

8



*April Close Out, please  
Sharon  
Completed 2/11/04  
AB*

### DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>03-01484 (P&amp;F)</u>	Project # <u>1002804</u>
Project Name: <u>UNCLE DOC ADD. NO. 2</u>	EPC Application No.:
Agent: <u>BOHANNAN HUSTON INC.</u>	Phone No.: <u>823-1000</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/17/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

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

Project Number 1002804

AGIS ELECTRONIC PLAT SUBMITTAL FORM

DRB Project Case # 1002804

Subdivision Name UNCLE DOC NO. 2 - 4A

Surveyor A. DWAIN WEAVER

Company/Agent BOHANNAN HUSTON

Contact Person STEPHANIE STRATTON Phone # \_\_\_\_\_ email \_\_\_\_\_

DXF Received Date: 2/2/04

Hard-Copy Date: 2/2/04

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

*Frank J. [Signature]*

2/2/04

Approved

Date

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

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

AGIS Use Only		
Copied cov <u>2804</u> to agiscov.	Date: <u>2/2/04</u>	Contact person Notified on: <u>2/2/04</u>

AGIS ELECTRONIC PLAT SUBMITTAL FORM

DRB Project Case # 1002804

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Surveyor A. DWAIN WEAVER

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*Frank J. [Signature]*

2/2/04

Approved

Date

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

AGIS Use Only		
Copied cov <u>2804</u> to agiscov.	Date: <u>2/2/04</u>	Contact person Notified on: <u>2/2/04</u>



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 17, 2003                      9:00 a.m.  
**MEMBERS:**

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

Richard Dourte, 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: 10:55 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 # 1000934**  
       03DRB-01421 Major-Two Year SIA  
       Procedure "B" Extension
- BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for **SUNRISE RANCH WEST, UNIT 2**, zoned R-D, (9DU/AC) located on SUNSET GARDENS RD SW, between EUCARIZ AVE SW and 106<sup>th</sup> ST SW containing approximately 11 acre(s). [REF: 01DRB-00190 SK, 01DRB-01017 PPA, 01DRB-01686 FP, 02DRB-00038] (L-8) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) WAS APPROVED.**



2. **Project # 1002593**  
03DRB-01376 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) 29C, VENTANA RANCH, (to be known as **VISTA DE ARENAL @ VENTANA RANCH**) zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01186 PP, 02DRB-01009, 03DRB-00624, 03DRB-01158 SK] (B-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1000997**  
03DRB-01410 Major-Preliminary Plat Approval  
03DRB-01412 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, VILLA DEL RIO (to be known as **RIVERVIEW ACRES**), zoned RA-1 residential and agricultural zone, semi-urban area, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). [*Deferred from 9/17/03*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

4. **Project # 1002885**  
03DRB-01355 Major-Vacation of Pub Right-of-Way  
03DRB-01354 Minor-Sketch Plat or Plan  
03DRB-01356 Major-Vacation of Public Easements

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC, request(s) the above action(s) for all or a portion of Lot(s) 10-24, Block(s) 18 and Lot(s) 7-10 and 12-15, Block(s) 20, Unit(s) 3, (NORTH ALBUQUERQUE ACRES, TRACT 3) **OCOTILLO SUBDIVISION**, zoned RD, (4 DU/A), located on HOLBROOK ST NE, CARMEL AVE NE and HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE NE, containing approximately 24 acre(s). [REF: 02EPC-01353] [*Deferred from 9/10/03*] (C-21). **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED WITH ADDITIONAL CONDITIONS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF PUBLIC EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN. (SKETCH PLATS RECEIVE NO OFFICIAL ACTION ONLY COMMENTS)**

5. **Project # 1001523**  
03DRB-01361 Major-Vacation of Public Easements  
03DRB-01360 Major-Preliminary Plat Approval  
03DRB-01362 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98<sup>th</sup> ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03 AND 9/17/03*] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

- Project # 1001523**  
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98<sup>th</sup> ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03 AND 9/17/03*] [**RUSSELL BRITO, EPC CASE PLANNER**] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

**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, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

**THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK**

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

6. **Project # 1000633**  
03DRB-01504 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for TIBURON INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 12, **JOURNAL CENTER -PHASE 2, UNIT 2**, zoned IP, located on BARTLETT NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 2 acre(s). (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1001372**  
03DRB-01506 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 18A-1, **VISTA CANTERA SUBDIVISION**, zoned R-LT, located on RAINBOW BLVD NW, between VENTANA RANCH RD NW and VENTANA VILLAGE RD NW containing approximately 4 acre(s). [REF: 03DRB-00950, 03DRB-00951, 03DRB-00953] (B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

8. **Project # 1002804**  
03DRB-01484 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for MENAUL & EUBANK, SW, LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) 2-C, 3 & 4, **UNCLE DOC ADDITION, NO. 2**, zoned C-2 community commercial zone, located on SNOWHEIGHTS CIRCLE NE, between MENAUL BLVD NE and EUBANK BLVD NE containing approximately 2 acre(s). [REF: 1001081, 03DRB-01145] (H-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES AND AGIS DXF FILE.**

9. **Project # 1002531**  
03DRB-01460 Minor-Prelim&Final Plat Approval  
03DRB-01461 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/17/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/11/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: WILMA STREET WILL NEED TO MEET THE SATISFACTION OF THE TRAFFIC ENGINEER ON THE FINAL PLAT. A TURNAROUND OR OTHER APPROPRIATE DEDICATION MAY BE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002581**  
03DRB-01507 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for JOSEPH A. SOLIS, J & J #1, request(s) the above action(s) for all or a portion of Lot(s) 1-7 & 9A, **SKYLINE HEIGHTS ADDITION**, zoned M-1 light manufacturing zone, located on TRUMBULL AVE SE, between EUBANK BLVD SE and SOUTHERN AVE SE containing approximately 2 acre(s). [REF: 03DRB-00852, 03DRB-00849, & 850, 03DRB-00853 & 54, 03DRB-00856] (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/17/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/15/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

11. **Project # 1002940**  
03DRB-01465 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for C. DAVID & TERRI KRUEGER request(s) the above action(s) for all or a portion of Lot(s) 47, **DESERT HIGHLANDS @ HIGH DESERT, UNIT 2**, zoned SU-2, HD, R-1, located on SNAKEDANCE CT NE, containing approximately 1 acre(s). (E-24) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001926**  
03DRB-01475 Minor-Temp Defer SDWK

BEN PLATANIA request(s) the above action(s) for all or a portion of Lot(s) 225, **TOWN OF ATRISCO GRANT – AIRPORT UNIT**, zoned R-2, located on GLENRIO RD NW, between 72<sup>ND</sup> ST NW and 78<sup>TH</sup> ST NW containing approximately 5 acre(s). [REF: 1000694, 02DRB 00568, 02DRB 00673, 03DRB 01224/01225] (J-10) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



13. **Project # 1002377**  
03DRB-01505 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for STRO, LLC request(s) the above action(s) for all or a portion of Tract(s) B, ALBUQUERQUE CHRISTIAN CHILDREN'S HOME, **LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 special use zone, PDA, located on the east side of WINTERHAVEN RD NW, between MONTANO RD NW and MONTANO PLAZA DR NW containing approximately 7 acre(s). [REF: (1001445), 1002377, 02DRB-01860 P&F, 03DRB-00126 TDS] (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARKS FEE AND CITY ENGINEER FOR ASSIGNMENT FROM LLC TO HOME OWNERS ASSOCIATION FOR MAINTENANCE OF TRACT A AND AGIS DXF FILE.**

14. **Project # 1002660**  
03DRB-01499 Minor-Prelim&Final Plat Approval

MICHAEL GALLEGOS agent(s) for ANGELICA (ANGIE) GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) 37A2 (to be known as **LANDS OF ANGIE M GALLEGOS**), MRGCD MAP 37, zoned SU-2, R-1, located on GOMEZ AVE NE, between BROADWAY BLVD NE and EDITH BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00799] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR INSTALLATION OF WATER SERVICE AND SEWER SERVICE MUST BE COMPLETED AND TO REVISE DEDICATION CALL-OUT (NOTE A) AND TO PLANNING FOR AGIS DXF.**

15. **Project # 1002786**  
03DRB-01508 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Tract(s) A, Block(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 03DRB-01075 SBP, 03DRB-01457 SK] (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTION FOR SAN MATEO AND TO PROVIDE CROSS ACCESS EASEMENT NOTE ON THE PLAT AND TO PLANNING FOR AGIS DXF FILE.**

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

16. **Project # 1002962**  
03DRB-01483 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. AND DENISH-KLINE & ASSOCIATES, agent(s) for THE TRAILS LLC, request(s) the above action(s) for all or a portion of Tract(s) 4, A PORTION OF (TR. 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 201 acre(s). [REF: 03DRB-01429] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1001816**  
03DRB-01503 Minor-Sketch Plat or Plan
- JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10, 11 and 12, Block(s) 54, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on the southside of TIJERAS AVE NW, between 9<sup>TH</sup> ST NW and 11<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 02LUC-00952, 02CC0-00446 & 00950 AP, Z-94-1, LUC92-3] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for August 27 and September 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>03-01484 (P&amp;F)</u>	Project # <u>1002804</u>
Project Name: <u>UNCLE DOC ADD. NO. 2</u>	EPC Application No.:
Agent: <u>BOHANNAN HUSTON INC.</u>	Phone No.: <u>823-1000</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/17/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

Project Number

1002804



**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: 1002804**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** September 17, 2003



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
September 17, 2003 Comments**

**ITEM # 8**

**PROJECT # 1002804**

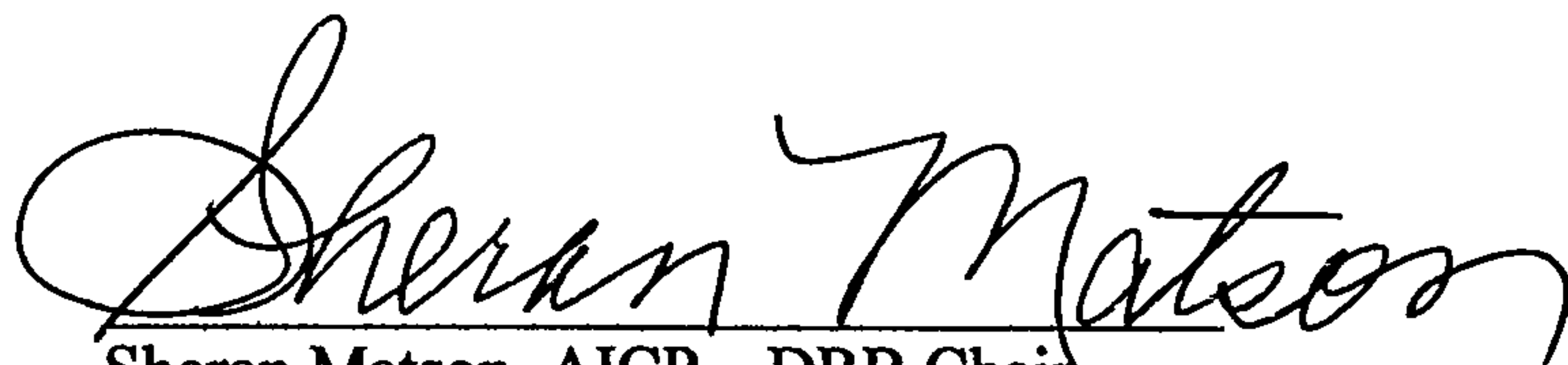
**APPLICATION # 03DRB-01484**

**RE: Uncle Doc Addition, #2, Tracts 2-C, 3 & 4**

No objection to the requested platting action.

AGIS dxf approval is required before Planning signs the final plat.

Applicant may file the plat. Be sure to give Planning a copy of the recorded plat to close the file.



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

Qwest.

400 Tijeras NW  
Station 710  
Albuquerque, NM 87102

#10

Prop 1002804

August 18, 2003

Sheran Matson  
DRB Chairperson  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

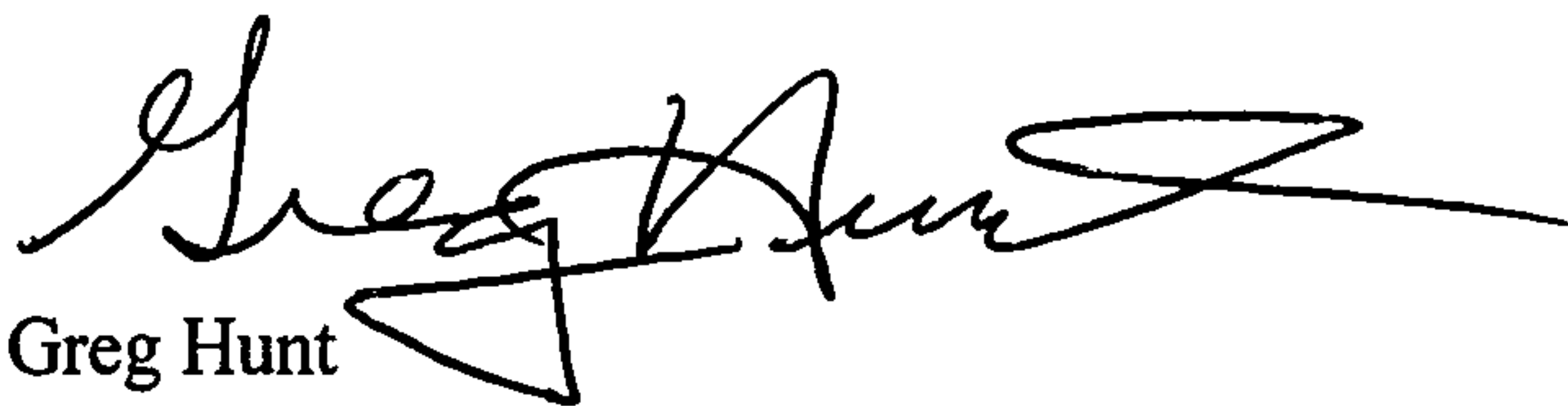
Subject: Utility easement vacation-Snow Heights Circle @ Menaul & Eubank

Dear Ms. Matson:

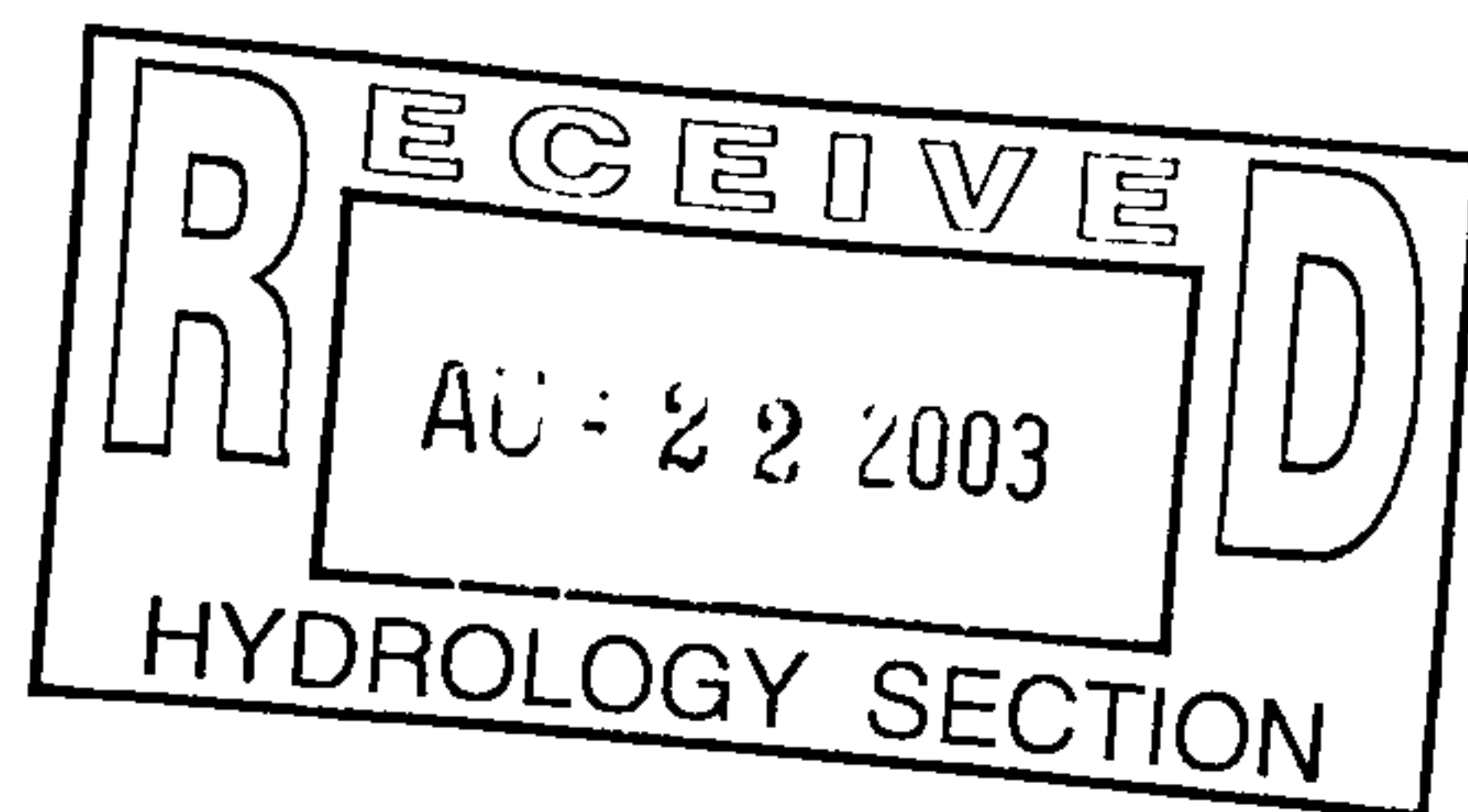
Qwest Corporation will vacate the subject easement(s) provided all costs associated with relocation of the existing cables in this easement are paid to Qwest. There may also be a need for additional easement to be granted, depending on the route and location of the newly relocated cables.

