DALMAS TERRY  
OWNER ADDR: 09809 FOSTORIA RD NE

ALBUQUERQUE NM 87111  
0101905720306930415 LEGAL: LT 1 -A B LK 1 PLAT OF LT 1-A BLK 1 B M MOORE  
ADDITI LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: BETHEL INVESTMENTS INC  
OWNER ADDR: 06907 WILDWOOD LN NE

ALBUQUERQUE NM 87111  
0101905721707730527 LEGAL: 001 002B M MOORE  
LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: JIMENEZ CRESCENCIANO G &  
OWNER ADDR: 06014 CARRUTHERS NE

ALBUQUERQUE NM 87111  
1 R E C O R D S W I T H L A B E L S PAGE  
4  
0101905722007730526 LEGAL: 002 002B M MOORE  
LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: JIMENEZ CRESCENCIANO G &  
OWNER ADDR: 06014 CARRUTHERS NE

ALBUQUERQUE NM 87111  
0101905722207630525 LEGAL: 003 002B M MOORE  
LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: JIMENEZ CRESCENCIANO G &  
OWNER ADDR: 06014 CARRUTHERS NE

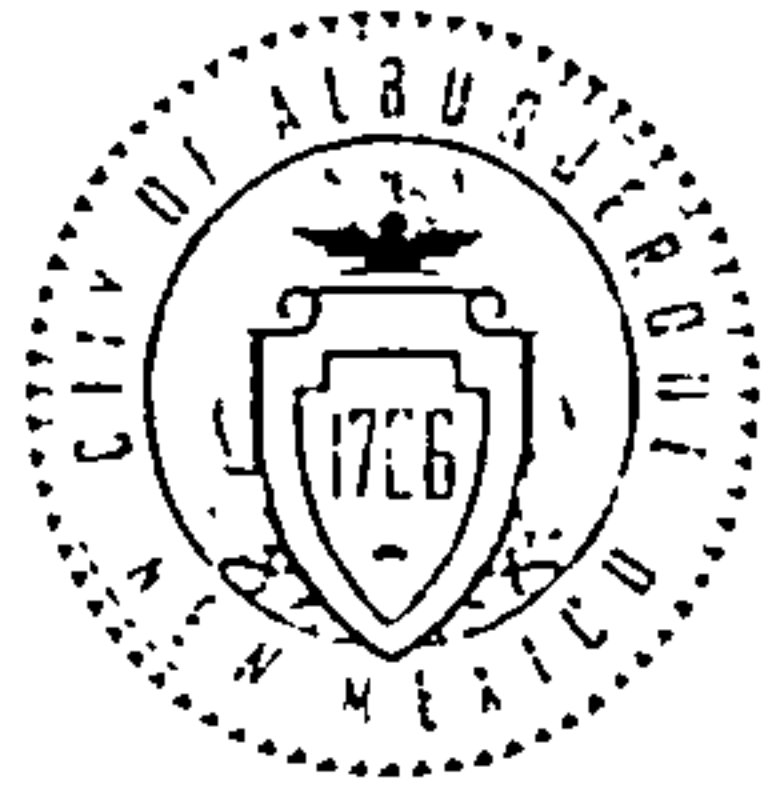
ALBUQUERQUE NM 87111  
0101905722307330524 LEGAL: LOT A BL K 2 B.M. MOORE ADDN (REPL OF LTS 4, 5,  
6 & LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: RUSSELL PERRY B & VERA M  
OWNER ADDR: 00713 WAGON TRAIN SE

ALBUQUERQUE NM 87123  
0101905723807330520 LEGAL: 002L OTS 8 THRU 11 B M MOORE ADDN  
LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: RUSSELL PERRY B & VERA B  
OWNER ADDR: 00713 WAGON TRAIN SE

ALBUQUERQUE NM 87123  
0101905725407230623 LEGAL: 001 GOLD EN VIEW & 2 THRU 5  
LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: FREEDMAN ESTHER



ALBUQUERQUE NM	87123	OWNER ADDR: 00301 SERENITY HILLS	PL SE
0101905726207130622		LEGAL: 006 GOLD EN VIEW & 7	
LAND USE:			
		PROPERTY ADDR: 00000 CENTRAL	
		OWNER NAME: MARTINEZ ERNEST A & PATRICIA T	
		OWNER ADDR: 09408 CLEARWATER	ST NW
ALBUQUERQUE NM	87111		
0101905727007030621		LEGAL: 008 GOLD EN VIEW & 9 THRU 11	
LAND USE:			
		PROPERTY ADDR: 00000 CENTRAL	
		OWNER NAME: DIEP LY THE	
		OWNER ADDR: 01405 PITT	NE
ALBUQUERQUE NM	87112		
0101905725911231610		LEGAL: 1A S UMMA RY PLAT KAY ADDITION REDIVISION OF LOTS	
1 LAND USE:			
		PROPERTY ADDR: 00000 DALLAS	
		OWNER NAME: CASE GEORGE WILLIAM	
		OWNER ADDR: 00737 JEFFERSON	NE
ALBUQUERQUE NM	87110		
0101905722214031802		LEGAL: 001 006L OMA VERDE	
LAND USE:			
		PROPERTY ADDR: 00000 CHARLESTON	
		OWNER NAME: LE AN VAN & TUYET MAI THI NGUY	
		OWNER ADDR: 00201 CHARLESTON	NE
ALBUQUERQUE NM	87108		
0101905722214531803		LEGAL: 002 006L OMA VERDE	
LAND USE:			
		PROPERTY ADDR: 00000 CHARLESTON	
		OWNER NAME: LE AN VAN & TUYET MAI THI NGUY	
		OWNER ADDR: 00201 CHARLESTON	NE
ALBUQUERQUE NM	87108		
QUIT			



City of Albuquerque

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

Date: April 30, 2004

TO CONTACT NAME: Philip W. Duran
COMPANY/AGENCY: Diamantes of New Mexico
ADDRESS/ZIP: PO Box 30192 87190-0192
PHONE/FAX #: 884-9087 / 884-2192

Thank you for your inquiry of 4-30-04 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 8-11 of Kay Addition & Lots 7-10, Block A of Irma Veyde Subdivision. zone map page(s) K-19.

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

La Mesa Community Improvement Neighborhood Association
Contact: Jenni Butler
123 Vermont NE / 87108
366-3590 (h)
Melody Medina
212 Espanola NE #A / 87108
268-5266 (h)

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

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

Sincerely,
Lakana S. Carrasco
OFFICE OF NEIGHBORHOOD COORDINATION

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

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

UNIT ID: 0110

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

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

PS Form 3800, June 2002 See Reverse for Instructions

6200 7722 2000 0922 8002

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

UNIT ID: 0110

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

Sent To **John Buller**  
 Street, Apt. No.,  
 or PO Box No. **123 Vermont**  
 City, State, ZIP+4 **Albu NM 87108**

PS Form 3800, June 2002 See Reverse for Instructions

2900 7722 2000 0922 8002



\*\*\*\*\* WELCOME TO \*\*\*\*\*  
 UPTOWN STATION  
 ALBUQUERQUE, NM 87110-3801  
 04/30/04 02:26PM

Store USPS Trans 36  
 Wkstn sys5007 Cashier DMHYQB  
 Cashier's Name CHIOU  
 Stock Unit Id WINCHIOU  
 PO Phone Number 800-ASK-USPS  
 USPS # 3401500110

1. First Class 4.42  
 Destination: 87108  
 Weight: 0.50oz  
 Postage Type: PVI  
 Total Cost: 4.42  
 Base Rate: 0.37  
 SERVICES  
 Certified Mail 2.30  
 70032260000723110062  
 Return Receipt 1.75

2. First Class 4.42  
 Destination: 87108  
 Weight: 0.50oz  
 Postage Type: PVI  
 Total Cost: 4.42  
 Base Rate: 0.37  
 SERVICES  
 Certified Mail 2.30  
 70032260000723110079  
 Return Receipt 1.75

Subtotal 8.84  
 Total 8.84

Cash 10.00  
 Change Due  
 Cash 1.16

Number of Items Sold: 2

Thank You  
 GOD BLESS AMERICA!!



INTER-OFFICE MAIL

COA - FIRE DEPARTMENT  
11510 SUNSET GARDENS SW  
ALBUQUERQUE NM 87121

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

101905724010531501

LEYBA TONY J & CONNIE C &  
12304 SANTA MONICA NE  
ALBUQUERQUE NM 87122

101905721411331405

VONLO INC  
3800 RIO GRANDE BL NW  
ALBUQUERQUE NM 87107

101905722215031804

HERRING PATRICK S & PIA  
PO BOX 11667  
ALBUQUERQUE NM 87192

101905724114031901

CHACON ROSENDO & CATHY  
200 CHARLESTON NE  
ALBUQUERQUE NM 87108

101905727014741605

CASAUS EUGENE R & TINA  
1812 NEWTON PL NE  
ALBUQUERQUE NM 87106

101905727411031604

MANIS DALMAS TERRY  
9809 FOSTORIA RD NE  
ALBUQUERQUE NM 87111

101905722307330524

RUSSELL PERRY B & VERA M  
713 WAGON TRAIN SE  
ALBUQUERQUE NM 87123

101905727007030621

DIEP LY THE  
1405 PITT NE  
ALBUQUERQUE NM 87112

Project# 1002796

TERRAMETRICS OF NEW MEXICO  
PO BOX 30192  
ALBUQUERQUE NM 87190

101905724911031505

MOWZOUN BIJAN SHERVIN  
119 DALLAS ST NE  
ALBUQUERQUE NM 87108

101905724709831502

BALLENTINE RICK & MARY  
10401 CHAPALA PL NE  
ALBUQUERQUE NM 87111

101905720814631822

TREECE ROBERT C & PATRICIA A  
6912 QUARTERHORSE NW  
ALBUQUERQUE NM 87120

101905724115031921

DE KENO SCOTT  
210 CHARLESTON NE  
ALBUQUERQUE NM 87108

101905725314031902

PHILADELPHIA MINISTRIES  
201 DALLAS NE  
ALBUQUERQUE NM 87108

101905725809731601

CASE GEORGE WILLIAM  
737 JEFFERSON NE  
ALBUQUERQUE NM 87108

101905720306930415

BETHEL INVESTMENTS INC  
6907 WILDWOOD LN NE  
ALBUQUERQUE NM 87111

101905725407230623

FREEDMAN ESTHER  
301 SERENITY HILLS PL SE  
ALBUQUERQUE NM 87123

101905722214031802

LE AN VAN & TUYET MAI THI NGU  
201 CHARLESTON NE  
ALBUQUERQUE NM 87108

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

101905724912031506

BUTCHER BARRY M  
3621 STARDUST DR NE  
ALBUQUERQUE NM 87110

101905724810431504

CHILDERS JESSE W & SOFIA  
1952 SAN PEDRO DR NE  
ALBUQUERQUE NM 87110

101905720814031801

ANCHONDO CAMERINA & MIGUEL  
200 GROVE ST NE  
ALBUQUERQUE NM 87108

101905724114531922

DAVIS LUCIA  
1328 SECRET VALLEY DR SW  
ALBUQUERQUE NM 87121

101905727012741601

RIVERA ROBERT E & IDA V  
HCR 69 BOX 735  
SANTA ROSA NM 88435

101905726909531603

GREATSTONE EQUITIES INC  
PO BOX 52085  
PHOENIX AZ 85072

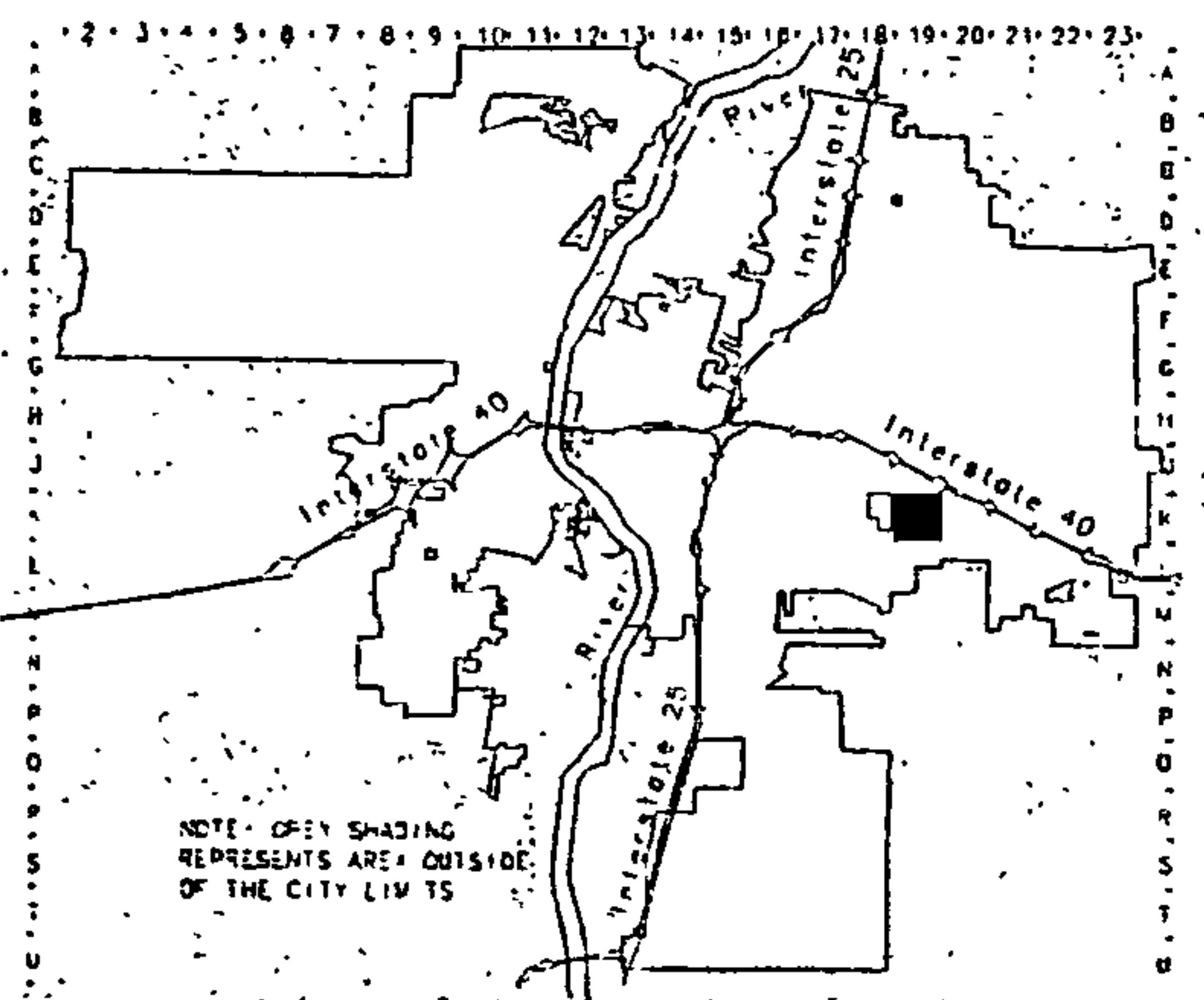
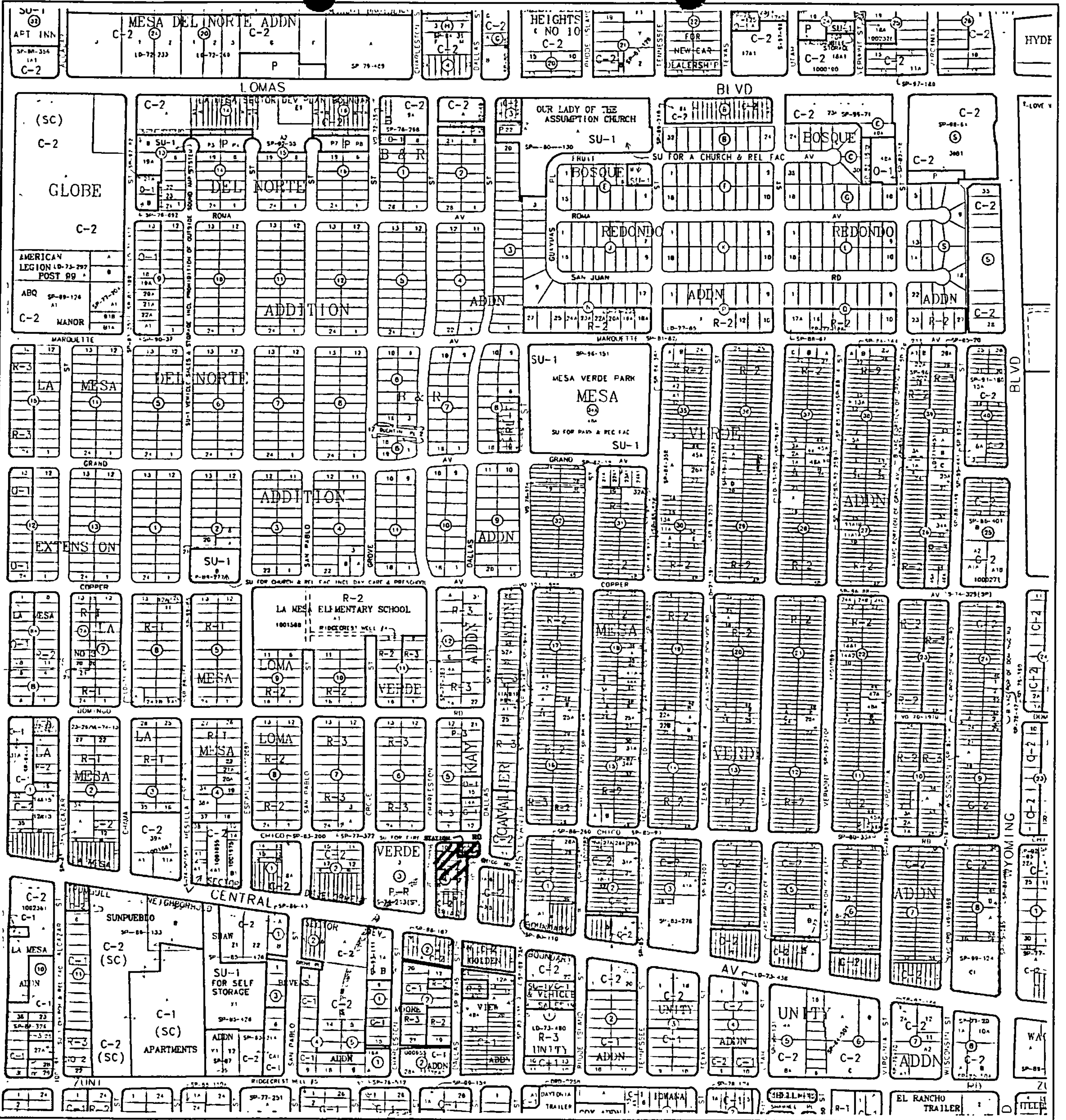
101905721707730527

JIMENEZ CRESCENCIANO G &  
6014 CARRUTHERS NE  
ALBUQUERQUE NM 87111

101905726207130622

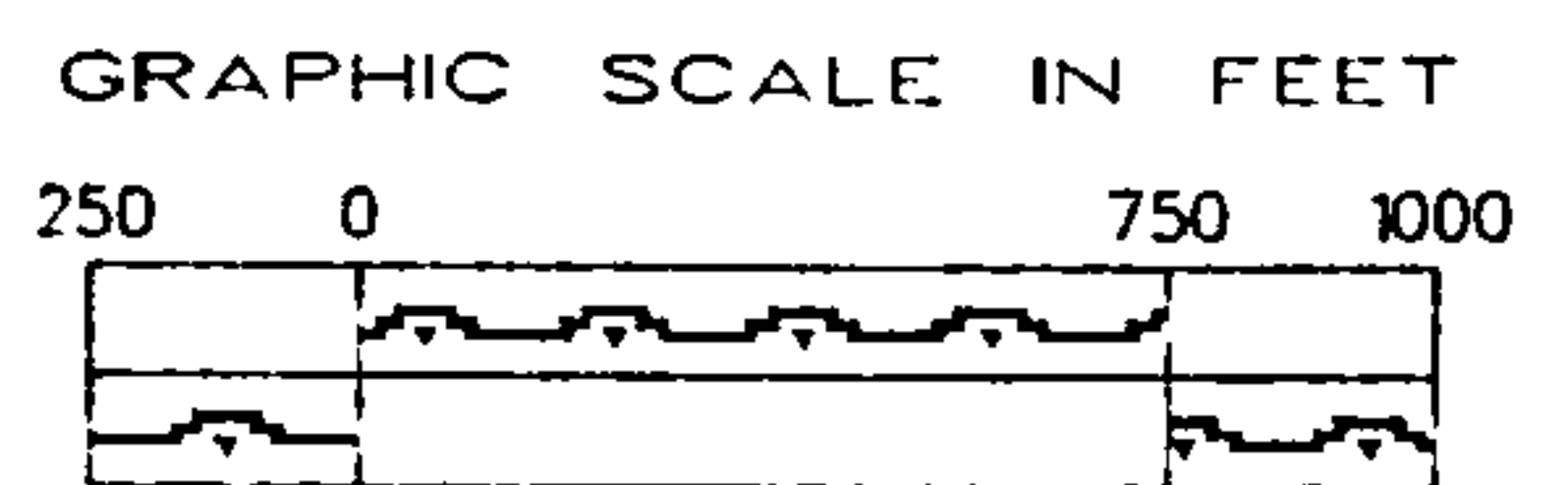
MARTINEZ ERNEST A & PATRICIA  
9408 CLEARWATER ST NW  
ALBUQUERQUE NM 87111





CITY OF  
Albuquerque  
A G I S  
buqueque eographic nformation system  
PLANNING DEPARTMENT

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Zone Atlas Page

**K-19-Z**

Map Amended through July 09, 2003

**TERRAMETRICS of New Mexico**  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
Phone: 505 884-9087; FAX 505 884-2192  
Email: [surveyor@sandia.net](mailto:surveyor@sandia.net)

April 27, 2004

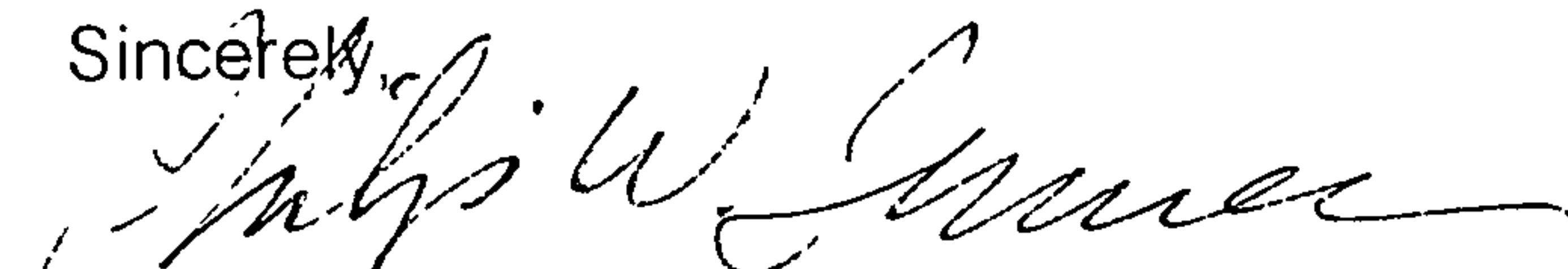
City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

Re: Firehouse No. 5 Replat & Public Easemnt Vacation

COA Planning Dept.

