# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

June 8, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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**NOTE:** 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: 12:30 P.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 # 1001004**
   05DRB-00813 Major-Two Year SIA

   TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION,** zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001228**
05DRB-00801 Major-Two Year SIA

JANE ALICE BLACK DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS,** zoned RA-1, located on GABALDON DR NW, between MOUNTAIN RD NW and I-40 containing approximately 4 acre(s). [REF: 03DRB00875. DRB-97-528, DRB-93-136, AX-87-16] (H-12) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1001376**
05DRB-00806 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS NORTH,** zoned RD, located on WYOMING BLVD NE, between BEVERLY HILLS NE and FLORENCE NE containing approximately 33 acre(s). [REF:02DRB01363, 02DRB01965, 02DRB01966, 02DRB01967, 02DRB01968] (B-19) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1001306**
05DRB-00804 Major-Vacation of Public Easements
05DRB-00805 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE,** zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

5. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way - **WITHDRAWN**

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05 & 5/25/05]* (H-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003856**
05DRB-00721 Major-Preliminary Plat Approval
05DRB-00722 Minor-Subd Design (DPM) Variance
05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] *[Deferred from 5/25/05 & 6/8/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

05DRB-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] *[Deferred from 5/25/05 & 6/8/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

7. **Project # 1004184**
05DRB-00810 Major-Bulk Land Variance
05DRB-00811 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENT LANGUAGE AND AMAFCA CONCURRENCE.**

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

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

8. **Project # 1000651**
05DRB-00910 Minor-SiteDev Plan BldPermit/EPC

HERMAN HOOD agent(s) for D & B GLASS COMPANY request(s) the above action(s) for Tract(s) A-29-A3, **NORTHEAST UNIT**, **TOWN OF ATRISCO GRANT,** zoned SU-1/PDA, C, & OFFICE USES, located on COORS BLVD NW, between REDLANDS RD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 05EPC-00585, ZA-88-472] **[David Stallworth, EPC Case Planner]** (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LABELING DIMENSIONS AND TO PLANNING FOR CASE PLANNERS SIGNATURE AND WALL DESIGN.**

9. **Project # 1004095**
05DRB-00912 Minor-SiteDev Plan BldPermit/EPC
05DRB-00976 Minor-Site Dev Plan Subdivision/EPC

ALEX HARRISON ARCHITECT agent(s) for DIONS request(s) the above action(s) for all or a portion of Tract(s) E1, **HUBBELL PLAZA ADDITION,** zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and BLUEWATER RD NW containing approximately 1 acre(s).[REF:DRB-96-221, Z-86-24-1] **[Carmen Marrone, EPC Case Planner]** (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSION LABELING AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004237**
05DRB-00913 Minor-SiteDev Plan BldPermit

JOHN KLEE agent(s) for ALBUQUERQUE VAULT COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-2, **ATRISCO BUSINESS PARK , UNIT 1,** zoned SU-1, located on COORS BLVD NW, between CENTRAL NW and BLUEWATER NW containing approximately 3 acre(s). (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05 & 6/8/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

12. **Project # 1004231**
05DRB-00886 Minor-SiteDev Plan BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2,** zoned SU-1, located on 98$^{TH}$ STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] *[Deferred from 6/1/05]* (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**
05DRB-00916 Minor-Subd Design (DPM) Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. **Project # 1003057**
05DRB-00893 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK,** zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004159**
05DRB-00891 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE RD NE, between SNAPROLL ST NE and HAWKINS ST NE containing approximately 4 acre(s). [REF: 05DRB00795] *[Listed under Project #1003572 in error]* (D-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS/DRAINAGE TO THE EAST LOT 7.**

16. **Project # 1004241**
05DRB-00915 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GARRETT SMITH request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 7 & 8, Block(s) C, **HIGHLAND ADDITION SOUTH** and Lot(s) 7, Block(s) 4, **LEWIS & SIMONDS ADDITION**, zoned SU-2, located on HAZELDINE AVE SE, between BROADWAY BLVD SE and SANTA FE SE containing approximately 1 acre(s). [REF: DRB-97-433, ZA-79-148] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002423**
05DRB-00907 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11,** zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 04DRB00702] (N-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003594**
05DRB-00906 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A thru 113A, Tract(s) N, **VENTANA MESA, UNIT 1,** zoned R-LT, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD and PASEO DEL NORTE BLVD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003821**
05DRB-00897 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON SOUTH)** zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 05DRB00334, 00335] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003822**
05DRB-00898 Major-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTION II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON NORTH**) zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE N E and COMANCHE NE containing approximately 3 acre(s). [REF: 04DRB01888, 00332, 00333] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003886**
05DRB-00908 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EVERGREEN DEVELOPMENT. LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS AVE NE, between SELLERS DR NE and EASTERLY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENTS, LABELING DIMENSIONS AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

22. **Project # 100635**
05DRB-00917 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1 and 38-3A1, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s).[REF: 00DRB00878, 02DRB01040, 05DRB00547] (E-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT LABELING.**

23. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat Approval
05DRB-00705 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] *(Deferred from 5/4/05 &*

*5/18/05 & 5/25/05)* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: PUBLIC ACCESS EASEMENT WILL BE ADDED TO LOT 1. AN OFFSITE DRAINAGE EASEMENT ON LOT 8 SHALL BE GRANTED TO AMAFCA PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN IS REQUIRED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2,** zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s).[Indef Deferred 9/22/04, d*eferred from 6/1/05*] (F-23) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

25. **Project # 1003102**
05DRB-00911 Minor-Sketch Plat or Plan

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **TRAILHEAD COMMONS**) zoned SU-1 PRD, C-1 (22 du acre), located on the southwest corner of LA GRIMA DE ORO RD NE and JUAN TABO BLVD NE containing approximately 2 acre(s). [REF: 04DRB00236] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001304**
05DRB-00909 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 14, 15,16, 17-B and 17-C, Block(s) 18, **PEREA ADDITION,** zoned SU - SF, located on the northwest corner of ROMA ST NW and 14$^{TH}$ ST NW containing approximately 1 acre(s). [REF: 01ZHE1659, 02DRB00493, 02LUCC00450] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. ADJOURNED: 12:30 P.M.

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

May 25, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

A. Call to Order: 9:00 A.M. Adjourned: 11:30 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 # 1001140**
   05DRB-00717 Major-Two Year SIA

   SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP, located on EAGLE ROCK RD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, DRB-97-52, AA-99-17] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05 & 5/25/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

3. **Project # 1003445**
05DRB-00724 Major-Vacation of Pub Right-of-Way
05DRB-00725 Major-Vacation of Public Easements
05DRB-00726 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. SCHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGNATURE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 5/11/05 & 5/18/05]* (C-19) **THE VACATION OF PUBLIC**

05DRB-00662 Minor-Sidewalk Waiver

**EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF PUBLIC R/W WAS WITHDRAWN AT THE AGENT'S REQUEST. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/23/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: NEED TO APPLY FOR A SUBDIVISION DESIGN VARIANCE FOR THE LENGTH OF THE CUL-DE-SAC. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003856**
05DRB-00721 Major-Preliminary Plat Approval
05DRB-00722 Minor-Subd Design (DPM) Variance
05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] *[Deferred from 5/25/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

05DRB-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] *[Deferred from 5/25/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05 & 5/18/05]* (M-21/M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: A REPLAT OF TRACT 1 SHALL BE DONE GRANTING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS INDICATED ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00781 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS,** zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 5/18/05]*(M-21) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DESIGN REQUIREMENTS ON THE PLAN.**

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

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

7. **Project # 1001740**
05DRB-00823 Minor-SiteDev Plan BldPermit/EPC

CONTROLLED AIR INCORPORATED agent(s) for SUJEY THAKUR request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31-B, **BRENTWOOD HILLS,** zoned SU-1 FOR C-1, R-1 USES, located on CANDELARIA RD NE, between CHELWOOD BLVD NE and containing approximately 3 acre(s). [REF: 04EPC-01838] **[David Stallworth, EPC Case Planner] (H-22) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN AND TO PLANNING FOR EPC CASE PLANNERS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1003369**
05DRB-00826 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3,** zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project # 1003087**
05DRB-00828 Major-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A, WESTLAND NORTH (to be known as **WATERSHED SUBDIVISION**) zoned SU-2, located on ARROYO VISTA BLVD NW and TIERRA PENTADA ST NW and containing approximately 531 acre(s). (J-7, J-8, H-7,

H-8 & H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESTRICTIVE EASEMENT LANGUAGE ADDED TO SHEET 11 FOR LOTS 27 AND 28 AND TO PLANNING FOR AMAFCA'S SIGNATURE AND BULK LAND PLAT VARIANCE LANGUAGE AND AGIS DXF FILE.**

10. **Project # 1000464**
05DRB-00820 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) H-6A1A-1 & H-6A1A-2, **RIVERVIEW PARCELS,** zoned SU-1 IP USES W/EXCEPTIONS, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLEY ROSE DR NW containing approximately 7 acre(s). [REF: 04DRB01729] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR QUIT-CLAIM AMAFCA EASEMENT REFERENCED ON THE PLAT AND AMAFCA'S SIGNATURE AND TO PLANNING FOR A COPY OF THE AA APPROVAL LETTER.**

11. **Project # 1002397**
05DRB-00821 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for JIM W SHULL & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 5-A & 6-A, **BOSQUE PLAZA,** zoned C-1 (S-C), located on COORS BLVD NW, between LA ORILLA RD NW and RIVERSIDE PLAZA LN NW containing approximately 2 acre(s). [REF: 04DRB01784] (E-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat Approval
05DRB-00705 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] *(Deferred from 5/4/05 & 5/18/05 & 5/25/05)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

13. **Project # 1003738**
05DRB-00824 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for TOM WELCH request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **TIJERAS PLACE ADDITION,** zoned C-1 & O-1, located on SAN MATEO BLVD NE, between COPPER AVE NE and ORTIZ DR NE containing approximately 1 acre(s). [REF: 04ZHE01621] (K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 4 FOOT RIGHT-OF-WAY EASEMENT ALONG TRACT A-1.**

14. **Project # 1004145**
05DRB-00825 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JUNCTION PARTNER II, JIM PERNER request(s) the above action(s) for all or a portion of Lot(s) 19-A-1-B, **MONTGOMERY BUSINESS PARK,** zoned SU-1 PRD, located on LAGRIMA DE ORO NE, between MONTGOMERY BLVD NE and MONTGOMERY PARKWAY LOOP NE containing approximately 2 acre(s). [REF: V-86-102, Z-87-107, Z-78-69-12, DRB-97-410, 05AA00679] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO APPLY FOR A NEW WATER/SEWER ACCOUNT**

**FOR LOTS AND GET TAPPING PERMITS, RECOMMEND CHANGING ADDRESS ALSO.**

15. **Project # 1004183**
05DRB-00809 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION,** zoned SU-2, located on 8TH STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] *[Deferred from 5/25/05]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

16. **Project # 1001763**
04DRB-01136 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST,** zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] *(Indef Deferred from 7/28/04 & Final plat indef deferred 1/19/05 for the SIA)* (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OFFSITE SEWER EASEMENT.**

17. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER,** zoned

RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] *(Preliminary & Final Indef Deferred 2/23/05)* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1002758**
05DRB-00816 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for NEW MEXICO KWIK LUBE LLC request(s) the above action(s) for all or a portion of Tract(s) 40, Block(s) 6, **CASA GRANDE ESTATES, UNIT 1,** zoned C-1, located on CANDELARIA RD NE, between TRAMWAY NE and CHELWOOD NE containing approximately 1 acre(s). [REF: DRB-97-146, 03ZHE01015, 03BOA01694, 03BOA02119] (H-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW ADJACENT OFFSITE EASEMENT ALONG WEST PROPERTY LINE FOR EXISTING WATERLINE 24 FEET WIDE ACCESS EASEMENT MUST BE LABELED "PRIVATE" NOT "PUBLIC" FOR WATER/SEWER SERVICES. NEED BENEFICIARIES AND MAINTENANCE NOTE AND TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARY NOTE FOR EASEMENT, DISTANCE FROM FACE OF CURB TO PROPERTY LINE WIDTH AND LOCATION OF SIDEWALK.**

19. **Project # 1004185**
05DRB-00817 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for UNITED SOUTH BROADWAY CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 37, **EASTERN ADDITION,** zoned SU-2 NCR, located on EDITH BLVD SE, between AVENIDA CESAR CHAVEZ SE and TRUMBULL AVE SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND**

**FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1004186**
05DRB-00815 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for PAT ARAGON request(s) the above action(s) for all or a portion of Lot(s) 1-2, Block(s) 7, **JOHN BARON BURG PARK,** zoned R-1, located on 20$^{TH}$ STREET NW, between ASPEN AVE NW and I-40 containing approximately 1 acre(s). (H-13) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK . . .**

21. Approval of the Development Review Board Minutes for May 11, 2005. **DRB MINUTES FOR MAY 11, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