If there are any questions concerning the relocation of these cables please call Mark Kantz, Qwest Engineer at 245-6586. For any issues concerning the easements please give me a call at 245-7199.

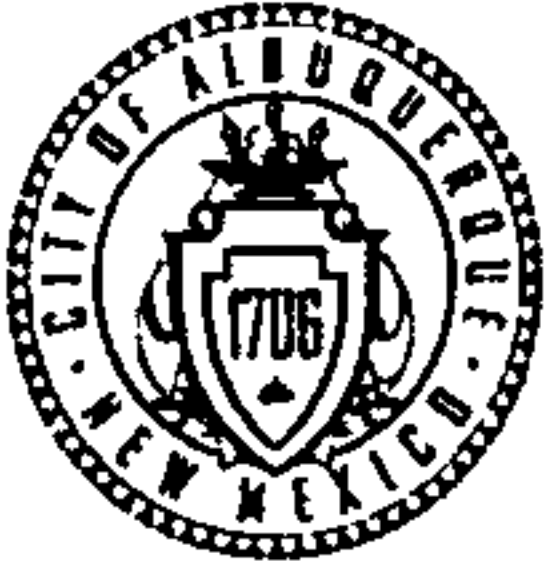
Yours truly,



Greg Hunt  
Right-of-Way Manager



Cc: Bruce Stidworthy-Bohannan Houston  
Mark Kantz-Qwest



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

8-21-2003

**10. Project # 1002804**  
03DRB-01145 Major-Vacation of Public Easements

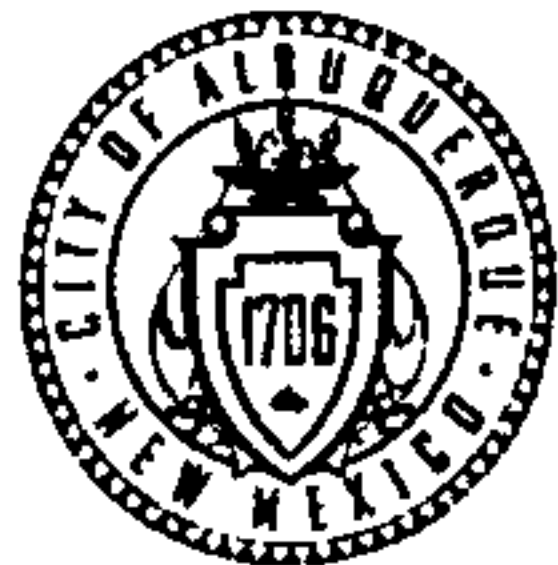
BOHANNAN HUSTON, INC. agent(s) for MENAUL DEVELOPMENT THREE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-C & 4, **UNCLE DOC ADDITION**, zoned C-2 community commercial zone, located on MENAUL BLVD NE, between SNOW HEIGHTS CR NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: Project #1001081] [Deferred from 8/6/03] (H-20)

At the August 20, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

If you wish to appeal this decision, you must do so by September 4, 2003, in the manner described below.

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



**OFFICIAL NOTICE OF DECISION  
PAGE 2**

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

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

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

  
Sheran Matson, AICP, DRB Chair

cc:Menaul Development Three LLC, P.O. Box 14784, 87191  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
Frank & Helen Azar, 4220 Loren Ave NW, 87114  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002804 AGENDA#: 10 DATE: 8.20

1. Name: FRANK AZIR Address: 4220 LOROWWW Zip: 87114

2. Name: BROCE Address: 6714 WORTHY 7500 Jefferson Zip: 87109  
753 NE

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002804**

**AGENDA ITEM NO: 10**

**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 X; 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:** August 20, 2003

#10



400 Tijeras NW  
Station 710  
Albuquerque, NM 87102

August 18, 2003

Sheran Matson  
DRB Chairperson  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Subject: Utility easement vacation-Snow Heights Circle @ Menaul & Eubank

Dear Ms. Matson:

Qwest Corporation will vacate the subject easement(s) provided all costs associated with relocation of the existing cables in this easement are paid to Qwest. There may also be a need for additional easement to be granted, depending on the route and location of the newly relocated cables.

If there are any questions concerning the relocation of these cables please call Mark Kantz, Qwest Engineer at 245-6586. For any issues concerning the easements please give me a call at 245-7199.

Yours truly,

Greg Hunt  
Right-of-Way Manager

Cc: Bruce Stidworthy-Bohannon Houston  
Mark Kantz-Qwest



# FACSIMILE TRANSMITTAL COVER SHEET

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

www.bhinc.com

voice: 505.823.1000  
facsimile: 505.798.7888  
toll free: 800.877.5332

**Date:** 8-19-03  
**To:** Sheran Matson  
**Company:** City of Albuquerque  
**Fax No.:** 924-3864  
**From:** Stephanie Stratton  
**Project No :** DRB# 1002804  
**Project Name:**  
**Number of Pages (including Cover):** 2  
**Re:** Utility easement vacation  
**Comments:**

**Original to Follow:**  Yes  No

If you do not receive all pages, please contact Stephanie at 823-1000.

**ENGINEERING ▲**  
**SPATIAL DATA ▲**  
**ADVANCED TECHNOLOGIES ▲**



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002804 AGENDA#: 2 DATE: 8/6/03

1. Name: F. AZAR Address: 4220 LOREN NW Zip: 87114

2. Name: BRUCE HOWORTHY Address: 7500 JEFFERSON NE Zip: 87109

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002804**

**AGENDA ITEM NO: 2**

**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  | <b>(07)</b> 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:**

8-20-03

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:** August 6, 2003

Comcast

No comments received.

QWEST

**The easement cannot be vacated per Dave Muller, 245-8706.**

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request.

Transportation Development

Refer to the agencies having interest in the easements for comments on the vacation actions.

Parks & Recreation

No objection.

Utilities Development

This is within Project area #1001081. No objection to Vacation request.

Planning Department

No objection to the vacation.

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

cc:Menaul Development Three, LLC, P.O. Box 14784, 87191

Bohannon Huston Inc., 7500 Jefferson NE, 87109



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 6, 2003

**Project # 1002804**  
03DRB-01145 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for MENAUL DEVELOPMENT THREE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-C & 4, **UNCLE DOC ADDITION**, zoned C-2 community commercial zone, located on MENAUL BLVD NE, between SNOW HEIGHTS CR NE and EUBANK BLVD NE containing approximately 1 acre(s). (H-20)

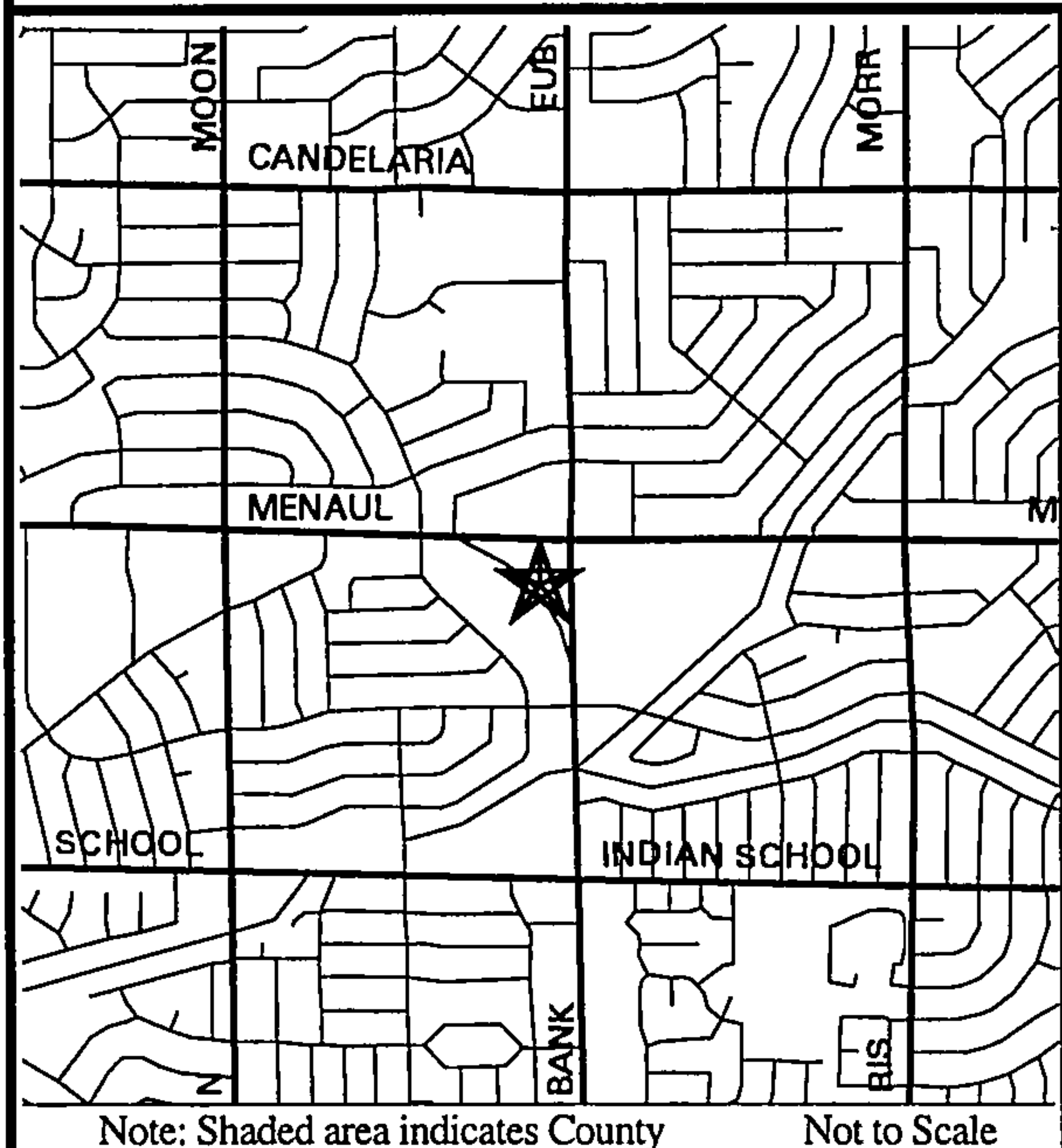
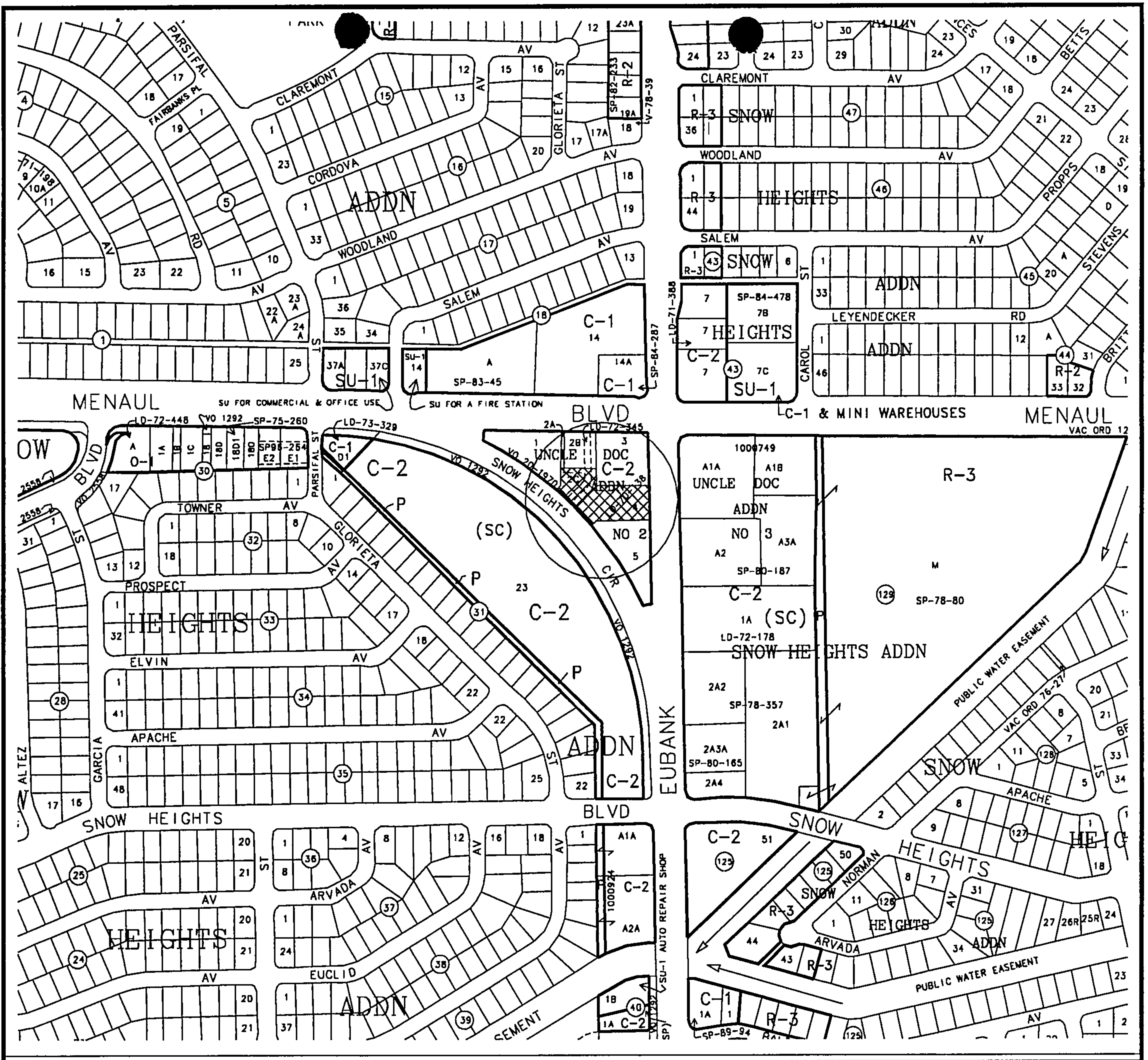
AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coor.	

Letters sent to Conchas Park (R) and Candelman (R) Neighborhood Assns.

APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	PNM approves the proposed vacations for development. The developer needs to be aware that there is an existing PNM electric UG transformer near the north end of the 5' easement being vacated which needs to be covered by an easement granted to PNM.

There is also an existing overhead electric line running along the street, which seems to be covered by the remaining 10' easement along Snow Heights Circle. If the developer has any questions they can direct them to me or an engineer at the PNM Electric Service Center at 241-3425.





## ZONING MAP



Scale 1" = 474'

PROJECT NO.  
1002804

HEARING DATE  
8-6-03

MAP NO.  
H-20

ADDITIONAL CASE NUMBER(S)  
03DRB-01145



**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, August 6, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000444**  
03DRB-01147 Major-Two Year SIA  
Procedure "B" Modified

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 25, 26 AND 29 AND Tract(s) A, **STONEBRIDGE SUBDIVISION, UNIT 6**, zoned R-1 residential zone, located north of MCMAHON NW, between STONEBRIDGE DR NW AND BLACK ARROYO NW, containing approximately 36 acre(s). [REF: 00DRB-01238-42, DRB-95-358, AX-85-70, Z-85-84 (A-12)]

**Project # 1002804**  
03DRB-01145 Major-Vacation of Public  
Easements

BOHANNAN HUSTON, INC. agent(s) for MENAUL DEVELOPMENT THREE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-C & 4, **UNCLE DOC ADDITION**, zoned C-2 community commercial zone, located on MENAUL BLVD NE, between SNOW HEIGHTS CR NE and EUBANK BLVD NE containing approximately 1 acre(s). (H-20)

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, JULY 21, 2003.**

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

Meeting Date: Aug-4, 2003

Zone Atlas Page: H-20-E

Notification Radius: 100 Ft.