The Albuquerque Fire Department wishes to redevelop the site of the existing fire station on Chico Rd, NE between Charleston and Dallas. To accomplish this aim it is necessary to consolidate a number of lots in the Kay Addition and Loma Larga subdivisions into a single Tract, henceforth to be known as Tract A and vacate the existing public utility easement along the rear line of the lots in question. Terrametrics of New Mexico is therefore bring a plat before the planning department to achieve these goals Thank you

Sincerely,



Philip W. Turner, PS





**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

Supplemental form

**S Z ZONING & PLANNING**

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

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

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

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

**APPLICANT INFORMATION:**

NAME: City of Albuquerque Fire Dept. PHONE: 833-7300  
 ADDRESS: 11510 Sunset Gardens SW FAX: 833-7318  
 CITY: Albuquerque STATE: NM ZIP: 87121 E-MAIL: REORTEGA@CABQ.GOV  
 Proprietary interest in site: OWNER List all owners: CITY OF ALBUQUERQUE  
 AGENT (if any): TERRAMETRICS OF NM PHONE: 884-9087  
 ADDRESS: P.O.B. 30192 FAX: 884-2192  
 CITY: ALBUQUERQUE STATE: NM ZIP: 87190 E-MAIL: surveyor@sandia.net

DESCRIPTION OF REQUEST: Internal Routing for Signatures

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

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

Lot or Tract No. lot 8-11 / lot 7-10 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Kay Addn / Loma Verde Subd.  
 Current Zoning: SU-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): K-19 No. of existing lots: 8 No. of proposed lots: 1  
 Total area of site (acres): 0.83 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. 101 905 725 212 831 507 MRGCD Map No. None  
 LOCATION OF PROPERTY BY STREETS: On or Near: CHICO ROAD NE  
 Between: DALLAS STREET NE and CHARLESTON STREET NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 100 2796  
04 DRB-00326 03 02022 03 02024 04 00607

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

SIGNATURE Philip W. Turner DATE 8/23/04  
 (Print) PHILIP W. TURNER Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>04DRB 01295</u>	<u>PEF</u>	<u>SC3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>1 R</u>			Total <u>\$ 0</u>

Sabah 8-23-04  
 Planner signature / date

Project # 100 2796



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- \_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ 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

NA Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

Philip W. Turner  
Applicant name (print)  
[Signature] 8/23/04  
Applicant signature / date



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

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

Application case numbers  
04DRB - 01295

[Signature] 8/23/04  
Planner signature / date  
**Project # 100279C**



Philip W. Turner, PS  
*Professional Land Surveyor*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 884-9087; FAX 505 884-2192; Mobile 505 379-4301

8/23/2004

City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

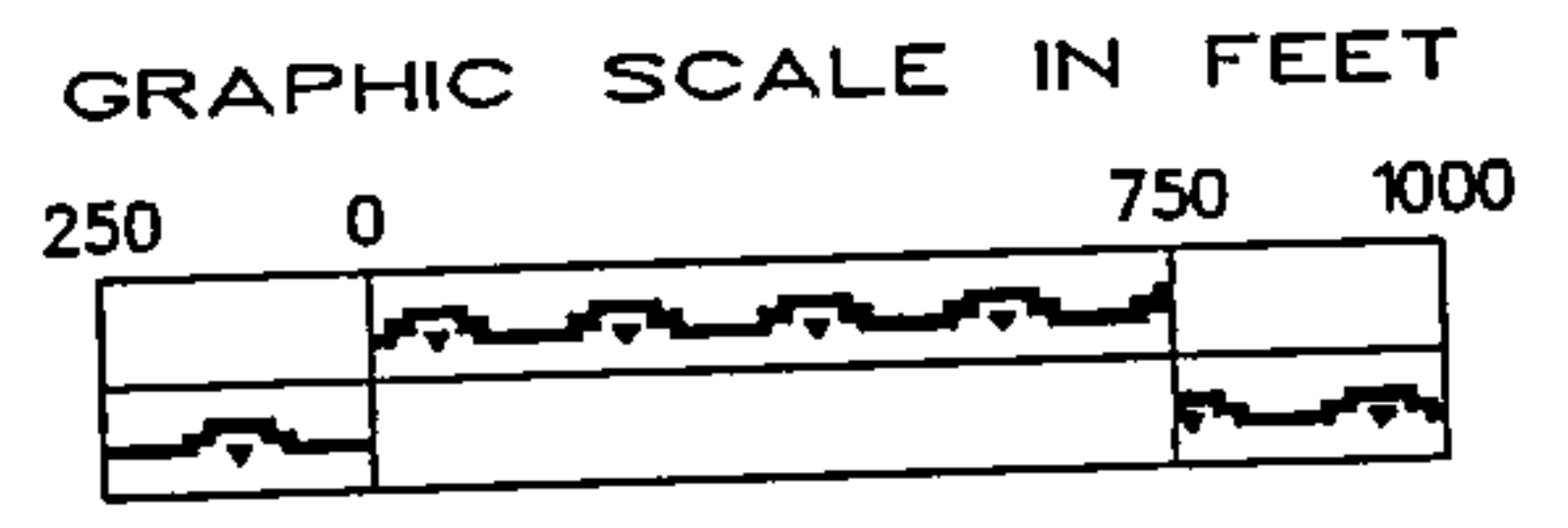
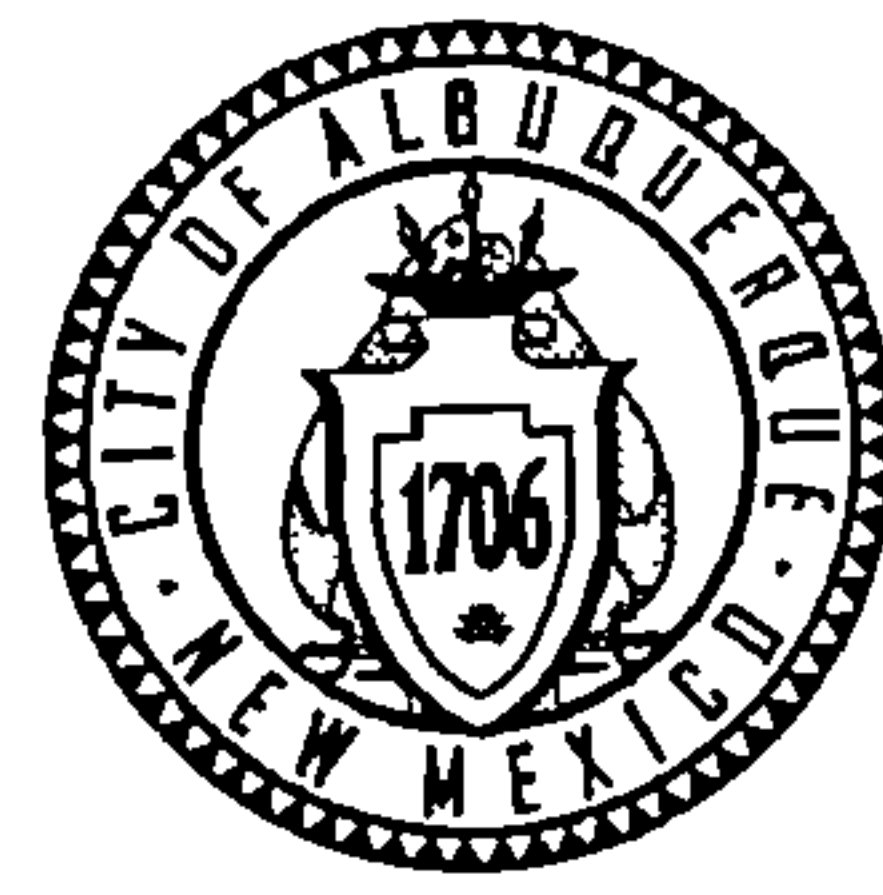
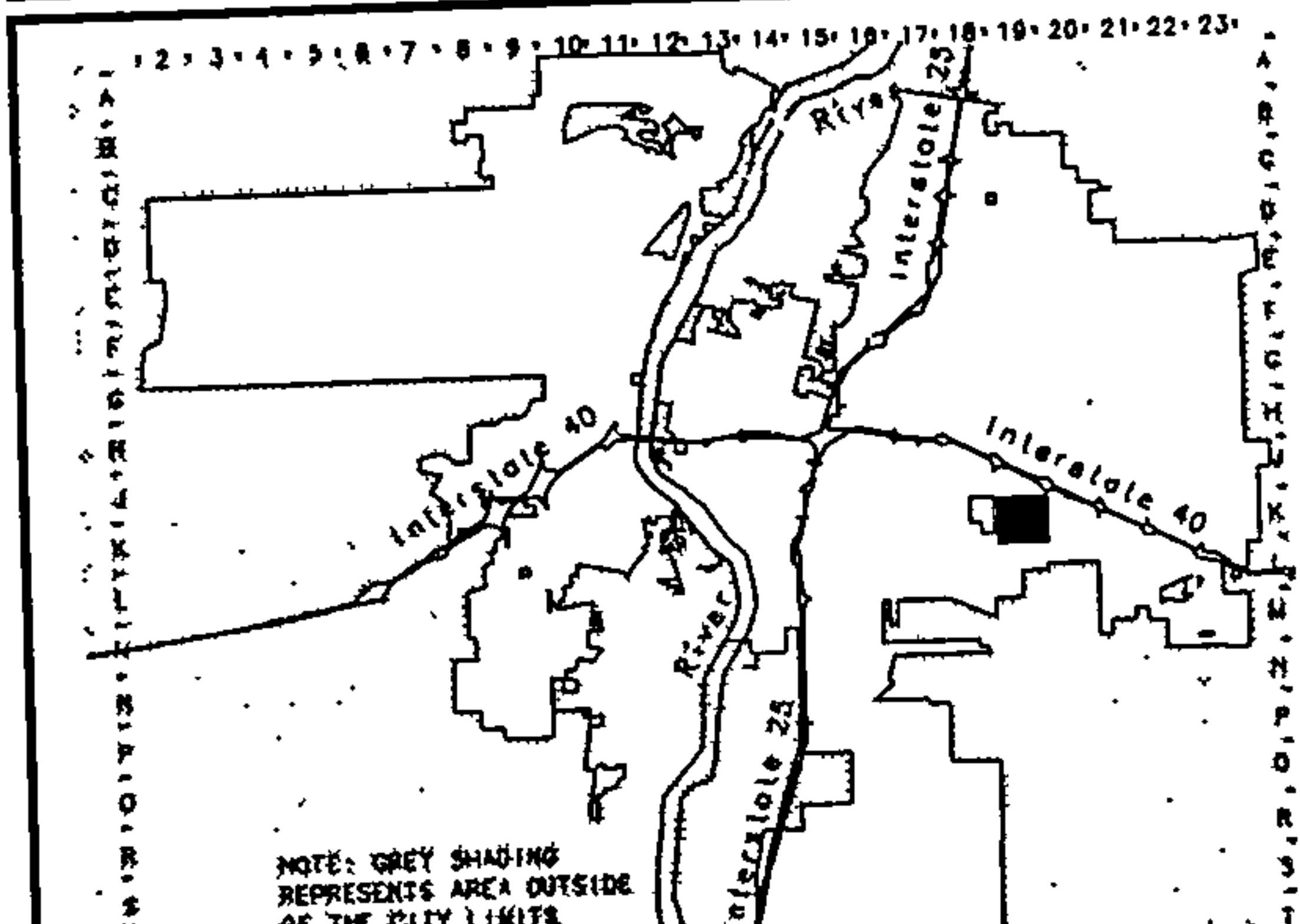
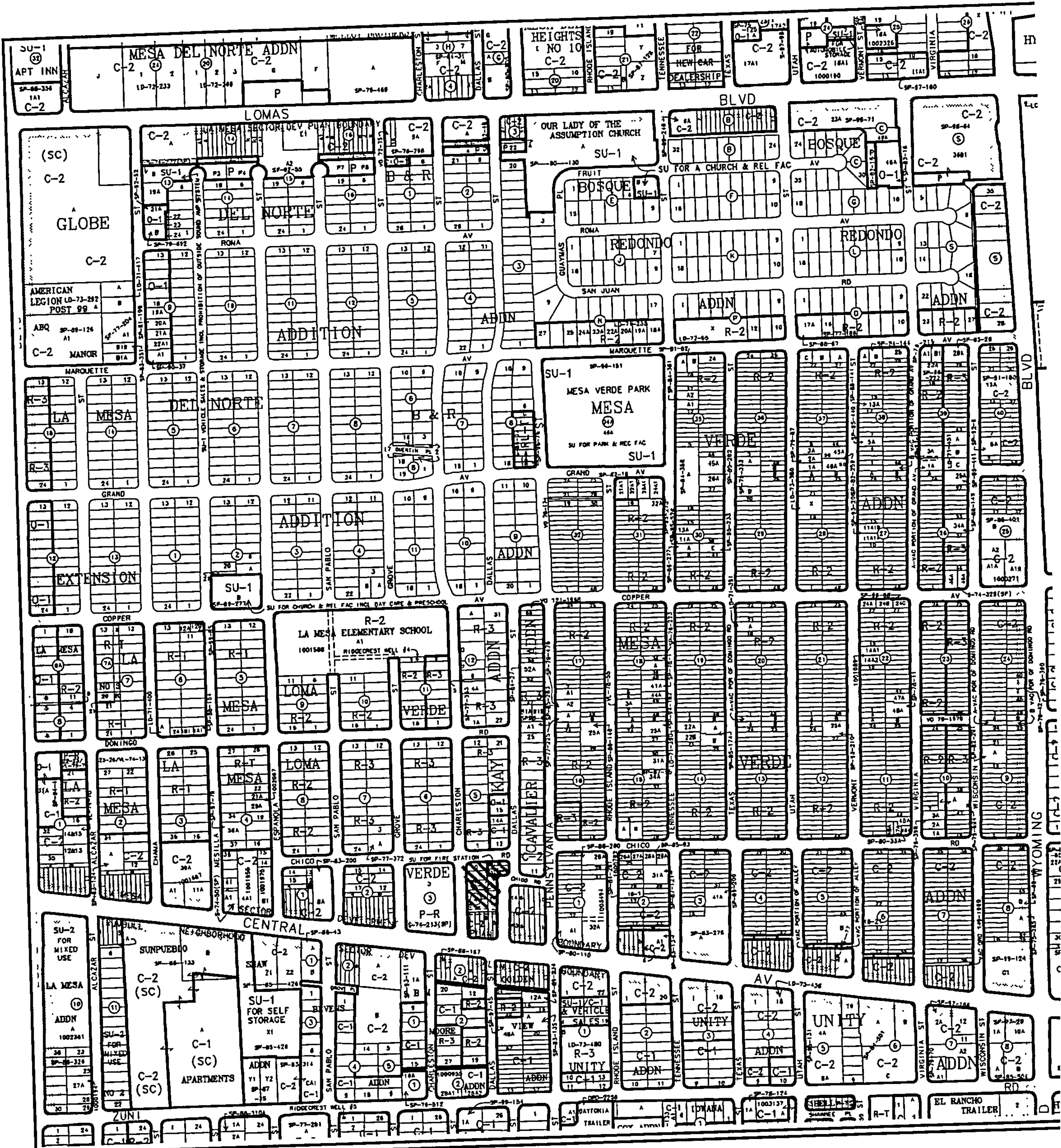
Re: Replat of Lots 7-10, Loma Verde Subd. and Lots 8-11, Kay Addition.

City of Albuquerque Planning Department:

The City of Albuquerque requires a replat to combine the referenced lots into a single tract in conjunction with the redevelopment of City of Albuquerque Fire Station No. 5. An easement five feet in width has been vacated. The property carries SU-1 zoning and C-2 zoning.

Sincerely,

  
Philip W. Turner, PS

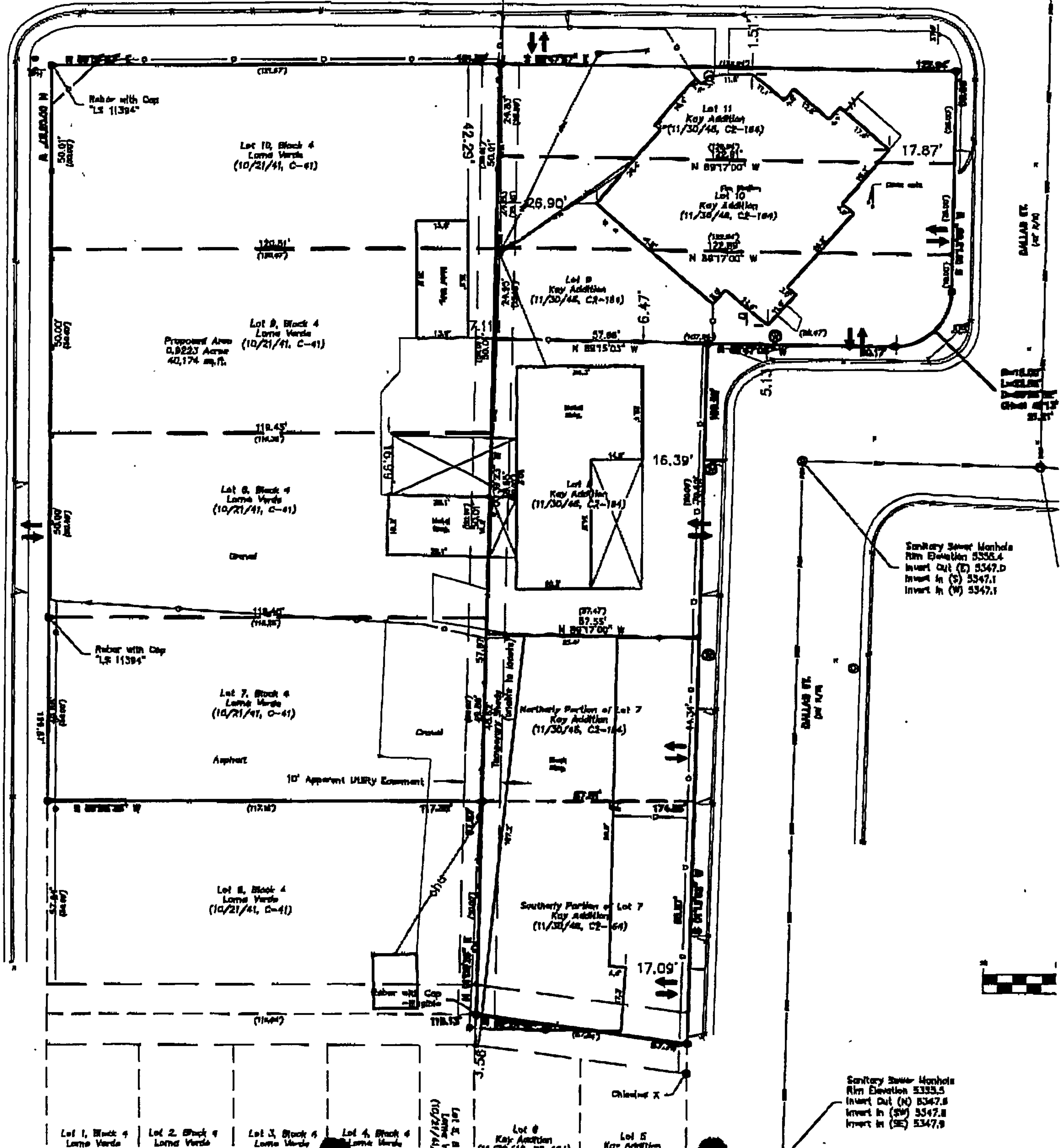


**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2004

**Zone Atlas Page**  
**K-19-Z**

Map Amended through August 04, 2004





DALLAS ST. (1/2" = 10')

DALLAS ST. (1/2" = 10')



Sanitary Sewer Manhole  
 Rim Elevation 5355.5  
 Invert Out (N) 5347.5  
 Invert In (SW) 5347.8  
 Invert In (SE) 5347.9

Lot 1, Block 4 Loma Verde  
 Lot 2, Block 4 Loma Verde  
 Lot 3, Block 4 Loma Verde  
 Lot 4, Block 4 Loma Verde  
 Lot 5, Block 4 Loma Verde  
 Lot 6, Key Addition (11/30/48, C2-184)  
 Lot 7, Block 4 Loma Verde (10/21/41, C-41)  
 Lot 8, Block 4 Loma Verde (10/21/41, C-41)  
 Lot 9, Key Addition (11/30/48, C2-184)  
 Lot 10, Key Addition (11/30/48, C2-184)  
 Lot 11, Key Addition (11/30/48, C2-184)

#6



Completed  
3/18/04

# DRB CASE ACTION LOG (SITE PLAN SUB & B.P.)

REVISED 2/5/04

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

DRB Application No.: 03DRB-02022 (SBP) & 03DRB-02024 (SPS)

Project # 1002796

Project Name: KAY ADDITION, LOMA VERDE SUBDIVISION

Agent: RMKM ARCHITECTURE

Phone No.: 243-5454 (RAMON)

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/17/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number

1002796



Alaire

CITY DEPARTMENT INFRASTRUCTURE LIST

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

COA FIRE STATION #5 REPLACEMENT

PROPOSED NAME OF ~~ROAD~~ AND/OR SITE DEVELOPMENT PLAN

LOTS 7-10, BLOCK 4, LOMA VERDE AND LOTS 8-11, KAY ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 3/16/04  
Date Site Plan Approved: 3/17/04  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No.: 1002796  
DRB Application No.: 03-02022

ORIGINAL

Current DRC Project Number: \_\_\_\_\_

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		STD	25' RADIUS CURB RETURN	SW CORNER DALLAS CHICO			/	/	/
		STD	25' RADIUS CURB RETURN	SE CORNER CHARLSTON CHICO			/	/	/
		6'	SIDEWALK	W. SIDE OF DALLAS	SOUTH PROP LINE	CHICO	/	/	/
		6'	SIDEWALK	E. SIDE OF CHARLSTON	SOUTH PROP LINE	CHICO	/	/	/
		6'	SIDEWALK	S. SIDE OF CHICO	CHARLSTON	DALLAS	/	/	/
		STD	PERMANENT ASPHALT PAVEMENT FILLET	W. SIDE OF DALLAS	EAST ACCESS TO HIGH BAY DOORS		/	/	/
		STD	EMERGENCY HAZARD BEACONS	DALLAS	NORTH AND SOUTH OF FIRE STATION EXIT		/	/	/
		8"	STD. CURB & GUTTER W/ + 2'-0" PERMANENT PAVEMENT	W. SIDE OF DALLAS	WEST PROPERTY LINE	CURB RETURN	/	/	/

ORIGINAL

By signing below I, ROBERT A. MONTOYA ~~DEPT~~ DEPUTY CHIEF OF THE FIRE DEPARTMENT for the City of Albuquerque, recognize that my department is financially responsible for the construction of the above listed improvements and this agreement will constitute the Subdivision Improvements Agreement (SIA). Funding for these improvements have been programmed within this department's budget. These improvements listed above will be constructed by PRIVATE CONTRACT, or within 6 months after written notification from the City Engineer. The estimated dollar amount for these improvements are \$ 32,647.00. A copy of the certified engineers estimate must accompany this Infrastructure list.