Defer to 6/8/05

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003011 AGENDA#: 2 DATE: 5/25/05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

# CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**PLANNING DEPARTMENT**
**DEVELOPMENT AND BUILDING SERVICES**
**HYDROLOGY DEVELOPMENT SECTION**

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003011** **AGENDA ITEM NO: 2**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

APPROVED ____; DENIED ____; DEFERRED __X__; COMMENTS PROVIDED ___; WITHDRAWN 6-8-05

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**: May 25, 2005

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

May 11, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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**NOTE:** 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: 1:10 P.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 # 1002885**
   05DRB-00631 Major-Vacation of Pub Right-of-Way
   05DRB-00633 Minor-Sketch Plat or Plan

   JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION,** zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1002457**
05DRB-00651 Major-Vacation of Public Easements
05DRB-00650 Major-Preliminary Plat Approval
05DRB-00654 Minor-Temp Defer SDWK
05DRB-00652 Minor-Subd Design (DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN APPROVED PUBLIC WORKS DESIGN IS REQUIRED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

05DRB-00649 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES; RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, **GLENWOOD HILLS, UNIT 1,** zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] **[David Stallworth, EPC Case Planner]** *[Deferred from 4/27/05]* (G-23) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

| | | |
|---|---|---|
| 3. | **Project # 1003364**<br>05DRB-00656 Major-Vacation of Public Easements<br>05DRB-00657 Minor-Vacation of Private Easements | TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.** |
| 4. | **Project # 1004138**<br>05DRB-00658 Major-Vacation of Public Easements | PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER,** zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.** |
| 5. | **Project # 1003655**<br>05DRB-00661 Major-Vacation of Public Easements<br>05DRB-00660 Major-Vacation of Pub Right-of-Way<br>05DRB-00659 Major-Preliminary Plat Approval<br>05DRB-00663 Minor-Temp Defer SDWK<br>05DRB-00662 Minor-Sidewalk Waiver | DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 5/11/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.** |

6. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

7. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2,** zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s).*[Deferred from 4/6/05 & 4/20/05]* (E-19) **AN INFRASTRUCTURE LIST DATED 5/11/05 WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 15-DAY APPEAL PERIOD AND TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPROVEMENTS.**

8. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

9. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] *[Deferred from 4/6/05 & 4/13/05 & 5/11/05]* (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

10. **Project # 1003813**
05DRB-00590 Major-Preliminary Plat Approval
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98$^{TH}$ ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] *(Deferred from 5/4/05)* (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT, TO REARRANGE THE LOTS ON MOLTEN PRIOR TO FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

11. **Project # 1002865**
05DRB-00712 Minor-SiteDev Plan BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of **Lot (s) 10-A, JOURNAL CENTER,** PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.**

05DRB-00711 Minor-SiteDev Plan BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of **Lot (s) 10-B, JOURNAL CENTER,** PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, ALIGNMENT OF DRIVES AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.**

12. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] **[Russell Brito, EPC Case Planner for Debbie Stover]** *[Deferred from 5/11/05]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

13. **Project # 1004159**
05DRB-00736 Minor-SiteDev Plan BldPermit

TATE FISHBURN ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 20, **JOURNAL CENTER 2, UNIT 2,** zoned IP, located on RUTLEDGE NE, between JEFFERSON NE and NORTH DIVERSION CHANNEL containing approximately 4 acre(s). [REF: 03DRB-00996] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND SIDEWALK ALONG SNAPROLL AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN, APPROVAL OF REPLAT AND INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

14. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5,** zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s).[REF:Z-79-80-2,S-80-26] *[Deferred from 4/27/05 & 5/11/05]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

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

15. **Project # 1003778**
05DRB-00738 Minor-Amnd Prelim Plat Approval

ADIL RIZVI agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **SHAHEEN SUBDIVISION,** NORTH ALBUQUERQUE, ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). [REF: 04DRB01750, 04DRB01751, 04DRB01752, 04DRB01753] (C-19) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1003861**
05DRB-00731 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT, SUBMIT AN APPLICATION FOR WAIVER OF SIDEWALKS AND TEMPORARY DEFERRAL OF SIDEWALK PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN SHALL OCCUR PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1001031**
05DRB-00734 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, **SANDIA SCIENCE & TECHNOLOGY PARK,** zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB-95-523, Z-80-96, AX-80-21, Z-95-69] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002935**
05DRB-00735 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 255A through 260A, **SUNDORO SUBDIVISION, UNIT 4,** zoned SU-2 RLT, located on PACAYA DR SW, between LADERA DR SW and SUNDORO PL SW containing approximately 2 acre(s). *[Listed under Project #1002644 in error]* (J-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003585**
05DRB-00737 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES)** zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB00168, 04DRB01958, 05DRB00087 & 00088] (K-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO PLANNING FOR AGIS DXF FILE, APPLICATION NUMBERS ON VACATIONS CALLED OUT AND ADDITION OF NOTE 10 FOR DEDICATION OF PUBLIC WATER/SEWER EASEMENTS.**

20. **Project # 1004158**
05DRB-00732 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for BARBARA SPORLEDER request(s) the above action(s) for all or a portion of Lot(s) 2O, 21 & 22, Block(s) 16, **ELDER HOMESTEAD ADDITION,** zoned R-3, located on LOUISIANA BLVD SE, between ANDERSON SE and ROSS SE containing approximately 1 acre(s). (L-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

21. **Project # 1001945**
05DRB-00733 Minor-Sketch Plat or Plan

MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298, **M.R.G.C.D. MAP 38,** zoned RLT, located on CARSON RD NW, between RIO GRANDE BLVD NW and ALAMEDA DRAIN containing approximately 1 acre(s). [REF: 04EPC01666] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 27, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 27, 2005 WERE APPROVED.**

ADJOURNED: 1:10 P.M.

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003011 AGENDA#: 8 DATE: 5.11.05

1. Name: Myrtice SCABAROZI Address: 2114 Utah NE Zip: 87110
2. Name: Bob Kelley Address: 8735 Fairbanks NE Zip: 87112
3. Name: Evelyn B. Felting Address: 2114 Utah NE Zip: 87110
4. Name: John Hartmann Address: City of ABQ Zip:
5. Name: Louis Abruzzo Address: 10 Tramway Zip: 87122
6. Name: Cindy Kemper Address: 10 Tramway Loop Zip: 87122
7. Name: Charlie Elias (ELIAS) Address: 8224 Ery Menaul NE (ENAUL) Zip: 87110
8. Name: Peter Brakenhoff Address: 2155 Louisiana NE #F9500 Zip: 87110
9. Name: Donna Yetter Address: 2111 Hoffman DR NE Zip: 87110
10. Name: Rebecca Montoya Address: 8220 Menaul NE Zip: 87110
11. Name: Joe Wertz (Wertz pronunciation) Address: 612 1st St NW Zip: 87102
12. Name: LAYNE LUNDEEN Address: 6179 E. Broadway Tucson, AZ Zip: 85711
13. Name: Address: Zip:
14. Name: Address: Zip:

# CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**PLANNING DEPARTMENT**
**DEVELOPMENT AND BUILDING SERVICES**
**HYDROLOGY DEVELOPMENT SECTION**

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003011** **AGENDA ITEM NO: 8**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

**RESOLUTION:** 5-25-05

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**: May 11, 2005

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003011 AGENDA#: 2 DATE: 4.13.05

1. Name: Evelyn R Fetten Address: 2014 Utah NE Zip: 87110 Inova Assoc.
2. Name: Donna Yetter Address: 2111 Hoffman NE Zip: 87110
3. Name: John Hartman Address: City of ABQ Zip:
4. Name: Louis Abruzzo Address: 10 Tramway Zip: 87122 Hoffman INC.
5. Name: Joe Werntz Address: 612 1ST St NW Zip: 87102 Hoffman Legal.
6. Name: Peter Brakenhoff Address: 2155 Louisiana Zip: 87110 HDR
7. Name: Address: Zip:
8. Name: Address: Zip:
9. Name: Address: Zip:
10. Name: Address: Zip:
11. Name: Address: Zip:
12. Name: Address: Zip:
13. Name: Address: Zip:
14. Name: Address: Zip:

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

APRIL 13, 2005 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:12 P.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 # 1002315**<br>05DRB-00477 Major-One Year SIA | BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.** |

2. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

3. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1004022**
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001273**
05DRB-00478 Major-Amnd SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] *[Deferred from 4/6/05 & 4/13/05]* (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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

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

7. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE,** zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s).[REF:02DRB01824, 03DRB02150] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

9. **Project # 1003919**
05DRB-00558 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) A1, **PARADISE SKIES, UNIT 5,** zoned SU-1/R-T, located on SAGITTARIUS AVE NW, between ROCKCLIFF CT NW and CASSIOPEIA ST NW containing approximately 5 acre(s). [REF: Z-97-143, DRB-97-142, 05EPC00179] **[Stephanie Shumsky, EPC Case Planner]** (A-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT BECAUSE THEY NEED CITY STANDARD DRAWING NUMBERS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.**

10. **Project # 1000560**
05DRB-00546 Minor-Amnd SiteDev Plan Subdivision

PRECISION SURVEYS, INC agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B and 1A-2-A-3, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between PASEO DEL NORTE NE and JEFFERSON ST NE containing approximately 6 acre(s). (D-17) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-00527 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). *[Deferred from 4/6/05]* (D-17) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002590**
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, REDIVISION OF **LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64TH ST NW, between MILNE RD NW and TIERRA PRIETTA NW containing approximately 4 acre(s). (F-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001946**
05DRB-00557 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS-TARGET CORP request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1 AND A-1-E-1, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 13 acre(s). [REF: 04DRB01176, 04DRB01177, 04DRB01178, 05DRB00492, 05EPC00176] (D-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE.**

13. **Project # 1004092**
05DRB-00562 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE & DEBBIE ROCHEFORD request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 15, **MESA VERDE ADDITION,** zoned R-2, located on TENNESSEE NW, between CHICO NW and COPPER NW containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1004088**
05DRB-00555 Minor-Prelim&Final Plat Approval

BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5 and 6, **NELSON SUBDIVISION,** zoned C-3, located west of 4$^{TH}$ ST NW and MONTANO NW and containing approximately 1 acre(s). (F-14) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

15. **Project # 1004089**
05DRB-00556 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for CHESTER BURSON request(s) the above action(s) for all or a portion of Lot(s) A, B and C, **RALPH L DAY ADDITION,** zoned C-2, located on 2$^{ND}$ STREET NW, between PLACITAS RD NW and VINEYARD NW containing approximately 2 acre(s).[REF: ZA-93-280] (F-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF SIDEWALK EASEMENT REQUIREMENTS.**

16. **Project # 1002743**
04DRB-00927 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] [*Final Plat Indef Deferred for SIA]* (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1004090**
05DRB-00559 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D, located on WYOMING BLVD NE, between CORONA AVE NE and ANAHEIM AVE NE containing approximately 2 acre(s). (C-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

18. **Project # 1001090**
05DRB-00563 Major-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for NEWMAN HOMES INC (PAUL NEWMAN) request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 & 32, Block(s) 4, Tract(s) 3, **TIERRA MORENA SUBDIVISION, UNIT 3,** zoned SU-2 FOR 0-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: 01DRB00908, 01DRB00909, 04DRB00863, 04DRB00864, 04DRB00863, 04DRB00864] (C-20) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004093**
05DRB-00564 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for MICHAEL & SUSAN MORSE request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 51, **TERRACE ADDITION,** zoned SU-2 DR, located on GOLD AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: Z-78-6, ZA-76-69] (K-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

20. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

21. **Project # 1003628**
05DRB-00386 Minor-Prelim&Final Plat Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2,** zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] *[Deferred from 3/16/05]* (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FEE SIMPLE LANGUAGE.**

22. **Project # 1001778**
05DRB-00392 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS,** zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] *[Indef. Deferred on 3/16/05]* (H-22) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003781**
04DRB-01768 Minor-Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). *[Indefinitely deferred for the SIA]* (H-15) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD. AGENT NEEDS AMAFCA'S SIGNATURE PRIOR TO RECORDING.**

24. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

**THERE ARE NO SKETCH PLATS THIS WEEK**

25. Approval of the Development Review Board Minutes for March 30, 2005. **DRB MINUTES FOR MARCH 30, 2005 WERE APPROVED.**

ADJOURNED: 12:12 p.m.