App#	<u>13 DRB-01145</u>
Proj#	<u>102804</u>
Other#	

Cross Reference and Location: \_\_\_\_\_

Applicant: Menaal Development, Three, LLC ✓

Address: PO Box 14784, Albuq NM 87191

Agent: Burman Huska, Inc ✓

Address: 2500 Jefferson St NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: July 14, 2003

Signature: H. Tse-Hikari



PROPERTY OWNERSHIP / LEGAL LIST

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

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

Page \_\_\_\_ / Of \_\_\_\_

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
H-20	102059	501-238	419-07	✓ mp	1021059	019-215	320	48 ✓
		517-237	04	✓ mp		019-245		42 ✓
		518-224	03	✓				
		503-253	08	✓				
		493-253	06	✓ mp				
		519-251	09	✓ mp				
		509-187	415-05	✓ mp				
		480-209	15	✓ mp				
		468-220	20	✓ mp				
		455-235	23	✓				
		470-285	103-02CA	✓				
		489-284	07	✓				
		471-284	08	✓				
		494-285	09	✓				
		501-287	11	✓				
		507-290	13	✓				
		519-278	14	✓				
H-21	1021059	012-298	201-01	✓				
		028-198	390-50	✓				



1020059 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

102005950123841907 LEGAL: PARC EL 2 C UNCLE DOC ADDN NO 2 BEING A REPLAT OF PA LAND USE:  
PROPERTY ADDR: 00000 9605 SNOW HEIGHTS CIRCLE  
OWNER NAME: BRADFORD JOHN R & MARY C  
OWNER ADDR: 10809 COUNTRY CLUB DR NE ALBUQUERQUE NM 87111

102005951723741904 LEGAL: PARC EL 4 OF FIRST REPL OF POR OF AMENDED & CORRECT LAND USE:  
PROPERTY ADDR: 00000 2205 EUBANK NE  
OWNER NAME: BRADFORD JOHN R & MARY C  
OWNER ADDR: 10809 COUNTRY CLUB DR NE ALBUQUERQUE NM 87111

102005951822441903 LEGAL: PARC EL 5 OF FIRST REPL OF POR OF AMENDED & CORRECT LAND USE:  
PROPERTY ADDR: 00000 2201 EUBANK NE  
OWNER NAME: ALVARADO DEVELOPMENT LLC  
OWNER ADDR: 09725 HAMPDEN AV DENVER CO 80231

102005950325341908 LEGAL: PARC EL 2 B UNCLE DOC SUBD NO 2 BEING A REPL OF PARC LAND USE:  
PROPERTY ADDR: 00000 9624 MENAUL NE  
OWNER NAME: AZAR FRANKLIN M ETUX  
OWNER ADDR: 04220 LOREN AV NW ALBUQUERQUE NM 87114

102005949325341906 LEGAL: PARC EL 1 FIRST REPL OF POR AMENDED & CORRECTED PLA LAND USE:  
PROPERTY ADDR: 00000 9620 MENAUL NE  
OWNER NAME: BRADFORD JOHN R & MARY C  
OWNER ADDR: 00000 ALBUQUERQUE NM 87191

102005951925141909 LEGAL: PARC EL 3 OF FIRST REPL OF POR AMENDED & CORRECTED LAND USE:  
PROPERTY ADDR: 00000 9640 MENAUL NE  
OWNER NAME: BRADFORD JOHN R  
OWNER ADDR: 00000 ALBUQUERQUE NM 87191

102005950918741505 LEGAL: \* 02 3 03 1SNOW HTS ADDN W 357FT SFR 757FT L23 VAC P LAND USE:  
PROPERTY ADDR: 00000 2111 EUBANK NE  
OWNER NAME: SAPIR BEN & CELIA C/O SAPIR FA  
OWNER ADDR: 00000 ENCINO CA 91426

102005948620941515 LEGAL: PARC EL A -2 WITHIN LT 23 BLK 31 SNOW HEIGHTS ADDN. LAND USE:  
PROPERTY ADDR: 00000 2113 EUBANK BLVD NE  
OWNER NAME: SAPIR BEN ETUX C/O SAPIR FAMI  
OWNER ADDR: 00000 ENCINO CA 91426

102005946822641520 LEGAL: PARC EL B WITHIN LT 23 BLK 31 SNOW HEIGHTS ADDN. LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: SAPIR BEN ETUX C/O SAPIR FAMI  
OWNER ADDR: 00000 ENCINO CA 91426

102005945523541523 LEGAL: PARC EL C WITHIN LT 23 BLK 31 SNOW HEIGHTS ADDN. LAND USE:  
PROPERTY ADDR: 00000 9516 SNOW HEIGHTS CIRCLE  
OWNER NAME: JURKENS JOHN H ETUX ETAL  
OWNER ADDR: 05308 CENTRAL AV SE ALBUQUERQUE NM 87108

102005947028510302CA LEGAL: LT A PLA T OF LT A BLK 18 HOFFMANTOWN CONT 1.3990 A LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: US WEST COMMUNICATIONS INC  
OWNER ADDR: 06300 SOUTH SYRACUSE WAY ENGLEWOOD CO 80111

102005948928410307 LEGAL: \* 01 4 01 8HOFFMANTOWN ADDN E25FT OF W453FT LAND USE:  
PROPERTY ADDR: 00000 9605 MENDAL NE  
OWNER NAME: SUNWEST BANK OF ALBUQ TRUSTEE  
OWNER ADDR: 00000 ALBUQUERQUE NM 87125

102005949128410308 LEGAL: \* 01 4 01 8HOFFMANTOWN ADDN E25FT OF W478.87FT LAND USE:  
PROPERTY ADDR: 00000 9607 MENAUL BLV NE  
OWNER NAME: CLARK'S PET EMPORIUM INC  
OWNER ADDR: 04914 LOMAS BL NE ALBUQUERQUE NM 87110

102005949428510309 LEGAL: \* 01 4 01 8HOFFMANTOWN ADDN E40FT OF W518FT LAND USE:  
PROPERTY ADDR: 00000 9611 MENAUL BLV NE  
OWNER NAME: VENAGLIA ROY J & CATHERINE M  
OWNER ADDR: 01708 CALIFORNIA ST NE ALBUQUERQUE NM 87110

102005950128710311 LEGAL: TRAC T OF LAND BEING E40 FT OF W559 FT LT 14 BLK 18 LAND USE:  
PROPERTY ADDR: 00000 9613 MENAUL BLV NE  
OWNER NAME: HADAD RICHARD M ETUX  
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

102005950729010313 LEGAL: TRAC T OF LAND BEING W151' OF E254' LT 14 BLK 18 HO LAND USE:  
PROPERTY ADDR: 00000 9621 MENAUL NE  
OWNER NAME: GABALDON FELIX S ETUX  
OWNER ADDR: 08609 BELLEHAVEN PL NE ALBUQUERQUE NM 87112

102005951927810314 LEGAL: \*14A 18 PLAT OF LOT 14A BLK 18 A PORT OF LOT 14 HO LAND USE:  
PROPERTY ADDR: 00000 9645 MENAUL BLV NE  
OWNER NAME: LINDNER WILLIAM L ETUX ETAL SU  
OWNER ADDR: 00916 SILVER SPUR RD PALOS VERDES PENI CA 90274

102105901229820101 LEGAL: SW C ORNO R OF LOT 7 BLOCK 43 AND PORTION OF VACATED LAND USE:  
PROPERTY ADDR: 00000 2300 EUBANK NE  
OWNER NAME: LEONARD DONALD E  
OWNER ADDR: 00201 LOMAS BL NW ALBUQUERQUE NM 87102

102105902819832050 LEGAL: \*001 A012 9OF A POR LOT 1 BLK 129 SNOW HEIGHTS ADDN LAND USE:  
PROPERTY ADDR: 00000 2130 EUBANK NE  
OWNER NAME: CHARTER SOUTHWEST COMMERCIAL %  
OWNER ADDR: 00000 ALBUQUERQUE NM 87192

102105901921532048 LEGAL: TR A -2 S UMMARY PLAT SHOWING TR A-2 & TRS A-3-A & A LAND USE:  
PROPERTY ADDR: 00000 2200 EUBANK NE  
OWNER NAME: M & S PROPERTIES LLC

OWNER ADDR: 11624 ATLANTIC CITY

AV NE ALBUQUERQUE

NM 87111

102105901924532042

LEGAL: TRAC T A- 1-A PLAT OF TRACT A-1-A, A-1-B UNCLE DOC A LAND USE:

PROPERTY ADDR: 00000 9700 MENAUL BLVD NE

OWNER NAME: MENAUL DEV ONE LLC

OWNER ADDR: 00000

ALBUQUERQUE

NM 87191



# 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: July 8, 2003

TO CONTACT NAME: Stephanie Slatton  
 COMPANY/AGENCY: Bohannon Historical Inc.  
 ADDRESS/ZIP: 7500 Juniper NE 87109  
 PHONE/FAX #: (fax) 798-7988 823-1000

Thank you for your inquiry of 7-8-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at ALTA / ACSM Land Title Survey  
Parcels 2-C, 3 & 4  
 zone map page(s) H-20

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

Candelmen  
 Neighborhood Association  
 Contacts: Anne Mitchell  
9801 Woodland NE  
291-8663 (h) 87112  
Michael Cook  
2709 Morris NE  
293-0631 (h) 87112

Conchas Park  
 Neighborhood Association  
 Contacts: Tom Epley  
2425 Paisial NE  
237-9282 (h) 87112  
Kathy Garrett  
9405 Lexington NE  
293-6595 (h) 87112

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

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

Sincerely,

Dalaina L. Camona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 9, 2003

Ms. Kathy Garrett  
9405 Lexington NE  
Albuquerque, New Mexico 87112

RE: Vacation of public easements  
Uncle Doc Addition Parcels 2-C & 4

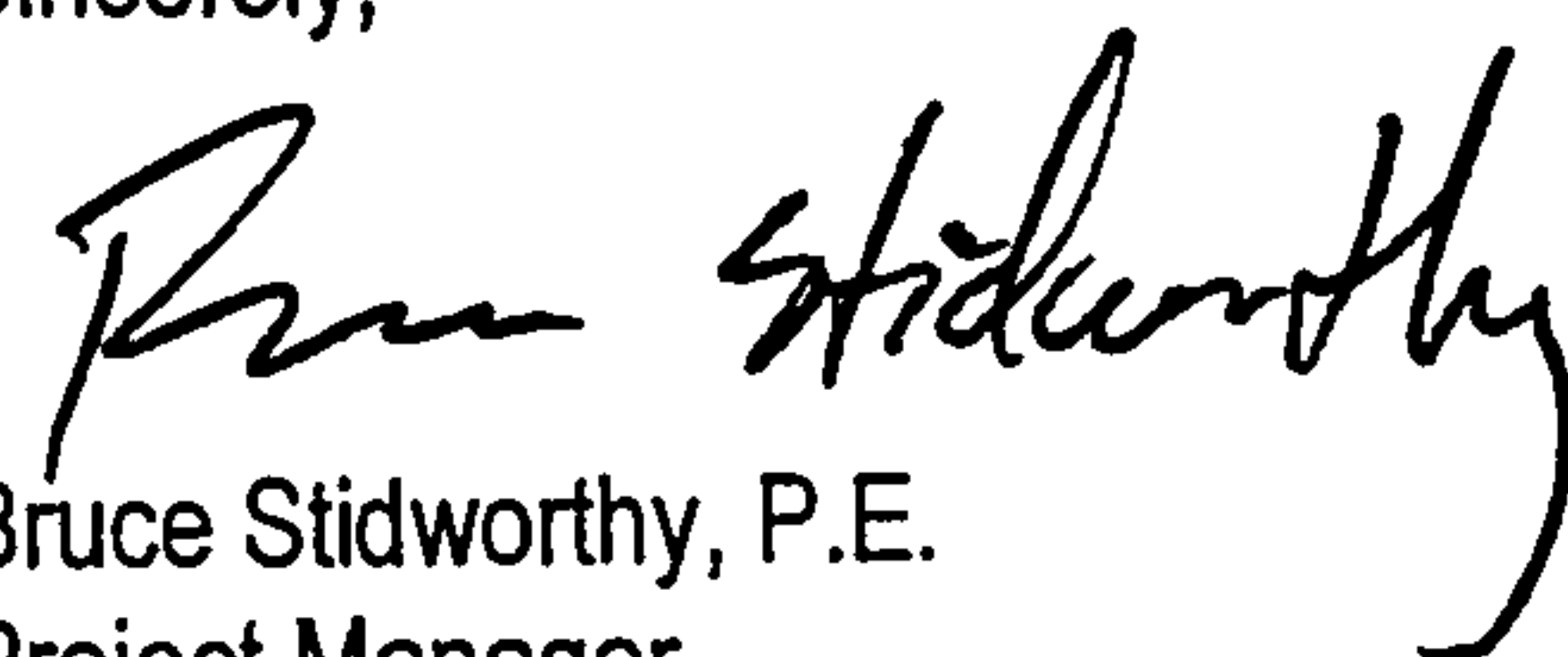
Dear Ms. Garrett:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Tricor Southwest Corporation, is seeking approval of vacation of public easements for Uncle Doc Addition Parcels 2-C & 4 from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Bruce Stidworthy, P.E.  
Project Manager  
Community Development and Planning Group

SS  
Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

Project# 1002804

Ménaul Development Three, LLC  
PO Box 14784  
Albuquerque NM 87191

MICHAEL COOK  
Candelmen Neigh. Assoc.  
2709 MORRIS NE  
ALBUQUERQUE NM 87112

102005950123841907

BRADFORD JOHN R & MARY C  
10809 COUNTRY CLUB DR NE  
ALBUQUERQUE NM 87111

102005949325341906

BRADFORD JOHN R & MARY C  
PO BOX 14784  
ALBUQUERQUE NM 87111

102005947028510302CA

US WEST COMMUNICATIONS INC  
6300 SOUTH SYRACUSE WA  
ENGLEWOOD CO 80111

102005949428510309

VENAGLIA ROY J & CATHERINE M  
1708 CALIFORNIA ST NE  
ALBUQUERQUE NM 87110

102005951927810314

LINDNER WILLIAM L ETUX ETAL S  
916 SILVER SPUR RD  
PALOS VERDES PENI CA 90274

102105901921532048

M & S PROPERTIES LLC  
11624 ATLANTIC CITY AV NE  
ALBUQUERQUE NM 87111

Project# 1002804

BOHANNAN HUSTON, INC  
7500 JEFERSON ST. NE  
ALBUQUERQUE NM 87109

TOM EPLEY  
Conchas Park Neigh. Assoc.  
2425 PAISIFAL NE  
ALBUQUERQUE NM 87112

102005951822441903

ALVARADO DEVELOPMENT LLC  
9725 HAMPDEN AV  
DENVER CO 80231

102005950918741505

SAPIR BEN & CELIA C/O SAPIR F  
PO BOX 260517  
ENCINO CA 91426

102005948928410307

SUNWEST BANK OF ALBUQ TRUST  
PO BOX 26900  
ALBUQUERQUE NM 87125

102005950128710311

HADAD RICHARD M ETUX  
PO BOX 11584  
ALBUQUERQUE NM 87192

102105901229820101

LEONARD DONALD E  
201 LOMAS BL NW  
ALBUQUERQUE NM 87102

102105901924532042

MENAU DEV ONE LLC  
PO BOX 14784  
ALBUQUERQUE NM 87191

ANNE MITCHELL  
Candelmen Neigh. Assoc.  
9801 WOODLAND NE  
ALBUQUERQUE NM 87112

KATHY GARRETT  
Conchas Park Neigh. Assoc.  
9405 LEXINGTON NE  
ALBUQUERQUE NM 87112