NOTES

- 1 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE FINANCIAL GUARANTEE CAN BE RELEASED
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
ALBUQUERQUE FIRE AND RESCUE NAME (print)	<u><i>Sherrill Peterson</i></u> 3/17/04 DRB CHAIR - date	<u><i>Christina Sandoval</i></u> 3/17/04 PARKS & GENERAL SERVICES - date	
OWNER/DEVELOPER FIRM	<u><i>Ally Sey</i></u> 3-17-04 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date	
<u><i>[Signature]</i></u> 3/17/04 SIGNATURE - date	<u><i>Robert [Signature]</i></u> 3/17/04 UTILITY DEVELOPMENT - date	_____ - date	
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	<u><i>Brad L. Biker</i></u> 3/17/04 CITY ENGINEER - date	_____ - date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

ORIGINAL

**APD Fire Station #5  
Infrastructure Cost Estimate  
March 15, 2004**

Asphalt Pavement 196 sy @ 14.65	2871.40
Valley Gutter (Drivepads) 132 sy @ 39.50	5,214.00
Sidewalk 3288 sf @ 3.00	9,864.00
Demo Pavement, Curb Pavement, Water Meters	3,500.00
Replace Pavement (181 sy) @ 19.74	3,573.00
Wheel Chair Ramps 10 @ 470.00	4,700.00
Standard Curb and Gutter 260 lf @ 11.25	2,925.00



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input checked="" type="checkbox"/> Vacation	(V)	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
<b>STORM DRAINAGE</b>	<b>D</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		<input type="checkbox"/> 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: City of Albuquerque Fire Dept PHONE: 833-7300  
 ADDRESS: 11516 Sunset Gardens SW FAX: 833-7318  
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: REORTEGA@CABQ.GOV  
 Proprietary interest in site: OWNER List all owners: CITY OF ALBUQUERQUE  
 AGENT (if any): Terrametrics of New Mexico PHONE: 884-9087  
 ADDRESS: P.O. Box 30192 FAX: 884-2192  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: surveyor@saudia.net

DESCRIPTION OF REQUEST: Vacation of 5' utility easement along rear line of Lots 8 through 11 of Kay Addition

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

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

Lot or Tract No. Lot 8 through 11 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Kay Addition  
 Current Zoning: SC1-1 Proposed zoning: -  
 Zone Atlas page(s): K-19 No. of existing lots: 8 No. of proposed lots: 1  
 Total area of site (acres): 0.83 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. 101905725212831507 MRGCD Map No. None  
 LOCATION OF PROPERTY BY STREETS: On or Near: Chico Road NE  
 Between: Dallas Street NE and Charleston St. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002796  
04DRB-00826

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE Philip W. Turner DATE 4-30-04  
 (Print) Philip W. Turner \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04, 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00667</u>	<u>YPE</u>	<u>✓</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>JUNE 2<sup>nd</sup> 04</u>			Total <u>\$ 0</u>
	Planner signature / date <u>Robert 4/30/04</u>	Project # <u>1002796</u>		



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

- \_\_\_ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
  - \_\_\_ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
  - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- ✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Fee (see schedule) *0 CITY PROJECT*
- ✓ Any original and/or related file numbers are listed on the cover application

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

**SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

**VACATION OF PRIVATE EASEMENT**

- \_\_\_ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- \_\_\_ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the vacation
- \_\_\_ Letter of authorization from the grantors and the beneficiaries
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

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

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

*Philip W. Turner*  
 Applicant name (print)  
*Philip W. Turner* 4/30/04  
 Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers  
 04DRB - 00667

*Robert* 4/30/04  
 Planner signature / date  
**Project # 1002796**





**TERRAMETRICS of New Mexico**  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
Phone: 505 884-9087; FAX 505 884-2192  
Email: [surveyor@sandia.net](mailto:surveyor@sandia.net)

April 27, 2004

City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

Re: Firehouse No. 5 Replat & Public Easemnt Vacation

COA Planning Dept.

The Albuquerque Fire Department wishes to redevelop the site of the existing fire station on Chico Rd, NE between Charleston and Dallas. To accomplish this aim it is necessary to consolidate a number of lots in the Kay Addition and Loma Larga subdivisions into a single Tract, henceforth to be known as Tract A and vacate the existing public utility easement along the rear line of the lots in question. Terrametrics of New Mexico is therefore bring a plat before the planning department to achieve these goals. Thank you.

Sincerely,



Philip W. Turner, PS





City of Albuquerque

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

Date: April 30, 2004

TO CONTACT NAME: Philip W. Turner
COMPANY/AGENCY: Terrametrics of New Mexico
ADDRESS/ZIP: PO Box 30192 87190-0192
PHONE/FAX #: 884-9087 / 884-2192

Thank you for your inquiry of 4-30-04 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 8-11 of Kay Addition & Lots 7-10, Block A of Loma Verde Subdivision. zone map page(s) K-19.

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

La Mesa Community Improvement
Neighborhood Association
Contacts: John Bulten
123 Vermont NE / 87108
266-3590 (h)
Robby Molina
212 Espanola NE #A / 87108
268-5206 (h)

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

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

Sincerely,
Dalaina A. Carmosa
OFFICE OF NEIGHBORHOOD COORDINATION

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



Additional Neighborhood Association Information

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

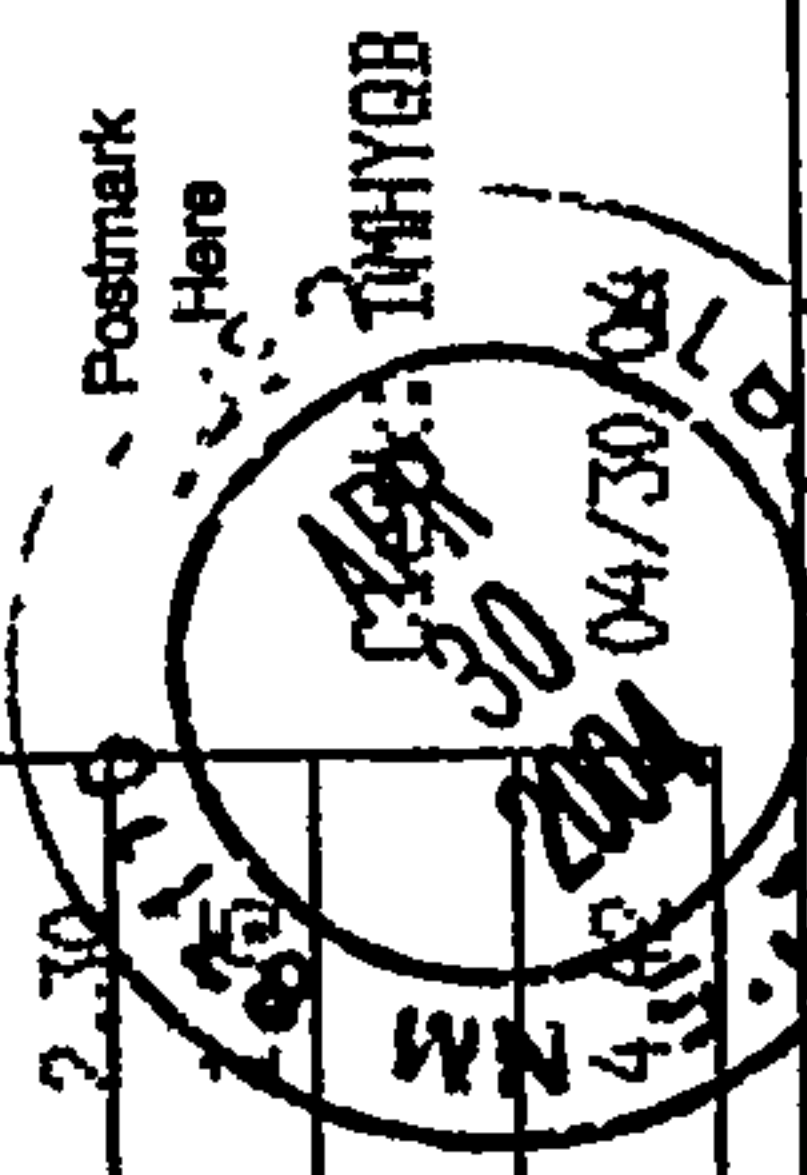
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**OFFICIAL USE**

Postage \$	0.37	UNIT ID: 0110
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)	4.42	
Total Postage & Fees \$		



Sent To **Dabie Molina**  
Street, Apt. No. **212 Espanole NE #A**  
or PO Box No. **ALBUQUERQUE NM 87108**  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

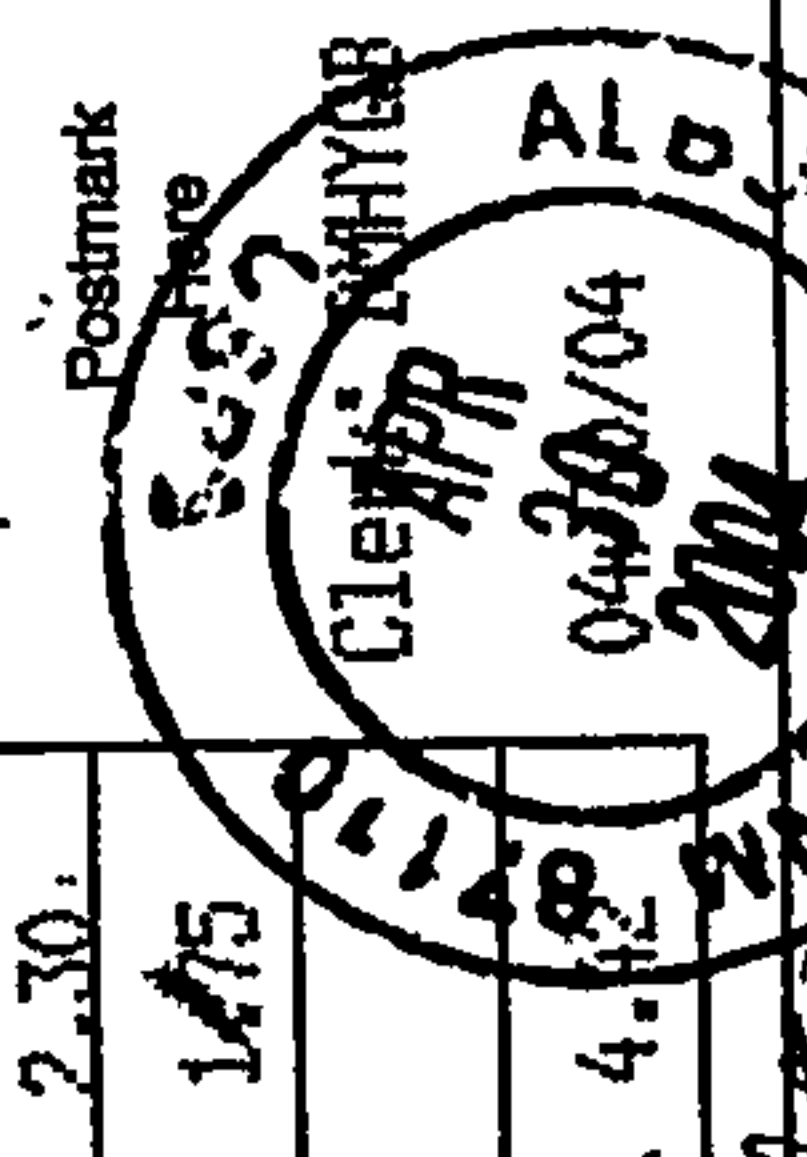
6200 7122 2000 0922 E002

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$	0.37	UNIT ID: 0110
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)	4.42	
Total Postage & Fees \$		



Sent To **John Bulet**  
Street, Apt. No. **123 Vermont**  
or PO Box No. **ALBUQUERQUE NM 87108**  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

2900 7122 2000 0922 E002



\*\*\*\*\* WELCOME TO \*\*\*\*\*  
UPTOWN STATION  
ALBUQUERQUE, NM 87110-3801  
04/30/04 02:26PM

Store USPS Trans 36  
Wkstn sys5007 Cashier DMHYQB  
Cashier's Name CHIQU  
Stock Unit Id WINCHIOU  
PO Phone Number 800-ASK-USPS  
USPS # 3401500110

1. First Class 4.42  
Destination: 87108  
Weight: 0.50oz  
Postage Type: PVI  
Total Cost: 4.42  
Base Rate: 0.37

SERVICES  
Certified Mail 2.30  
70032260000723110062  
Return Receipt 1.75

2. First Class 4.42  
Destination: 87108  
Weight: 0.50oz  
Postage Type: PVI  
Total Cost: 4.42  
Base Rate: 0.37

SERVICES  
Certified Mail 2.30  
70032260000723110079  
Return Receipt 1.75

Subtotal 8.84  
Total 8.84

Cash 10.00  
Change Due  
Cash 1.16

Number of Items Sold: 2

Thank You  
GOD BLESS AMERICA!!

**TERRAMETRICS of New Mexico**  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
Phone: 505 884-9087; FAX 505 884-2192  
Email: [surveyor@sandia.net](mailto:surveyor@sandia.net)

April 30, 2004

Debbie Molina  
La Mesa Community Improvement Association  
212 Espanola NE #A  
Albuquerque, NM 87108

Via Certified Mail

Re: Firehouse No. 5 Replat & Public Easement Vacation

Ms. Molina:

The Albuquerque Fire Department wishes to redevelop the site of the existing fire station on Chico Rd, NE between Charleston and Dallas. To accomplish this aim it is necessary to consolidate a number of lots in the Kay Addition and Loma Larga subdivisions into a single Tract, henceforth to be known as Tract A and vacate the existing public utility easement along the rear line of the lots in question. Terrametrics of New Mexico is therefore bringing a plat before the City of Albuquerque Planning Department to achieve these goals. This letter is being sent to you in compliance with notification requirements mandated by the City of Albuquerque for vacation actions.

Sincerely,



Philip W. Turner, PS



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

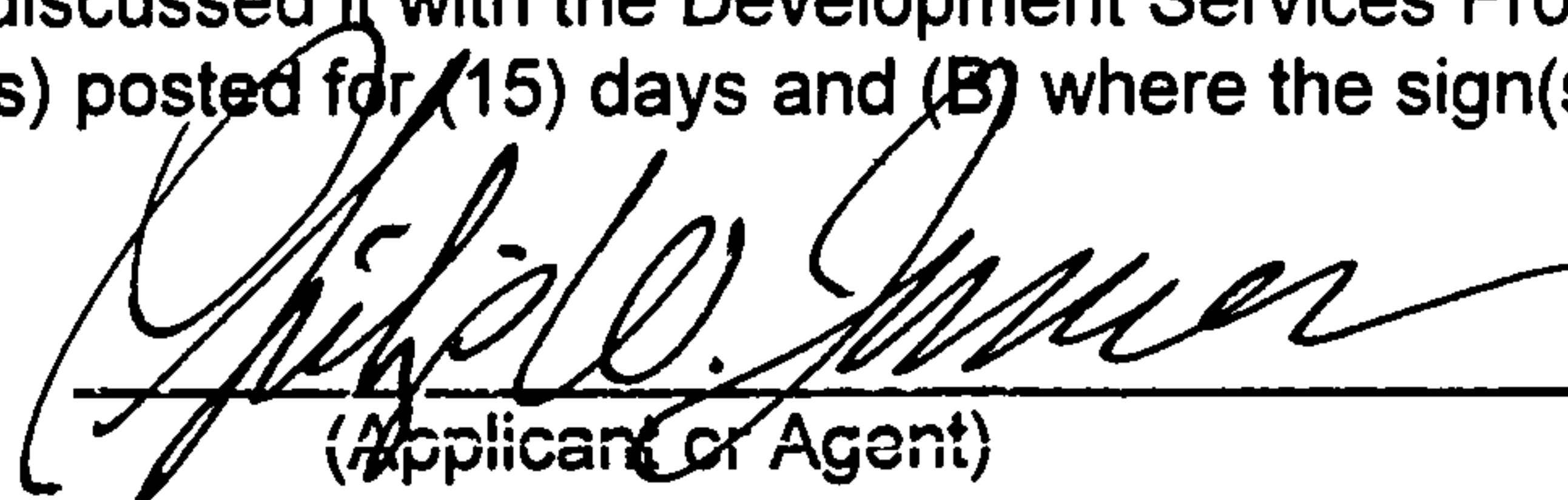
#### 4. TIME

Signs must be posted from MAY 18<sup>th</sup> '04 To JUNE 2<sup>nd</sup> '04

#### 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.

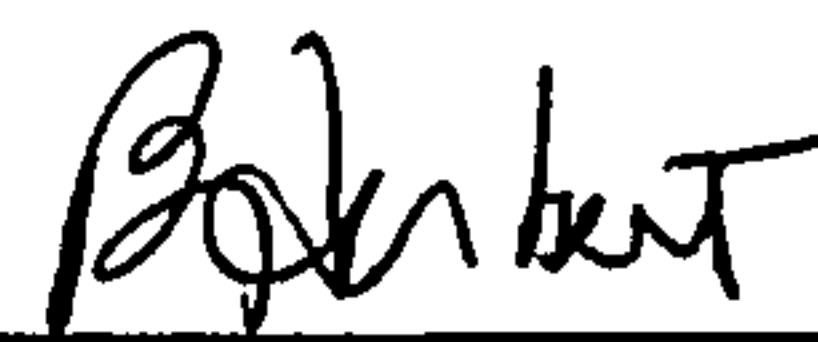
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
(Applicant or Agent)

4-30-04  
(Date)

I issued 3 signs for this application,

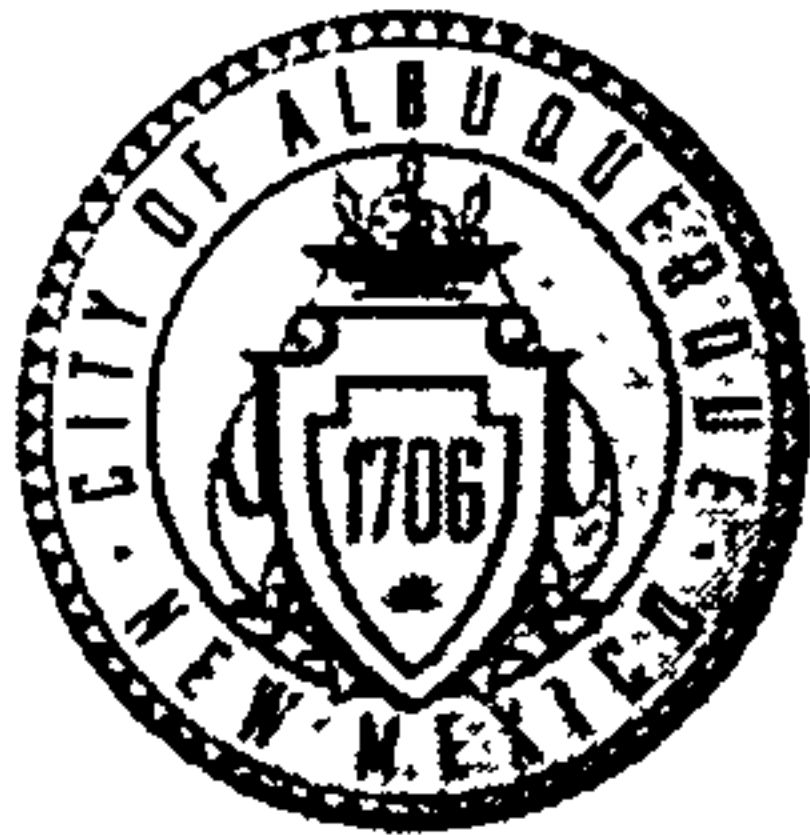
4/30/04  
(Date)



(Staff Member)

DRB PROJECT NUMBER:

1002796



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 17, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:20 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000572**  
04DRB-00218 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CINEMARK USA INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 3, **LENKURT SITE**, zoned SU-1 IP, located on I-40 EAST BOUND between CHICO RD NE and MORRIS RD NE containing approximately 50 acre(s). [REF: DRB 99-17/00410-00761, 02DRB-00330, Z 98-114] (K-21) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002856**  
04DRB-00230 Major-Preliminary Plat  
Approval  
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98<sup>TH</sup> SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

3. **Project # 1002857**  
04DRB-00232 Major-Preliminary Plat  
Approval  
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and 98<sup>TH</sup> SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

4. **Project # 1002858**  
04DRB-00234 Major-Preliminary Plat  
Approval  
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**



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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04*] (B-10) **DEFERRED AT AGENT'S REQUEST TO 4/7/04.**