# CITY OF ALBUQUERQUE


**PLANNING DEPARTMENT**
**DEVELOPMENT AND BUILDING SERVICES**
**HYDROLOGY DEVELOPMENT SECTION**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov


ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003011** **AGENDA ITEM NO: 2**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

5-11-05

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**: April 13, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2005

**Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] (H-19)

| | |
|---|---|
| AMAFCA | No adverse comments. |
| COG | No adverse comments. |
| Transit | No objections. |
| Zoning Enforcement | No adverse comments. |

Neighborhood Coordination

Letters sent to Classic Uptown NA "R", Conchas Park NA "R", Hoffmantown NA "R", Inez NA "R", North Eastern Assoc. of Residents "R", Snow Heights NA "R", Sombra Del Monte NA "R", Zuni NA "R".

| | |
|---|---|
| APS | No comments received. |
| Police Department | No comments at this time. |
| Fire Department | No adverse comments. |
| PNM Electric & Gas | Approves. |
| Comcast | No comments received. |
| QWEST | No comments received. |
| Environmental Health | Site is not within 1000 feet of a landfill. No comment. |
| M.R.G.C.D. | No comments received. |
| Open Space Division | No adverse comments. |

City Engineer

The Hydrology section has no objection to the vacation request. Need as-built drawings of storm drain in Prospect to determine if any easement(s) need be retained

Transportation Development

No objection to the request. Replat will require infrastructure for both Wyoming and Menaul. Additionally, joint access easements need to be explored with the Hoffmantown Shopping Center.

Parks & Recreation — Defer to Transportation.

Utilities Development — No objection to Vacation request.

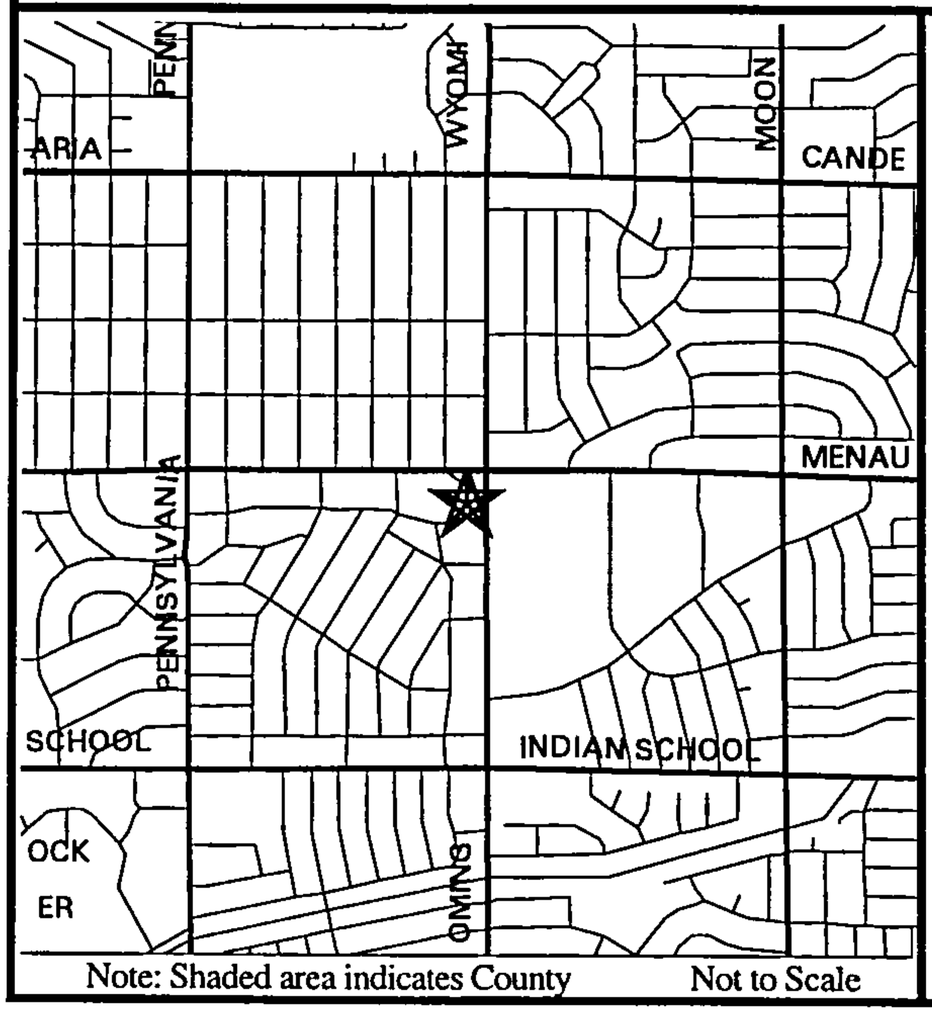
Planning Department

No objection to the requested action. Applicant has one year to get a replat approved by DRB and recorded to complete the vacation action. After one year the vacation is null and void per the City Subdivision Ordinance.

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

cc: Brake Masters Inc., 6179 E. Broadway, Tucson, AZ 85711
City of Albuquerque, P.O. Box 1293, 87103 Attn: Michael Riordan, John Hartman.

# ZONING MAP




Note: Shaded area indicates County Not to Scale

| | |
|---|---|
| Scale 1"= 401 ' | |
| PROJECT NO. | 1003011 |
| HEARING DATE | 4-13-05 |
| MAP NO. | H-19 |
| ADDITIONAL CASE NUMBER(S) | 05DRB-00439 |

**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, April 13, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002315**
05DRB-00477 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23)

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05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] (H-19)

**Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] (B-10)

**Project # 1004022**
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11)

**SEE PAGE 2 . . .**

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

## PAGE 2

**Project # 1001273**
05DRB-00478 Major-Amnd SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 28, 2005.**

FYI

# NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 28, 2005

**TO:** **See Attached Distribution List of Recognized Neighborhood Association(s):**

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately five (5) acre(s): Major Vacation of Public Right-of-Way at Victor Circle and the intersection of Menaul and Wyoming Boulevards NE.**

*Proposed by:* **City of Albuquerque at 768-2680**
*Agent for:* **Brake Masters, Inc.**

*For property located:* **On or near Wyoming and Menaul Intersection between Prospect Avenue NE and Menaul Boulevard NE.**

*The case number(s) assigned is:* **05DRB-00439, Project # 1003011.**

City Planning accepted application for this request on **March 16, 2005**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, April 13, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

*Stephani I. Winklepleck*

*Stephani I. Winklepleck*
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

***DISTRIBUTION LIST:***

David Stafford and Colin Hallahan, Classic Uptown Neighborhood Association
Tom Epley and Kathy Garrett, Conchas Park Neighborhood Association
Robert Kelley and Pearlene Dawson, Hoffmantown Neighborhood Association
Evelyn B. Feltner and Bette Weber, Inez Neighborhood Association
Barry M. Schwartz and Carol Skiba, North Eastern Association of Residents
Wayne Baxter and Mary A. Glasener, Snow Heights Neighborhood Association
Charles Bower and Ray E. Leverich, Sombra Del Monte Neighborhood Association
Davis Lee and Lois Ranftle, Zuni Neighborhood Association

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

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05DRB-00477 Major-Two Year SIA

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05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
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**Project # 1004022**
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11)

**SEE PAGE 2 . . .**

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

## PAGE 2

**Project # 1001273**
05DRB-00478 Major-Amnd SiteDev Plan BldPermit

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Sheran Matson

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Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 28, 2005.**

# CITY OF ALBUQUERQUE

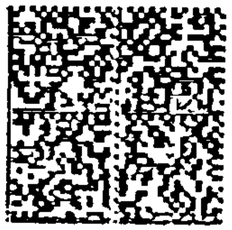
ALBUQUERQUE
Making History

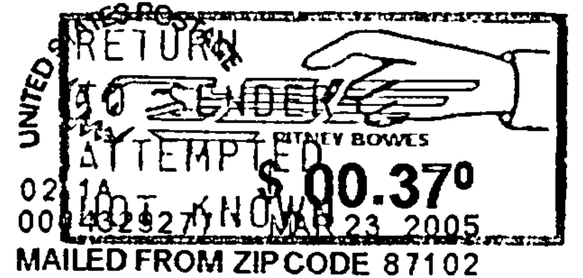
DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103






10190595192781080 4L1

PROFESSIONAL TITLE AGENCY INC
319 7TH ST NW
ALBUQUERQUE NM 87102

87102726618

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

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05DRB-00454 Major-Preliminary Plat Approval
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**Project # 1004022**
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11)

**SEE PAGE 2 . . .**

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

## PAGE 2

**Project # 1001273**
05DRB-00478 Major-Amnd SiteDev Plan BldPermit

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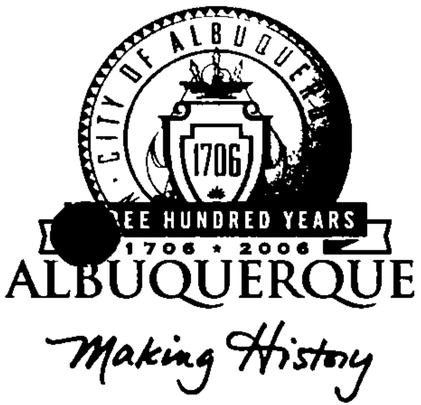
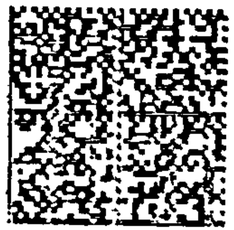
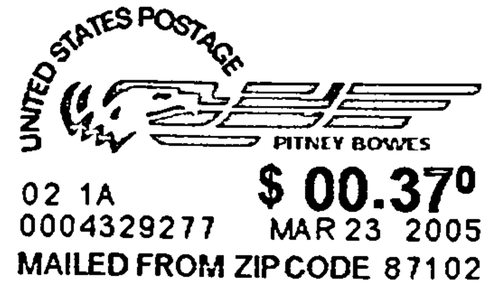
# CITY OF ALBUQUERQUE






DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

1020059035243313 38

SQUARE ONE PARTNERS LTD
5601 DOMINGO RD NE
ALBUQUERQUE NM 87108

SQUA601 871082001 1803 11 03/26/05
FORWARD TIME EXP RTN TO SEND
:SQUARE ONE PARTNERS
1719 CHACOMA PL SW
ALBUQUERQUE NM 87104-1108

RETURN TO SENDER

87108416 10 23

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

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

## PAGE 2

| | |
|---|---|
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**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 28, 2005.**

# CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
*Making History*

DRB

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 MAR 23 2005
MAILED FROM ZIP CODE 87102

RETURNED TO SENDER

☐ Forwarding Order Expired
☐ Insufficient Address
☑ Moved, Left No Address
☐ Unclaimed ☐ Refused
☐ Attempted - Not Known
☐ No Such Street
☐ No Such Number
☐ No Apt. Number
Initials _____

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101905948827910703

MURPHY MICHAEL J
PO BOX 14394
ALBUQUERQUE NM 87111

87103/1293
87191+4394 04

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

**Meeting Date:** APRIL 13, 2005
**Zone Atlas Page:** H-19-Z
**Notification Radius:** 100 Ft.

**Project# 1003011**
**App#** 05DRB-00439

**Cross Reference and Location:**

**Applicant:** BRAKE MASTERS, INC.
**Address:** 6179 E. BROADWAY
TUCSON AZ 85711

**Agent:** CITY OF ALBUQUERQUE
ATTN: DEPARTMENT OF MUNICIPAL DEVELOPMENT
**Address:** PO BOX 1293
ALBUQUERQUE NM 87103

**Special Instructions:**

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

**Date Mailed:** MARCH 25, 2005

**Signature:** KYLE TSETHLIKAI

| | | | | | |
|---|---|---|---|---|---|
| 102005901628320101 | LEGAL: 024 A HO FFMANTOWN ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: NGUYEN CHUNG | | | | |
| | OWNER ADDR: 08403 MENAUL | BL | NE ALBUQUERQUE | NM | 87112 |
| 102005902328320102 | LEGAL: 023 A HO FFMANTOWN ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: RIVERA PETE D & ISABEL M | | | | |
| | OWNER ADDR: 08407 MENAUL | BL | NE ALBUQUERQUE | NM | 87112 |
| 101905944127910601 | LEGAL: 001 006S OMBRA DEL MONTE LTS 1 X 2 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: GARCIA LOUISA & | | | | |
| | OWNER ADDR: 03620 LUA'S | LN | NW ALBUQUERQUE | NM | 87107 |
| 101905945427910602 | LEGAL: TR 4 -A P LAT OF TR 4A BLK 6 SOMBRA DEL MONTE ADDN ( | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: COMPUWARE INC | | | | |
| | OWNER ADDR: 02444 MENAUL | BL | NE ALBUQUERQUE | NM | 87107 |
| 101905950527910801 | LEGAL: 1 8 EXC SW POR OUT TO R/W SOMBRA DEL MONTE SUB'N | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: VIGA WALTER & MARILYN DORIS TR | | | | |
| | OWNER ADDR: 12206 EAGLE ROCK | AV | NE ALBUQUERQUE | NM | 87122 |
| 101905951027910802 | LEGAL: 002 008S OMBRA DEL MONTE | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: VIGA WALTER & MARILYN DORIS TR | | | | |
| | OWNER ADDR: 12206 EAGLE ROCK | AV | NE ALBUQUERQUE | NM | 87122 |
| 101905951527810803L1 | LEGAL: LAND ONL Y LT 3 BLK 8 SOMBRA DEL MONTE CONT 7.500 S | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: PROFESSIONAL TITLE AGENCY INC | | | | |
| | OWNER ADDR: 00620 ROMA | | NW ALBUQUERQUE | NM | 87102 |
| 101905951927810804L1 | LEGAL: LAND ONL Y ON THE W 38 FT LT 4 BLK 8 SOMBRA DEL MON | | | LAND USE: | |
| | PROPERTY ADDR: 00000 N/A | | | | |
| | OWNER NAME: PROFESSIONAL TITLE AGENCY INC | | | | |
| | OWNER ADDR: 00319 7TH | ST | NW ALBUQUERQUE | NM | 87102 |
| 101905952428010805 | LEGAL: LT 5 -A B LK 8 SOMBRA DEL MONTE BEING A REPL OF ELY | | | LAND USE: | |
| | PROPERTY ADDR: 00000 WYOMING | | | | |
| | OWNER NAME: LUBRICAR PROPERTIES LC | | | | |
| | OWNER ADDR: 03520 CALLE CUERVO | | NW ALBUQUERQUE | NM | 87114 |
| 101905947527910701 | LEGAL: 007L OTS 1 X 2 SOMBRA DEL MONTE SUBD | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: EAGLE PROPERTIES LLC | | | | |
| | OWNER ADDR: 08201 MENAUL | BL | NE ALBUQUERQUE | NM | 87110 |
| 101905948227910702 | LEGAL: 003 007S OMBRA DEL MONTE | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: VIGIL SADIE | | | | |
| | OWNER ADDR: 02504 CUATRO MILPAS | | SW ALBUQUERQUE | NM | 87105 |