102005950325341908

AZAR FRANKLIN M ETUX  
4220 LOREN AV NW  
ALBUQUERQUE NM 87114

102005945523541523

JURKENS JOHN H ETUX ETAL  
5308 CENTRAL AV SE  
ALBUQUERQUE NM 87108

102005949128410308

CLARK'S PET EMPORIUM INC  
4914 LOMAS BL NE  
ALBUQUERQUE NM 87110

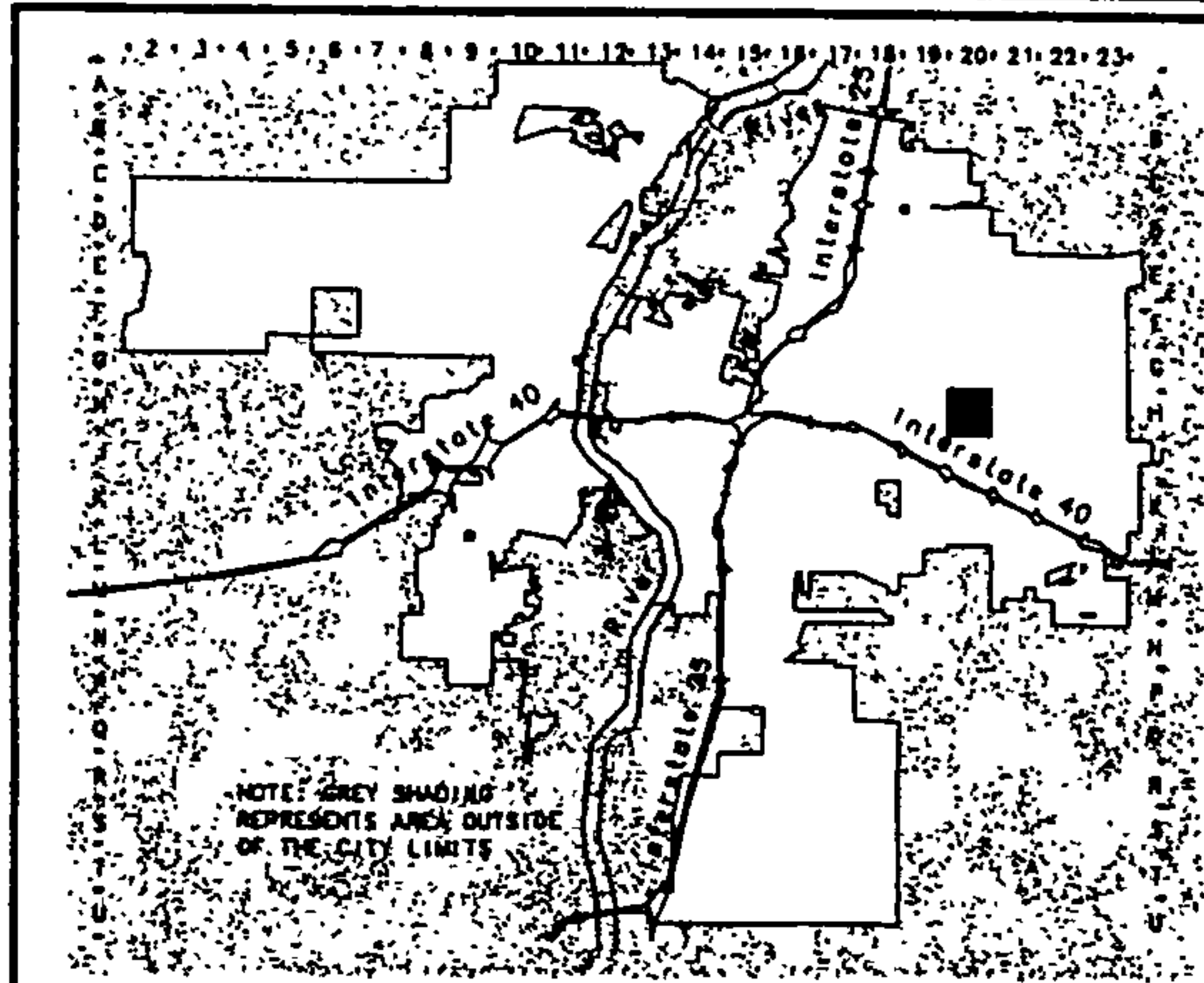
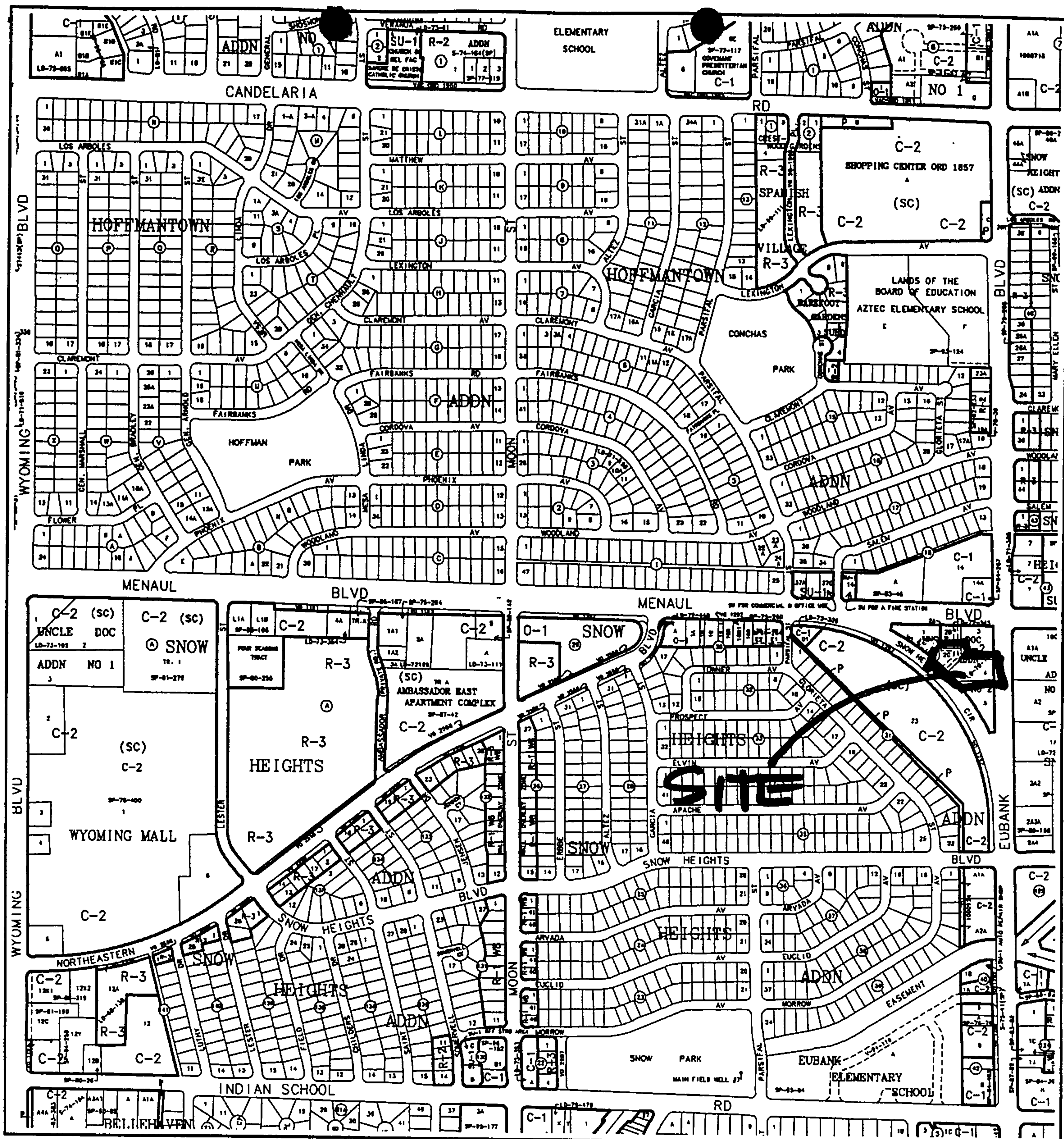
102005950729010313

GABALDON FELIX S ETUX  
8609 BELLEHAVEN PL NE  
ALBUQUERQUE NM 87112

102105902819832050

CHARTER SOUTHWEST COMMERC.  
PO BOX 11519  
ALBUQUERQUE NM 87192

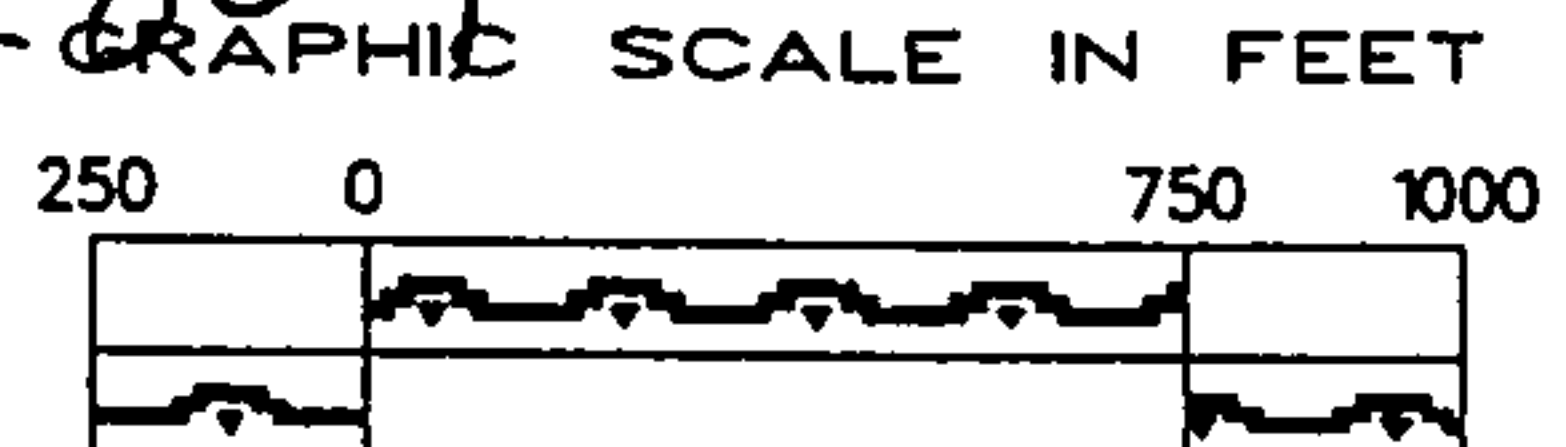




CITY OF Albuquerque  
 Albuquerque Geographic Information System  
 PLANNING DEPARTMENT

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1002804



Zone Atlas Page

H-20-Z

Map Amended through January 21, 2003

July 9, 2003

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Vacation of public easements  
Uncle Doc Addition Parcels 2-C & 4

Dear Sheran:

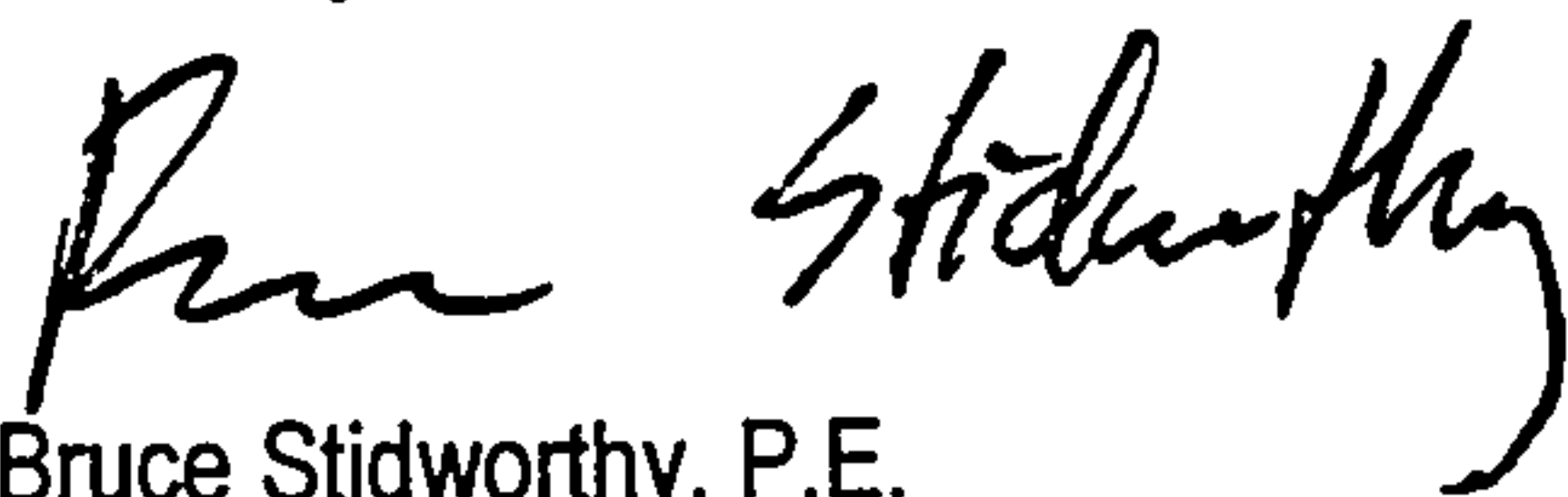
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$165.00.

This site is located near the southwest corner of Eubank and Menaul. The existing is a 20' wide easement and was originally public right of way. In 1970, the right of way was vacated but utility easements were retained. It appears that no utilities have been installed in the easement as most of the easement is covered by two existing buildings. The existing 5' wide easement was granted to Mountain States Telephone and Telegraph. Existing facilities, if any, will be relocated with the redevelopment of the property.

Please place this item on the DRB Agenda to be heard on August 6, 2003. If you have any questions or require further information, please contact me.

Sincerely,



Bruce Stidworthy, P.E.  
Project Manager  
Community Development and Planning Group



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

Supplemental form

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: MENAU & EUBANK, SW, LIMITED PARTNERSHIP PHONE: 480-945-5500  
 ADDRESS: 6340 E. THOMAS RD SUITE 128 FAX: 501-694-7366  
 CITY: SCOTTSDALE STATE AZ ZIP 85251 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL 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. A REPLAT OF PARCELS 2-C,3,4 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. UNCLE DOC ADDITION NO. 2  
 Current Zoning: C-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): H-20 No. of existing lots: 305 No. of proposed lots: 1  
 Total area of site (acres): 1.5547 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. 102005951925141909 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SNOWHEIGHTS CIRCLE NE  
 Between: MENAU BLVD. NE and EUBANK BLVD. 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.): Z-1060  
DRB#1001081 1002804 03DRB-01145 (VPE) (6.20.03)

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

SIGNATURE [Signature] DATE 9-5-03  
 (Print) BRUCE STIDWORTHY Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01484</u>	<u>P&amp;FP</u>	<u>581</u>	<u>\$ 215<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.R. fee rebate	_____	_____	_____	<u>\$ 215<sup>00</sup></u>

Hearing date Sept. 17<sup>th</sup> 03

Bohner 9/5/03

Project # 1002804

Planner signature / date



FORM S(3)

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Fee (see schedule) 215
Any original and/or related file numbers are listed on the cover application

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

BRUCE STIDWORTHY

Stephanie Straker

Applicant name (print)

9-503

Applicant signature / date



Form revised MARCH 2003

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

Application case numbers
03DRB - 01484

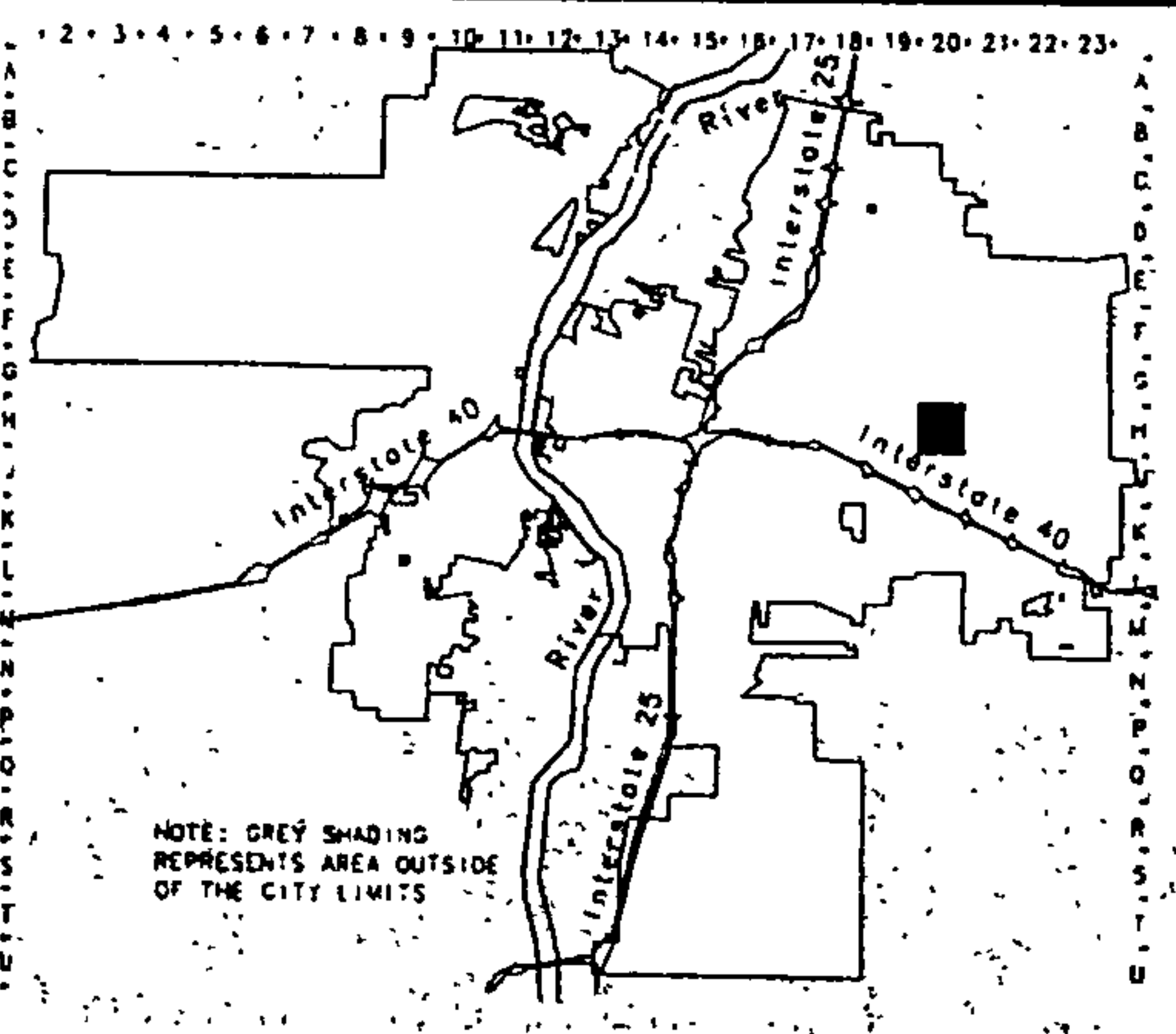
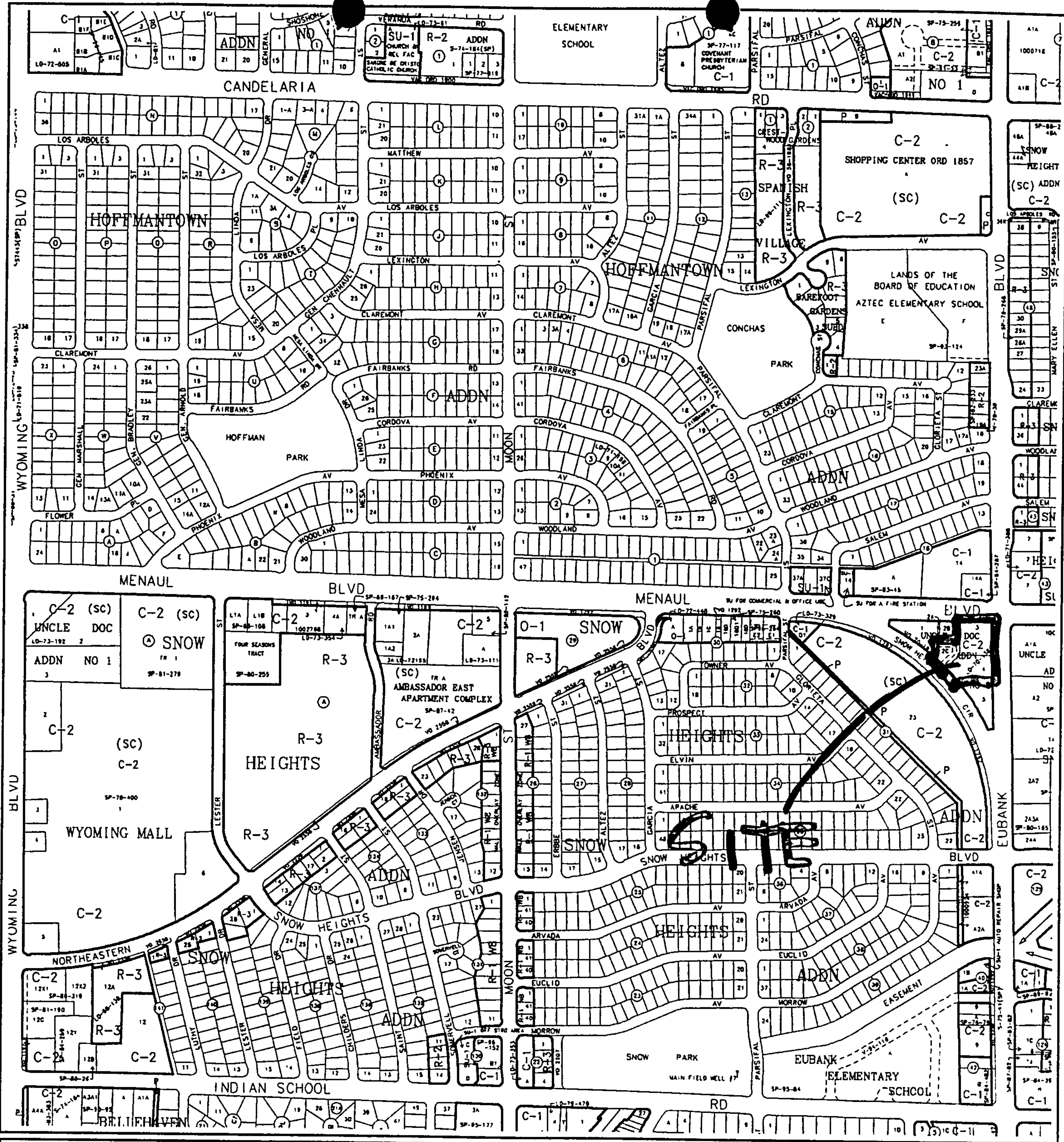
Robert