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

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

6. **Project # 1000931**  
04DRB-00324 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING, INC. agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) UNIT 8, Tract(s) 1C, **SEVILLE SUBDIVISION**, zoned SU-1 FOR C-1, located on UNIVERSE BLVD NW, between IRVING BLVD NW and WESTSIDE BLVD NW containing approximately 9 acre(s). [REF: 03EPC-02038] [**Carmen Marrone, EPC Case Planner**] (A-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003169**  
04DRB-00321 Minor-SiteDev Plan  
BldPermit/EPC

SMPC ARCHITECTS agent(s) for RIO VISTA CHURCH request(s) the above action(s) for all or a portion of Lot(s) A, **RIVERVIEW ADDITION**, zoned SU-1 special use zone, Church & Related Facilities, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and MARNA LYNN AVE NW containing approximately 3 acre(s). [REF: 03EPC-02193] [Carmen Marrone, EPC Case Planner] (C-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING SIDEWALK AT PROPERTY LINE AND SITE DISTANCE.**

8. ~~Project # 1002796~~  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [Debbie Stover, EPC Case Planner] [Deferred from 2/25/04 & 3/10/04] (K-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/17/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- ~~Project # 1002796~~  
04DRB-00326 Minor-Prelim&Final Plat  
Approval

PHILIP W. TURNER request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, and Lot(s) 7-10, FIRE HOUSE #5, Tract(s) A, **LOMA VERDE SUBDIVISION**, zoned SU-1, C-2, located on DALLAS NE, between CHARLESTON NE and CHICO RD NE containing approximately 1 acre(s). [REF: 03DRB-02022, 03DRB-02024] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 25-FOOT RADII TO MATCH THE SITE PLAN AND PLANNING FOR AGIS DXF FILE AND PNM, COMCAST AND QWEST SIGNATURES.**



9. **Project # 1000651**  
04DRB-00246 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1**, zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS.**

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

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] *[Deferred from 3/17/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

04DRB-00028 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] *[Deferred from 1/21/04 & 3/17/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

11. **Project # 1001731**  
04DRB-00315 Minor-Final Plat  
Approval
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 23, Tract(s) 2, Unit(s) 3, NORTH ALBUQUERQUE ACRES, Block(s) 2, Tract(s) 2, Unit(s) 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 03DRB-01609, 03DRB-01611 & 1612] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL.**
12. **Project # 1002472**  
04DRB-00323 Minor-Final Plat  
Approval
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2, Unit(s) 3, **COURTYARDS AT ALAMEDA – NOR ESTE ADDITION**, zoned R-D, located on ALAMEDA NE, between BARSTOW NE and WYOMING NE containing approximately 2 acre(s). [REF: 03DRB-00403,03DRB-00404, 03DRB-00405] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF SANITARY SEWER EASEMENT AND CITY ENGINEER FOR PRIVATE EASEMENT WITH MAINTENANCE AND BENEFICIARIES.**

13. **Project # 1002138**  
03DRB-00237 Minor-Final Plat Approval

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] **[The Final Plat was indefinitely deferred 4/2/03] (C-19) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

14. **Project # 1000724**  
04DRB-00328 Major-Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Unit(s) 1, Tract(s) A, **RAYO DEL SOL, UNIT 2**, zoned R-LT residential zone, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-57, DRB-97-87] (M-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU DEPOSIT AND PEDESTRIAN EASEMENT NEEDS MAINTENANCE AND BENEFICIARY LANGUAGE. RIGHT-OF-WAY NEEDS TO BE MADE AN EASEMENT ON LOT 44.**



15. **Project # 1001396**  
04DRB-00311 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **ALTA TIERRA DEL NORTE, UNIT 2**, zoned R-1 residential zone, located on VISTA DEL NORTE DR NE, between VIA DESIERTO NE and VISTA MONTE DR. NE containing approximately 10 acre(s). [REF: 03DRB-01860, 02DRB-01871] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1001557**  
04DRB-00327 Minor-Extension of  
Preliminary Plat

MARK GOODWIN AND ASSOCIATES, PA agent(s) for A.S.I. FRANCISCO MELENDREZ request(s) the above action(s) for all or a portion of Tract(s) A, Unit(s) 3 & 4, (to be known as **PUNO DE TIERRA ESTATES, UNITS 1 & 2**, zoned R-1 residential zone, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB 97-498] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. **Project # 1003287**  
04DRB-00308 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for D. R. HORTON, INC. request(s) the above action(s) for all or a portion of Lot(s) 30-P1, Block(s) 6, **ENCANTO VILLAGE, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on VIA PATRIA SW AT EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 1 acre(s). (L-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED, SIGNED OFF, AND DELEGATED OFF THE AGENDA BY THE BOARD 3/16/04.**

18. **Project # 1003010**  
04DRB-00325 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION**, zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

19. **Project # 1003291**  
04DRB-00322 Minor-Sketch Plat or  
Plan

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, **MRGCD MAP 35**, zoned R-LT, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF:Z-84-119] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for February 25 and March 3, 2004.  
**MINUTES WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:20 A.M.



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
March 17, 2004 Comments**

**ITEM # 8**

**PROJECT # 1002796**

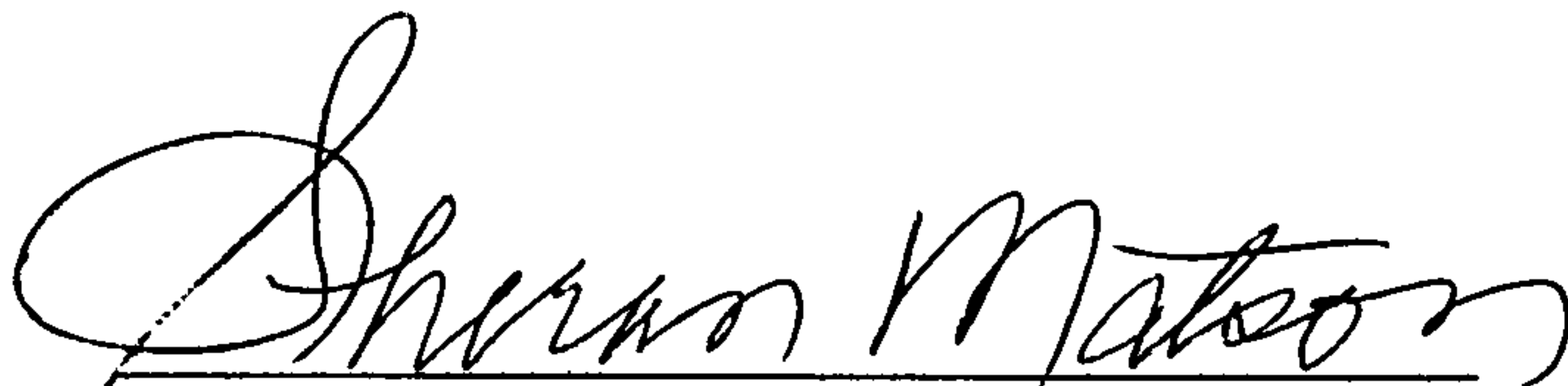
**APPLICATION # 04-00326**

**RE: Firehouse #5/SPS/SPBP/MINOR PLAT**

The site plan for subdivision is okay. The site plan for building permit has 2 outstanding conditions regarding the bike rack location & screen wall openings.

No objection to the platting action. AGIS dxf approval is required before Planning can sign the plat.

Planning will record the plat. Contact Claire for details.



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



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

\*\*\*\*\*

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002796**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments on Site Plan.  
 Plat shows a vacation that has not been acted on.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

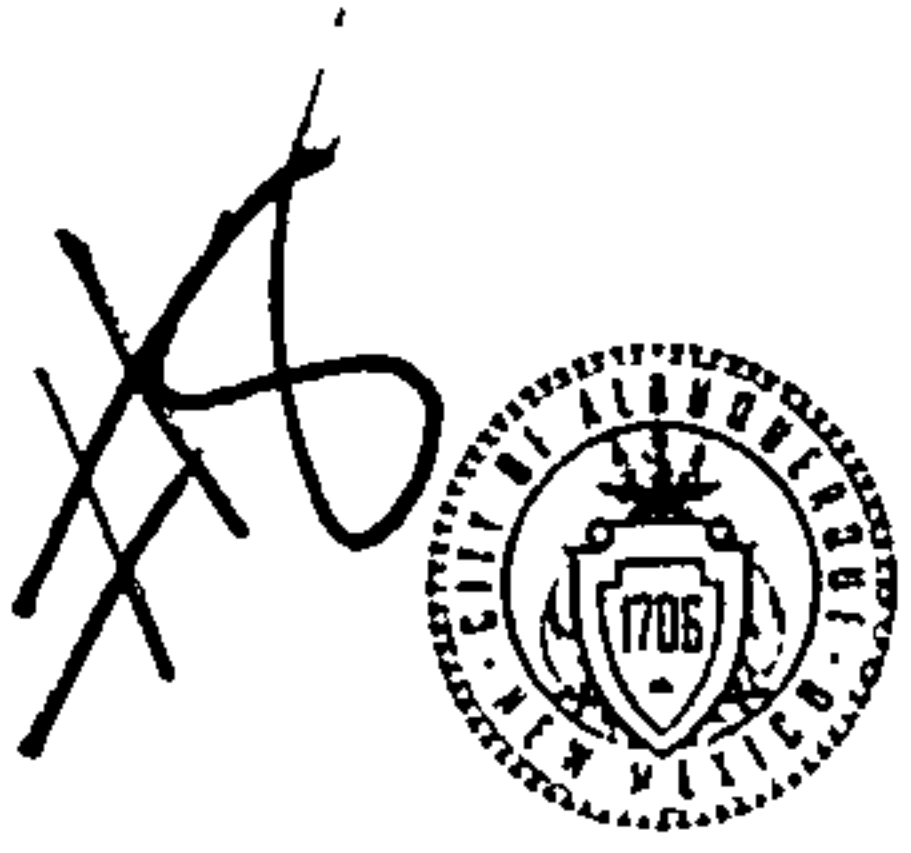
SIGNED-OFF: (SEC-PLN) **(SP-SUB)** **(SP-BP)** (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** March 17, 2004



# DRB CASE ACTION LOG (SITE PLAN SUB & B.P.)

REVISED 2/5/04

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

DRB Application No.: 03DRB-02022 (SBP) & 03DRB-02024 (SPS)

Project # 1002796

Project Name: KAY ADDITION, LOMA VERDE SUBDIVISION

Agent: RMKM ARCHITECTURE

Phone No.: 243-5454 (RAMON)

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/17/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number

1002796



#8



Prel & Final

### DRB CASE ACTION LOG

REVISED 2/5/04

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

Project Number

1002796

DRB Application No.: 04DRB-00326 (P&F) Project # 1002796  
 Project Name: KAY ADDITION, LOMA VERDE SUBDIVISION  
 Agent: Philip Turner Phone No.: 858-9587

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/17/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: NEED 25' RADII TO MATCH SITE PLAN
- 
- 
- 
- 
- UTILITIES:
- 
- 
- 
- 
- CITY ENGINEER / AMAFCA:
- 
- 
- 
- 
- PARKS / CIP:
- 
- 
- 

PLANNING (Last to sign): Completed  
Approved, signatures, DXF file

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



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

*mail  
 filed  
 3/12/04*

**DRB CASE NO/PROJECT NO: 1002796**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Site Plan approval.

**RESOLUTION:**

*3-17-04*

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** March 10, 2004

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 10, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:05 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1000376**  
04DRB-00206 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1-117 and Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 29 acre(s). [REF: DRB-94-107, 00DRB-00391, 00DRB-00908, 02DRB-00034, 03DRB-00113, 03DRB-00188] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**



2. **Project # 1000419**  
04DRB-00207 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 NM, request(s) the above action(s) for all or a portion of Lot(s) 1B-1-A, 1B-1-B-1 and 1B-1-C-1, **RENAISSANCE CENTER**, zoned SU-1 FOR AUTO SALES & C-1 USE, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02500-00165/00164, 02AA0-00814, 03DRB-00590] (F-16) **AN EXTENSION OF THE SIA WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000122**  
04DRB-00174 Major-Vacation of Public Easements  
04DRB-00173 Minor-Extension of Preliminary Plat  
04DRB-00175 Minor-Vacation of Private Easements

KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] [*Deferred from 3/3/04*] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: M.R.G.C.D. SIGNATURE IS REQUIRED PRIOR TO CITY ENGINEER'S SIGN OFF. AN INFRASTRUCTURE LIST DATED 3/10/04 WAS APPROVED. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002711**  
04DRB-00171 Major-Preliminary Plat  
Approval  
04DRB-00172 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. **Project # 1000650**  
04DRB-00277 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

6. **Project # 1001206**  
04DRB-00273 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00272 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for ENTERPRISE RENTAL CAR request(s) the above action(s) for all or a portion of Tract(s) 2-A-2B, **BLACK RANCH**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and VALLEY VIEW PL NW containing approximately 1 acre(s). [REF: 03EPC-00697, 03EPC-00698] [Debbie Stover, EPC Case Planner] (C-13) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENT NUMBER AND PAGE FOR 30-FOOT PRIVATE EASEMENT, TO PROVIDE DIMENSIONS FOR ADA PARKING AND SIDEWALK, TO PROVIDE WIDTH FOR ENTRANCE WIDTH DETAIL FOR 8-FOOT RAISED CROSSWALK AND INFRASTRUCTURE LIST SENTENCE ON SIGNATURE BLOCK.**

7. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [Debbie Stover, EPC Case Planner] [Deferred from 2/25/04 & 3/10/04] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**



8. **Project # 1003102**  
04DRB-00236 Minor-SiteDev Plan  
BldPermit/EPC

SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (F-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002333**  
04DRB-00209 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** *[Deferred from 2/25/04 & 3/3/04]* (J-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR CYNTHIA BORREGO'S INITIALS AND INFRASTRUCTURE LIST STATEMENT ON SIGNATURE BLOCK.**

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

10. **Project # 1002885**  
04DRB-00244 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] *[Deferred from 3/3/04]* **(C-21) FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1000570**  
04DRB-00270 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Parcel A, **PARKWAY, UNIT 7** and Tract(s) A, **PAINTED SKY, UNIT 1**, Tract 95, Town of Atrisco Grant, Parkway, Unit 10, zoned R-D residential and related uses zone, developing area, located on W. OF UNSER BLVD NW, between GAVIN RD. NW and VINEMONT PL. NW [REF: DRB-95-94, S-98-5, S-98-62, Z-99-8, AX-99-2, 00410-00162, 00931 & 00933] **(J-9) A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002633**  
04DRB-00276 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 20-24 & 9-13, Block(s) 10, Tract(s) 3 (to be known as **VENTURA PLACE SUBDIVISION**) Lots 2-A & 3-A, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned SU-1 special use zone, located on BARSTOW ST NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 6 acre(s). [REF: 03EPC-00693, EPC-00694 , 03EPC-01323] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002792**  
04DRB-00278 Minor-Vacation of Private  
Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Lot(s) 1-6, **COTTONWOOD CROSSING, PHASE 2**, zoned SU-1 FOR C-1 & REST. AND SU-1, O-1, located on COORS BLVD NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222] (B-14) **VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1003273**  
04DRB-00279 Minor-Vacation of Private  
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A-13A, **VISTA MOBILE HOME COMMUNITY**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94<sup>th</sup> STREET SW and 98<sup>th</sup> STREET SW containing approximately 2 acre(s). [REF:Z-85-93, V-85-44] (K-9) **WITHDRAWN AT AGENT'S REQUEST TO BE ADVERTISED.**



15. **Project # 1002934**  
04DRB-00271 Minor-Prelim&Final Plat  
Approval

DE LA TORRE ARCHITECTS agent(s) for FOURTH STREET & MENAUL INC request(s) the above action(s) for all or a portion of Tract(s) 1A, Block(s) O, **WALGREEN ADDITION**, zoned C-2 (SC), located on MENAUL BLVD NW, between 4<sup>th</sup> ST NW and 2<sup>nd</sup> ST NW containing approximately 11 acre(s). [REF: 03AA0413] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANT (2<sup>ND</sup> & PROSPECT), ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2<sup>ND</sup> STREET AND WEST END OF PROSPECT AND PROPERTY MANAGEMENT'S SIGNATURE.**

04DRB-00274 Minor-Prelim&Final Plat  
Approval

R. JOHN MARNEY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 46, **FRANCISCAN ADDITION**, zoned M-1 light manufacturing zone, located on 2<sup>nd</sup> ST NW and PROSPECT NW, between I-40 and MENAUL NW containing approximately 1 acre(s). (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANTS, ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2<sup>ND</sup> STREET AND ON WEST END OF PROSPECT.**

16. **Project # 1003258**  
04DRB-00205 Minor-Prelim&Final Plat  
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55<sup>TH</sup> ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04 & 3/10/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

17. **Project # 1002992**  
03DRB-02138 Minor- Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86<sup>th</sup> ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] *[Final Plat was indefinitely deferred]* (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001347**  
04DRB-00245 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZA DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] *[Deferred from 3/3/04]* (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1002864**  
04DRB-00242 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] *[Deferred from 3/3/04]* (A-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

\*\*\*\*\*

**THERE ARE NO SKETCH PLATS THIS WEEK**

20. Approval of the Development Review Board Minutes for February 18, 2004. **DRB MINUTES FOR FEBRUARY 18, 2004 WERE APPROVED.**

ADJOURNED: 11:05 A.M.





**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: 1002796**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Site Plan approval.

**RESOLUTION:**

3-17-04

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** March 10, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 25, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:39 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001232**  
04DRB-00125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for VISTA MANUFACTURED HOME COMMUNITY request(s) the above action(s) for all or a portion of Lot(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1 MOBILE HOME PARK, located on CENTRAL AVE SW, between 94<sup>TH</sup> ST SW and 98<sup>TH</sup> ST SW containing approximately .25 acre(s). (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**

2. **Project # 1000147**  
04DRB-00118 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES., PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of Lot(s) A-1-A, **WHISPERING POINT SUBDIVISION, UNIT 2**, zoned RD 9/du ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 11 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00066 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of, **WHISPERING POINTE SUBDIVISION, UNIT 4**, Whispering Point, Unit 3, zoned RD 9 du/ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 5 acre(s). [*Preliminary Plat was approved, Final Plat was indefinitely deferred*] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR 15-DAY APPEAL PERIOD.**

3. **Project # 1001347**  
04DRB-00115 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D-1-B, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE, UNIT 8B**), zoned R-LT residential zone, located on CARTAGENA AVE SW, between DE ANZA DR SW and DEL REY RD SW containing approximately 10 acre(s). [REF: 03DRB-01133 PP, 03DRB-01134 FP, 04DRB-00057] (M-9) **VACATION APPROVED AS SHOWN ON 'EXHIBIT B IN THE PLANNING FILE.**



4. **Project # 1002778**  
04DRB-00126 Major-Bulk Land Variance  
04DRB-00127 Major-Vacation of Pub  
Right-of-Way  
04DRB-00128 Minor-Preliminary & Final  
Plat Approval

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT residential zone, located NORTH OF PASEO DEL NORTE NW, SOUTH OF IRVING BLVD. NW and WEST OF LAS VENTANAS RD NW containing approximately 300 acre(s). [REF: 03DRB-01868, 03EPC-01057 & 01058 (B-8 & B-9) **BULK LAND VARIANCE WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR RECORDED PARKS AGREEMENT AND PLANNING FOR THE AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

5. **Project # 1003226**  
04DRB-00117 Major-Vacation of Pub  
Right-of-Way

SUJAY K. THAKUR c/o STB LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 5 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, S-76-9] (K-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

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

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

7. **Project # 1002333**  
04DRB-00209 Minor-SiteDev Plan  
BldPermit/EPC
- DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] [Cynthia Borrego, EPC Case Planner] [Deferred from 2/25/04] (J-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**
8. **Project # 1003262**  
04DRB-00216 Minor-SiteDev Plan Subd  
04DRB-00215 Minor-Prelim&Final Plat  
Approval
- TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NW, between SAN MATEO NW and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215] [Deferred from 2/25/04] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**
9. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [Debbie Stover, EPC Case Planner] [Deferred from 2/25/04] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

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

10. **Project # 1001730**  
04DRB-00214 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for CINDY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 175-A-1, 175-A-2-A, 175-A-2-B, 175-A-3 and 181-A1, **MRGCD MAP 35**, zoned RA-2, located on ROSA LINDA TRAIL NW, between GABALDON RD NW and LEONOR DR NW containing approximately 2 acre(s). [REF: Z-82-80] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1003260**  
04DRB-00213 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). (H-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
12. **Project # 1003258**  
04DRB-00205 Minor-Prelim&Final Plat  
Approval
- PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55<sup>TH</sup> ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**



13. **Project # 1002519**  
03DRB-01882 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] [*Final Plat was indefinitely deferred*] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK FEES FOR DETACHED OPEN SPACE.**

14. **Project # 1002635**  
03DRB-01652 Minor- Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CANDELARIA & TRAMWAY SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A (REPLAT OF TRACT 1) **LANDS OF CANDELARIA & AND TRAMWAY SW**, zoned SU-1 special use zone, Neighborhood Commercial, located on TRAMWAY BLVD NE AND CANDELARIA RD NE and containing approximately 3 acre(s). [REF: 03EPC-00702, 03EPC-00703, 03EPC-0704] [*Final Plat was indefinitely deferred*] (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003259**  
04DRB-00211 Minor-Sketch Plat or Plan

CALDWELL BANKER agent(s) for JEROME MALDONADO request(s) the above action(s) for Lot(s) 7 & 8, Block(s) 1, **STRONGHURST ADDITION**, zoned R-1 residential zone, located on COMMERCIAL ST NE, between CLAREMONT AVE NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002506**  
04DRB-00217 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STH INVESTMENTS INC., request(s) the above action(s) for Lot(s) 6C, 12A and 12B, (to be known as **BLACK FARM ESTATES**, zoned RA-1, located EAST OF COORS BLVD NW BETWEEN PASEO DEL NORTE NW AND WESTSIDE DR NW, containing approximately 68 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 11, 2004. **THE MINUTES WERE APPROVED.**

ADJOURNED: 11:39 A.M.