| | | | | | |
|---|---|---|---|---|---|
| 101905948827910703 | LEGAL: 004 007S OMBRA DEL MONTE | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: MURPHY MICHAEL J | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE | NM | 87111 |
| 101905949227910704 | LEGAL: 005 007S OMBRA DEL MONTE | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: MUELI JANIE A & M CHRISTIAN JR | | | | |
| | OWNER ADDR: 00000 | | EDGEWOOD | NM | 87015 |
| 101905952925843205L1 | LEGAL: THE NE T RIANGULAR CORNER OF NE NE SE SEC 7 T10N R4 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 WYOMING | | | | |
| | OWNER NAME: LAYTIN ERIC & LAYTIN SHALOM | | | | |
| | OWNER ADDR: 06179 E BROADWAY | | TUCSON | AZ | 85711 |
| 101905949124143204 | LEGAL: A 04 AINE Z ADD LTS B THRU G | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: HOFFMANTOWN SHOPPING CENTER | | | | |
| | OWNER ADDR: 00010 TRAMWAY | LP | NE ALBUQUERQUE | NM | 87122 |
| 101905945125543110 | LEGAL: 001 003I NEZ ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: PALMER LAFON ROSEANNE REV TRUS | | | | |
| | OWNER ADDR: 00803 MARTINGALE | LN | SE ALBUQUERQUE | NM | 87123 |
| 101905944325543111 | LEGAL: 002 003I NEZ ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: PALMER LAFON ROSEANNE REV TRUS | | | | |
| | OWNER ADDR: 00803 MARTINGALE | LN | SE ALBUQUERQUE | NM | 87123 |
| 102005901324931339 | LEGAL: 1 (E XC P OR OUT TO R/W) UNCLE DOC ADD #1 (LAND DIV | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: MENAUL & WYOMING PARTNERS | | | | |
| | OWNER ADDR: 06121 INDIAN SCHOOL | RD | ALBUQUERQUE | NM | 87110 |
| 102005903524331338 | LEGAL: 2 UN CLE DOC ADD NO 1 LAND DIVISION OF TRACTS A & B | | | LAND USE: | |
| | PROPERTY ADDR: 00000 WYOMING | | | | |
| | OWNER NAME: SQUARE ONE PARTNERS LTD | | | | |
| | OWNER ADDR: 05601 DOMINGO | RD | NE ALBUQUERQUE | NM | 87108 |
| 101905945124243109 | LEGAL: 018 003I NEZ ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 PROSPECT | | | | |
| | OWNER NAME: GRIEGO STEVEN L & | | | | |
| | OWNER ADDR: 08111 PROSPECT | AV | NE ALBUQUERQUE | NM | 87111 |
| 101905944324243108 | LEGAL: 017 003I NEZ ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 PROSPECT | | | | |
| | OWNER NAME: BRITO EFREN L & MARGARET O | | | | |
| | OWNER ADDR: 08107 PROSPECT | AV | NE ALBUQUERQUE | NM | 87110 |
| 102005903121931340 | LEGAL: 3 UN CLE DOC ADD NO 1 LAND DIVISION OF TRACTS A & B | | | LAND USE: | |
| | PROPERTY ADDR: 00000 WYOMING | | | | |
| | OWNER NAME: B R O MANAGEMENT LLC | | | | |
| | OWNER ADDR: 05601 DOMINGO | RD | NE ALBUQUERQUE | NM | 87108 |

| | | | | |
|---|---|---|---|---|
| 101905944422542017 | LEGAL: 001 010I NEZ ADDN<br>PROPERTY ADDR: 00000 PROSPECT<br>OWNER NAME: MCCOLLUM MICHAEL D<br>OWNER ADDR: 08106 PROSPECT | LAND USE:<br>AV NE ALBUQUERQUE NM | | 87110 |
| 101905950720542604 | LEGAL: LOT A HO FFMANTOWN SQUARE A REPL OF LOTS 5A1 & 5A2<br>PROPERTY ADDR: 00000 WYOMING<br>OWNER NAME: HOFFMANTOWN INC<br>OWNER ADDR: 00010 TRAMWAY | LAND USE:<br>LP NE ALBUQUERQUE NM | | 87122 |
| 101905947821142504 | LEGAL: INEZ ADD N PARK PROSPECT PARK<br>PROPERTY ADDR: 00000 PROSPECT<br>OWNER NAME: CITY OF ALBUQUERQUE<br>OWNER ADDR: 00000 | LAND USE:<br>ALBUQUERQUE NM | | 87103 |
| 101905944121642016 | LEGAL: 002 010I NEZ ADDN<br>PROPERTY ADDR: 00000 INEZ<br>OWNER NAME: YETTER RALPH F & DONNA KAY<br>OWNER ADDR: 02111 HOFFMAN | LAND USE:<br>DR NE ALBUQUERQUE NM | | 87110 |
| 102005901519331320 | LEGAL: PARC EL 2 OF THE AMENDED SUMMARY PLAT OF THE WYOMIN<br>PROPERTY ADDR: 00000 WYOMING<br>OWNER NAME: WEINGARTEN REALTY INVESTORS<br>OWNER ADDR: 00000 | LAND USE:<br>HOUSTON | TX | 77292 |
| 102005906014831330 | LEGAL: PARC EL 1 PLAT OF PARCEL "1" & PRIVATE PARKING AND<br>PROPERTY ADDR: 00000 WYOMING<br>OWNER NAME: WEINGARTEN REALTY INVESTORS<br>OWNER ADDR: 00000 | LAND USE:<br>HOUSTON | TX | 77292 |
| 101905950718942601 | LEGAL: LOT B HO FFMANTOWN SQUARE A REPL OF LOTS 5A1 & 5A2<br>PROPERTY ADDR: 00000 WYOMING<br>OWNER NAME: DOUBLE CHEESE REALTY CORP<br>OWNER ADDR: 04810 HARDWARE | LAND USE:<br>DR NE ALBUQUERQUE NM | | 87109 |
| 101905947618842215 | LEGAL: 028 008I NEZ ADDN<br>PROPERTY ADDR: 00000 APACHE<br>OWNER NAME: JANAVARIS CAROL-ANN M & GUSS A<br>OWNER ADDR: 08302 APACHE | LAND USE:<br>AV NE ALBUQUERQUE NM | | 87110 |
| 101905948518142214 | LEGAL: 001 008I NEZ ADDN<br>PROPERTY ADDR: 00000 APACHE<br>OWNER NAME: MCGUIRE TRAVIS R & DORIS J<br>OWNER ADDR: 08306 APACHE | LAND USE:<br>AV NE ALBUQUERQUE NM | | 87110 |
| 101905952717742407 | LEGAL: 001 006I NEZ ADDN<br>PROPERTY ADDR: 00000 WYOMING<br>OWNER NAME: GIANNINI MIKE & DARREN GORDON<br>OWNER ADDR: 02133 WYOMING | LAND USE:<br>NE ALBUQUERQUE NM | | 87110 |
| 101905951317742408 | LEGAL: 012 006I NEZ ADDN<br>PROPERTY ADDR: 00000 WISCONSIN<br>OWNER NAME: CASHMAN LINDA M<br>OWNER ADDR: 02132 WISCONSIN | LAND USE:<br>NE ALBUQUERQUE NM | | 87110 |



| | | | | |
|---|---|---|---|---|
| 101905948117442213 | LEGAL: 002 008I NEZ ADDN<br>PROPERTY ADDR: 00000 VERMONT<br>OWNER NAME: TIPPS TOM & CINDY<br>OWNER ADDR: 02127 VERMONT | LAND USE:<br>ST NE ALBUQUERQUE NM | | 87110 |
| 101905949817042313 | LEGAL: 001 007I NEZ ADDN<br>PROPERTY ADDR: 00000 WISCONSIN<br>OWNER NAME: CLARK SHERRI<br>OWNER ADDR: 02121 WISCONSIN | LAND USE:<br>ST NE ALBUQUERQUE NM | | 87110 |
| 101905952716942406 | LEGAL: 002 006I NEZ ADDN<br>PROPERTY ADDR: 00000 WYOMING<br>OWNER NAME: J & C LTD CO<br>OWNER ADDR: 02125 WYOMING | LAND USE:<br>BL NE ALBUQUERQUE NM | | 87112 |
| 101905951316942409 | LEGAL: 011 006I NEZ ADDN<br>PROPERTY ADDR: 00000 WISCONSIN<br>OWNER NAME: FERNANDEZ JOHN M<br>OWNER ADDR: 02126 WISCONSIN | LAND USE:<br>ST NE ALBUQUERQUE NM | | 87110 |

# "Attachment A"

John Hartmann, COA/DMD/Transporation Division
Zone Map: H-19 page 2 of 2

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.**

**SOMBRA DEL MONTE N.A. (R)**
***Charles Bower** *e-mail:* ckb8249@msn.com
2417 Wisconsin NE/87110 299-6269 (h)
Ray E. Leverich *e-mail:* eagle@myexcel.com
2709 Texas NE/87110 294-7540 (h)

*Council District:* 7
*County District:* 4
*Police Beat:* 422/NE
*Zone Map:* G-H-19

**ZUNI N.A. (R)**
***Davis Lee** *e-mail:* davislee7@comcast.net
7401 Euclid Ave. NE/87110 888-1432 (h) 842-4568 (w)
Lois Ranftle *e-mail:* realtorABQ@aol.com
7602 Euclid Ave. NE/87110 480-4950 (h)

*Council District:* 7
*County District:* 3
*Police Beat:* 421/NE
*Zone Map:* H-J-19

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92**, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

# "Attachment A"

John Hartmann, COA/DMD/Transporation Division
Zone Map: H-19 page 1 of 2

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.**

**CLASSIC UPTOWN N.A. (R)**
***David Stafford**
2812 San Pablo NE/87110 681-4082 (h)
Colin Hallahan *e-mail:* challah@cybermesa.com
2701 Chama NE/87110 884-3873 (h)
**Web Site:** www.classicuptownna.com

*Council District:* 7
*County District:* 5
*Police Beat:* 422/NE
*Zone Map #:* G-H-18-19

**CONCHAS PARK N.A. (R)**
***Tom Epley** *e-mail:* tanda99@msn.com
2425 Parsifal NE/87112 237-9282 (h)
Kathy Garrett *e-mail:* numbercrunch@cs.com
9405 Lexington NE/87112 293-6595 (h)
**Website:** www.geocities.com/conchaspark/

*Council District:* 7
*County District:* 5
*Police Beat:* 423/NE
*Zone Map #:* G-H-20

**HOFFMANTOWN N.A. (R)**
***Robert Kelley**
8735 Fairbanks NE/87112 332-8264 (h) 271-9571 (w)
Pearlene Dawson
9006 Candelaria NE/87112 298-2240 (h)

*Council District:* 7
*County District:* 5
*Police Beat:* 423/NE
*Zone Map #:* G-H-19-20

**INEZ N.A. (R)**
***Evelyn B. Feltner**
2014 Utah St. NE/87110 271-9027 (h)
Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