9/5/03

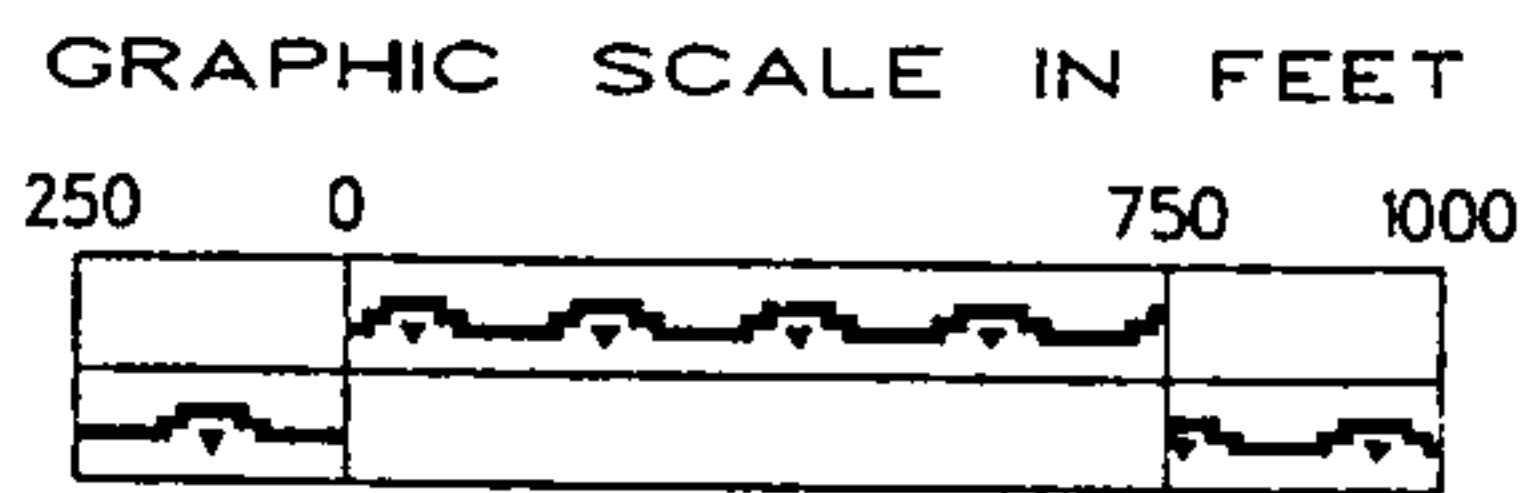
Planner signature / date

Project # 1002804





CITY OF  
Albuquerque  
**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page

**H-20-Z**

Map Amended through July 10, 2003

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

September 5, 2003

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval  
A REPLAT OF PARCELS 2-C,3,4 Uncle Doc Addition No. 2  
DRB#1001081 — *1002804*

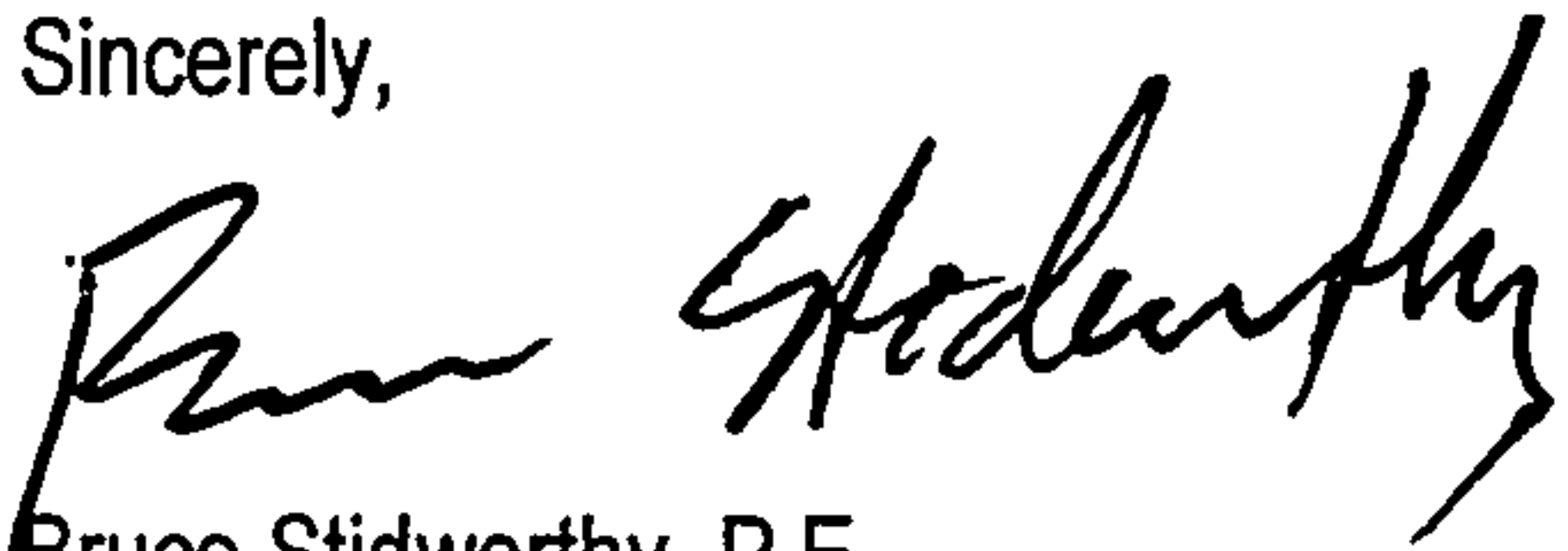
Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$ 215.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property
- Six (6) Site sketch

The purpose of this plat is to combine three existing tracts into one in anticipation of future redevelopment. Please place this item on the DRB Agenda to be heard on September 17, 2003. If you have any questions or require additional information, please contact me.

Sincerely,



Bruce Stidworthy, P.E.  
Project Manager  
Community Development and Planning Group

ss  
Enclosure

**ENGINEERING** ▲

**SPATIAL DATA** ▲

**ADVANCED TECHNOLOGIES** ▲



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

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

**PAID RECEIPT**

**APPLICANT NAME**

Menaul & Eubank SW LTD PARTNERSHIP

**AGENT**

BOHANNAN HUSTON, INC.

**ADDRESS**

7500 JEFFERSON ST. NE.

**PROJECT NO.**

1002947 1002804

**APPLICATION NO.**

03DRB-01484

\$ 215<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 215<sup>00</sup> Total amount due

1021

**TRICOR ARIZONA CORPORATION**  
6340 EAST THOMAS ROAD, SUITE 128  
SCOTTSDALE, AZ 85251

BANK ONE, NA  
PHOENIX, ARIZONA 85073  
91-2-1221

8/28/2003

\$ \*\*215.00

PAY TO THE ORDER OF City of Albuquerque

Two Hundred Fifteen and 00/100\*\*\*\*\*

City of Albuquerque

\*\*\*DUPLICATE\*\*\*

City of Albuquerque  
Treasurer

09/05/2003

X

RE: 3824756900014240 WS# 008 TRANS# 0017

Account 441006 Fund 0110

Activity 4983000 TRSDMM

Trans Amt \$215.00

J24 Misc \$215.00

CK 10/28/02 \$215.00

CHANGE \$0.00

MEMO Menaul and Eubank 193-119

⑈001021⑈ ⑈122100024⑈

4220 Loran Ave NW  
Albuquerque, N.M. 87114

July 30, 2003

Sherran Matson AICP

DRB, Chair

Development Review Board

City of Albuquerque

600 2nd St NW

Albuquerque, N.M. 87102

Pertaining to Project #1002804

Dear Ms. Matson,

We own the property at 9624-26 Menaul Blvd NE. that is affected by the proposed vacation of the northerly 10' of the existing utility easement. This utility easement intersects our easement that ingresses and egresses from Menaul Blvd to Snowheights Blvd. on the east side of our building.

It is unacceptable to us to have this 10' utility easement vacated as it definitely affects our easement that runs with our property in perpetuity.

Enclosed is a copy of our easements that are recorded with the Bernalillo County Clerk.

Thank you and the board for your consideration.

Sincerely yours,

Helen Czar

Frank Czar

Helen and Frank Czar

505-899-4543



MENAU BOULEVARD

EUBANK BOULEVARD  
106' RIGHT-OF-WAY

PARCEL 3

Existing 15' ingress & egress easment.

Existing 21' ingress & egress easment.

Existing Building

PARCEL 2-G

*Ajau easment*

20'

SNOW HEIGHTS CIRCLE NE  
88' RIGHT-OF-WAY

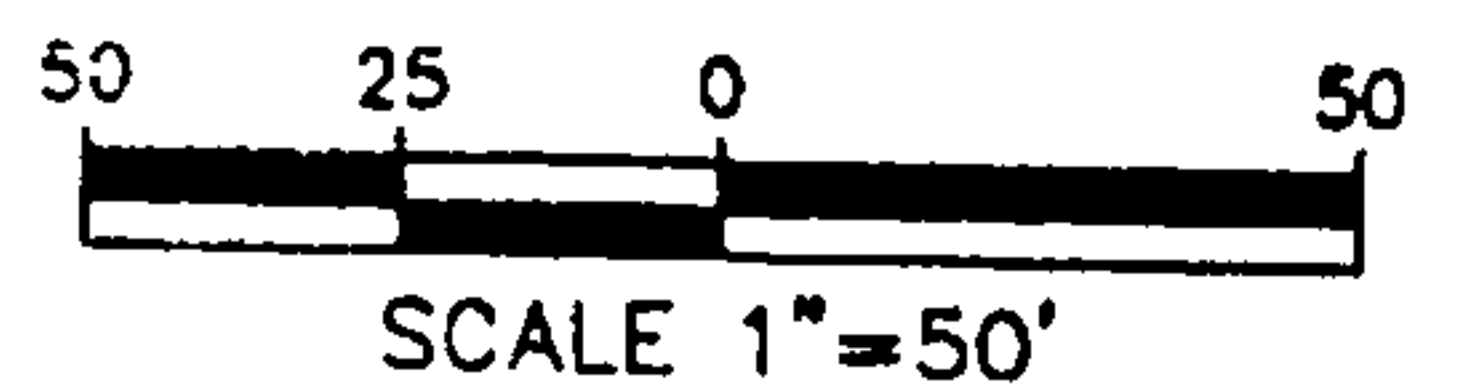
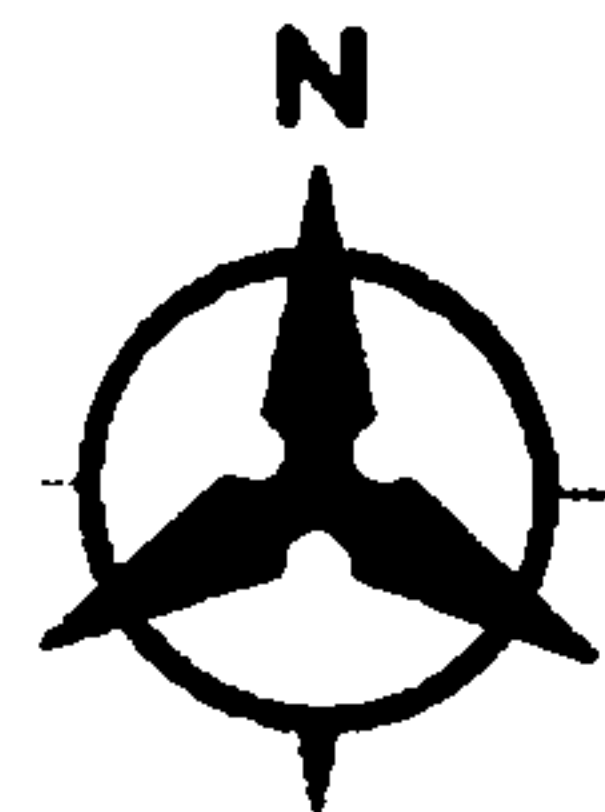
TO BE VACATED 5' Underground Utility Esmt. June 1, 1970 in Volume Misc. 175, Folio 574, records of Bernalillo County, New Mexico.

Existing Building

PARCEL 4

TO BE VACATED the northerly 10' of the existing 20' Utility Easement April 30, 1970 in Volume Misc. 172, Folio 478 as Document No. 75259

Snow Heights Circle R/W



**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4336  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

8926437

538

EASEMENT (CORRECTED)

INGRESS AND EGRESS EASEMENT NO. 1  
WITHIN PARCEL ONE (1) and TWO (2)  
UNCLE DOC ADDITION NO. 2  
ALBUQUERQUE, NEW MEXICO

THIS INDENTURE made this 24 day of March, 1989, by and between ALBUQUERQUE LAND AND LEASING COMPANY, a New Mexico limited partnership, party of the first part, and FRANKLIN M. AZAR and HELEN A. AZAR, his wife, parties of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, does hereby give and grant unto the said parties of the second part an absolute easement to use the below described property for ingress and egress in conjunction with the operation of a business; together with the rights and privileges of going over and upon said land for the purpose of maintaining this easement and allowing the same to be accessible at all times; said lands being situate in the City of Albuquerque, County of Bernalillo, State of New Mexico, said easement being more specifically described as:

A certain parcel of land situate in Section 8, Township 10 North, Range 4 East, New Mexico Principal Meridian, within the city limits of the City of Albuquerque, Bernalillo County, New Mexico, being and comprising a northerly portion of parcels numbered One (1) and Two (2) as the same is shown and designated on the "First Replat of Portion of Amended and Corrected Plat of

The Easement granted herein shall be a perpetual easement, shall run with the land forever and shall be binding upon and inure to the benefit of the parties hereto, their successors, heirs and assigns.

Uncle Doc Addition No. 2 (comprising parcels one through five), Albuquerque, New Mexico", filed in the office of the County Clerk, Bernalillo County, New Mexico, on March 3, 1970.

Said roadway easement to cross said lands at the points and in the manner hereinafter set forth:

Beginning at the Northwest corner of parcel numbered Two (2), (being common to the Northeast corner of parcel numbered One (1), a point on the southerly line of Menaul Boulevard, N.E.; thence,

S 88°54'00" E, 10.00 feet distance to the Northeast corner of the easement herein described; thence,

S 01°06'00" W, 23.00 feet distance to the Southeast corner of the easement herein described; thence,

N 88°54'00" W, 20.00 feet distance to the Southwest corner of the easement herein described; thence,

N 01°06'00" E, 23.00 feet distance to the Northwest corner of the easement herein described, and a point on the southerly line of Menaul Boulevard N.E.; thence,

S 88°54'00" E, 10.00 feet distance along the southerly line of aforementioned Menaul Boulevard NE to the point and place of beginning of the easement herein described and containing 460.000 square feet (0.011 acre) more or less.

The Easement granted herein shall be a perpetual easement, shall run with the land forever and shall be binding upon and inure to the benefit of the parties hereto, their successors, heirs and assigns.

IN WITNESS WHEREOF, the party of the first part, has hereunto set its hand and seal the day and year first above written.