*Valid*

# DRB CASE ACTION LOG (SITE PLAN SUB & B.P.)

REVISED 2/5/04

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

DRB Application No.: 03DRB-02022 (SBP) & 03DRB-02024 (SPS)

Project # 1002796

Project Name KAY ADDITION & LOMA VERDE

Agent: RMKM ARCHITECTURE

Phone No.: 243-5454 (Ramon)

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: *infrastructure list*  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): *• platting action*  
*• EPC conditions to be coordinated w/*  
*Debbie Stover*  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number 1002796

*deferred to March 10*



CITY OF ALBUQUERQUE

Planning Department

Development Services Division

**TO:** Sheran Matson, Chair, Development Review Board  
**FROM:** Deborah L. Stover, Senior Planner, Development Services  
**DATE:** 2-20-04

**SUBJECT: EPC CONDITIONS FOR PROJECT 1002796**

The purpose of this memo is to address the itemized letter from Rohde May Keller McNamara Architecture for the above referenced case:

**Site Development Plan for Subdivision**

All EPC conditions have been met.

**Site Development Plan for Building Permit**

All EPC conditions have been met with the following exceptions:

Condition #6: The location of the bike rack shall be shown on the site plan and shall be conveniently located near the building entrances but not within pedestrian pathways or landscaped areas.

*The bike rack is shown in a landscape planting area. The bike rack shall be moved to a location that meets the definition of the condition.*

Condition #1: The elevations shall show openings in the screen wall on the north side of the building to allow for visual observation of the street and landscaped area through the wall.

*The openings are shown but not dimensioned. Dimensions are required of all façade elements.*

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.



**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: 1002796**

**AGENDA ITEM NO: 9**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

*3-10-04*

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** February 25, 2004

2796

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AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002796  
 Subdivision Name Fire House # 5, Tract A  
 Surveyor Philip Turner  
 Company/Agent Terrametric  
 Contact Person Phil Phone # 884-9087 email \_\_\_\_\_

DXF Received Date: 3/31/04  
 Hard-Copy Date: 3/31/04

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

Patricia M-Gyst 3/31/04  
 Approved Date

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

AGIS Use Only		
Copied cov <u>2796</u> to agiscov.	Date: <u>3/31/04</u>	Contact person Notified on: <u>3/31/04</u>



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input type="checkbox"/> 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Philip W. Turner PHONE: 505 884-9087  
 ADDRESS: 2927 Arizona Pl NE FAX: 11 884-2192  
 CITY: Albq, NM STATE      ZIP 87116 E-MAIL: turner@sandia.net  
 Proprietary interest in site: Agent for ABQ Fire Dept  
 AGENT (if any): Same PHONE:       
 ADDRESS:      FAX:       
 CITY:      STATE      ZIP      E-MAIL:     

DESCRIPTION OF REQUEST: Pre & Vernal Plat approval

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

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

Lot or Tract No. Lot 8-1, Key Addition, Lot 7-10 Block:      Unit:       
 Subdiv. / Addn. Loma Verde Subd. FIRE HOUSE #5 TRACTA  
 Current Zoning: SU-1 E C2 Proposed zoning:       
 Zone Atlas page(s): 11-19 No. of existing lots: 8 No. of proposed lots: 1  
 Total area of site (acres): 0.8337 Density if applicable: dwellings per gross acre: 4/1 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. 101 905 725 212 831 507 MRGCD Map No.       
 LOCATION OF PROPERTY BY STREETS: On or Near: DALLAS NE  
 Between: CHARLESTON NE and CHICO RD NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
03.02012 (SBP) 03.02024 (SPS)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 3/9/04

SIGNATURE: Philip W. Turner DATE: 3/9/04  
 (Print) PHILIP W. TURNER  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00326</u>	<u>PLF</u>		\$ <u>215.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ <u>    </u>
<input type="checkbox"/> AGIS copy has been sent				\$ <u>    </u>
<input type="checkbox"/> Case history #s are listed				\$ <u>    </u>
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ <u>    </u>
<input type="checkbox"/> F.H.D.P. density bonus				\$ <u>    </u>
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>    </u>
	Hearing date <u>3-17-04</u>			Total \$ <u>235.00</u>

Clay Jensen 3/9/04  
 Planner signature / date

Project # 1002796



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

PHILIP W. TURNER  
 Applicant name (print)  
*Philip W. Turner* 3/9/04  
 Applicant signature / date



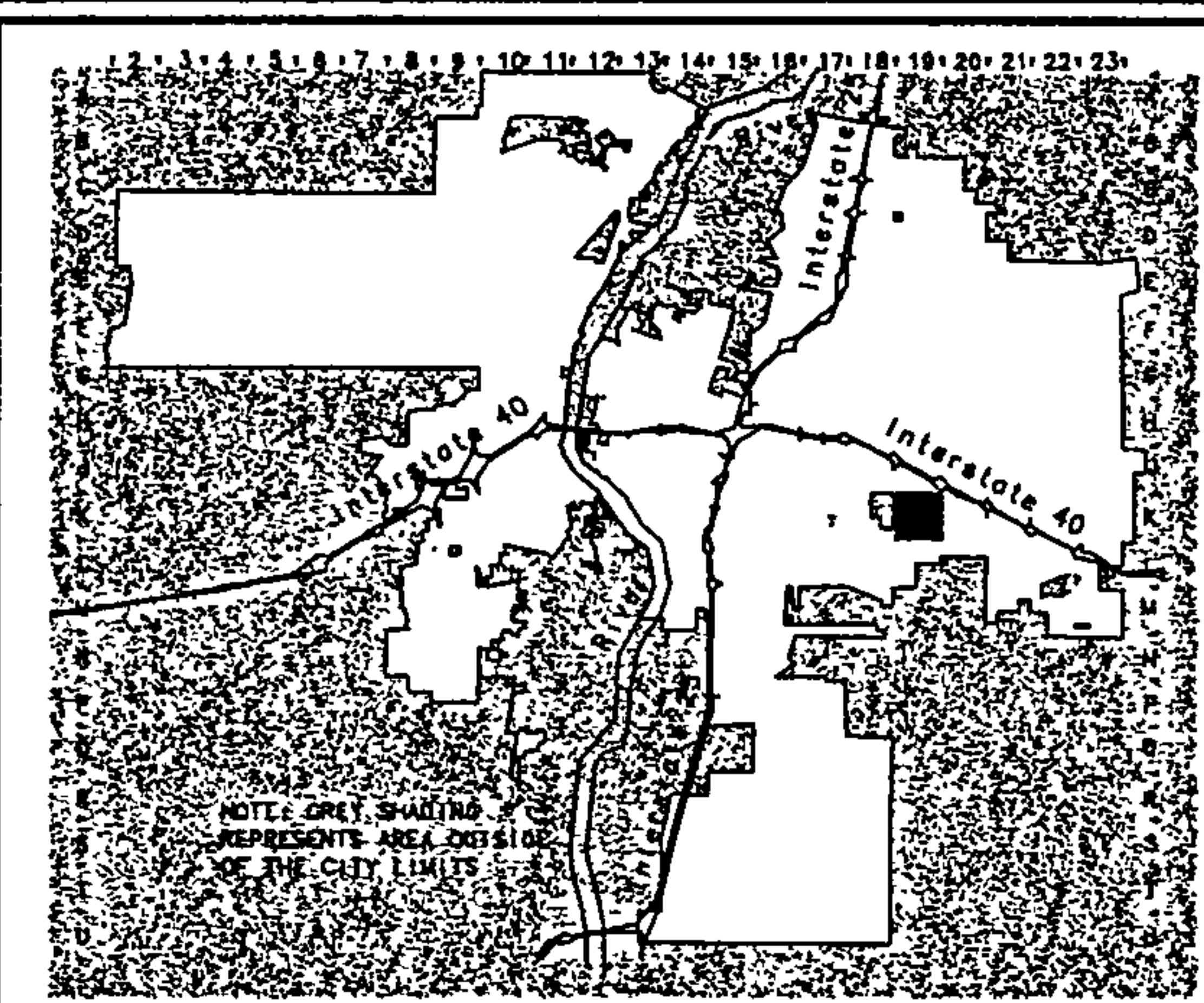
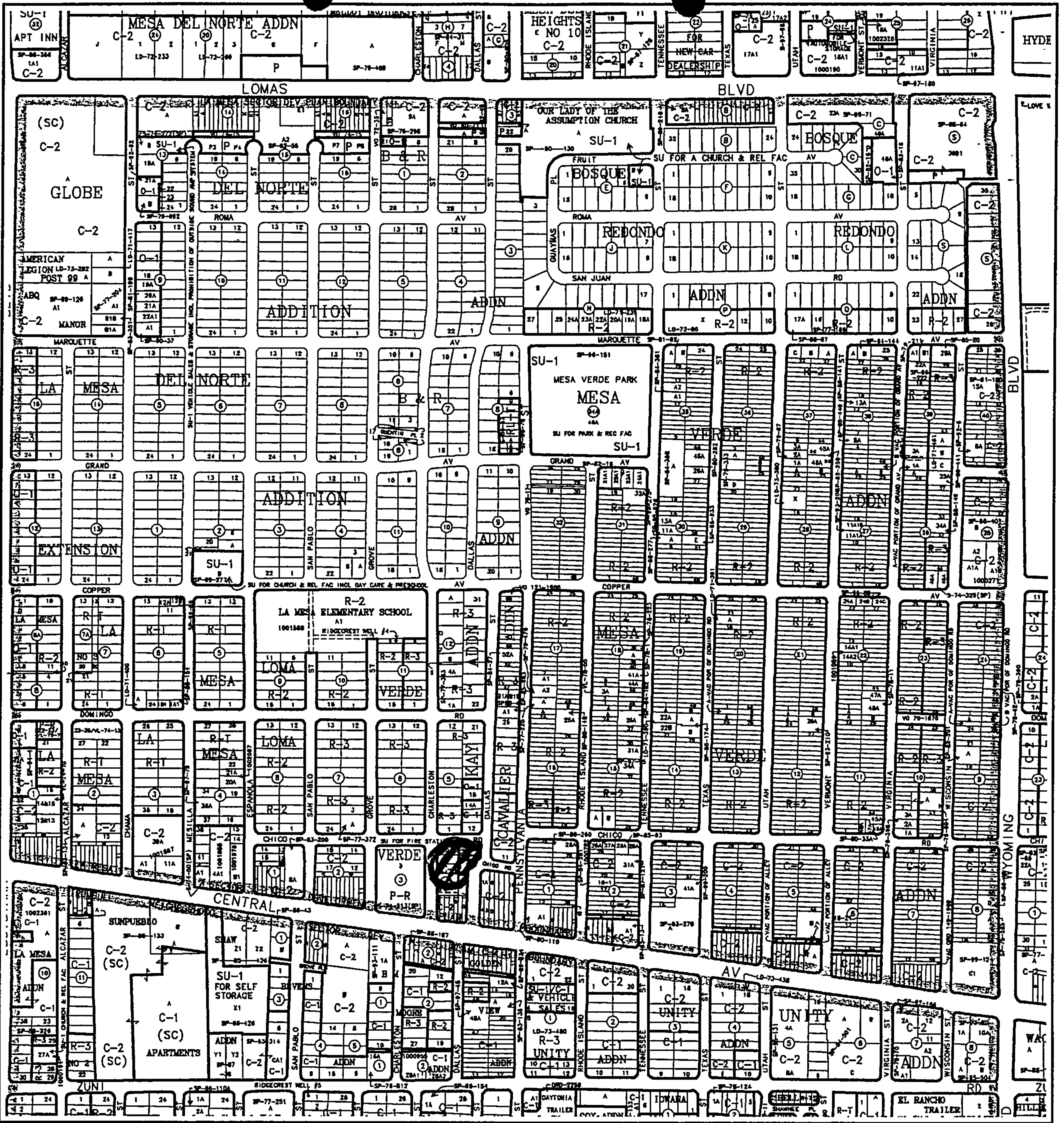
Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
 OADR - 00326

*Oliver Senora* 3/9/04  
 Planner signature / date  
**Project # 1002796**





CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**

**K-19-Z**

Map Amended through July 09, 2003



3-9-2004  
To City of Albuquerque Planning  
Dept

Dear CoA Planning Dept.:

I am representing Albg. Fire  
Dept. to replat 8 Lots in Kay  
Add'n and Loma Verde Subdivision  
into one tract, Tract "A" for  
the expansion of Fire Station No. 5.  
The property is bound by Chico  
Road, Dallas Street and  
Charleston Street NE.

Phil W. Jansen  
Cervanotics of NM  
P.O. Box 30192  
Albuquerque NM 87190


505 884-9087

505 379-4301 (mobile)

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLAN
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis)
- PARCELS
- CONTROL STATIO
- SENATE DIST.
- REPRESENTATIVE
- COUNTY COMMISS
- PARCEL ADDRESS
- CRIMINAL ACTIVI
- PUBLIC FACILITIE
- LAND USE
- 1960 CITY LIMITS



ReDraw Screen

SHOW LOCATION

SHOW 1999 AERIA

**Selected Address: 123 DALLAS ST NE**

Zoning: SU-1 FIRE STATION      Lot/Block/Subd: 10/FIRE STATION #5 , 0000 , KAY ADDN  
 Council District/Name: SIX , HEINRICH      County Commission: 3      Rep District/Sen District: 26 , 17  
 Nbr Assoc: LA MESA R  
 Voter Pct: 323  
 High Sch District: HIGHLAND      Mid Sch District: HAYES      Elem Sch District: LA MESA  
 ZoneMap Page: K19      Jurisdiction: CITY  
 Police Beat: 335/SOUTHEAST  
 Flood Zone: ZONE AO  
 Comm Plan Area: NEAR HEIGHTS  
 UPC #: 101905725212831507  
 Owner Name: CITY OF ALBUQUERQUE REAL ESTATE OFFICE  
 Owner City/State/Zip: ALBUQUERQUE / NM / 87103 1293 NM  
 Note: Accuracy for Owner info cannot be guaranteed correct.  
 Please check with the Bernalillo County Assessor for official data.

**SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS**

ZOOM LEVEL **MEDIUM**

TEXT SIZE **MEDIUM**

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

PAID RECEIPT

APPLICANT NAME

Philip Turner

AGENT

Philip Turner

ADDRESS

PROJECT & APP #

1002796, 00326 <sup>04 DRB</sup>

PROJECT NAME

TRACTA - Fire Station 5

\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee

\$ 215<sup>00</sup> 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 235<sup>00</sup> TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

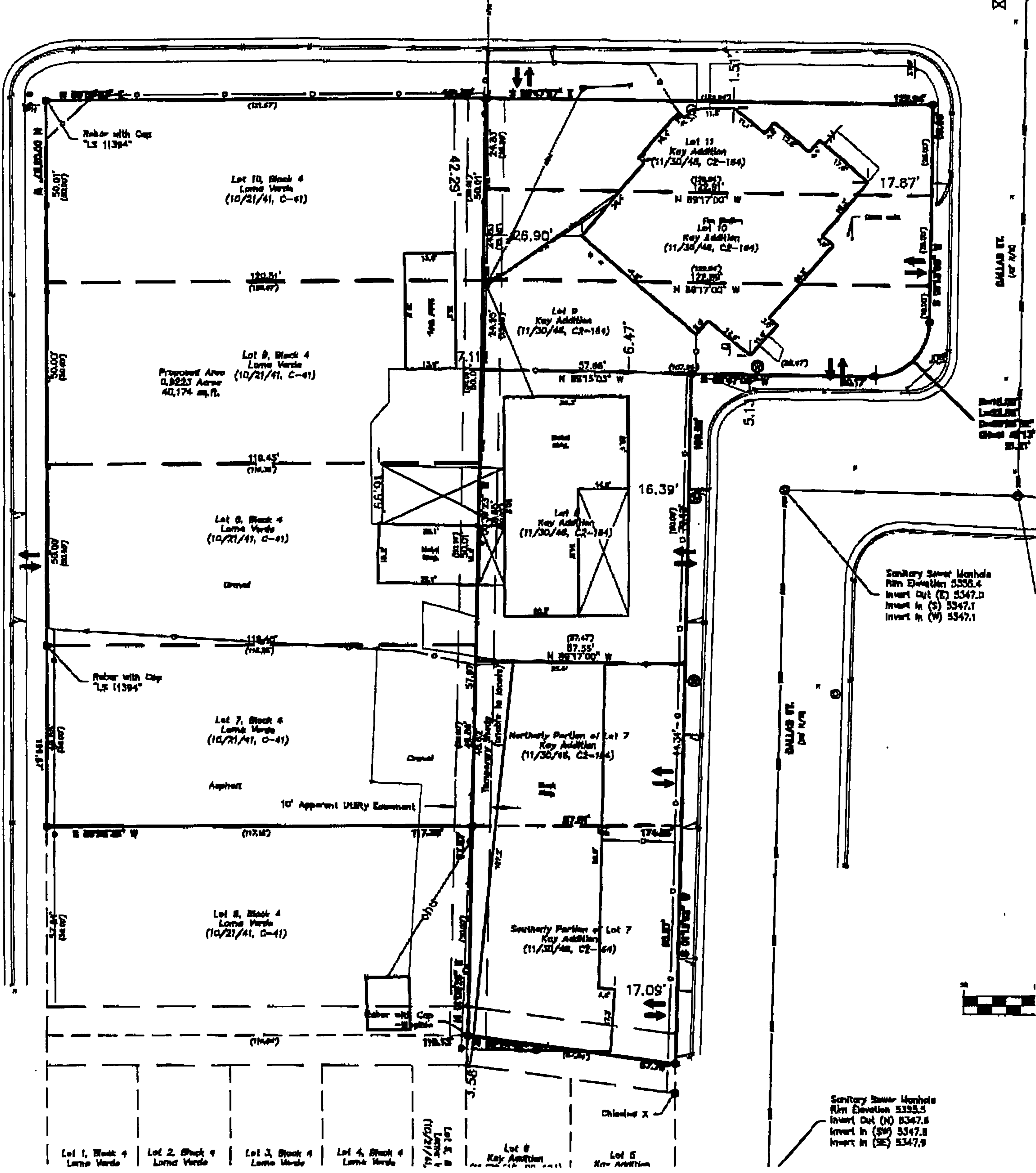
\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

03/09/2004 11:47AM LOC: ANN  
Counterreceipt.doc 12/29/03  
RECEIPT# 00020634 WSH 008 TRANS# 0029  
Account 469099 Fund 0110  
Activity 4916000 TRSDMM  
Trans Amt \$235.00  
J24 Misc \$20.00

Thank You

03/09/2004 11:47AM LOC: ANN  
X  
RECEIPT# 00020635 WSH 008 TRANS# 0029  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$235.00  
J24 Misc \$215.00  
CK \$235.00  
CHANGE \$0.00



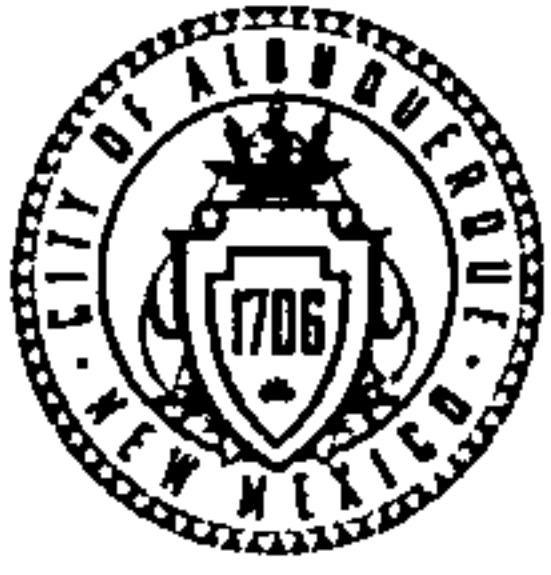


Sanitary Sewer Manhole  
 Rim Elevation 5355.4  
 Invert Out (E) 5347.0  
 Invert In (S) 5347.1  
 Invert In (W) 5347.1

Sanitary Sewer Manhole  
 Rim Elevation 5355.5  
 Invert Out (N) 5347.8  
 Invert In (S) 5347.8  
 Invert In (W) 5347.9



Lot 1, Block 4 Loma Verde    Lot 2, Block 4 Loma Verde    Lot 3, Block 4 Loma Verde    Lot 4, Block 4 Loma Verde    Lot 5, Block 4 Loma Verde    Lot 6, Block 4 Loma Verde    Lot 7, Block 4 Loma Verde    Lot 8, Block 4 Loma Verde    Lot 9, Block 4 Loma Verde    Lot 10, Block 4 Loma Verde    Lot 11, Block 4 Loma Verde



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 10, 2003

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Richard Dourte, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- Project # 1001012**  
03DRB-01948 Major-Two Year SIA  
LARRY READ & ASSOCIATES, INC. agent(s) for JOE SANTANGELO request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNSHINE COUNTRY**, zoned SU-1 special use zone, MHP, located on BLAKE RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 27 acre(s). [REF: AX-97-19, Z-97-109, DRB-98-64] (N-10) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001696**  
03DRB-01952 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 30, 31 and 32, Block(s) 3, Tract(s) 3N, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **PICO LA CUEVA SUBDIVISION**) zoned R-D, located on BARSTOW NE, between ALAMEDA BLVD NE and OAKLAND AVE NE containing approximately 5 acre(s). [REF: 02DRB-00073] (C-20) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000922**  
03DRB-01953 Major-Preliminary Plat Approval  
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 **AND VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS **AND VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 **AND VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03] (C-10/11 & D-10/11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**



4. **Project # 1002519**  
03DRB-01950 Major-SiteDev Plan  
Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01883 Major-Vacation of Pub  
Right-of-Way  
03DRB-01882 Minor-Prelim&Final  
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-02019 Minor-Subd Design  
(DPM) Variance  
03DRB-02020 Minor-Sidewalk  
Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA**), zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

5. **Project # 1002668**  
03DRB-01888 Major-Preliminary Plat Approval  
03DRB-01889 Major-Vacation of Public Easements  
03DRB-01890 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
6. **Project # 1002792**  
03DRB-01780 Major-Vacation of Public Easements
- TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] [Deferred from 11/12/03 & 11/26/03 & 12/10/03] (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
- 03DRB-01945 Minor-SiteDev Plan Subd/EPC  
03DRB-01946 Minor-SiteDev Plan BldPermit/EPC
- GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086, 03DRB-01780] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03 & 12/10/03] (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

7. **Project # 1002928**  
03DRB-01532 Major-Preliminary Plat Approval  
03DRB-01534 Minor-Temp Defer SDWK  
03DRB-01536 Minor-Sidewalk Waiver
- BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [*Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03*] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
8. **Project # 1002929**  
03DRB-01531 Major-Preliminary Plat Approval  
03DRB-01533 Minor-Temp Defer SDWK  
03DRB-01535 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) **The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [*Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03*] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12/17/03.**
9. **Project # 1003016**  
03DRB-01690 Major-Vacation of Pub Right-of-Way
- SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE** , zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] [*Deferred from 10/29/03*] (G-20) **WITHDRAWN AT AGENT'S REQUEST.**



10. **Project # 1002971**  
03DRB-01567 Major-Vacation of  
Public Easements  
03DRB-01568 Major-Vacation of  
Public Easements  
03DRB-01569 Major-Vacation of  
Public Easements  
03DRB-01570 Minor-Vacation of  
Private Easements  
03DRB-01566 Minor-Prelim&Final  
Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [*Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03*] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01692 Minor-SiteDev Plan  
Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86<sup>TH</sup> ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [*Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03*] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

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

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

GEORGE RAINHART & ASSOCIATES agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD NW and ATRISCO RD NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500-00126, DRB 94-525] [**Russell Brito, EPC Case Planner**] [deferred from 12-10-03] (F-10) **DEFERRED TO 1-7-04.**
  
12.      **Project # 1003120**  
03DRB-02021 Minor-SiteDev Plan  
BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [deferred from 12-10-03] (C-18) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

13. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC

RMKM ARCHITECTURE agent(s) for  
ALBUQUERQUE FIRE DEPARTMENT, request(s)  
the above action(s) for all or a portion of Lot(s) 8-1†,  
KAY ADDITION and Lots 8-10, Block(s) 4, LOMA  
VERDE ADDITION, zoned SU-1 & C-1, located on  
DALLAS NE, between CHARLESTON ST. NE and  
CHICO RD. NE containing approximately 1 acre(s).  
[REF:03EPC01099,01100,01101] [Debbie Stover,  
EPC Case Planner] [deferred from 12-10-03] (K-  
19) WAS INDEFINITELY DEFERRED AT THE  
AGENT'S REQUEST.