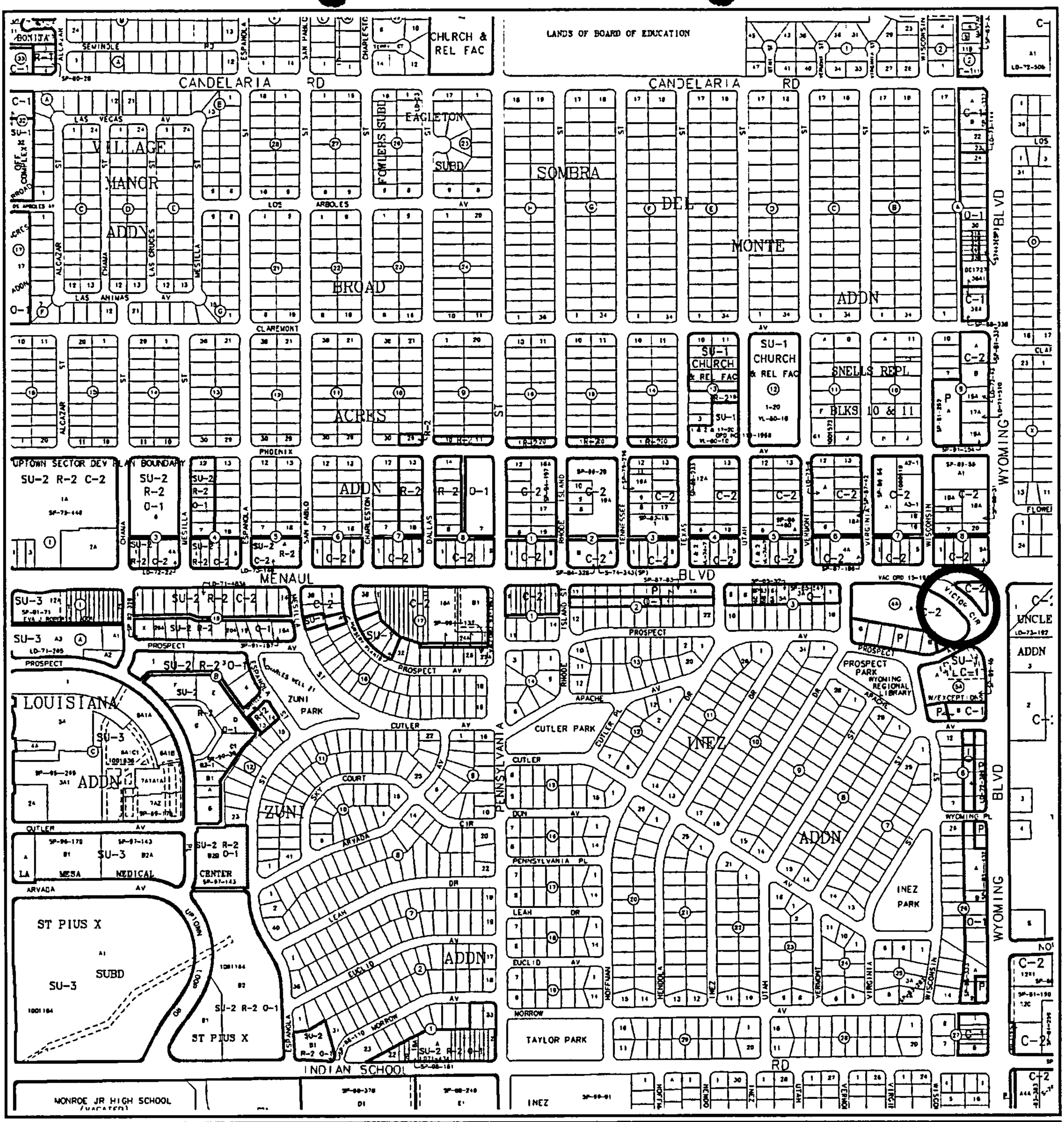
*Council District:* 7
*County District:* 5
*Police Beat:* 422/NE
*Zone Map #:* H-J-19

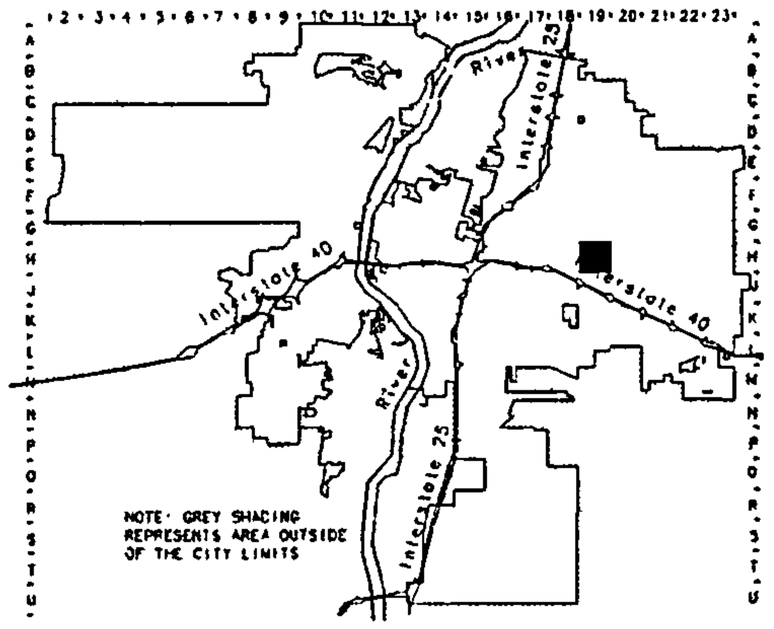
**NORTH EASTERN ASSOC. OF RESIDENTS (R)**
***Barry M. Schwartz** *e-mail:* bmschwa@earthlink.net
2016 Somervell NE/87112 294-1113 (h)
Carol Skiba *e-mail:* cskiba@nmexam.org
2019 Somervell St. NE/87112 275-9009 (h) 271-9706 (w)

*Council District:* 7
*County District:* 5
*Police Beat:* 423/NE
*Zone Map #:* H-J-19-20

**SNOW HEIGHTS N.A. (R)**
*Wayne Baxter *e-mail:* WBaxter20@comcast.net
1606 Inez Dr. NE/87110 296-5096 (h)
Mary A. Glasener
7742 Haines NE/87110 299-6451 (h)
**E-mail:** NMSnowHeightsNA@yahoo.com **Website:** http://www.angelfire.com/nm2/shna/

*Council District:* 7
*County District:* 5
*Police Beat:* 423/NE
*Zone Map:* H-J-19




CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A buquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# H-19-Z

Map Amended through April 02, 2004

# City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico, 87103

*Department of Municipal Development*

Martin J. Chavez, Mayor


March 8, 2005

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico, 87103

**SUBJECT: VACATION OF VICTOR CIRCLE AT MENAUL & WYOMING**

Dear Ms. Matson

The City of Albuquerque, Department of Municipal Development, Transportation Division on behalf of BrakeMasters, is requesting the vacation of Victor Circle between Menual Boulevard and Wyoming Boulevard.

Accompanying this submittal are the following required application items:

1. DRB Application/Supplemental Form V
2. Authorization letter from BrakeMasters
3. Twenty four (24) copies of the vacation request exhibit
4. Twenty four (24) copies of the original Hoffmantown plat
5. City of Albuquerque zone atlas H-19
6. Office of Community & Neighborhood Coordination request; copies of letters sent to neighborhood associations and registered mail receipts.

Also attached for your review is a summary of utility coordination comments and an analysis of the traffic impacts anticipated as a result of the proposed vacation action.

The purpose of the vacation is to allow BrakeMasters to relocate their store at the south west corner of Menual and Wyoming slightly to the west, thus, making space available adjacent their property for construction of a 3rd southbound through lane on Wyoming Boulevard. This move will also allow for the construction of a new right-turn lane on Menual at the east approach to Wyoming. Currently, southbound traffic in the outside lane approaching the intersection of Menaul and Wyoming, must turn right. The addition of a 3rd southbound through lane will eliminate last second lane-change maneuvers by vehicles not realizing the outside lane is a drop lane, as well as, provide much needed capacity at this intersection. Eliminating Victor Circle will also allow for a direct

# City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico, 87103

*Department of Municipal Development*

Martin J. Chavez, Mayor


June 2, 2005

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico, 87103

**SUBJECT: MAJOR VACATION PUBLIC RIGHT-OF-WAY, VICTOR CIRCLE**
**Project 1003011, Case 05DRB-00439**

Dear Ms. Matson

The City of Albuquerque, Department of Municipal Development, Transportation Division at the instruction of the applicant, Brake Masters, requests the withdraw of the application for vacation of Victor Circle between Menual Boulevard and Wyoming Boulevard. A copy of the request letter from the applicant is attached.

If you should have any questions regarding this request, please don't hesitate to contact me or Mr. John Hartmann at 768-2680.

Sincerely,

Michael J.Riordan P.E, Manager, Transportation Division, DMD

Attachment

c: Layne Lundeen, Brake Masters
Ed Adams, COO, Office of the Mayor
John R. Castillo, Director, DMD
John Hartmann, Transportation Division, DMD
Jeff Willis, Transportation Division, DMD
Bill Coleman, Traffic Engineering, DMD
Tony Loyd, Planning Department

Peter Brakenhoff, HDR Engineering, Inc.
Louis Abruzzo, Hoffmantown Shopping Center
Neighborhood Association representatives:
Classis Uptown: David Stafford, Colin Hallahan
Conchas Park: Tom Epley, Kathy Garrett
Hoffmantown: Robert Kelley, Pearlene Dawson
Inez; Evelyn Feltner, Bette Weber
North Eastern Assoc. of Residents: Barry Schwartz, Carol Skiba
Snow Heights: Wayne Baxter, Mary Glasener
Sombra Del Monte: Charles Bower, Ray Leverich
Zuni: Davis Lee, Louis Ranftle

BRAKE MASTERS®

6179 E. Broadway Blvd. Tucson, AZ 85711 (520) 512-0000 Fax: (520) 512-1000
www.brakemasters.com

An Honest Brake® Since 1963

May 31, 2005

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

Re: Project # 1003011
05DRB-00439 Major Vacation of Public Right-of-Way; Victor Circle

To Whom It May Concern:

When we presented our intention to the City to expand and update our existing facility at the southwest corner of Menaul and Wyoming Blvds. the City asked that we consider going through the process of vacating the Victor Circle right-of-way adjacent to our property, with the understanding that the entire vacated roadway would be transferred to us for use in expanding our facility, and thereafter we would dedicate our right-of-way on Menaul and Wyoming Blvds. to the City in order for the City to improve that intersection by adding a dedicated right turn lane on Menaul Blvd. and adding a southbound through lane on Wyoming Blvd. Those roadway improvements were considered vital to the safety and efficiency of the intersection and a benefit to the entire community.

We agreed to pursue the City's recommendation and gave Michael J. Riordan (or his designee) of the City of Albuquerque, Department of Municipal Development, Transportation Division the authority to act as our agent as it relates to our interest in the above-referenced matter, as provided in our correspondence dated December 15, 2004, a copy of which is a attached.

After consultation with the City, we spent time, energy and expense to redesign our site to allow for these roadway improvements. However, recently Mr. Adams has informed us that the adjacent property owner on Victor Circle, the Hoffmantown shopping center, and its owner Mr. Louis Abruzzo, has apparently persuaded the City to only allocate one-half of the portion of the Victor Circle right-of-way being proposed for vacation, to us. Please note that in 2003 Hoffman Town Center was able to acquire more than 50% (0.5459 acres) of the then existing Victor Circle right-of-way through a vacation action (#03DRB-02088) without notice to us as an adjacent property owner.

Without the granting of the entire proposed vacated Victor Circle right-of-way (0.3142 acres) to us we cannot proceed with our plans to expand and update our existing facility, and we cannot operate our business at this location with the loss of the existing roadway on Menaul and Wyoming Blvds. through the suggested transfer to the City.

For these reasons we hereby withdraw our authorization for the City of Albuquerque to act as our agent and request that the City take every step necessary to immediately cancel and withdraw the request to vacate the remaining portion of the Victor Circle right-of-way (Project # 1003011) and withdraw our permission to take any action respecting our property at the intersection of Menaul and Wyoming Blvds..

Sincerely,

Eric Laytin

Shalom Laytin

Cc: Mayor Martin J. Chavez, via fax (505) 768-3019
Ed Adams, Chief Operations Officer, via fax (505) 768-3018
Robert M. White, City Attorney, via fax (505) 768-4525
Michael Riordan, Manager, Transportation Div., via fax (505) 768-2733
John Hoffman, Program Manager, Transportation Div., via fax (505) 768-2733
Sheran Matson, AICP, Chair, Planning Dept., via fax (505) 924-3864
Sally Meyer, Councilor, District 7, via fax (505) 768-3227
John Hartmann, Transportation Division, DMD via Fax (505) 768-2733
David Greer, Esq. via fax, (505) 764-9500

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www.brakemasters.com

An Honest Brake® Since 1981

May 31, 2005

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

Re: Project # 1003011
05DRB-00439 Major Vacation of Public Right-of-Way; Victor Circle

To Whom It May Concern:

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We agreed to pursue the City's recommendation and gave Michael J. Riordan (or his designee) of the City of Albuquerque, Department of Municipal Development, Transportation Division the authority to act as our agent as it relates to our interest in the above-referenced matter, as provided in our correspondence dated December 15, 2004, a copy of which is a attached.