ALBUQUERQUE LAND AND LEASING COMPANY, a New Mexico limited partnership,

By: Velma G. Lewis  
Velma G. Lewis  
Managing General Partner

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

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March 1989, by VELMA G. LEWIS, Managing General Partner of Albuquerque Land And Leasing Company, a New Mexico limited partnership, on behalf of said partnership.

Jeannie Donovan  
Notary Public

My Commission Expires:

12-13-90

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD  
89 MAR 30 AM 11:06  
BN M5730A PG 538-540  
GLADYS M. DAVIS  
CO. CLERK & RECORDER  
AMITY



541

8926438

EASEMENT (CORRECTED)

INGRESS AND EGRESS EASEMENT NO. 3  
WITHIN PARCEL TWO (2)  
UNCLE DOC ADDITION NO. 2  
ALBUQUERQUE, NEW MEXICO

THIS INDENTURE made this 24 day of MARCH, 1989, by and between ALBUQUERQUE LAND AND LEASING COMPANY, a New Mexico limited partnership, party of the first part, and FRANKLIN M. AZAR and HELEN A. AZAR, his wife, parties of the second part.

## WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, does hereby give and grant unto the said parties of the second part an absolute easement to use the below described property for ingress and egress in conjunction with the operation of a business; together with the rights and privileges of going over and upon said land for the purpose of maintaining this easement and allowing the same to be accessible at all times; said lands being situate in the City of Albuquerque, County of Bernalillo, State of New Mexico, said easement being more specifically described as:

A certain parcel of land situate in Section 8, Township 10 North, Range 4 East, New Mexico Principal Meridian, within the city limits of the City of Albuquerque, Bernalillo County, New Mexico, being and comprising a northerly portion of parcel number Two (2), as the same is shown and designated on the "First Replat of Portion of Amended and

542

Corrected Plat of Uncle Doc Addition No. 2 (comprising parcels one through five), Albuquerque, New Mexico", filed in the office of the County Clerk, Bernalillo County, New Mexico, on March 3, 1970.

said roadway easement to cross said lands at the points and in the manner hereinafter set forth:

Beginning for a tie at the Northeast corner of said parcel numbered Two (2) of Uncle Doc Addition No. 2, a point on the southerly line of Menaul Boulevard N.E., thence, N 88'54'00" W, 39.00 feet distance along the southerly line of said Menaul Boulevard N.E. to a point, thence

S 01'09'30" E, 120.09 feet distance to the northeast corner and real point of beginning of the easement herein described; thence,

S 01'09'30" E, 15.02 feet distance to the southeast corner of the easement herein described; thence,

N 88'54'00" W, 70.32 feet distance to the southwest corner of the easement herein described; thence,

N 01'06'00" E, 15.00 feet distance to the northwest corner of the easement herein described; thence,

S 88'54'00" E, 69.73 feet distance to the northeast corner and point of beginning of the easement herein described and containing 1,050.945 square feet (0.024 acre) more or less.

The Easement granted herein shall be a perpetual easement, shall run with the land forever and shall be binding upon and inure to the benefit of the parties hereto, their successors, heirs and assigns.



8926439

544

EASEMENT (CORRECTED)

INGRESS AND EGRESS EASEMENT NO. 4  
WITHIN PARCEL TWO (2)  
UNCLE DOC ADDITION NO. 2  
ALBUQUERQUE, NEW MEXICO

THIS INDENTURE made this 24 day of MARCH, 1989, by and between ALBUQUERQUE LAND AND LEASING COMPANY, a New Mexico limited partnership, party of the first part, and FRANKLIN M. AZAR and HELEN A. AZAR, his wife, parties of the second part.

## WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, does hereby give and grant unto the said parties of the second part an absolute easement to use the below described property for ingress and egress in conjunction with the operation of a business; together with the rights and privileges of going over and upon said land for the purpose of maintaining this easement and allowing the same to be accessible at all times; said lands being situate in the City of Albuquerque, County of Bernalillo, State of New Mexico, said easement being more specifically described as:

A certain parcel of land situate in Section 8, Township 10 North, Range 4 East, New Mexico Principal Meridian, within the city limits of the City of Albuquerque, Bernalillo County, New Mexico, being and comprising a southerly portion of parcel numbered Two (2) of the Uncle Doc Addition number Two (2) as the same is shown and designated on the "First Replat of Portion of Amended and



545

Corrected Plat of Uncle Doc Addition No. 2 (comprising parcels one through five), Albuquerque, New Mexico", filed in the office of the County Clerk, Bernalillo County, New Mexico, on March 3, 1970, together with the northerly vacated Twenty (20') feet of Snow Heights Circle N.E.

Said roadway easement to cross said lands at the points and in the manner hereinafter set forth:

Beginning for a tie at the northeast corner of said parcel numbered Two (2) of Uncle Doc Addition No. 2, a point of the southerly line of Menaul Boulevard N.E., thence,

N 88°54'00" W, 18.00 feet distance along the southerly line of said Menaul Boulevard to a point, thence, S 01°09'30" E, 120.09 feet distance to the northeast corner and real point of beginning of the easement herein described; thence,

S 01°09'30" E, 47.76 feet distance to a point, thence,

S 45°55'50" W, 95.12 feet distance to a point on the now present northerly line of Snow Heights Circle N.E. (a point on a curve); thence,

Northwesterly 21.02 feet distance along said now present northerly line of Snow Heights Circle N.E. along the arc of a curve bearing to the left (said curve having a radius of 1,177.82 feet and a long chord which bears N 46°29'32" W, 21.02 feet distance) to a point on curve; thence,

N 45°55'50" E, 86.88 feet distance to a point; thence,

N 01°09'30" W, 39.42 feet distance to the northwest corner of the easement herein described; thence,

S 88°54'00" E, 21.00 feet distance to the northeast corner and point of beginning



8926440

547

EASEMENT (CORRECTED)

INGRESS AND EGRESS EASEMENT NO. 2  
WITHIN PARCEL TWO (2)  
UNCLE DOC ADDITION NO. 2  
ALBUQUERQUE, NEW MEXICO

THIS INDENTURE made this 28 day of March, 1989, by and between FRANKLIN M. AZAR and HELEN A. AZAR, parties of the first part, and ALBUQUERQUE LAND AND LEASING COMPANY, a New Mexico limited partnership, party of the second part.

## WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto the said party of the second part an absolute easement to use the below described property for ingress and egress in conjunction with the operation of a business; together with the rights and privileges of going over and upon said land for the purpose of maintaining this easement and allowing the same to be accessible at all times; said lands being situate in the City of Albuquerque, County of Bernalillo, State of New Mexico, said easement being more specifically described as:

A certain parcel of land situate in Section 8, Township 10 North, Range 4 East, New Mexico Principal Meridian, within the city limits of the City of Albuquerque, Bernalillo County, New Mexico, being and comprising a northerly portion of parcel numbered Two (2) of the Uncle Doc Addition Number Two (2), as the same is shown and designated on the "First Replat of portion of Amended and

548

Corrected Plat of Uncle Doc Addition No. 2 (comprising parcels one through five) Albuquerque, New Mexico", filed in the office of the County Clerk, Bernalillo County, New Mexico, on March 3, 1970.

Said roadway easement to cross said lands at the points and in the manner hereinafter set forth:

Beginning for a tie at the Northeast corner of said parcel numbered Two (2) of the Uncle Doc Addition No. 2, a point on the Southerly line of Menaul Boulevard N.E., thence, N 88°54'00" W, 18.00 feet distance along the Southerly line of said Menaul Boulevard N.E. to the Northeast corner and real point of beginning of the easement herein described; thence,

S 01°09'30" E, 120.09 feet distance to the Southeast corner of the easement herein described; thence,

S 88°54'00" W, 21.00 feet distance to the Southwest corner of the easement herein described; thence,

N 01°09'30" W, 120.09 feet distance to the Northwest corner of the easement herein described, a point on the aforementioned southerly line of Menaul Boulevard N.E.; thence,

S 88°54'00" E, 21.00 feet distance along said southerly line of Menaul Boulevard N.E., to the northeast corner and point of beginning of the easement herein described and containing 2,519.931 square feet (0.058 acre) more or less.

The Easement granted herein shall be a perpetual easement, shall run with the land forever and shall be binding upon and inure to the benefit of the parties hereto, their successors, heirs and assigns.





RIGHT-OF-WAY EASEMENT

574

The Undersigned Grantor (and each and all of them if more than one) for and in consideration of certain valuable considerations... dollars (\$10000) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, conveys and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado corporation, 231 14th Street, Denver, Colorado, 80202, Grantee, its successors, assigns, licensees, licensees and agents a Right-of-Way Easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, on said Grantee any easement open, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

The easterly five (5) feet of Lot 1; the southeasterly five (5) feet of Lot 2; and the southerly five (5) feet of Lot 3 as shown in the First Replat of Portion of Amended and Corrected Plat of Uncle Doc Addition No. 2 (Comprising Parcels One thru Five), Albuquerque, New Mexico, November, 1969, as filed on March 3, 1970. (D4--70)

This easement is granted for underground facilities only.

situate in County of Bernalillo, State of New Mexico

TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above-described property, the right to clear and keep cleared all trees and other obstructions as may be necessary and the right to permit other utility companies to use the right of way jointly with Grantee for their utility purposes.

The Grantor reserves the right to occupy, use, and cultivate said property for all purposes not inconsistent with the rights herein granted.

Signed and delivered this 13 day of April, A. D., 1970.

Norman C. Blankinship, Ira Liberman, P. A. Lewis, Floyd Bergen, National Bank, Executor of the Estate of Winifred Henderson Lovblagh

(Add below a form of acknowledgment appropriate for the state in which the right-of-way is located and for the party who is granting the right-of-way, see L.R. 172, Sec. 5 for proper form.)

State of New Mexico, County of Bernalillo

On this 13th day of April, 1970, before me a Notary Public in and for said County and State, personally appeared Norman C. Blankinship, Ira Liberman, P. A. Lewis, and Floyd Bergen (Tenants in Common), to me known to be the persons described and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

In Witness Whereof, I have hereunto set my hand and seal on the day and date last above written.

Notary Public signature

My Commission Expires:

1-14-73

Notary Public seal and commission expiration date

Notary Public seal and recording information

Handwritten notes and arrows on the right margin



CITY COMMISSION  
February 9, 1970  
V-70-1

ORDINANCE NO. 20-1970

AN ORDINANCE VACATING EXCESS RIGHT OF WAY ON THE NORTH SIDE OF SNOW HEIGHTS CIRCLE NE, AND DECLARING AN EMERGENCY.

WHEREAS there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico a certain easement for street purposes, more particularly described below, and

WHEREAS a portion of said right of way is not needed for public use except for easements reserved by Section 2 hereof,

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The northerly 20 ft. of Snow Heights Circle NE, more particularly described as follows:

BEGINNING at a point on curve on the now present northerly line of Snow Heights Circle NE, said point on curve being common to the most southerly point of Tract A, Uncle Doc Addition No. 2, as the same is shown and designated on the Amended and Corrected Plat of Uncle Doc Addition No. 2, filed in the office of the County Clerk, Bernalillo County, New Mexico, on September 26, 1969;

THENCE northeasterly, 848.45 ft. distance along the arc of a curve bearing to the left (said curve having a radius of 1,197.82 ft. and a long chord which bears N 75° 01' 45" W, 830.86 ft. distance) to a point on curve, said point being common to the most westerly point of aforementioned Tract A;

THENCE N 88° 54' 00" W, 52.44 ft. distance along the westerly projection of the northerly line of the aforementioned Tract A to a point on curve;

THENCE southeasterly 930.47 ft. distance along the arc of a curve bearing to the right (said curve having a radius of 1,177.82 ft. and a long chord which bears S 45° 01' 45" E, 906.46 ft. distance) to a point on curve;

THENCE N 01° 09' 30" W, 52.44 ft. distance along the northerly projection of the easterly line of aforementioned Tract A to the point and place of beginning, containing 17,789.6 sq. ft., more or less, shall be and the same is hereby closed and vacated subject to easements reserved by Section 2 hereof.

SECTION 2. The City hereby reserves easements for public utilities, whether municipally or privately owned which may be necessary for public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-described shall be effectively vacated, and the City of Albuquerque by this ordinance disclaims from such date any further interest therein except for easements reserved by Section 2 hereof.

SECTION 4. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication in full in accordance with law.

ADOPTED: February 9, 1970  
Charles E. Barnhart  
Chairman, City Commission, Albuquerque, New Mexico

ATTEST: Deile Paternal, City Clerk

APPROVED AS TO FORM  
DATE: 6 Feb 1970  
[Signature]  
FRANCIS J. BROWN, CITY ATTORNEY

State of New Mexico } SS  
County of Bernalillo }

This instrument was filed for record on

APR 30 1970

at 10 o'clock A. m. Recorded in Vol. 172

APPROVED AS TO DESCRIPTION  
DATE: [Signature]  
WILLIAM J. STEVENS, CITY ENGINEER

NOTE FILED

# 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"/>	Zone Map Amendment (Establish or Change Zoning)	
<input checked="" type="checkbox"/>	Vacation	<b>V</b>	<input type="checkbox"/>	Sector Plan (Phase I, II, III)	
<input type="checkbox"/>	Variance (Non-Zoning)		<input type="checkbox"/>	Amendment to Sector, Area, Facility or Comprehensive Plan	
<b>SITE DEVELOPMENT PLAN</b>		<b>P</b>	<input type="checkbox"/>	Text Amendment (Zoning Code/Subdivision Regulations)	
<input type="checkbox"/>	...for Subdivision Purposes		<b>APPEAL / PROTEST of...</b>		<b>A</b>
<input type="checkbox"/>	...for Building Permit		<input type="checkbox"/>	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/>	IP Master Development Plan				
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)	<b>L</b>			

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: MENAU DEVELOPMENT THREE, LLC PHONE: 228-9113  
 ADDRESS: PO BOX 14784 FAX: 293-9161  
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS

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. PARCELS 2-C & 4 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. UNCLE DOC ADDITION  
 Current Zoning: C-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): H-20 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): .85 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. 102005951723741904, 102005950123841907 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: MENAU BLVD. NE (9603 + 9625 SNOW HGTS CIR. NE)  
 Between: SNOWHEIGHTS CIRCLE NE and EUBANK BLVD. 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.): Z-1060  
XREF PROJ 1001081 (SK) 02DRB.00062 (VRW) BA-70 + 02DRB 01747

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

SIGNATURE Bruce Stidworthy DATE 7/9/03  
 (Print) BRUCE STIDWORTHY Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01145</u>	<u>✓ P/E</u>	<u>✓</u>	<u>\$ 45<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected		<u>✓ P/E</u>	<u>✓</u>	<u>\$ 45<sup>00</sup></u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>Adv. Notif. Fee</u>		<u>\$ 75<sup>00</sup></u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 165<sup>00</sup></u>

Hearing date August 6<sup>th</sup> 03

B. Stidworthy 7/10/03  
 Planner signature / date

Project # 1002804

Form revised 9/01, 3/03



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

**VACATION OF PUBLIC EASEMENT**

- ~~✓~~ 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)  $145 \times 2 + 875.00$
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**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.