14. **Project # 1002421**  
03DRB-01968 Minor-SiteDev Plan  
Subd  
03DRB-01969 Minor-SiteDev Plan  
BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE  
HOMES INC request(s) the above action(s) for all or  
a portion of Tract(s) 111-B, TOWN OF ATRISCO  
GRANT, TRACT III – UNIT 6, zoned SU-1 PRD  
(20DU/A, located on GWIN RD SW, between DELIA  
RD SW and 69<sup>TH</sup> ST SW containing approximately  
1 acre(s). [REF: 03DRB-00053, 03EPC-00692]  
[Juanita Vigil, EPC Case Planner] [Deferred from  
11/26/03 & 12/10/03] (K-10) **DEFERRED AT**  
**AGENT'S REQUEST TO 12-17-03.**



15. **Project # 1002873**  
03DRB-01975 Minor-SiteDev Plan  
BldPermit/EPC

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **YALE BUSINESS PARK**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03] (L-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-02033 Minor- Prelim&Final  
Plat Approval

MARK GOODWIN & ASSOCIATES, agents for ALBUQUERQUE FACILITIES LLC, request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **CAVAN SUNPORT CENTER**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324, 03DRB-01975] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

16. **Project # 1003114**  
03DRB-02000 Minor-SiteDev Plan  
BldPermit

G. DONALD DUDLEY ARCHITECT, AIA, agent(s) for GARRETT GROUP INC request(s) the above action(s) for all or a portion of Lot(s) 9, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE, between PASEO DEL NORTE NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 1000624, DRB-98-223] [Deferred from 12/3/03] (C-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

17. **Project # 1002639**  
03DRB-02026 Minor-Final Plat  
Approval
- ISAACSON & ARFMAN PA agent(s) for TWO JOES LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, (to be known as **TREMENTINA SUBDIVISION**), NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, zoned RD (7 du acre), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 10 acre(s). [REF: 03DRB-00717 PP] (C-19) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002335**  
03DRB-02023 Minor-Extension of  
Preliminary Plat
- WALLACE BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Tract(s) A, Block(s) 5, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,(to be known as **TREVISO SUBDIVISION**) zoned R-D, located on WILSHIRE NE, between WYOMING NE and LOUISIANA NE containing approximately 3 acre(s). [REF: 02DRB-01698 PP] (C-19) **THE ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

19. **Project # 1000460**  
03DRB-02025 Minor-Sketch Plat or  
Plan
- KIRK WESSELINK agent(s) request(s) the above  
action(s) for all or a portion of Tract(s) 493, Unit(s) 7,  
**TOWN OF ATRISCO GRANT**, zoned R-1, located  
on SAGE RD. SW, between 86TH ST. SW and  
SAGE RD. SW containing approximately 5 acre(s).  
[REF: DRB-98-24/DRB-98-303, DRB-99-321/DRB-  
98-251] (M-9) **THE ABOVE REQUEST WAS  
REVIEWED AND COMMENTS GIVEN.**
20. Approval of the Development Review Board Minutes for November 26, 2003. **THE BOARD  
APPROVED MINUTES SUBJECT TO CHANGES.**

ADJOURNED: 11:00 A.M.





**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1295 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002796**

**AGENDA ITEM NO: 13**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.


**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED indefinitely ; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:**  Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** December 10, 2003



CITY OF ALBUQUERQUE

Planning Department

Development Services Division

#13

**TO:** Sheran Matson, Chair, Development Review Board

**FROM:** Deborah L. Stover, Planner, Development Services

**DATE:** 12-8-03

**SUBJECT: EPC CONDITIONS FOR PROJECT 1002796**

The purpose of this memo is to address the itemized letter from Rohde May Keller McNamara Architecture for the above referenced case:

**Site Development Plan for Subdivision**

Condition 2 requires all the affected lots to be replatted into one consolidated lot prior to DRB approval. The applicant does not state whether or not this has been accomplished.

**Site Development Plan for Building Permit**

Condition #2: The letter from the applicant states there is no utility easement along the northern edge of the site. However, low utility lines exist along this perimeter. Staff is concerned about vegetation interfering with those lines; thus the condition.

Condition #4: The number of parking spaces shown on the parking table do not match the number of actual spaces. The table specifies 12 crew parking spaces while it appears that there are 11 spaces on the site plan. These spaces should be numbered.

Condition #5: The Landscape Plan does not show this connection. In addition, the Landscape Plan is labeled 'Architectural Site Plan'. This should be changed to read "Landscape Plan".

Condition #8: Staff could not find the correct acreage, or any acreage, listed on any of the submittal pages.

Condition #10: Colors and materials have not been specified on the site plan. The only color/material specified is the 'Buff' concrete masonry. What is the color and material of the roof, the doors, the screen wall, etc.?



Page 2

Project #1002796

Condition 11: This condition specifically states “openings”, plural. The elevations show one opening. The idea was to provide several openings at eye level to provide visual observation from within the facility to the outside street and landscaped area to facilitate the so-called “eyes on the street” concept of Crime Prevention Through Design.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.

#1002796

o I.L. needed - sign. off  
by Fire Chief

Till <sup>↑</sup> to SDRBP

Plot needed - cond. of EPC

ROHDE MAY KELLER McNAMARA  
ARCHITECTURE

## Fax Memorandum

Date *March 4, 2004* (1) sheet total

---

to **Claire Senova**  
*City of Albuquerque*  
Planning Department  
600 2nd Ave NW  
Albuquerque, New Mexico 87102

phone number **924-3946**

fax number **924-3864**

from **Ramón J. Sarason, AIA**  
*RMKM Architecture*

project/reference **DRB Submittal #1000593, Albuquerque Fire Department – Fire Station #5**

remarks **Claire,**  
  
**Due to the situation of the land acquisition for the proposed Fire Station #5 site the Albuquerque Fire Department would like a one-week deferral for the DRB hearing. We will submit the necessary materials for the replat by noon on Tuesday, March 9<sup>th</sup> to be heard before the board on Wednesday, March 17<sup>th</sup>.**

**Thank you,**

**Ramón J. Sarason, AIA**

### **Distribution List:**

*RMKM File*

**Demetrio Griego III**  
*CIP Project Manager*  
fax 768-2310

**Deputy Chief Robert Montoya**  
*Project Manager*  
fax 833-7318

**Will Plotner**  
*Cartesian Surveys*  
Fax 891-0244

STUDIO 1100  
SIMMS TOWER  
400 Gold Avenue SW  
Albuquerque  
New Mexico 87102 USA  
tele (505) 243-5454  
fax (505) 243-5858  
e-mail rsarason@rmkmarch.com



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 12/1/03

Date Site Plan Approved: \_\_\_\_\_

**INFRASTRUCTURE LIST**

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: #1002796

DRB Application No.: \_\_\_\_\_

**ORIGINAL**

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

COA FIRE STATION #5 REPLACEMENT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 7-10, BLOCK 4, LOMA VERDE AND LOTS 7-11, KAY ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	STD	25' RADIUS CURB RETURN	SW CORNER DALLAS CHICO			/	/	/
<input type="text"/>	<input type="text"/>	STD	25' RADIUS CURB RETURN	SE CORNER CHARLSTON CHICO			/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK	W. SIDE OF DALLAS	SOUTH PROP LINE	CHICO	/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK	E. SIDE OF CHARLSTON	SOUTH PROP LINE	CHICO	/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK	S. SIDE OF CHICO	CHARLSTON	DALLAS	/	/	/
<input type="text"/>	<input type="text"/>	STD	RESIDENTIAL ASPHALT PAVEMENT FILLET	W. SIDE OF DALLAS	EAST ACCESS TO HIGH BAY DOORS		/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NAME OF PLAT AND/OR SITE PLAN COA FIRE STATION #5 REPLACEMENT

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 STREET LIGHTING PER DPM REQUIREMENTS

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- 2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE FINANCIAL GUARANTEE CAN BE RELEASED

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- 3 \_\_\_\_\_

---

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

ALBUQUERQUE FIRE AND RESCUE  
NAME (print)

\_\_\_\_\_ DRB CHAIR - date

\_\_\_\_\_ PARKS & GENERAL SERVICES - date

OWNER/DEVELOPER  
FIRM

\_\_\_\_\_ TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_ AMAFCA - date

*[Signature]* 2/17/04  
SIGNATURE - date

\_\_\_\_\_ UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: \_\_\_\_\_

\_\_\_\_\_ CITY ENGINEER - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input type="checkbox"/> 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: ALBUQUERQUE FIRE DEPT. PHONE: 833-7300  
 ADDRESS: 11910 SUNSET GARDENS SW FAX: 833-7318  
 CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: REORTEGA@CAMO.GOV  
 Proprietary interest in site: OWNER  
 AGENT (if any): RMKM ARCHITECTURE PHONE: 243-5454  
 ADDRESS: 400 GOLD ST STUDIO 1100 FAX: 243-5858  
 CITY: ADD. STATE NM ZIP 87102 E-MAIL: RSARASON@RMKMACTH.COM

DESCRIPTION OF REQUEST: DRB FOR EPC APPROVED S.D.P FOR SUBDIVISION  
DRB FOR EPC APPROVED S.D.P. FOR BUILDING PERMIT

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

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

Lot or Tract No. LOTS 8,9,10,11 KAT ADDITION Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. AND LOTS 8,9,10 BLOCK 4 LOMA VERDE  
 Current Zoning: SU-1 & C-1 Proposed zoning: SU-1 FOR FIRE STATION  
 Zone Atlas page(s): K-19 No. of existing lots: 7 No. of proposed lots: 1  
 Total area of site (acres): .92 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. 101905725212831507 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 123 DALLAS NE  
 Between: CHARLESTON ST and CHICO RD

**CASE HISTORY:** Debbie Storer EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
03EPC 01099, 03EPC 01166, 03EPC 01101  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE: Ramon Sarason DATE: 12.02.03  
 (Print) RAMON SARASON AIA Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

**INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
<u>03023</u>	<u>SUB</u>		\$ <u>0</u>
<u>03023</u>	<u>SPS</u>		\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Dec. 10, 2003</u>			Total <u>0</u>

Ramon Sarason 12/2/03 Project # 1002796  
 Planner signature / date



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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

RAMON GARAYON  
Applicant name (print)

[Signature] 12.2.03  
Applicant signature / date



Form revised September 2001

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

Application case numbers

03 D03 - 02022

03 D03 - 02024

[Signature] 12/2/03  
Planner signature / date

Project # 1002796

ROHDE MAY KELLER McNAMARA  
ARCHITECTURE

December 1, 2003

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

Dear City of Albuquerque Planning Department:

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002796, 03EP 01099/01100/01101, a request for zone map amendment, for site development plan for subdivision, and for site development plan for building permit. This letter specifies the conditions for approval and notes (*in italics*) how the site plan has been modified to meet each of the conditions.

**Conditions:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. (*This letter meets Condition No. 1*).
2. The utility line easement at the northern edge of the site shall be shown on the site plan. (*There is no utility easement at the northern edge of the site, however the PNM easement running north/south approximately in the middle of the site has been indicated and will be vacated as part of the replat*).
3. All drive entrances and drive aisle widths shall be specified on the site plan. (*The site plan has been modified to specify all the entrance and drive aisle widths*).
4. The number of parking spaces shown on the parking table shall match the actual number of parking spaces provided on the site plan. (*The numbers of parking spaces shown on the parking table have been modified to match the actual number of parking spaces provided on the site plan*).
5. A pedestrian link from the employee parking area to the building shall be provided. Widths and proposed materials of the sidewalks shall be called out on the site plan. (*A pedestrian link from the employee parking area to the building has been added and all the widths and proposed materials of the sidewalks have been added to the site plan*).
6. The location of the bike rack shall be shown on the site plan and shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas. (*The bike rack has been indicated on the site plan*).
7. A detail of the light standard shall be included in the site plan. (*The detail has been added to the site plan*).

SIMMSTOWER  
STUDIO 1100  
400 Gold Avenue SW  
Albuquerque  
New Mexico 87102 USA  
tel (505)243-5454  
fax (505)243-5858  
email rmkmarch.com



ROHDE MAY KELLER McNAMARA  
ARCHITECTURE

8. The correct acreage for the site shall be stated consistently on all sheets of the site plan submittal. *(The acreage has been corrected on the submittal).*
9. The phrase "Schematic Design" shall be removed from the landscape plan, as this is the plan that EPC is approving. *(The phrase "Schematic Design" has been removed).*
10. All colors and materials shall be specified on the site plan with specific colors noted. *(All colors and materials have been specified on the submittal).*
11. The elevations shall show openings in the screen wall on the north side of the building to allow for visual observation of the street and landscaped area through the wall. *(A opening has been added to the screen wall).*
12. Conditions of approval for the proposed Zone Map Amendment, Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
  - a. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for. *(Condition does not require any modification to the submittal).*
  - b. Site shall comply and be designed per DPM Standards. *(Condition does not require any modification to the DRB submittal).*
  - c. Curb return radii, on local street intersections, to be 25'. *(Site plan has been modified to specify 25' radii at these locations).*
  - d. Curb return radii, on local streets at entrances to parking, to be 15' minimum. *( ).*
  - e. Curb return radii at fire truck return and response driveways to be 35' NB Charleston entering site, 35' exiting site to SB Dallas, 25' SB Charleston entering site and 25' to NB Dallas. *(Radii have been indicated on the DRB submittal. SB Charleston radius to remain at 15' due to return approach path of emergency vehicle and site constraints).*
  - f. Locate motor operated gate, to crew parking area, 20' back from flow line minimum. Location of gate is limited, based on AFD crew parking needs. *(The gate has been moved to 20' back from flow line for the DRB submittal).*
  - g. Label width of entrance to crew parking at 24'. *(Width of entrance has been labeled 24').*
  - h. Provide 5' keyed area at rear of crew parking lot. *(5' keyed area has been provided on the DRB submittal).*
  - i. ADA accessible ramps required at all site drives. *(Accessible ramps are indicated on the site plan for all site drives).*
  - j. Platting should be a concurrent DRB action. *(Platting is concurrent with DRB action).*

Thank you for your attention regarding this important City of Albuquerque Fire Department Project. Please don't hesitate to contact me questions or comments.

Sincerely,

Don H. May, AIA  
Principal-in-Charge

SIMMSTOWER

STUDIO 1100

400 Gold Avenue SW

Albuquerque

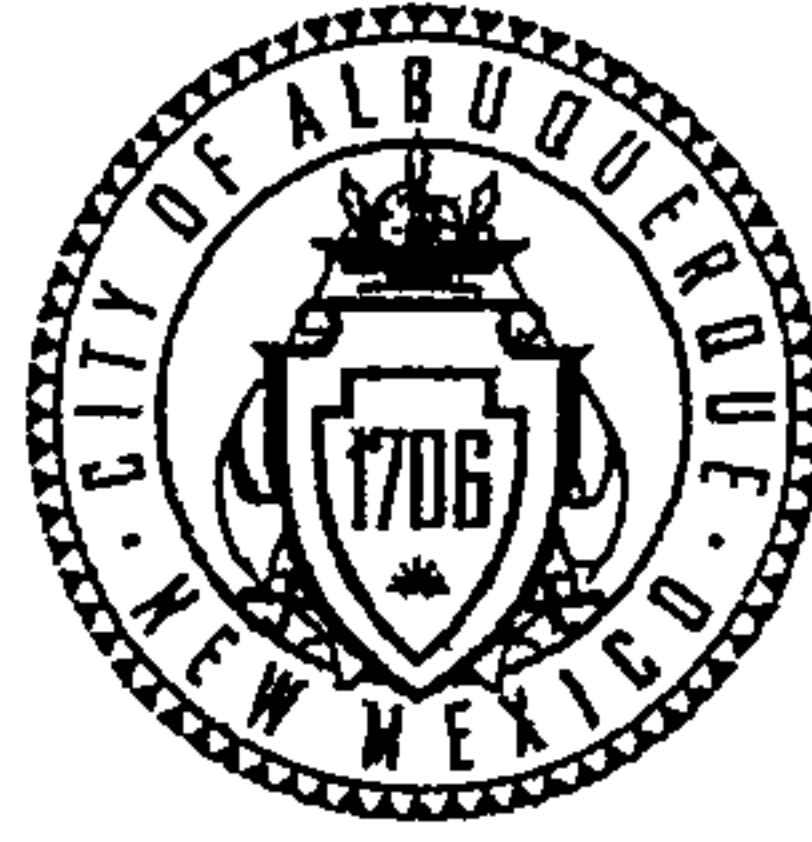
New Mexico 87102 USA

tel (505)243-5454

fax (505)243-5858

email rmkmarch.com





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

Date: November 21, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002796**  
03EPC-01100 EPC Site Development Plan-  
Building Permit  
03EPC-01101 Zone Map Amendment  
03EPC-01099 EPC Site Development Plan-  
Subdivision

Albuquerque Fire Dept.  
11510 Sunset Gardens SW  
Albuq. NM 87121

LEGAL DESCRIPTION: for all or a portion of  
Lots 8, 9, 10, Block 4, Loma Verde Subdivision  
and Lots 8, 9, 10, 11, Kay Addition, zoned C-2  
and SU-1 Firestation, located on DALLAS NE,  
between CHARLESTON NE and DALLAS NE,  
containing approximately 1.05 acre(s). (K-19)  
Debbie Stover, Staff Planner

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002796 / 03EPC 01101, a zone map amendment, for Lots 8, 9, & 10, Block 4, Loma Verde and Lot 8, Kay Addition based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for a zone map amendment for Lots 8, 9 & 10, Block 4, Loma Verde and Lot 8, Kay Addition, from C-2 to SU-1 for Fire Station
2. The existing fire station sits on lots 9, 10 & 11, Kay Addition.
3. This request meets the objectives of the La Mesa Sector Plan, which states that rehabilitation and redevelopment of older neighborhoods should be continued and expanded as well as specifically stating that that one of the ways this will be done is by upgrading the public facilities and City services in the area. This zone map amendment would allow the upgrade of Fire Station #5 and improve City fire protection service in the area, therefore providing justification for the requested zone change as required by Resolution 270-1980.

4. The request for a zone map amendment from C-2 to SU-1 for Fire Station is justified according to Resolution 270-1980, as the zone change would allow a different use category that is more advantageous to the community, as articulated in the Comprehensive Plan (Goal 9, pp. 125-127). Specifically, the use of the property as a fire station meets the Public Safety Goal to develop a safe and secure community.
  5. The request meets the Public Safety Goal of the Comprehensive Plan (Goal 9, pp. 125-127) that states that the Goal is to develop a safe and secure community in cooperation with the public and other governmental agencies and that a strong fire prevention and suppression program to protect lives and property shall be maintained (Policy a), that emergency preparedness capabilities shall be maintained (Policy b), and that effective use of technological and human resources shall be maximized (Policy c).
  6. This request meets the objectives set forth in the Comprehensive Plan that state that rehabilitation and redevelopment of older neighborhoods in the Established Urban Area shall be continued and strengthened.
- 

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002796 / 03EPC 01099, a site development plan for subdivision, for Lots 8, 9, 10, & 11, Block 4, Loma Verde and 8, 9 & 10, Fire Station 5, Kay Addition, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval for a site development plan for subdivision for Lots 7, 8, 9, 10, & 11, Block 4, Loma Verde and 7, 8, 9 & 10, Fire Station 5, Kay Addition, to consolidate the lots into one parcel.
2. The request meets the requirements for a site plan for subdivision as per the Zoning Code definition of a site development plan for subdivision (*Zoning Code*, Definitions, 1.a.)
3. The request is in a location with an intensity and design of new development that respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy d).
4. The submittal represents new growth that can be accommodated through development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy e).

5. The request meets the Public Safety Goal of the Comprehensive Plan (Goal 9, pp. 125-127) that states that the Goal is to develop a safe and secure community in cooperation with the public and other governmental agencies and that a strong fire prevention and suppression program to protect lives and property shall be maintained (Policy a), that emergency preparedness capabilities shall be maintained (Policy b), and that effective use of technological and human resources shall be maximized (Policy c).
6. This request meets the objectives set forth in the Comprehensive Plan that state that rehabilitation and redevelopment of older neighborhoods in the Established Urban Area shall be continued and strengthened.
7. This request meets the objectives of the La Mesa Sector Plan, which states that rehabilitation and redevelopment of older neighborhoods should be continued and expanded as well as specifically stating that that one of the ways this will be done is by upgrading the public facilities and City services in the area.
8. There is no known opposition to this request.