After consultation with the City, we spent time, energy and expense to redesign our site to allow for these roadway improvements. However, recently Mr. Adams has informed us that the adjacent property owner on Victor Circle, the Hoffmantown shopping center, and its owner Mr. Louis Abruzzo, has apparently persuaded the City to only allocate one-half of the portion of the Victor Circle right-of-way being proposed for vacation, to us. Please note that in 2003 Hoffman Town Center was able to acquire more than 50% (0.5459 acres) of the then existing Victor Circle right-of-way through a vacation action (#03DRB-02088) without notice to us as an adjacent property owner.

Without the granting of the entire proposed vacated Victor Circle right-of-way (0.3142 acres) to us we cannot proceed with our plans to expand and update our existing facility, and we cannot operate our business at this location with the loss of the existing roadway on Menaul and Wyoming Blvds. through the suggested transfer to the City.

For these reasons we hereby withdraw our authorization for the City of Albuquerque to act as our agent and request that the City take every step necessary to immediately cancel and withdraw the request to vacate the remaining portion of the Victor Circle right-of-way (Project # 1003011) and withdraw our permission to take any action respecting our property at the intersection of Menaul and Wyoming Blvds..

Sincerely,

Eric Laytin

Shalom Laytin

Cc: Mayor Martin J. Chavez, via fax (505) 768-3019
Ed Adams, Chief Operations Officer, via fax (505) 786-3019
Robert M. White, City Attorney, via fax (505) 768-4525
Michael Riordan, Manager, Transportation Div., via fax (505) 768-2733
John Hoffman, Program Manager, Transportation Div., via fax (505) 768-2733
Sheran Matson, AICP, Chair, Planning Dept., via fax (505) 924-3864
Sally Mayer, Councilor, District 7, via fax (505) 768-3227
John Hartmann, Transportation Division, DMD via Fax (505) 768-2733
David Greer, Esq. via fax, (505) 764-9500

May 24, 2005

Developmental Review Board
600 2nd NE
Albuquerque, NM

RE: 1003011

Dear Ms. Matson:

At the May 11 hearing regarding the vacation of Victor Circle, I requested a denial or deferral of the request, as the signs were not posted the required length of time. You stated that the City attorney felt that this was not necessary, as Notice has been met.
However, the City Attorney cannot change the law, only City Council. On the reverse side of the application for the vacation request, it is clearly stated that the signs must be up for 15 days before the hearing or the hearing will be deferred.
**14-12-9 Notice and Procedures for Public Hearings, section (B)** ....The Applicant must post and maintain one or more signs, as provided and where instructed by the city staff designated by the Mayor, at least 15 days before the date of the hearing.....Failure to properly post signs is ground for deferral or denial of the application.
This ordinance is clear and cannot be waived by the City Attorney. A deferral of at least 3 weeks is needed.
Also enclosed is a Record of Standing of Brake Masters of N. M. by the State of New Mexico Public Regulatory Commission for the record.

Sincerely,

Myrtice Scabarozi
2114 Utah NE
Albuquerque, NM 87110

RECEIVED
MAY 24 2005
HYDROLOGY SECTION

## § 14-12-9 NOTICE AND PROCEDURES FOR PUBLIC HEARINGS.

(A) The Commission shall announce the time and place of the public hearing in a public notice in a daily newspaper of general circulation in the city at least 15 days before the date of the hearing. The notice shall give the location of the property and the place where copies of the application may be examined.

(B) For any public hearing held by the Commission relating to landmark designation or a Certificate of Appropriateness the applicant must post and maintain one or more signs, as provided and where instructed by the city staff designated by the Mayor, at least 15 days before the date of the hearing. The applicant is responsible for removing such signs within five days after the hearing is completed. Failure to properly post signs is grounds for deferral or denial of the application. No one except the applicant or an agent of the applicant or the city shall remove or tamper with any such required sign during the period it is required to be maintained under this division (B).

(C) Prior to filing an application, the applicant shall notify neighborhood associations covering the subject site or adjacent premises of their proposal; notice by certified letter, return receipt requested, is normal. See § 14-8-2-7.

(D) For any public hearing, the city staff designated by the Mayor shall mail written notice not less than six days prior to the date of the hearing to the applicant, to the owner if he is not the applicant, and to all persons filing written requests for such notice. For this purpose, the last known name and address of the owner shown in the records of the County Assessor shall be considered to be the owner.

(E) General procedure for Commission hearing on landmark designation or certificate of appropriateness.

(1) The following persons shall be named parties by the Commission:

(a) Applicants;

(b) Owners and occupants of the subject property;

(c) Owners and occupants of adjacent properties who timely request to be made parties;

(d) Neighborhood associations covering the subject property if they timely request to be made parties; and

(e) Other persons who so request and whom the Commission determines have due cause to be considered parties.

(2) A party shall be afforded an opportunity to present evidence and argument and to question witnesses on all relevant issues. However, the Commission chairman may impose reasonable limitations on the number of witnesses heard and on the nature and length of their testimony and cross-examination.

(3) Any person who communicates outside a hearing with a member of a Commission concerning a filed application pending hearing or decision by the Commission shall do so only in printed materials and shall supply copies of said printed communications to the record, to any neighborhood association entitled to be a party, and to all parties; the copies shall be distributed at least five days before the next hearing, and there shall be no communication after the five day deadline until the public hearing.

(4) All testimony shall be under oath or affirmation.

(5) No member of the Commission shall inspect the site with any party or representative of a party.

(F) An advertised hearing may be continued to a time and place announced at the hearing without advertising or reposting of signs.

(G) The Commission may prescribe regulations pertaining to the submission of documentary evidence into the record of any application prior to the advertised hearing date for said application.

('74 Code, § 7-5-9) (Ord. 22-1978; Am. Ord. 4-1985; Am. Ord. 51-1991)

# NMPRC Corporation Information Inquiry

## Public Regulation Commission

**5/24/2005**

- Follow this link to start a new search.

---

# BRAKE MASTERS OF NEW MEXICO, INC.

*(ARIZONA Corporation)*

| | |
|---|---|
| SCC Number: | **1606516** |
| Tax & Revenue Number: | **02202441007** |
| Qualification Date: | **MARCH 25, 1993, in NEW MEXICO** |
| Corporation Type: | **IS A FOREIGN PROFIT** |
| Corporation Status: | **IS ACTIVE** |
| Good Standing: | **Not in Good Standing** |
| Purpose: | **AUTO REPAIR/INVESTMENT** |

---

## CORPORATION DATES

Taxable Year End Date: 12/31/04
Filing Date:
Expiration Date:

## SUPPLEMENTAL POST MARK DATES

Supplemental: 11/20/96
Name Change:
Purpose Change:
Agent Resigned:

---

## MAILING ADDRESS

*6179 EAST BROADWAY TUCSON , ARIZONA 85711-4028*

**PRINCIPAL ADDRESS**

*4900 SAN MATEO BLVD. NE ALBUQUERQUE NEW MEXICO 87109*

**PRINCIPAL ADDRESS (Outside New Mexico)**

---

# REGISTERED AGENT

***IRA ROBINSON, ESQ.***

1204 CENTRAL SW ALBUQUERQUE NEW MEXICO 87102

**Agent Designated:**

---

# COOP LICENSE INFORMATION

Number:

Type:

Expiration Year:

---

# OFFICERS

| | |
|---|---|
| President | ***LAYTIN, SHALOM*** |
| Vice President | ***LAYTIN, ERIC*** |
| Secretary | ***LAYTIN, SARAH*** |
| Treasurer | ***LAYTIN, SHALOM*** |

---

# DIRECTORS

Date Election of Directors:

***LAYTIN , ERIC*** ,

**John M. Hartmann**

05/24/2005 01:43 PM

To: Claire A. Senova/PLN/CABQ@COA
cc: Michael J. Riordan/DMD/CABQ@COA, Ed A. Adams/MAYOR/CABQ, Peter.Brakenhoff@hdrinc.com, layne.lundeen@brakemasters.com, labruzzo@sandiapeak.com
Subject: Vacation of Victor Circle, Case #05DRB-00439, Project #1003011

The City of Albuquerque requests a two (2) week deferral of the hearing on this case from May 25, 2005 to June 8, 2005. This time is required to complete additional site layout evaluations. You may contact me at 768-3679 if there are any questions. Thank you.

Sheran A. Matson

05/10/2005 11:38 AM

To: Richard W. Dineen/PLN/CABQ@COA, Roger A. Green/PWD/CABQ@COA, Brad L. Bingham/PWD/CABQ@COA, Christina M. Sandoval/DMD/CABQ@COA, Richard H.
cc: Richard H. Dourte/PWD/CABQ@COA
Subject: Brakemasters at Wyoming & Menaul DRB # 1003011

Richard

This vacation request was heard on April 13th and then deferred by the agent to tomorrow's DRB meeting. The agent wanted to try & work out the neighborhood concerns including the Hoffmantown Shopping Center.

I went over to the Zoning Counter & spoke with Ty Jameson. He told me Brakemasters had already come in to apply for a building permit but he denied it. He told them they had to go to EPC for a shopping center site plan and had to get Victor Circle vacated. The site is zoned C2 and is over 5 acres. Russell should know if they have come to EPC yet.

The only application we are hearing is the vacation. So, we did not hear of their expansion plans in detail.

Let me know if you need anything else.

DO HAVE Richard Doorte Sheran MBTown see me re this. P.S. Richard Dineen re Brakemasters site is not site plan controlled see ce SV-1 or SC.

Martin J. Chavez/MAYOR/CABQ
05/10/2005 06:33 AM

To "OldRaven2222" <OldRaven2222@aol.com>
cc "Richard Dineen" <rdineen@cabq.gov>
bcc
Subject Re: Brakemasters-corner Wyoming & Menaul

Dear Ms. Feltner,

Thanks for your note. I'm asking Richard Dineen, Director of Planning, to respond. Assuming that they have satisfied all permit requirements, I'm not sure that a brake shop can be stopped. Yours is the first word I have had of it in conjunction with Walmart. Let's see what Mr. Dineen has to say.

Sincerely,

Martin Chavez

---
Sent from my BlackBerry Wireless Handheld

----- Original Message -----
From: OldRaven2222
Sent: 05/09/2005 05:40 PM
To: martinchavez@cabq.gov
Subject: Brakemasters-corner Wyoming & Menaul

Dear Mayor Chavez: Negotiations between Inez Neighborhood Assn. and the Weingarten-Wal-Mart people are going well in regard to their removing the noisy
tire and lube center frm the proposed Wyoming Mall store.

But I have learned this afternoon that Brakemasters plans to build an 8 bay garage and service facility on the corner of Wyoming and Menaul if the city
agrees to vacate Victor Circle. At the initial DRB hearing held last month, nothing like this was hinted at. Project #1003011 was presented as a safety improvement agreed to by Brakemasters, Inc. and the city; it involved closing Victor Circle to traffic, "relocating" the Brakemasters building west a bit and
thus gaining a lane for southbound Wyoming traffic.

The Abruzzo family, owner of Hoffmantown Shopping Center next to Brakemasters, have now told us the project actually involves giving all of Victor
Circle to Brakemasters, which will build a 2 story facility with 8 service bays
instead of the 3 there now. That will cut visibility for several Hoffmantown stores, create extra traffice at the very busy intersection, and be totally out
of scale with nearby buildings north of our neighborhood.

How can this be right? Shouldn't the Abruzzos and Inez Assn have had some hint of this? Can you help us with this unexpected and serious problem?

Evelyn Feltner, President, Inez Neighborhood Assn.

1003011

2121 Utah NE
Albuquerque, NM
87110
April 10, 2005

Ms. Sheran Matson, Chairperson
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Vacation of Victor Circle at Menaul & Wyoming
1003011/05DRB00439

Dear Ms. Matson,

I am writing as a resident of Inez Addition, and one who drives this and/or adjacent roadways daily, to express concerns about this request.

The vacation of Victor Circle is one of **many roadway changes** that are being considered as part of conditions of approval for development of a super center at the Wyoming Mall. Existing area conditions, the effect of individual changes, the cumulative effect of all changes, the proposed super center development, and traffic generated by developments of vacant land in Uptown must all be carefully considered before any individual change is considered as just one could greatly/adversely impact others in the area.

**Area Conditions:**

- According MRCOG traffic flow maps Wyoming Blvd and Menaul each carry >40,000 trips/day.
- According to the Traffic Impact Study prepared for the proposed super center:

  Both Indian School/Wyoming and Menaul/Wyoming are currently experiencing capacity shortfalls; and

  Indian School/Wyoming is at level of service C during the AM Peak Hour and F in the PM Peak Hour. Menaul/Wyoming is at level of service D in the AM Peak Hour and D during the PM Peak Hour.