BRUCE STIDWORTHY

*Bruce Stidworthy* 7/9/03  
Applicant signature / date



.pdf Form revised Sept. 2001

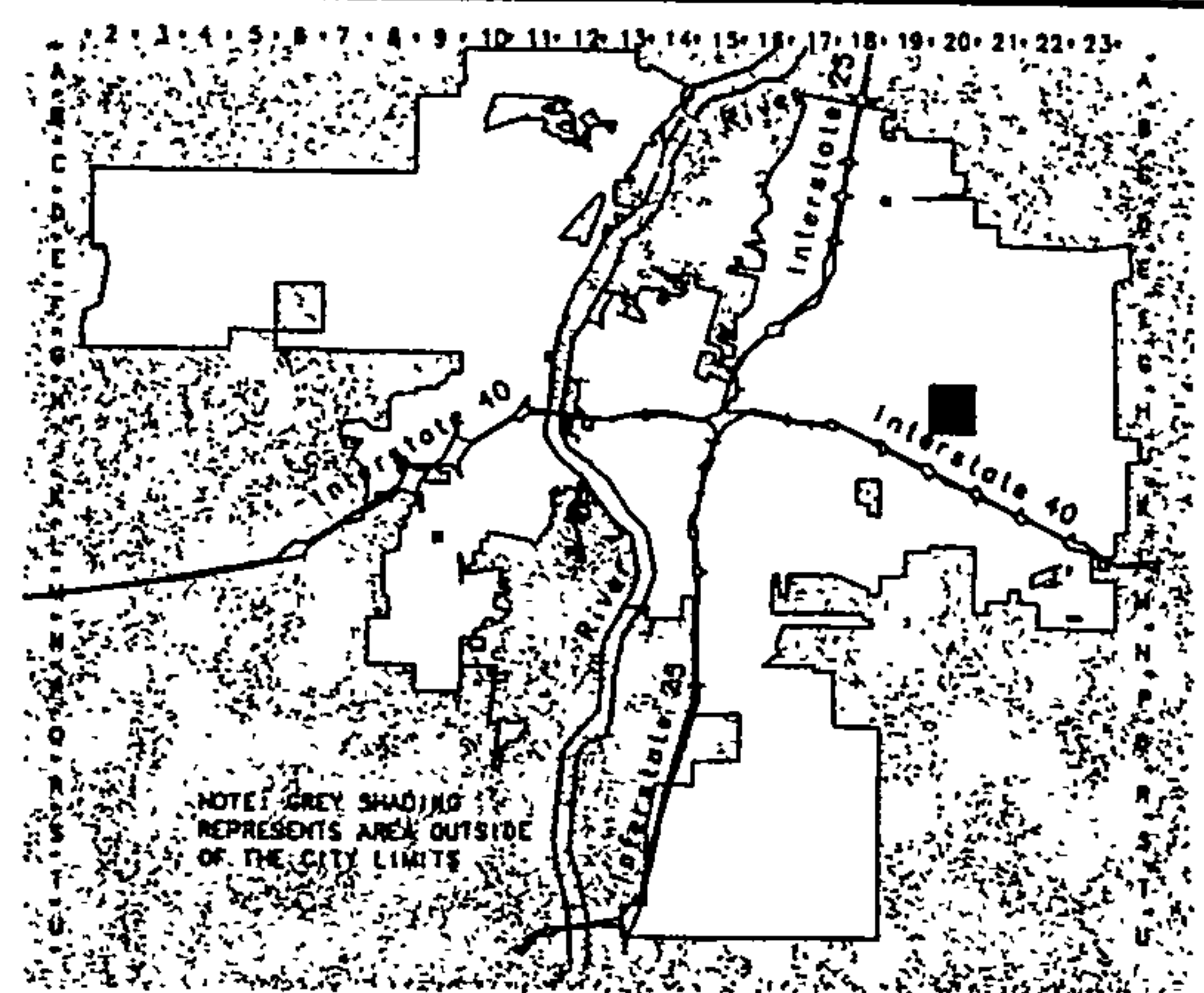
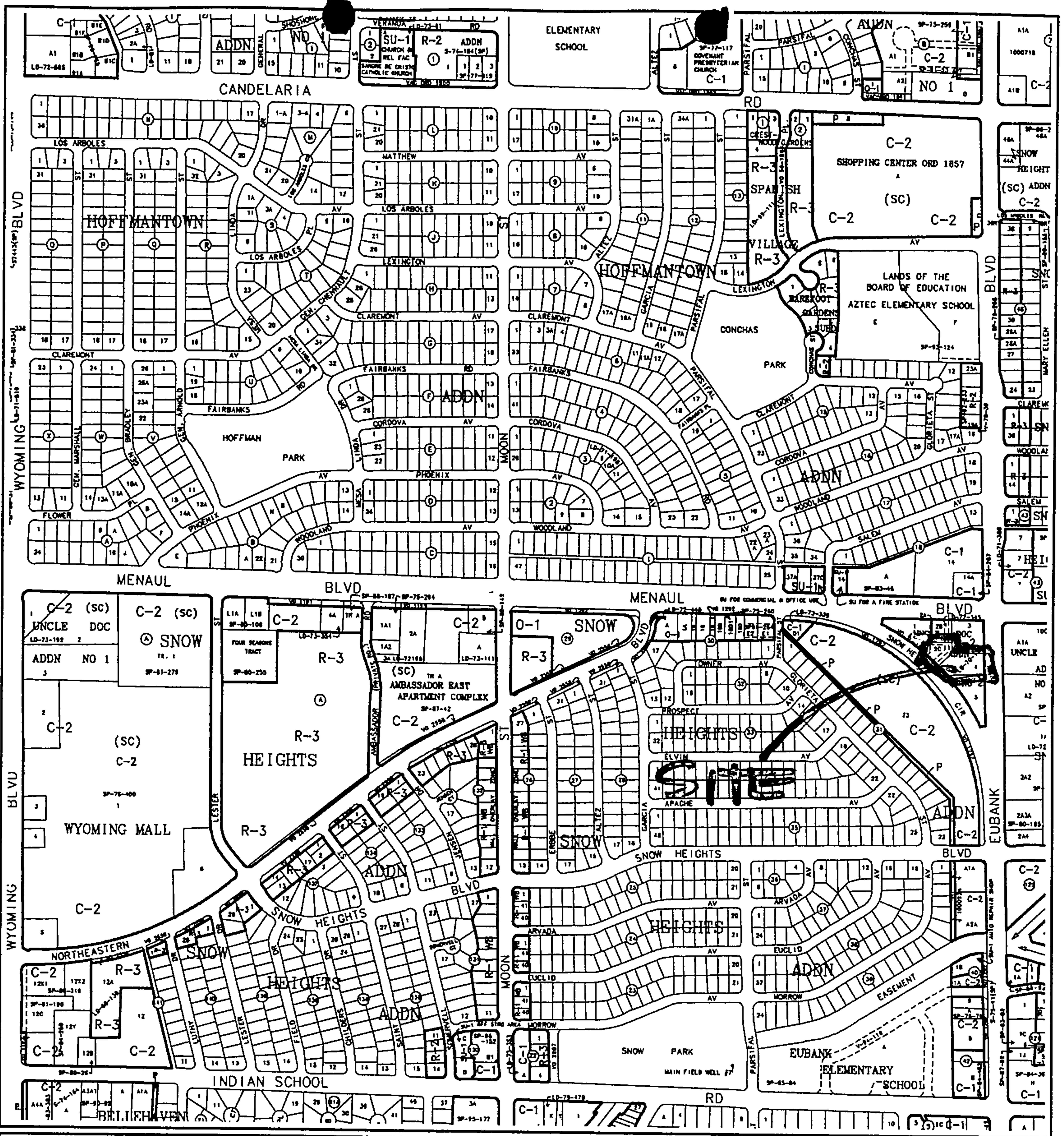
- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers  
03DRB - 01145  
 \_\_\_\_\_  
 \_\_\_\_\_

*B. Berkert* 7/10/03  
Planner signature / date

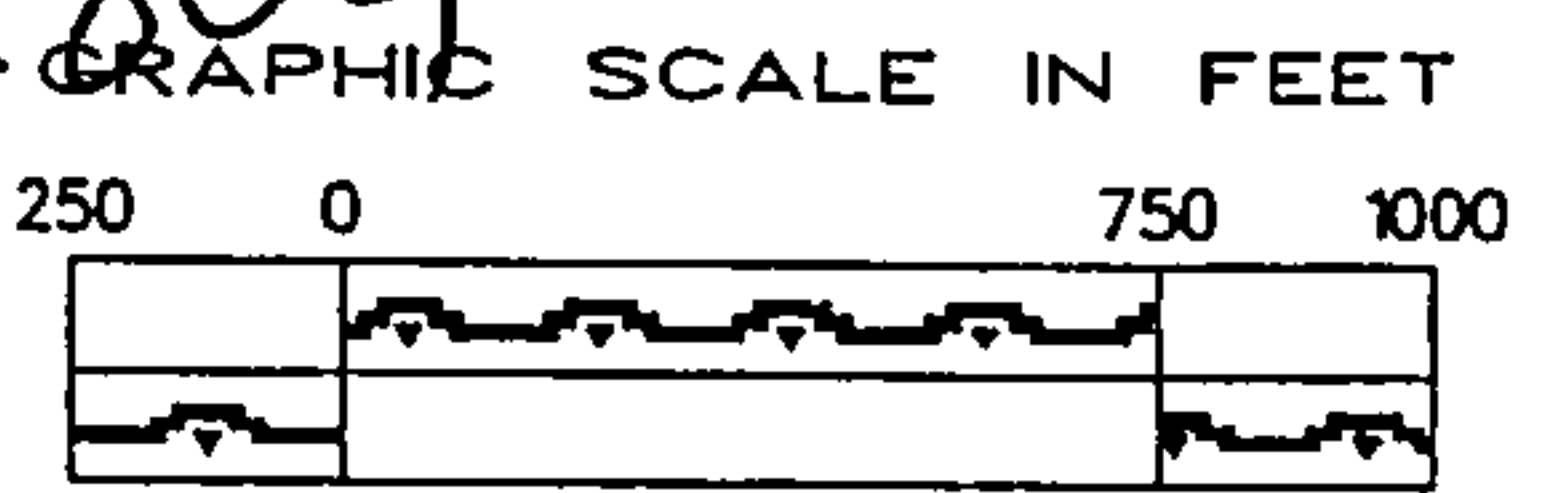
Project # 1002804





CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003

1002804



Zone Atlas Page

H-20-Z

Map Amended through January 21, 2003

July 9, 2003

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103Re: Vacation of public easements  
Uncle Doc Addition Parcels 2-C &4

Dear Sheran:

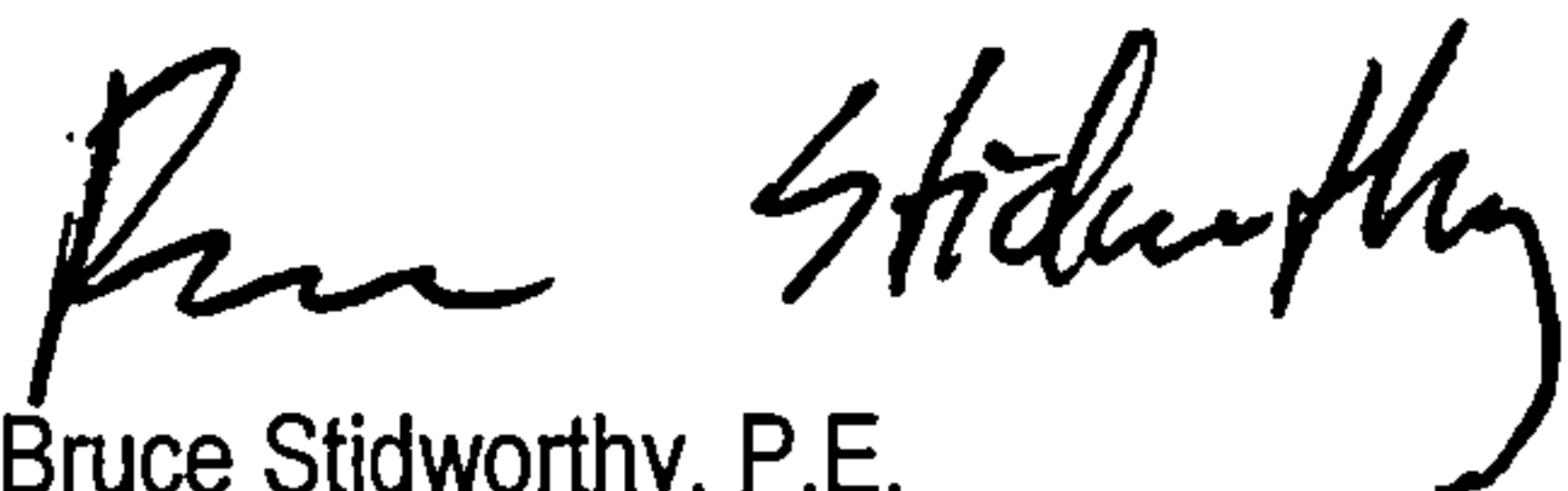
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$165.00.

This site is located near the southwest corner of Eubank and Menaul. The existing is a 20' wide easement and was originally public right of way. In 1970, the right of way was vacated but utility easements were retained. It appears that no utilities have been installed in the easement as most of the easement is covered by two existing buildings. The existing 5' wide easement was granted to Mountain States Telephone and Telegraph. Existing facilities, if any, will be relocated with the redevelopment of the property.

Please place this item on the DRB Agenda to be heard on August 6, 2003. If you have any questions or require further information, please contact me.

Sincerely,

Bruce Stidworthy, P.E.  
Project Manager  
Community Development and Planning Group





CANDELMEN NEIGHBORHOOD ASSOCIATION  
PO BOX 14632 ABQ. NM 87191

July 24, 2003

Sheran Maston AICP  
Development Review Board  
600 2nd St NW

RE: Project # 1002804

Sheran,

Ron Bohannon has come to both Candelmen Neighborhood Association's meeting AND District 7 Coalition of Neighborhoods. At both of these meetings he presented the details of this development.

The idea of vacating the cut through between Snow Heights and Menaul was received with great enthusiasm. There are a great many cars who really don't know how to yield into the oncoming traffic and therefore, this area is the cause of many unfortunate traffic accidents.

After reviewing that there will be sufficient entrances without this cut through street, the idea was approved.

Ron Bohannon and the persons he is working with have been very cooperative and inform us of the status of this development. We ask that you consider granting this vacation of Public Easement.

Thank you,

  
Anne Mitchell

President Candelmen Neighborhood Association  
President District Seven Coalition of Neighborhood Associations



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

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

**PAID RECEIPT**

**APPLICANT NAME**

MENAYL DEV, 3

**AGENT**

BOHANNAN HUSTON, INC.

**ADDRESS**

7500 JEFFERSON ST. NE. 87109

**PROJECT NO.**

1002804

**APPLICATION NO.**

030RB-01145

\$ 90<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ 75<sup>00</sup> 441018 / 4971000 (Notification)

\$ 165<sup>00</sup> **Total amount due**

1014

**TRICOR ARIZONA CORPORATION**

6340 EAST THOMAS ROAD, SUITE 128  
SCOTTSDALE, AZ 85251

BANK ONE, NA  
PHOENIX, ARIZONA 85073  
91-2-1221

7/9/2003

PAY TO THE ORDER OF City of Albuquerque

\*\*165.00

\$

One Hundred Sixty-Five and 00/100\*\*\*\*\* DOLLAR:

City of Albuquerque

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

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

MEMO

07/10/2003 11:40AM 10324000241  
X  
RECEIPT# 00009598 WSH# 006 TRANS# 0014  
Account 441006 Fund 0110  
Activity 4983000 TRSEJA  
Trans Amt \$165.00  
J24 Misc \$90.00  
counterreceipt.doc

07/10/2003 11:40AM 10324000241  
X  
RECEIPT# 00009599 WSH# 006 TRANS# 0014  
Account 441018 Fund 0110  
Activity 4971000 TRSEJA  
Trans Amt \$165.00  
J24 Misc 10/28/02 \$75.00  
CK \$165.00  
CHANGE \$0.00

Thank You

08097103-01

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only Insurance Coverage Provided)

7001 1940 046T T002  
 5000 9156 9518 4249

**OFFICIAL USE**

Postage	\$ .60	PB METER 5049727 M.S. POSTAGE 1.00
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>	

Sent To Michael Cook  
 Street, Apt. No.;  
 or PO Box No. 2709 Morris NE  
 City, State, ZIP+4 Albuquerque, NM 87112

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 046T T002  
 5000 9156 9518 4249

**OFFICIAL USE**

Postage	\$ .60	PB METER 5049727 M.S. POSTAGE 1.00
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>	

Sent To Tom Epkey  
 Street, Apt. No.;  
 or PO Box No. 2425 Parsital NE  
 City, State, ZIP+4 Albuquerque, NM 87112

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>	

Sent To Kathy Garrett  
 Street, Apt. No.;  
 or PO Box No. 9405 Lexington NE  
 City, State, ZIP+4 Albuquerque, NM 87112

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
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7001 1940 046T T002  
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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>	

Sent To Anne Mitchell  
 Street, Apt. No.;  
 or PO Box No. 9801 Woodland NE  
 City, State, ZIP+4 Albuquerque, NM 87112

PS Form 3800, January 2001 See Reverse for Instructions

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 9, 2003

Ms. Anne Mitchell  
9801 Woodland NE  
Albuquerque, New Mexico 87112

RE: Vacation of public easements  
Uncle Doc Addition Parcels 2-C & 4

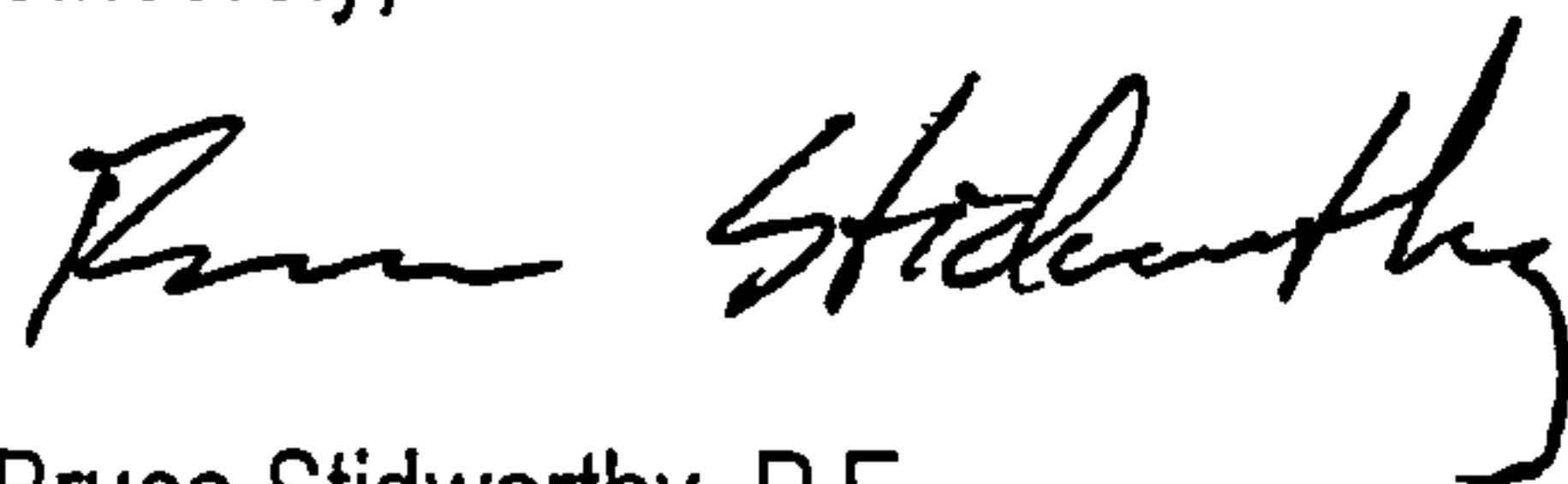
Dear Ms. Mitchell:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Tricor Southwest Corporation, is seeking approval of vacation of public easements for the Uncle Doc Addition Parcels 2-C & 4 from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Bruce Stidworthy, P.E.  
Project Manager  
Community Development and Planning Group