**CONDITIONS:**

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

2. A replat of the seven lots into one consolidated tract will be required prior to DRB approval.

---

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002796 / 03EPC 01100, a site development plan for building permit, for Lots 8, 9, 10, & 11, Block 4, Loma Verde and 8, 9 & 10, Kay Addition, based on the following Findings and subject to the following Conditions:



**FINDINGS:**

1. This is a request for approval for a site development plan for building permit for Lots 8, 9, 10, & 11, Block 4, Loma Verde and 8, 9 & 10, Kay Addition, to allow a new Fire Station #5 to be built.
2. The request is in a location with an intensity and design of new development that respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy d).
3. The submittal represents new growth that can be accommodated through development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy e).
4. The request meets the Public Safety Goal of the Comprehensive Plan (Goal 9, pp. 125-127) that states that the Goal is to develop a safe and secure community in cooperation with the public and other governmental agencies and that a strong fire prevention and suppression program to protect lives and property shall be maintained (Policy a), that emergency preparedness capabilities shall be maintained (Policy b), and that effective use of technological and human resources shall be maximized (Policy c).
5. This request meets the objectives set forth in the Comprehensive Plan that state that rehabilitation and redevelopment of older neighborhoods in the Established Urban Area shall be continued and strengthened.
6. This request meets the objectives of the La Mesa Sector Plan, which states that rehabilitation and redevelopment of older neighborhoods should be continued and expanded as well as specifically stating that that one of the ways this will be done is by upgrading the public facilities and City services in the area.
7. There is no known opposition to this request.

**CONDITIONS:**

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

2. The utility line easement at the northern edge of the site shall be shown on the site plan.
3. All drive entrances and drive aisle widths shall be specified on the site plan.
4. The number of parking spaces shown on the parking table shall match the actual number of parking spaces provided on the site plan.
5. A pedestrian link from the employee parking area to the building shall be provided. Widths and proposed materials of the sidewalks shall be called out on the site plan.
6. The location of the bike rack shall be shown on the site plan and shall be conveniently located near building entrances but not within pedestrian pathways or landscape areas.
7. A detail of the light standard shall be included in the site plan.
8. The correct acreage for the site shall be stated consistently on all sheets of the site plan submittal.
9. The phrase "Schematic Design" shall be removed from the landscape plan, as this is the plan that EPC is approving.
10. All colors and materials shall be specified on the site plan with specific colors noted.
11. The elevations shall show openings in the screen wall on the north side of the building to allow for visual observation of the street and landscaped area through the wall.
12. Conditions of approval for the proposed Zone Map Amendment, Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
  - b. Site shall comply and be designed per DPM Standards.
  - c. Curb return radii, on local street intersections, to be 25'.
  - d. Curb return radii, on local streets at entrances to parking, to be 15' minimum.
  - e. Curb return radii at fire truck return and response driveways to be: 35' NB Charleston entering site, 35' exiting site to SB Dallas, 25' SB Charleston entering site and 25' exiting site to NB Dallas.
  - f. Locate motor operated gate, to crew parking area, 20' back from flow line minimum. Location of gate is limited, based on AFD crew parking needs.
  - g. Label width of entrance to crew parking at 24'.
  - h. Provide 5' keyed area at rear of crew parking lot.

OFFICIAL NOTICE OF DECISION  
PROJECT #1002796  
NOVEMBER 20, 2003  
PAGE 6 OF 7

- i. ADA accessible ramps required at all site drives.
- j. Platting should be a concurrent DRB action

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 5, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

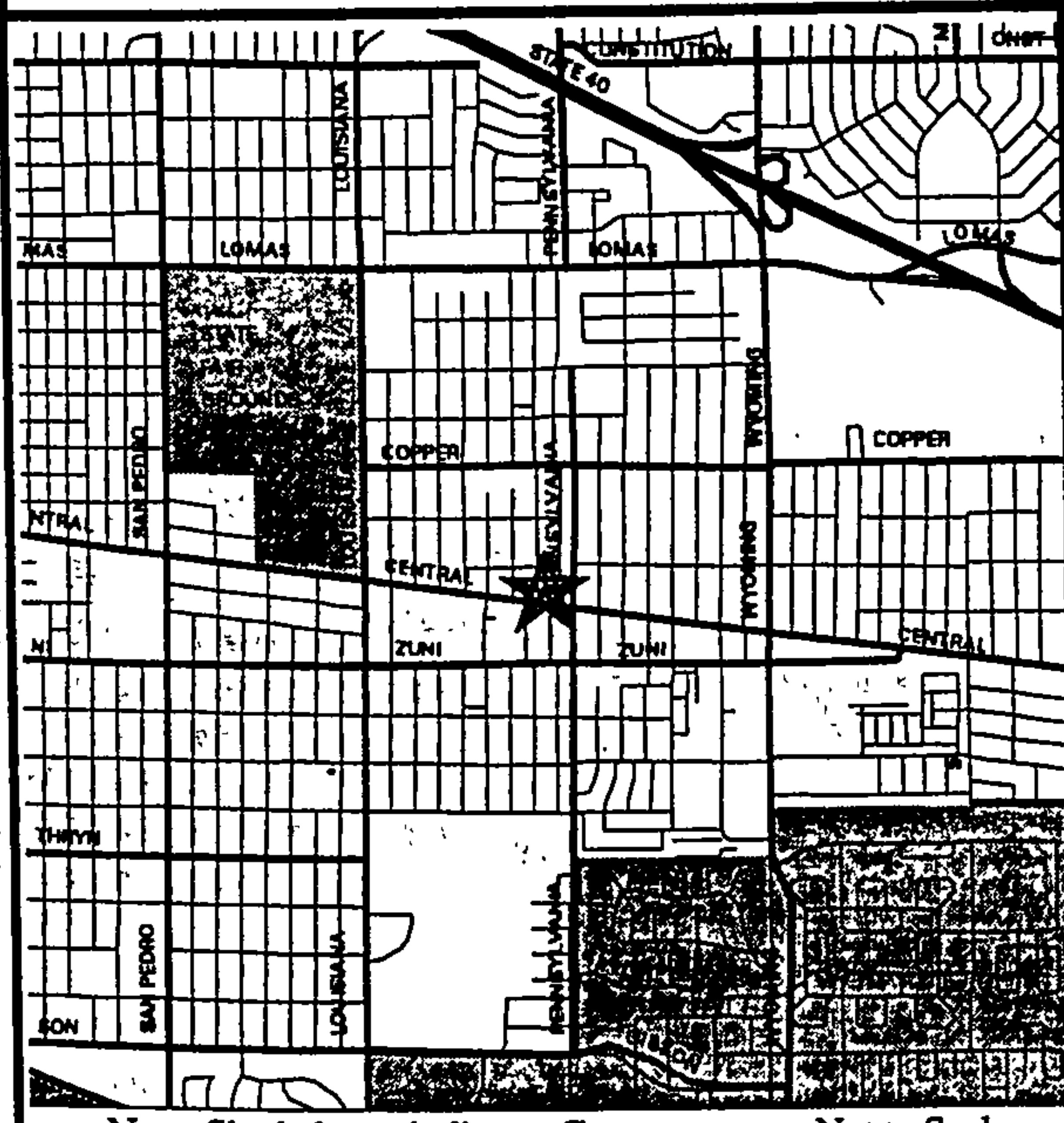
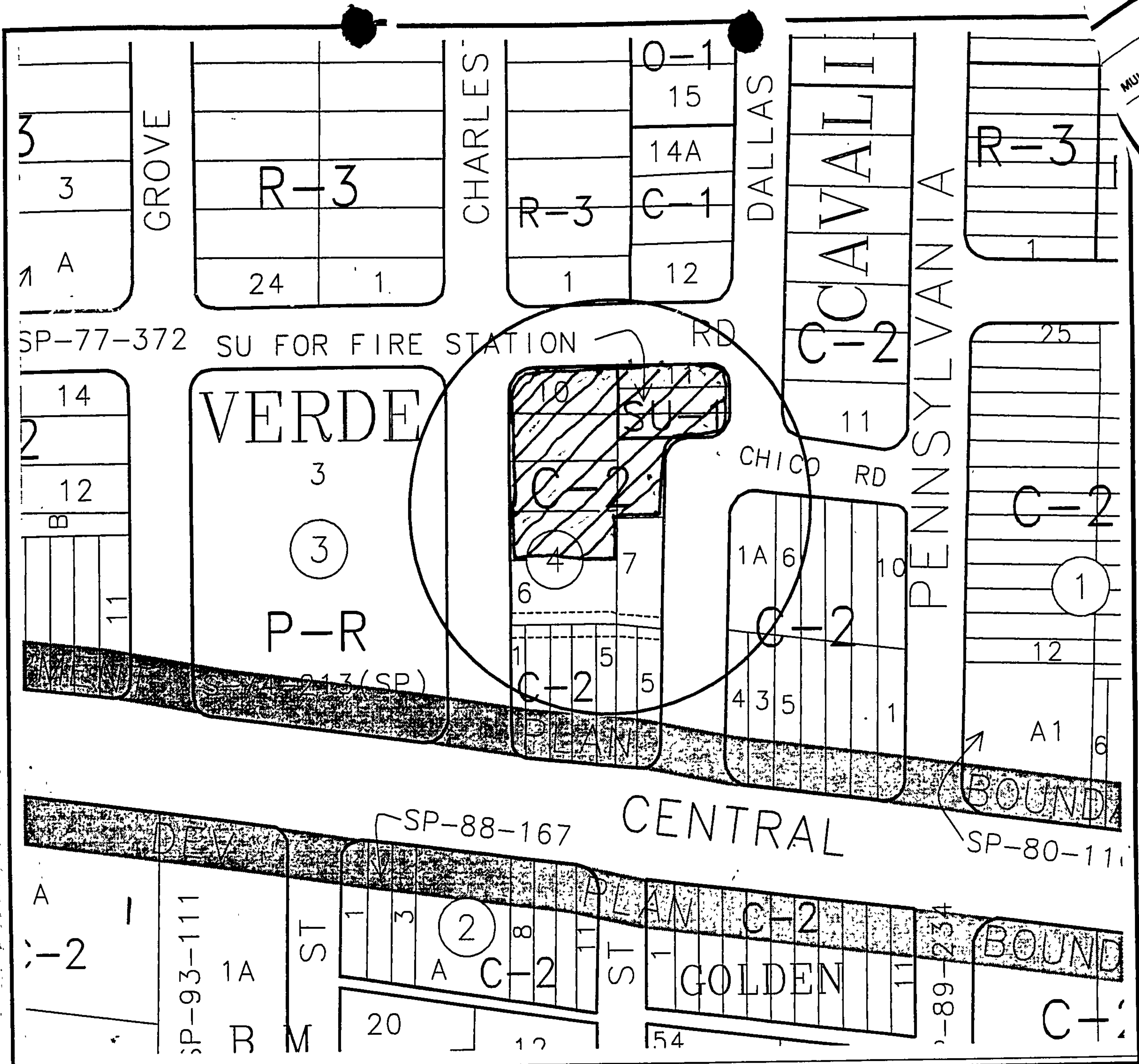
  
for Victor J. Chavez  
Planning Director



OFFICIAL NOTICE OF DECISION  
PROJECT #1002796  
NOVEMBER 20, 2003  
PAGE 7 OF 7

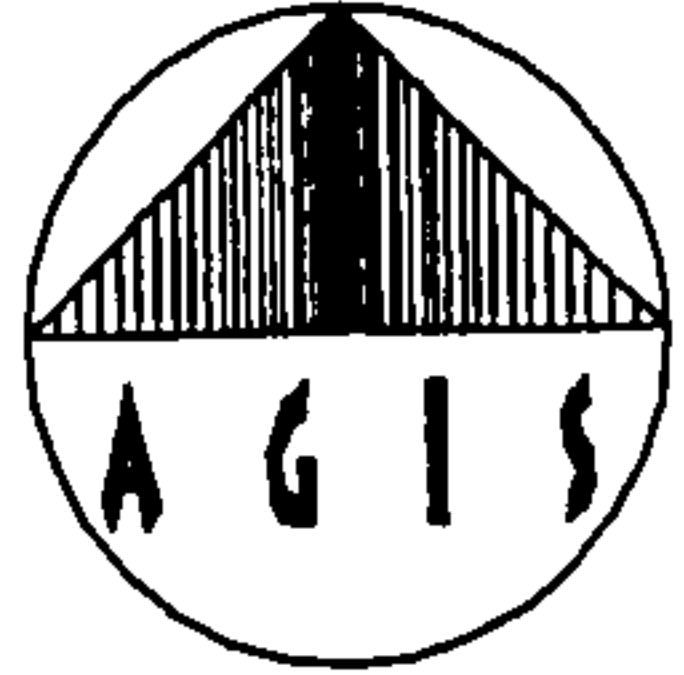
VJC/DS/ac

cc: Rohde May Keller McNamara Arch., 400 Gold SE, Studio 1100, Albuquerque, NM 87102  
John Bulten, La Mesa Community NA, 123 Vermont NE, Albuquerque, NM 87108  
Debby Molina, La Mesa Community NA, 212 Espanola NE, #A, Albuquerque, NM 87108  
Ana Beall, South Los Altos NA, 424 General Chenault NE, Albuquerque, NM 87123  
Linda Adamsko, South Los Altos NA, 309 Conchas NE, Albuquerque, NM 87123  
Barry Butcher, 3621 Sardust Dr. NE, Albuquerque, NM 87110



Note: Shaded area indicates County Not to Scale

### ZONING MAP



Scale 1" = 147'

PROJECT NO.  
1002796

HEARING DATE  
08-21-03

MAP NO.  
K-19

ADDITIONAL CASE NUMBER(S)  
03EPC-01099  
03EPC-01100  
03EPC-01101

ROHDE MAY KELLER McNAMARA  
ARCHITECTURE

February 16, 2004

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

Dear City of Albuquerque Planning Department:

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002796, 03EP 01099/01100/01101, a request for zone map amendment, for site development plan for subdivision, and for site development plan for building permit. This letter specifies the conditions for approval and notes (*in italics*) how the site plan has been modified to meet each of the conditions. The project was submitted to the DRB for the December 10<sup>th</sup>, 2003 hearing, however the land acquisition was not yet complete and the board decided to wait until the transaction occurred before ruling on the submittal. The property is now owned by the C.O.A. and the replat is proceeding concurrent with this submittal.

**Conditions:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. (*This letter meets Condition No. 1*).
2. The utility line easement at the northern edge of the site shall be shown on the site plan. (*There is no utility easement at the northern edge of the site, however the existing overhead utility lines in this area will be relocated as part of the new PNM service for the project*).
3. All drive entrances and drive aisle widths shall be specified on the site plan. (*The site plan has been modified to specify all the entrance and drive aisle widths*).
4. The number of parking spaces shown on the parking table shall match the actual number of parking spaces provided on the site plan. (*The numbers of parking spaces shown on the parking table have been modified to match the actual number of parking spaces provided on the site plan, each parking space has been numbered on the site plan*).
5. A pedestrian link from the employee parking area to the building shall be provided. Widths and proposed materials of the sidewalks shall be called out on the site plan. (*A pedestrian link from the employee parking area to the building has been added and all the widths and proposed materials of the sidewalks have been added to the site plan. The pedestrian link is indicated on the planting plan*).

SIMMSTOWER

STUDIO 1100

400 Gold Avenue SW

Albuquerque

New Mexico 87102 USA

tel (505)243-5454

fax (505)243-5858

email rmkmarch.com



ROHDE MAY KELLER McNAMARA  
ARCHITECTURE

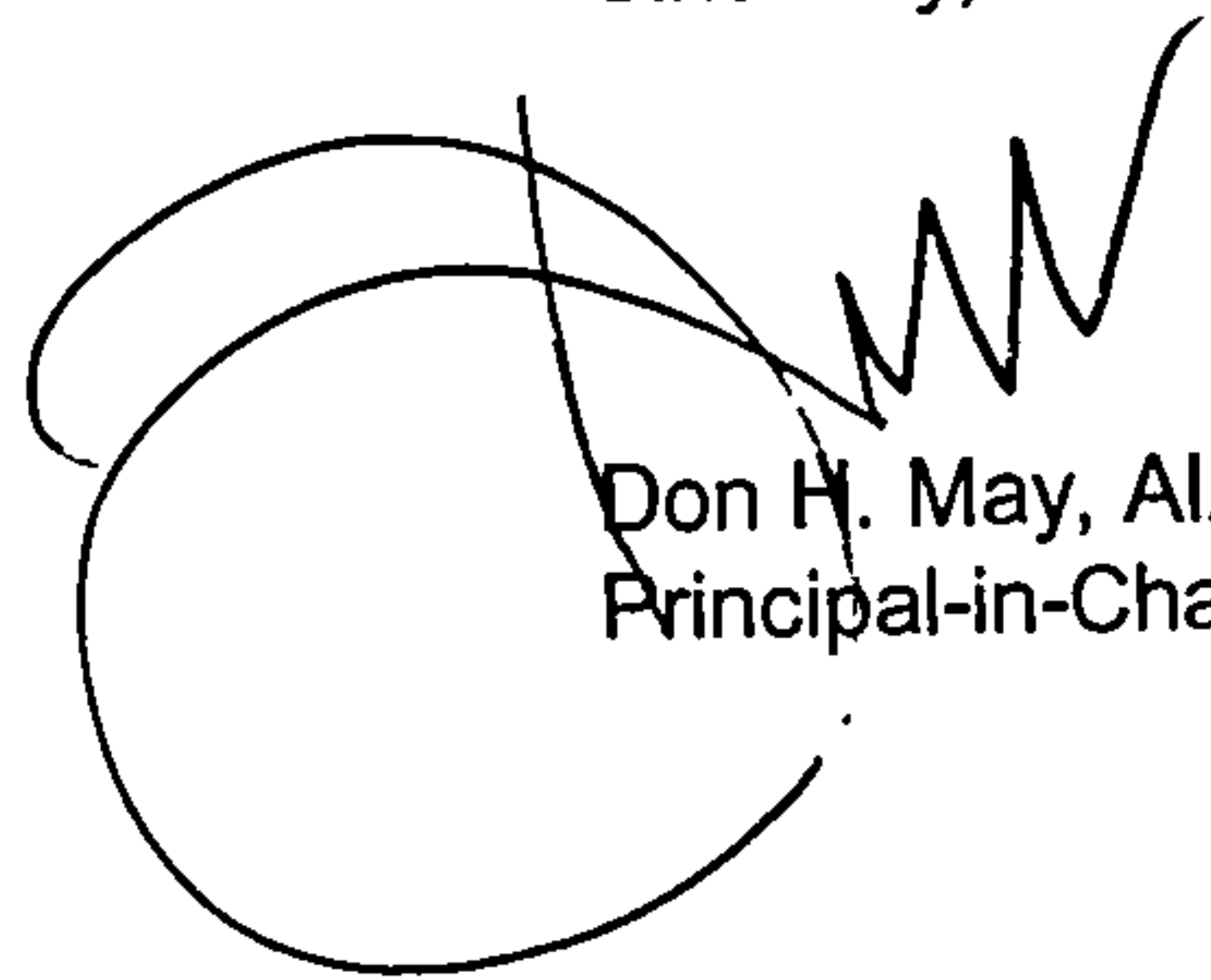
6. The location of the bike rack shall be shown on the site plan and shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas. *(The bike rack has been indicated on the site plan).*
7. A detail of the light standard shall be included in the site plan. *(The detail has been added to the site plan).*
8. The correct acreage for the site shall be stated consistently on all sheets of the site plan submittal. *(The acreage has been corrected on the submittal and it indicated on the planting plan).*
9. The phrase "Schematic Design" shall be removed from the landscape plan, as this is the plan that EPC is approving. *(The phrase "Schematic Design" has been removed).*
10. All colors and materials shall be specified on the site plan with specific colors noted. *(All colors and materials have been specified on the submittal).*
11. The elevations shall show openings in the screen wall on the north side of the building to allow for visual observation of the street and landscaped area through the wall. *(Openings have been added to the screen wall).*
12. Conditions of approval for the proposed Zone Map Amendment, Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
  - a. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for. *(Condition does not require any modification to the submittal).*
  - b. Site shall comply and be designed per DPM Standards. *(Condition does not require any modification to the DRB submittal).*
  - c. Curb return radii, on local street intersections, to be 25'. *(Site plan has been modified to specify 25' radii at these locations).*
  - d. Curb return radii, on local streets at entrances to parking, to be 15' minimum. *(All entrances to parking now have 15' radii).*
  - e. Curb return radii at fire truck return and response driveways to be 35' NB Charleston entering site, 35' exiting site to SB Dallas, 25' SB Charleston entering site and 25' to NB Dallas. *(Radii have been indicated on the DRB submittal. SB Charleston radius to remain at 15' due to return approach path of emergency vehicle and site constraints).*
  - f. Locate motor operated gate, to crew parking area, 20' back from flow line minimum. Location of gate is limited, based on AFD crew parking needs. *(The gate has been moved to 20' back from flow line for the DRB submittal).*
  - g. Label width of entrance to crew parking at 24'. *(Width of entrance has been labeled 24').*
  - h. Provide 5' keyed area at rear of crew parking lot. *(5' keyed area has been provided on the DRB submittal).*
  - i. ADA accessible ramps required at all site drives. *(Accessible ramps are indicated on the site plan for all site drives).*
  - j. Platting should be a concurrent DRB action. *(Platting is concurrent with DRB action).*

SIMMSTOWER  
STUDIO 1100  
400 Gold Avenue SW  
Albuquerque  
New Mexico 87102 USA  
tel (505)243-5454  
fax (505)243-5858  
email rmkmarch.com

ROHDE MAY KELLER McNAMARA  
ARCHITECTURE

Thank you for your attention regarding this important City of Albuquerque Fire Department Project. Please don't hesitate to contact me questions or comments.