- The majority of traffic traveling east on Menaul turns right to Wyoming Blvd using Victor Circle;

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APR 12 2005
HYDROLOGY SECTION

- Inez Addition suffers heavy cut through traffic on Prospect, Wisconsin, Morrow, Utah, Hoffman, Cutler, and Utah of people attempting to bypass the near-failing intersections or to access Hoffmantown Shopping Center and Hoffmantown Square.

- Indian School and Menaul also serve Uptown traffic , a mere .6 mile away. There is currently over a million square feet of approved, but yet to be built, projects on the northeast and south east corners of Indian School/Louisiana. As these sites are developed, a significant amount of additional traffic will be added to these streets.

- The area designated as "A", on the enclosed aerial map, is plagued by many conflicting traffic movements including:

    1. Traffic from Victor Circle converges with Wyoming Blvd;
    2. Southbound traffic on Wyoming Blvd converges with Victor Circle;
    3. Traffic from Prospect turning right on to Victor Circle
    4. Traffic exiting Hoffmantown Square turns to southbound Wyoming;
    5. Traffic exiting Wendy's from Apache attempts to turn north or southbound or cross Wyoming to the Mall south of Stuart Anderson's;
    6. Traffic traveling west on Menaul to south on Wyoming and trying to turn west into Hoffmantown Square; and
    7. Traffic from Wyoming turning west to Apache.

- Traffic eastbound on Menaul stacks back beyond Pennsylvania during PM Peak Hours.

**Wyoming Mall super center development** will significantly impact area streets and intersections. These include:

1. The proposed development is >300,000 sq ft of high intensity retail;
2. The Wal-Mart super center building will be >230,000 sq. ft containing multiple internal uses;
3. The site will generate >27,000 trips/day;
4. The types/sizes of uses have a regional draw;
5. The intersections and super center site are surrounded by single-family neighborhoods;
6. Wyoming Blvd will need to be expanded by at least one through lane to accommodate traffic. This will likely mean that land on the west side of Wyoming will need to be condemned to accommodate the additional lane. The success of this process and the length of time it will take to complete are serious concerns;
7. Additional turn lanes will be required at the intersections of Menaul/Wyoming and Indian School and Wyoming;
8. As the super center building is oriented east to west and is located directly behind Stuart Anderson's, those traveling from north, northwest, and northeast of the mall, will likely access the super center from Wyoming south of Stuart Anderson's, and

9. Indian School Road will be expanded from 2 to lanes.

**Concerns, Questions, and Suggestions Include:**

- It appears from the HDR map in the packet that with the vacation of Victor Circle, Prospect will directly "T" into Wyoming Blvd. While this will likely create better access to and from Hoffmantown Shopping Center and Hoffmantown Square, **it also creates a very large fourth link** from **Wyoming directly into and through Inez Addition**, the single-family neighborhood directly west/southwest of these shopping centers.

  Considering the existing conditions, the increased congestion on Menaul and Indian School from development of the north and southeast corners of Indian School/Louisiana in Uptown, and the traffic impact generated by the super center, our residential neighborhood will certainly be heavily impacted by cut through traffic, unless measures are taken to protect us.

  Before a decision is made to close Victor Circle, a careful examination of how the traffic will shift to neighborhood streets and means by which to prevent this shift must be made. One possibility might be to close Wisconsin at Apache and close Prospect just west of Inez and Inez at the northwest corner of the library, as illustrated on the attached aerial map.

- How will the vacation of Victor Circle affect/be affected by existing conditions and/or other proposed changes to area streets;

- Who will pay for the turn bay and widening of Wyoming in front of the Brakemasters; and

- Who will pay for the relocation of the Brakemasters building?

Thank you for your very careful consideration of the issues/questions raised before rendering a decision on this matter. Inez Addition is a relatively stable neighborhood and a nice place to live. We sure would like to keep it that way.

Sincerely,

Marcia L. Swezy
Former member of the Environmental Planning Commission

Cc Jens Deichmann, Chairman, EPC
Enc. 2

# Supercenter site plan

← ingress/ egress

Menaul

SITE DATA TABLE

| LEASE LOT | AREA (AC.) | BUILDING AREA | USE | ZONING | SCAL CAP. | PARK REQ. | PARK PROV. | HC PARK REQ. | HC PARK PROV. | HC VAN REQ. | HC VAN PROV. | BIKE RACKS REQ. | MIN. F/AR | MAX. F/AR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0.13 | 11,817 | RESTAURANT | C-2 | – | 80 | 153 | 6 | 6 | 2 | 2 | 2 | 0.15 | 0.30 |
| 3 | 21.01 | 203,982 | RETAIL | C-2 | – | 735 | 846 | 36 | 34 | 10 | 13 | 6 | 0.15 | 0.30 |
| 4 | 6.61 | 30,000 | RETAIL | C-2 | – | 85 | 83 | 4 | 4 | 2 | 2 | 1 | 0.15 | 0.30 |
| 5 | 1.20 | 14,840 | RETAIL | C-2 | – | 73 | 84 | 4 | 6 | 2 | 2 | 1 | 0.15 | 0.30 |
| TOTAL | 23.00 | 260,639 | | | | 990 | 1256 | 36 | 64 | 16 | 19 | 10 | | |

(RESTAURANT 344 SEATS)

GRAPHIC SCALE

SCALE: 1"=60'

SITE

LEGAL DESCRIPTION

ALL OF PARCEL NUMBERED ONE (1) OF THE SPRINGS MALL PORTION OF BLOCK "A", SNOW HEIGHTS ADDITION

Wal Mart Super Center

LEASE LOT 3

LEASE LOT 5

LEASE LOT 4

Stuart Anderson

Wyoming

Northern

Wisconsin

Apache

Hoffman & Gibson Square

INDEX TO DRAWINGS

1. SITE PLAN FOR SUBDIVISION
2. SITE PLAN FOR BUILDING PERMIT – A
3. SITE PLAN FOR BUILDING PERMIT – B
4. LANDSCAPE PLAN
5. GRADING AND DRAINAGE PLAN – A
6. GRADING AND DRAINAGE PLAN – B
7. MASTER UTILITY PLAN – A
8. MASTER UTILITY PLAN – B
9. ELEVATIONS
10. ELEVATIONS
11. ELEVATIONS
12. ELEVATIONS

PROJECT NUMBER _____

APPLICATION NUMBER _____

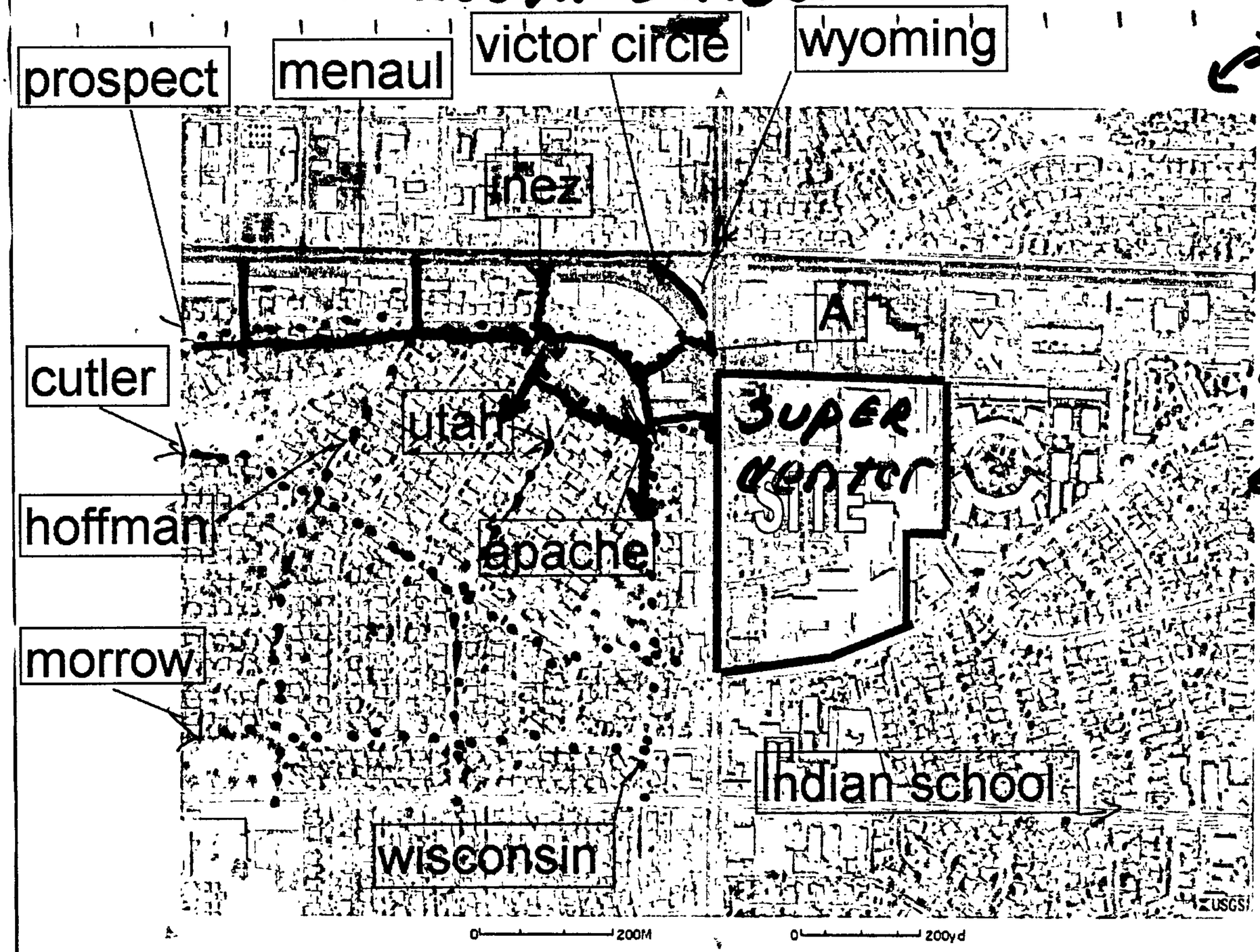
This plan is consistent with the specific Site Development Plan approved by the Development Review Board (DRB) and any conditions of approval are listed.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

| | |
|---|---|
| Traffic Engineer, Transportation Division | Date |
| District Development | Date |
| Parks & Recreation Department | Date |
| City Engineer | Date |
| Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |

| | |
|---|---|
| ALBUQUERQUE WAL-MART NM# 5491-00 | |
| SITE PLAN FOR SUBDIVISION | |
| TIERRA WEST, LLC | SHEET # 1 |

Proposed NA Closures / NA Through Streets




Walmart – Wyoming Mall

**Menaul Blvd / Wyoming Blvd**
**Aerial Photo - 2002**

→ Close ... NA Through Streets

NA Circulation if sts closed ←→

Se Circulation if sts closed →

✓ #8

May 10, 2005

Development Review Board
200 2nd St NW
Albuquerque, NM

Dear

Re Project 1003011

I'm writing about the advertising regarding the vacation of Victor Circle at Menaul and Wyoming. The yellow sign was posted about the first of April however after the winds of April 9, 2005, the yellow sign on Menaul was no longer hanging. See attached photo. The sign frame was up – just no sign. As the request has been deferred until May 11, 2005, I would like to suggest a denial of the request as the notice requirement of advertising of the request was not done. Others could have also noticed that the sign was missing and were unaware of the posting requirements.

Also, the sign posted at the southern end of the property, near the dumpster was hidden from view while the road work was being done in the area. This means that two signs were not visible to the public thus denying members of the public the opportunity to learn about this proposed change.

14-13-9 Notice and Procedures for Public Hearings states that the sign(s) must be posted 15 days before the hearing and can be removed within 5 days after the hearing. Failure to properly post signs is grounds for deferral or denial of the application. As the sign was removed by the wind on April 9th and the hearing was to have been on the 13th, the sign was improperly moved and grounds for deferral or denial are now in place. The Board may determine if this case should be denied or deferred as per 14-12-9.

Sincerely,

Myrtice Scabarozi
2114 Utah NE
Albuquerque, NM 87110

attachments

RECEIVED
MAY 1 [illegible] 2005
HYDROLOGY SECTION

ANY TIME

CELEBRATE EARTH DAY

SIGN

SPIRITS
OF THE SOUTHWEST
·SOUTHWEST FURNITURE · ART · ACCESSORIES
OLD MEXICO • COWBOY • NATIVE AMERICAN DESIGNS
Spirits of the Southwest
NO PARKING ANY TIME
CAR
SIGN

## § 14-12-9 NOTICE AND PROCEDURES FOR PUBLIC HEARINGS.

(A) The Commission shall announce the time and place of the public hearing in a public notice in a daily newspaper of general circulation in the city at least 15 days before the date of the hearing. The notice shall give the location of the property and the place where copies of the application may be examined.

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(C) Prior to filing an application, the applicant shall notify neighborhood associations covering the subject site or adjacent premises of their proposal; notice by certified letter, return receipt requested, is normal. See § 14-8-2-7.