SS  
Enclosure

**ENGINEERING** ▲

**SPATIAL DATA** ▲

**ADVANCED TECHNOLOGIES** ▲





# 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: July 8, 2003

TO CONTACT NAME: Stephanie Slatton  
COMPANY/AGENCY: Bohannon Historical Inc.  
ADDRESS/ZIP: 7500 Jefferson NE 87109  
PHONE/FAX #: (fax) 798-7988 823-1000

Thank you for your inquiry of 7-8-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at ALTA / ACSM Land Title Survey  
Parcels 2-C, 3 & 4  
zone map page(s) H-20

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

Candelmen  
Neighborhood Association  
Contacts: Aune Mitchell  
9801 Woodland NE  
291-8663 (H) 87112  
Michael Cook  
2709 Morris NE  
293-0631 (H) 87112

Conchas Park  
Neighborhood Association  
Contacts: Tom Epley  
2425 Paisial NE  
237-9282 (H) 87112  
Kathy Barrett  
9405 Lexington NE  
293-6595 (H) 87112

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

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

Sincerely,

Dalaina L. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



# 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 JULY 22<sup>nd</sup> 1 To AUG 6<sup>th</sup> 03

5. REMOVAL

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

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

Stephanie Sturton  
(Applicant or Agent)

7-10-03  
(Date)

I issued 2 signs for this application, 7/10/03  
(Date)

Robert 7/10/03  
(Staff Member)

DRB PROJECT NUMBER: 1002804

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 9, 2003

Mr. Michael Cook  
2709 Morris NE  
Albuquerque, New Mexico 87112

RE: Vacation of public easements  
Uncle Doc Addition Parcels 2-C & 4

Dear Mr. Cook:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Tricor Southwest Corporation, is seeking approval of vacation of public easements for Uncle Doc Parcels 2-C & 4 from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Bruce Stidworthy, P.E.  
Project Manager  
Community Development and Planning Group

SS  
Enclosure

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**

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voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 9, 2003

Mr. Tom Epley  
2425 Parsifal NE  
Albuquerque, New Mexico 87112

RE: Vacation of public easements  
Uncle Doc Addition Parcels 2-C & 4

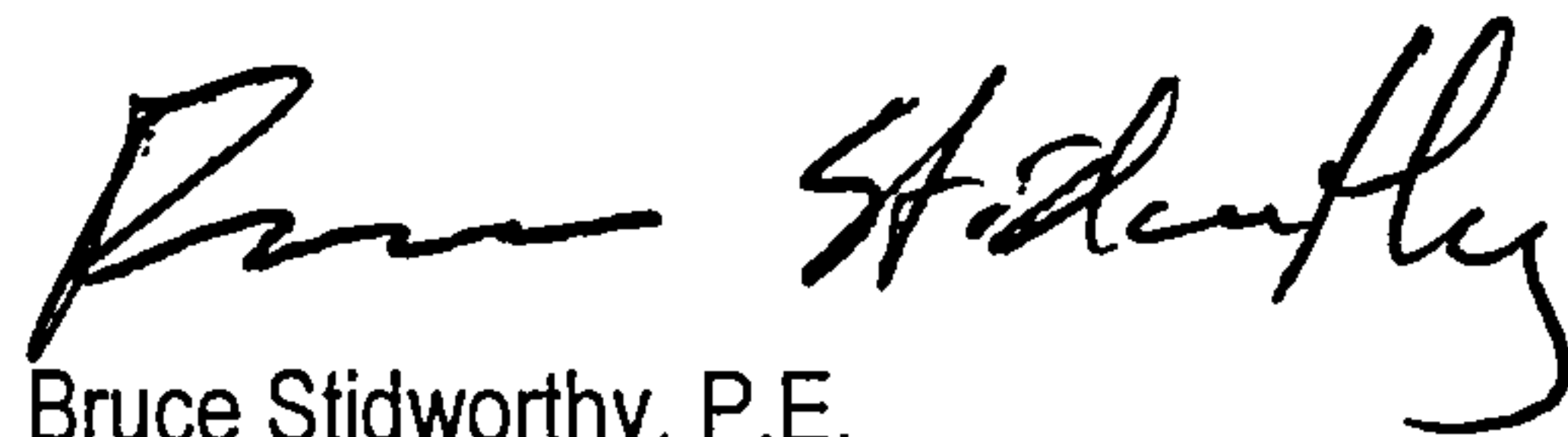
Dear Mr. Epley:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Tricor Southwest Corporation, is seeking approval of vacation of public easements for Uncle Doc Addition Parcels 2-C & 4 from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Bruce Stidworthy, P.E.  
Project Manager  
Community Development and Planning Group

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 9, 2003

Ms. Kathy Garrett  
9405 Lexington NE  
Albuquerque, New Mexico 87112

RE: Vacation of public easements  
Uncle Doc Addition Parcels 2-C & 4

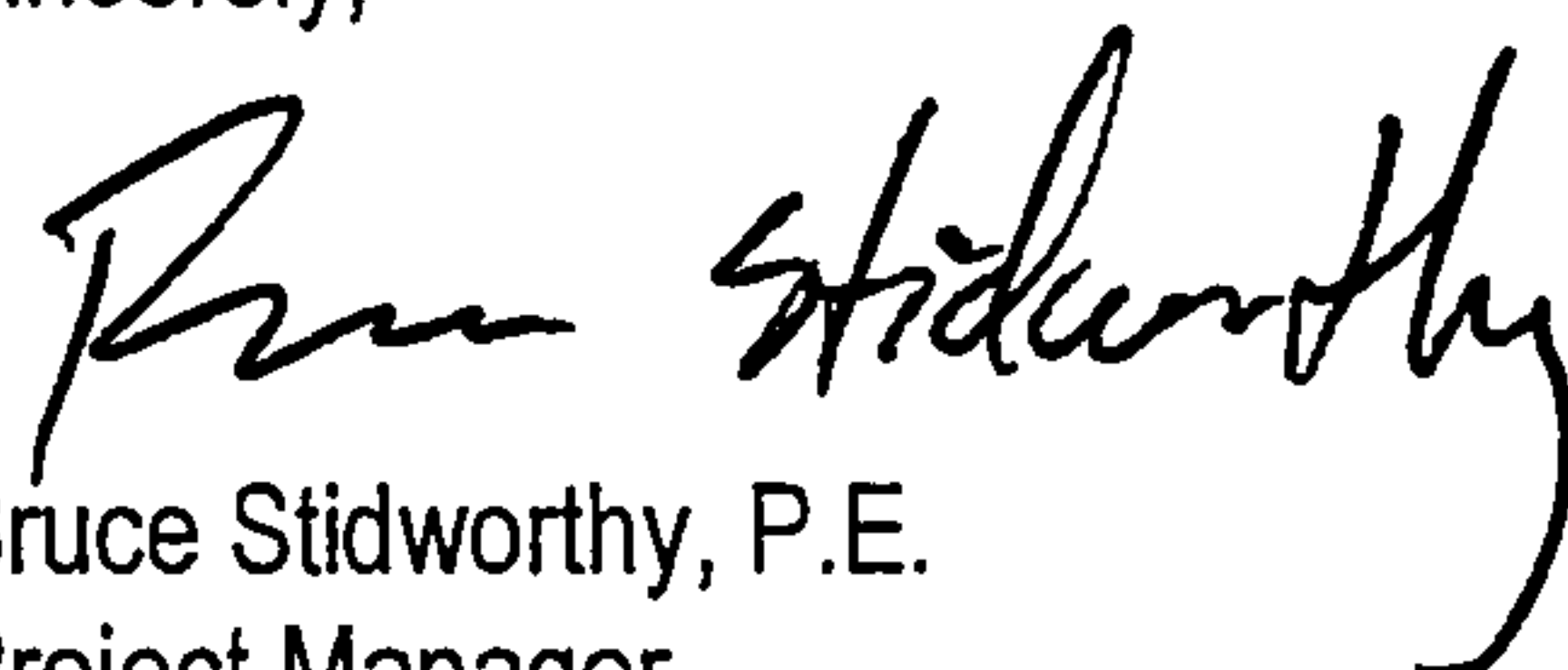
Dear Ms. Garrett:

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

This letter is to advise you that Bohannon Huston, Inc., agent for Tricor Southwest Corporation, is seeking approval of vacation of public easements for Uncle Doc Addition Parcels 2-C & 4 from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Bruce Stidworthy, P.E.  
Project Manager  
Community Development and Planning Group

SS  
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ADVANCED TECHNOLOGIES ▲



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 7-8-03 Time Entered: 11:15 am OCNC Rep. Initials: OC

MENAU BOULEVARD

EUBANK BOULEVARD  
106' RIGHT-OF-WAY

PARCEL 3

Existing 15' ingress & egress easment.

Existing 21' ingress & egress easment.

Existing Building

PARCEL 2-0

TO BE VACATED 5' Underground Utility Esmt. June 1, 1970 in Volume Misc. 175, Folio 574, records of Bernalillo County, New Mexico.

Existing Building

PARCEL 4

20'

SNOW HEIGHTS CIRCLE NE  
80' RIGHT-OF-WAY

10'

TO BE VACATED the northerly 10' of the existing 20' Utility Easement April 30, 1970 in Volume Misc. 172, Folio 478 as Document No. 75259

Snow Heights Circle R/W

EXHIBIT B

Date 8/6/03



SCALE 1"=50'

**Bohannon  Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
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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, August 6, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000444**  
03DRB-01147 Major-Two Year SIA  
Procedure "B" Modified

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 25, 26 AND 29 AND Tract(s) A, **STONEBRIDGE SUBDIVISION, UNIT 6**, zoned R-1 residential zone, located north of MCMAHON NW, between STONEBRIDGE DR NW AND BLACK ARROYO NW, containing approximately 36 acre(s). [REF: 00DRB-01238-42, DRB-95-358, AX-85-70, Z-85-84 (A-12)]

**Project # 1002804**  
03DRB-01145 Major-Vacation of Public  
Easements

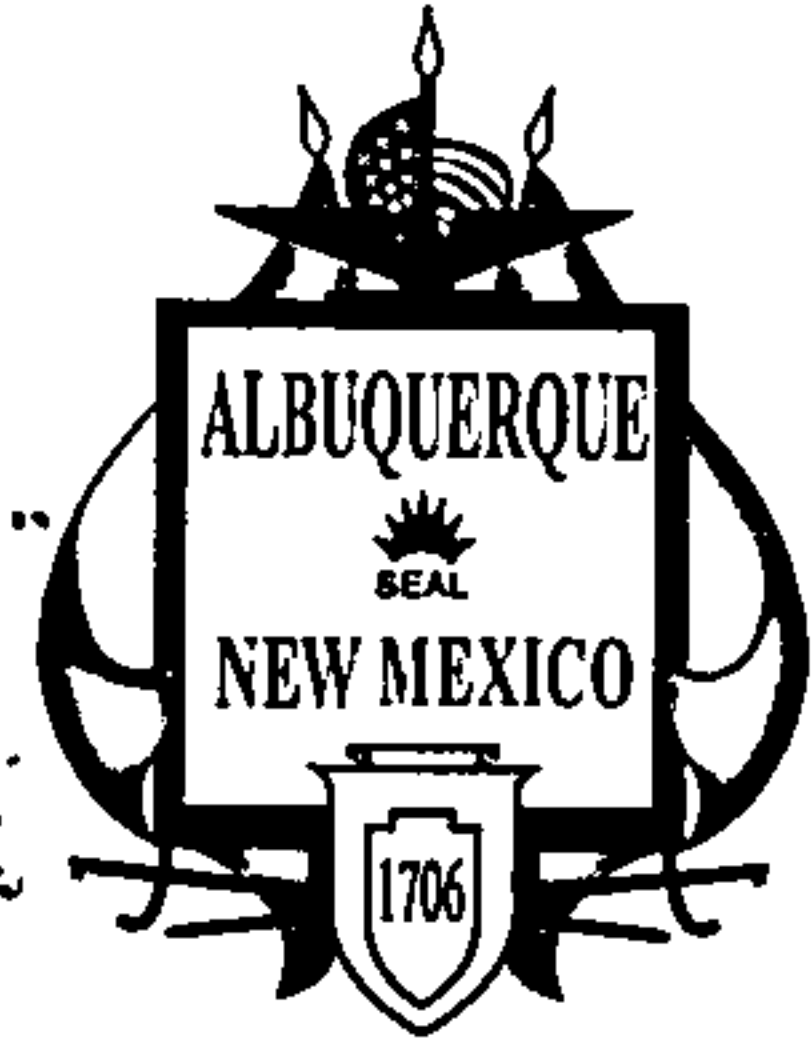
BOHANNAN HUSTON, INC. agent(s) for MENAUL DEVELOPMENT THREE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-C & 4, **UNCLE DOC ADDITION**, zoned C-2 community commercial zone, located on MENAUL BLVD NE, between SNOW HEIGHTS CR NE and EUBANK BLVD NE containing approximately 1 acre(s). (H-20)

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, JULY 21, 2003.**





# City of Albuquerque

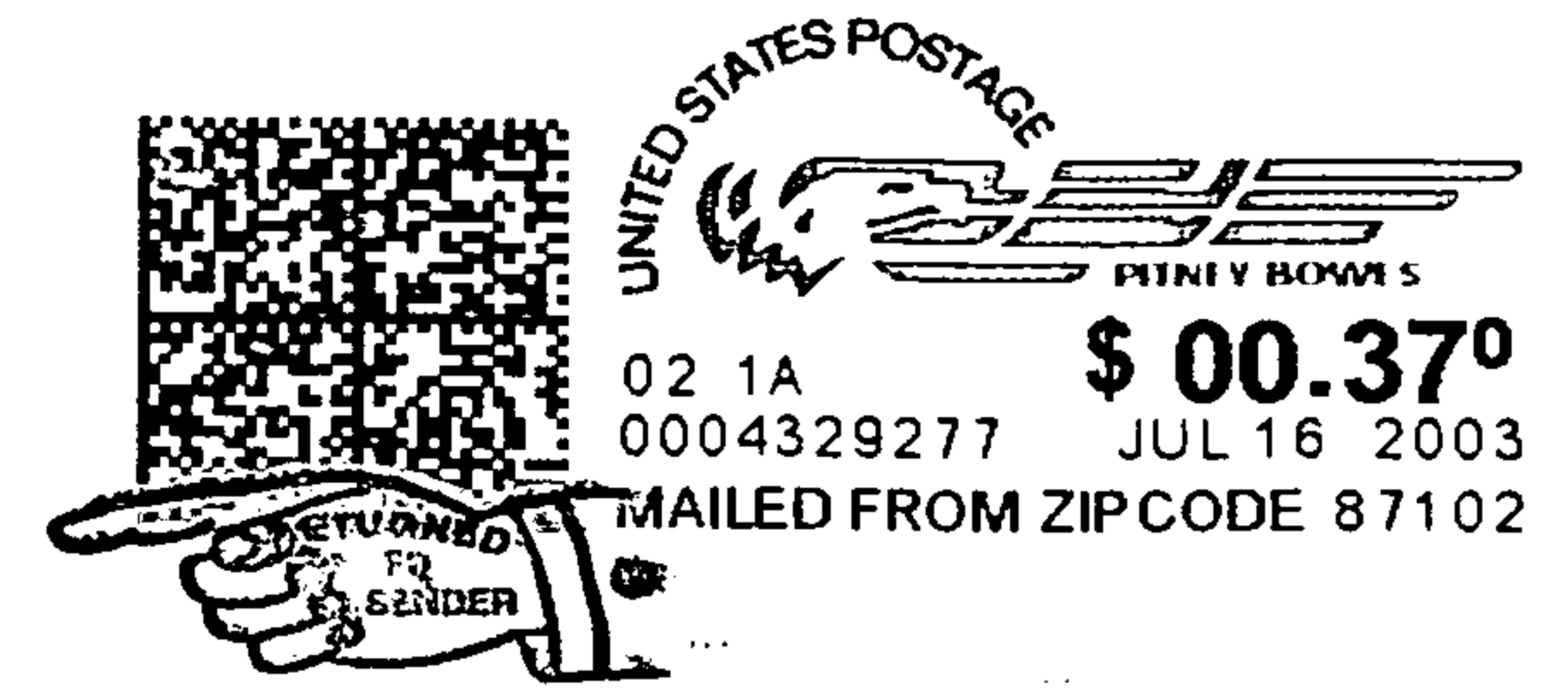
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT

102005951822441903

ALVARADO DEVELOPMENT LLC  
9725 HAMPDEN AV  
DENVER CO 80231

80231+4313 7103/1253



02 1A  
0004329277 JUL 16 2003  
MAILED FROM ZIP CODE 87102

- MOVED LEFT NO ADDRESS
- NOT DELIVERABLE AS ADDRESSEE UNABLE TO REACH
- RETURNED TO SENDER
- NO SUCH NUMBER
- INSUFFICIENT ADDRESS
- VACANT  DECEASED
- UNCLAIMED  OTHER