Sincerely,



Don H. May, AIA  
Principal-in-Charge

SIMMSTOWER  
STUDIO 1100  
400 Gold Avenue SW  
Albuquerque  
New Mexico 87102 USA  
tel (505)243-5454  
fax (505)243-5858  
email [rmkmarch.com](mailto:rmkmarch.com)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 2, 2004

**3. Project # 1002796**  
04DRB-00667 Major-Vacation of Public Easements

TERRAMETRICS OF N. M. agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire stationn/c, located on CHICO RD NE, between DALLAS ST. NE and CHARLESTON ST. NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100 ] (K-19)

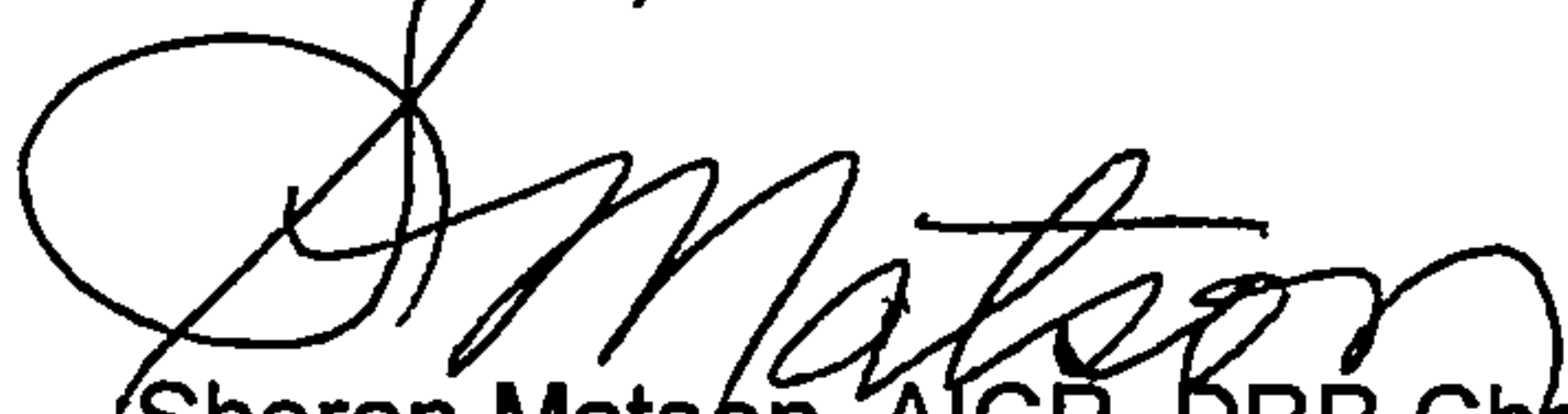
At the June 2, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file.

If you wish to appeal this decision, you must do so by June 17, 2004 in the manner described below.

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

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

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

  
Sheran Matson, AICP, DRB Chair

Cc: City of Albuquerque Fire Department, 11510 Sunset Gardens SW, 87121  
Terrametrics of New Mexico, PO Box 30192, 87190  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

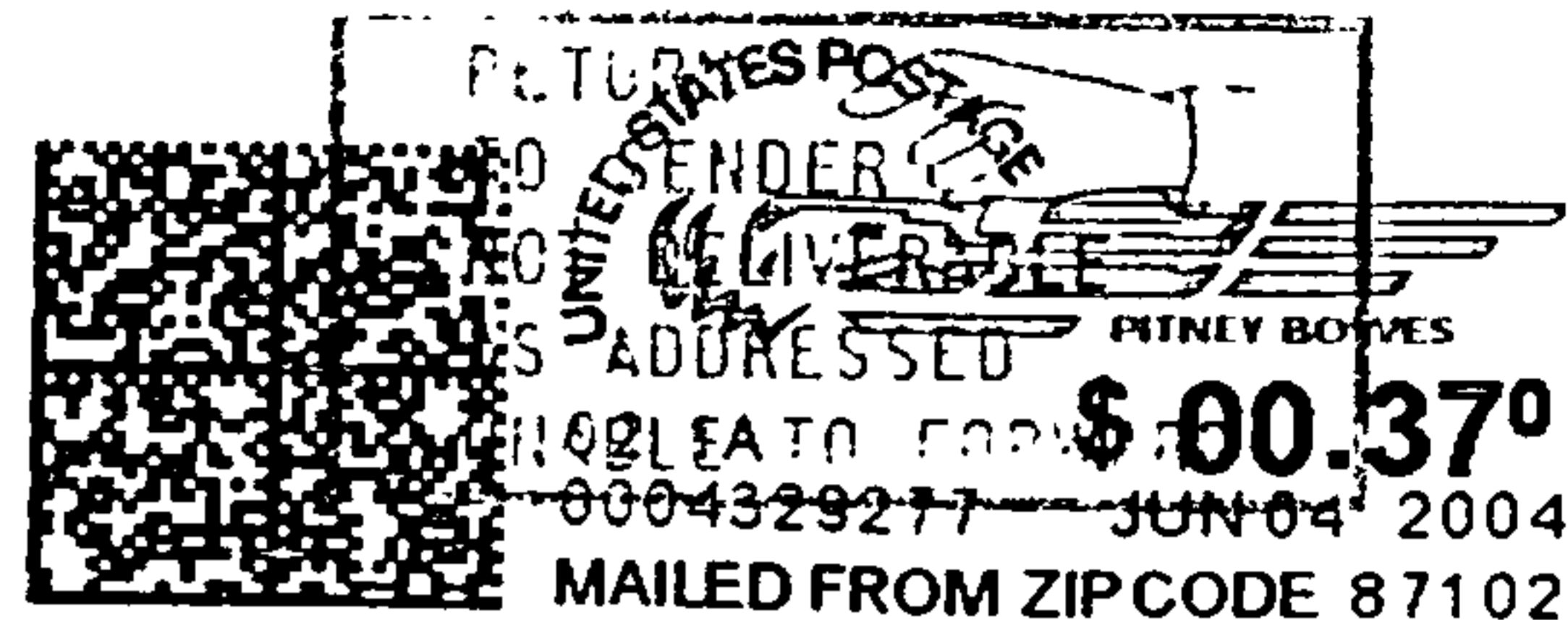




# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



TERRAMETRICS OF NEW MEXICO  
PO BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190

DRB

87190-30192





**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, June 2, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002796**

04DRB-00667 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire station, located on CHICO RD NE, between DALLAS ST NE and CHARLESTON ST NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100] (K-19)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 17, 2004.**

# CITY OF ALBUQUERQUE



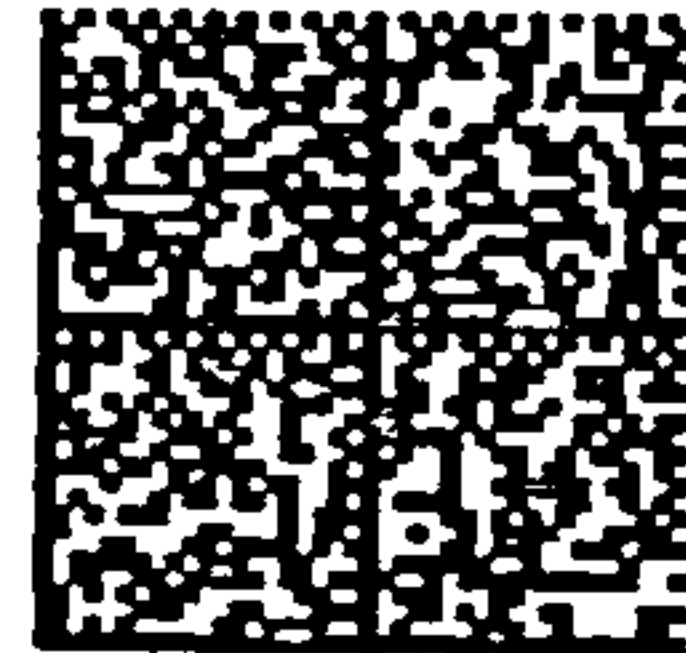
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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

CHILDERS JESSE W & SOFIA  
1952 SAN PEDRO DR NE  
ALBUQUERQUE NM 87110



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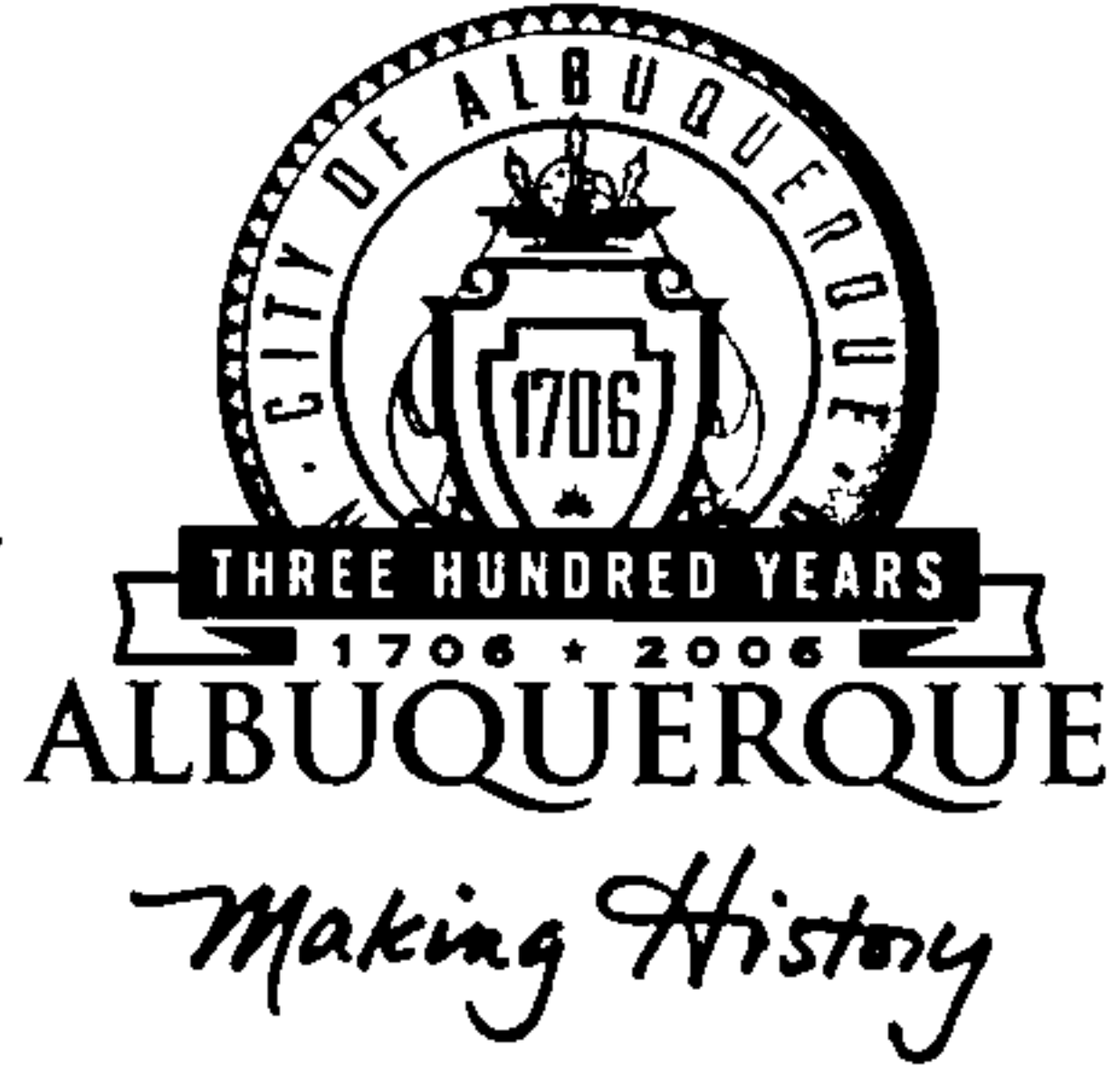
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# CITY OF ALBUQUERQUE



Planning Department

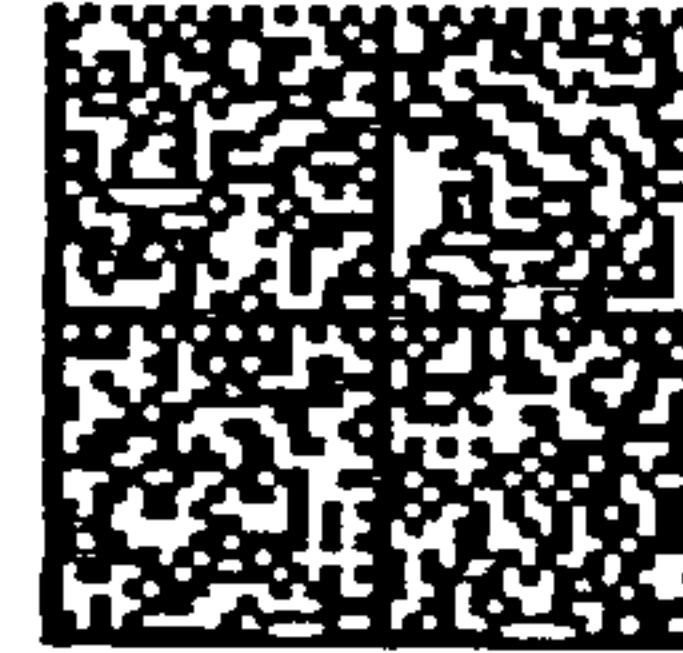
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Albuquerque, NM 87103

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210 CHARLESTON  
ALBUQUERQUE NM

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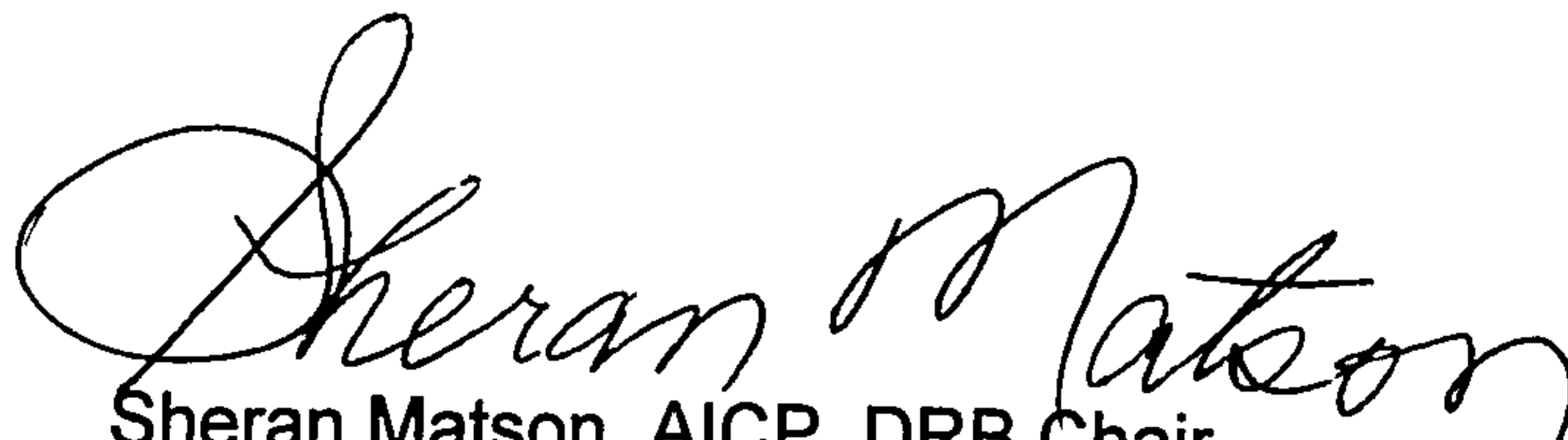
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

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**Project # 1002796**  
04DRB-00667 Major-Vacation of Public  
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire station, located on CHICO RD NE, between DALLAS ST NE and CHARLESTON ST NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100] (K-19)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 17, 2004.**



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

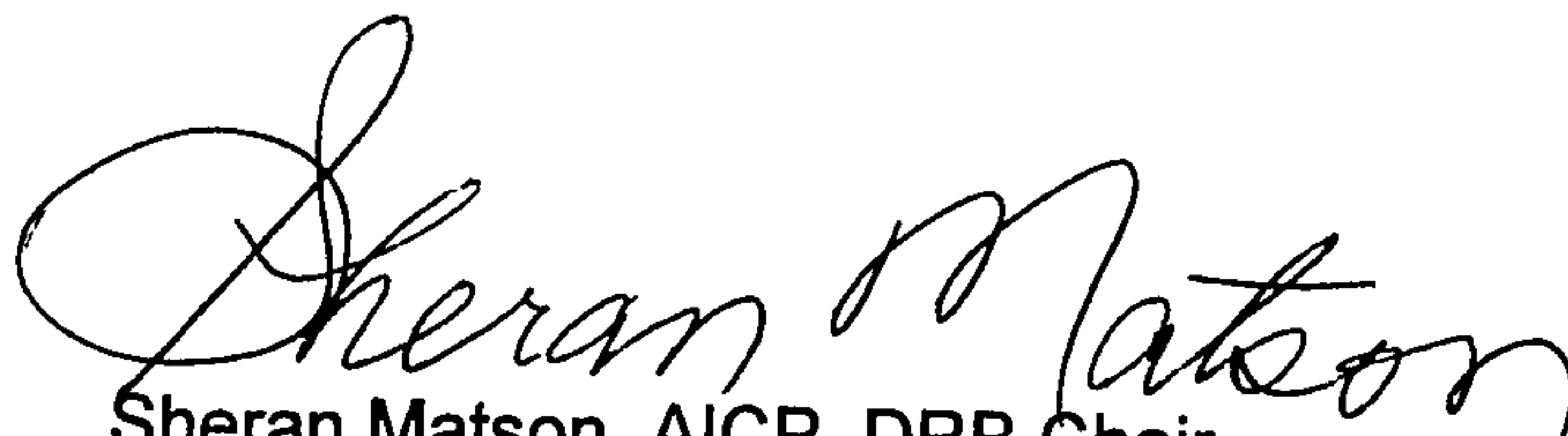
Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 2, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002796**

04DRB-00667 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire station, located on CHICO RD NE, between DALLAS ST NE and CHARLESTON ST NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100] (K-19)

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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 17, 2004.**



# CITY OF ALBUQUERQUE

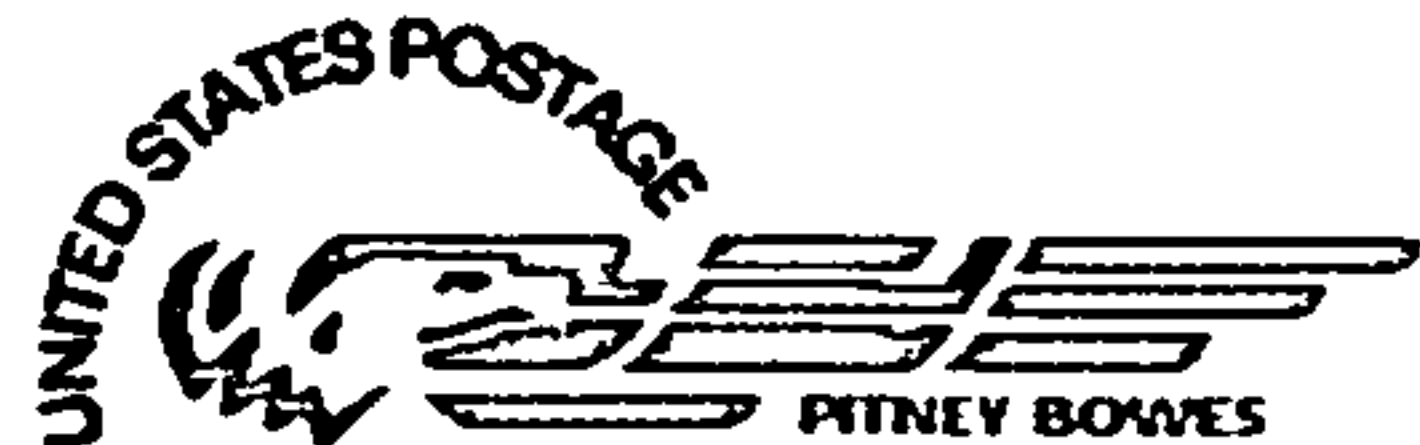
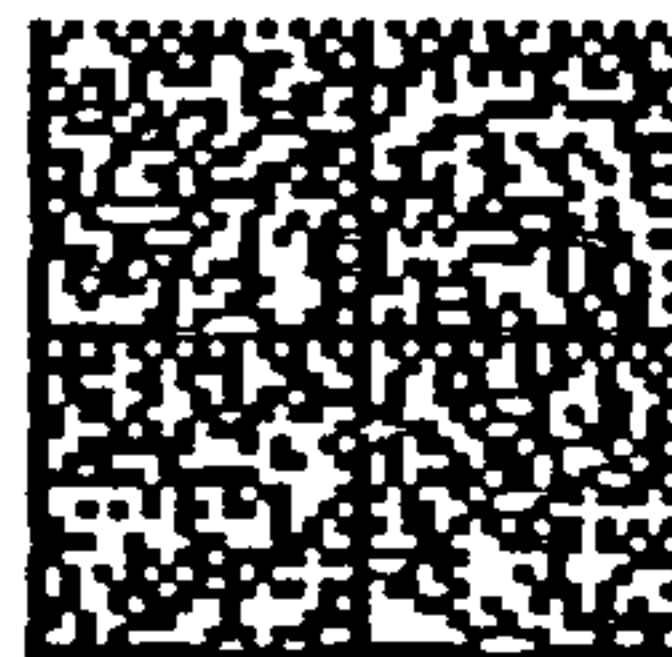


Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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MOWZOUN BIJAN SHERVIN  
119 DALLAS ST NE  
ALBUQUERQUE NM 87108

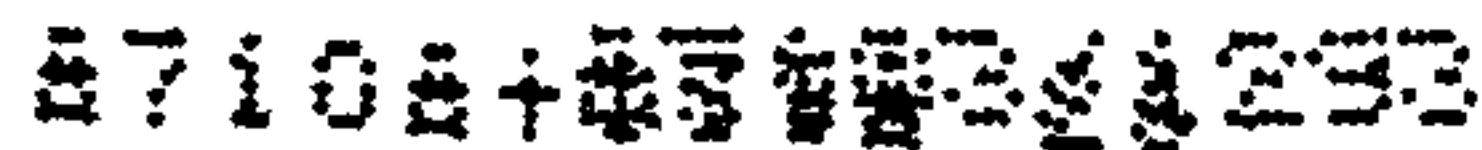


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NO FORWARD ORDER ON FILE  
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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

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, June 2, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002796**

04DRB-00667 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire station, located on CHICO RD NE, between DALLAS ST NE and CHARLESTON ST NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100] (K-19)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 17, 2004.**