(D) For any public hearing, the city staff designated by the Mayor shall mail written notice not less than six days prior to the date of the hearing to the applicant, to the owner if he is not the applicant, and to all persons filing written requests for such notice. For this purpose, the last known name and address of the owner shown in the records of the County Assessor shall be considered to be the owner.

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(1) The following persons shall be named parties by the Commission:

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(b) Owners and occupants of the subject property;

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('74 Code, § 7-5-9) (Ord. 22-1978; Am. Ord. 4-1985; Am. Ord. 51-1991)

Project # 1003011 4-21-05

Dear Sirs,

I am writing to you in order to vehemently Complain about the high Volume of traffic on my street Prospect Ave, NE. I've lived here in the addition on Prospect Ave, NE for many, many years now and over the years I've seen the number of vehicles increase profusely. It's awful. Every day car after truck, after car all day. It does quiet down at night. More

2

Those damn people
live on Prospect and
98% or more don't like
in one addition. They
just use Prospect Ave, NE
is a conduit from
Wyoming on the East down
Prospect to Pennsylvania
ST NE on the West.
Something got to be
done about this and asap.
Its awful! I'm fed up!
Also, the vast majority
of drivers don't observe
the speed limit like
most of these air heads
in the city. They are

We certainly don't want or need anymore traffic on Prospect NE. Please help us reduce the flow to traffic on Proper Wyoming NE West on Prospect NE to Pennsylvania ST NE - One SOLUTION to this matter would Possibly be to block off APACHE so that the cut thru traffic traffic going South on Wyoming couldn't turn right onto Apache and then turn right again to get past the Library to PROSPECT AVE. Also, block the drive way into STRIP SHOPPING Center for cut thru traffic going North on Wyoming NE My house alone has a lot of heavy vehicle traffic due to delivery by my house everyday.

Reference Project # 1003011 "Vacation of a Public right of way".

Terrible drivers most of the time and that's when there sober!

Please for gods sake's block off Prospect at the corner of Victor Circle at Wyoming NE to impede traffic or come up with Some other Solution!

We don't repeat don't want increased traffic on Prospect Ave, NE as a result of this intersection with Wyoming becoming a direct T-Intersection after Victor Circle is closed.

TIM BOHAN
7707 Prospect Ave. NE
Albuquerque, NM 87110

ALBUQUERQUE NM 870
PM
APR
2005

DEVELOPMENT REVIEW BOARD (DRB)

PLAZA DEL SOL BUILDING
600 SECOND ST NW
Albuquerque, NM 87102

87102+2265

✓ #8

May 10, 2005

Development Review Board
200 2nd St NW
Albuquerque, NM

Dear

Re Project 1003011

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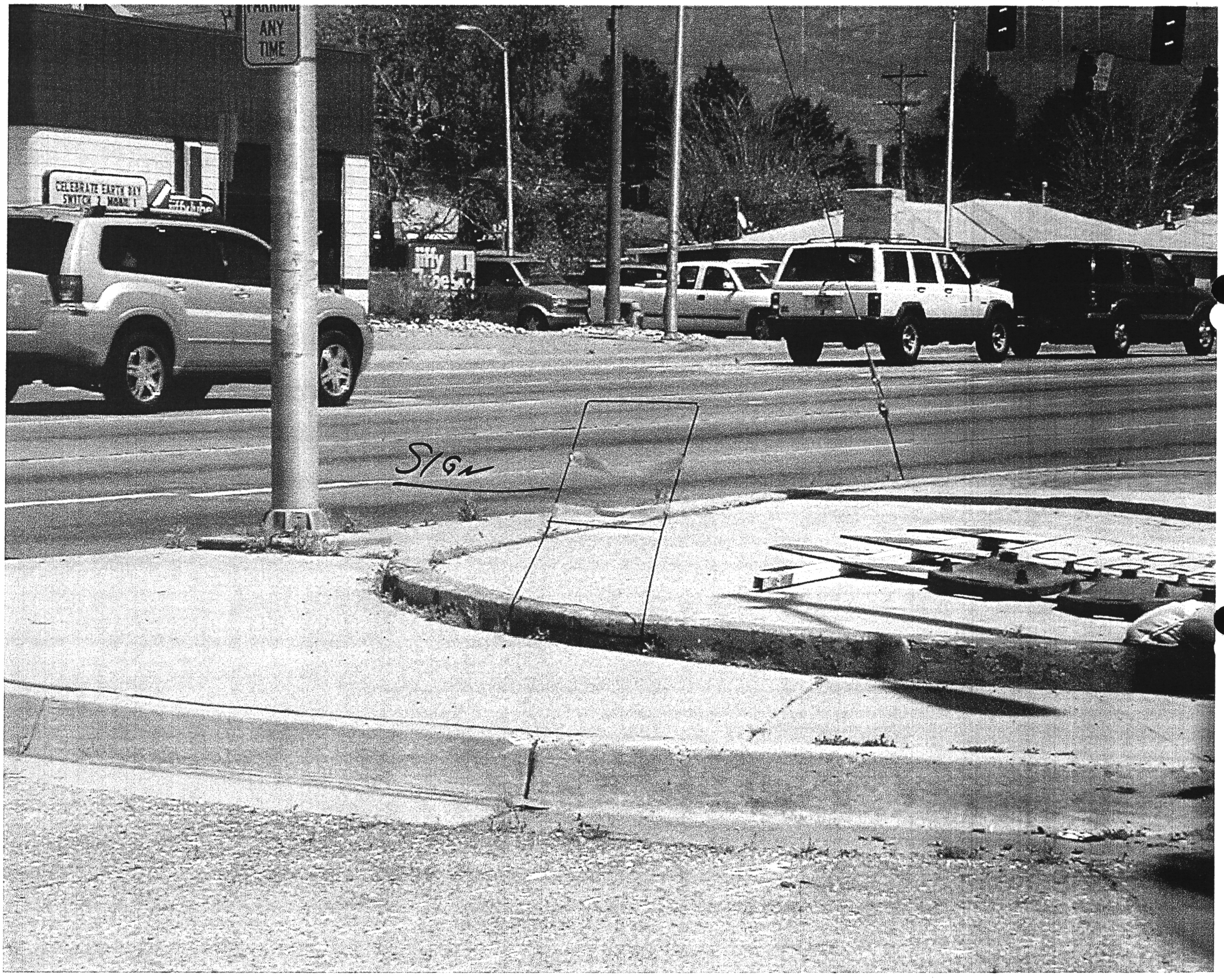
Sincerely,

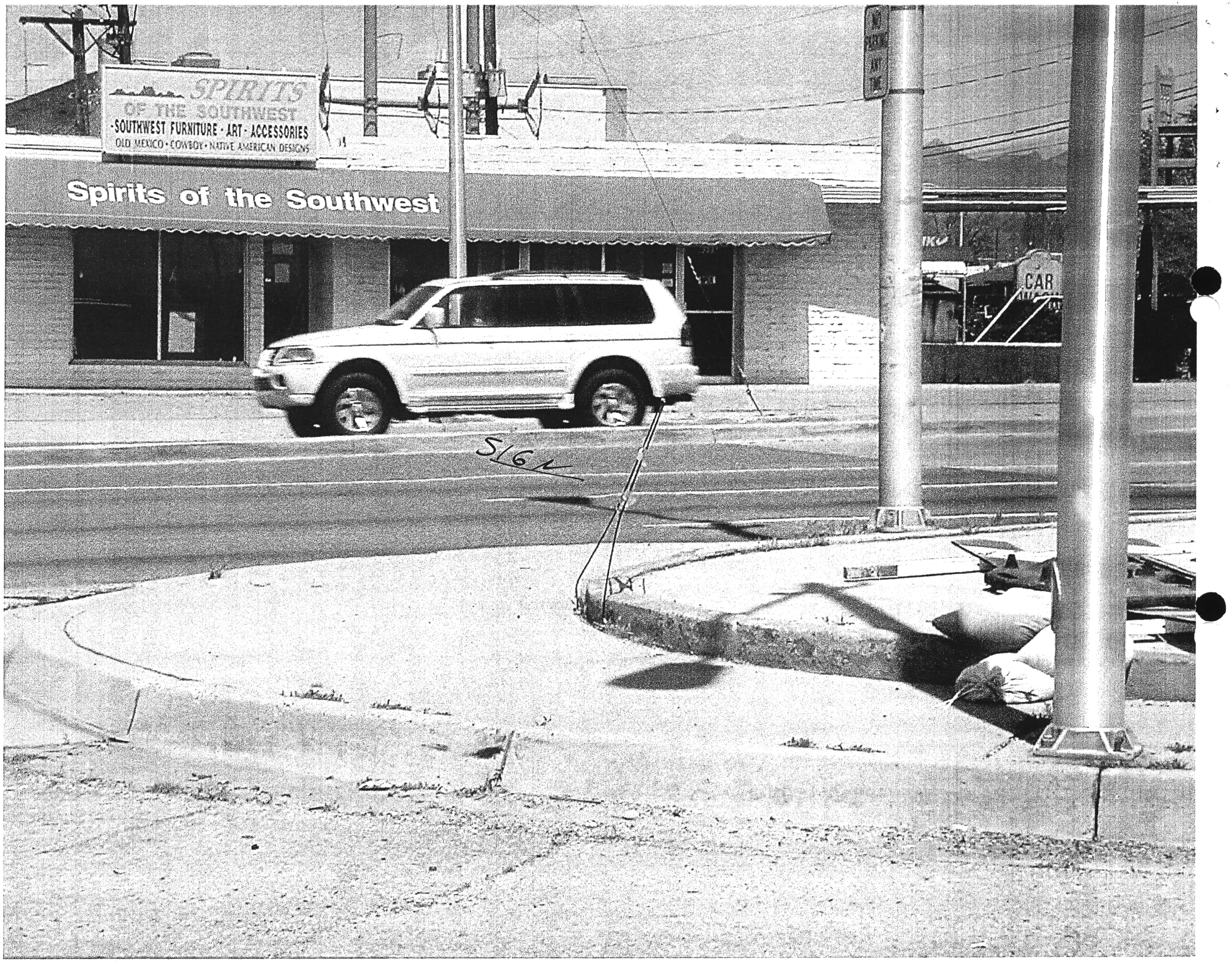
Myrtice Scabarozi

Myrtice Scabarozi
2114 Utah NE
Albuquerque, NM 87110

attachments

RECEIVED
MAY 1[illegible] 2005
HYDROLOGY SECTION


ANY
TIME
Sign


SPIRITS
OF THE SOUTHWEST
·SOUTHWEST FURNITURE · ART · ACCESSORIES
OLD MEXICO · COWBOY · NATIVE AMERICAN DESIGNS
Spirits of the Southwest
CAR
516

## § 14-12-9 NOTICE AND PROCEDURES FOR PUBLIC HEARINGS.

(A) The Commission shall announce the time and place of the public hearing in a public notice in a daily newspaper of general circulation in the city at least 15 days before the date of the hearing. The notice shall give the location of the property and the place where copies of the application may be examined.

(B) For any public hearing held by the Commission relating to landmark designation or a Certificate of Appropriateness the applicant must post and maintain one or more signs, as provided and where instructed by the city staff designated by the Mayor, at least 15 days before the date of the hearing. The applicant is responsible for removing such signs within five days after the hearing is completed. Failure to properly post signs is grounds for deferral or denial of the application. No one except the applicant or an agent of the applicant or the city shall remove or tamper with any such required sign during the period it is required to be maintained under this division (B).

(C) Prior to filing an application, the applicant shall notify neighborhood associations covering the subject site or adjacent premises of their proposal; notice by certified letter, return receipt requested, is normal. See § 14-8-2-7.

(D) For any public hearing, the city staff designated by the Mayor shall mail written notice not less than six days prior to the date of the hearing to the applicant, to the owner if he is not the applicant, and to all persons filing written requests for such notice. For this purpose, the last known name and address of the owner shown in the records of the County Assessor shall be considered to be the owner.

(E) General procedure for Commission hearing on landmark designation or certificate of appropriateness.

(1) The following persons shall be named parties by the Commission:

(a) Applicants;

(b) Owners and occupants of the subject property;

(c) Owners and occupants of adjacent properties who timely request to be made parties;

(d) Neighborhood associations covering the subject property if they timely request to be made parties; and

(e) Other persons who so request and whom the Commission determines have due cause to be considered parties.

ALVARADO
REALTY COMPANY
OFFICE • RETAIL • MULTI-FAMILY • HOLDINGS & MANAGEMENT

5/11/05

April 5, 2005

**FIRST CLASS MAIL**

Mr. Michael Riordan P.E., Manager
Transportation Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Victor Circle

Dear Mr. Riordan:

Thank you for your letter of March 17, 2005, and enclosures. From my reading of your March 8th letter to the Development Review Board, it appears the City intends to dispose of the vacated Victor Circle right of way. I was not able to tell from the enclosures the square footage that Hoffmantown, Inc. could acquire under § 14-14-17-2 of the Albuquerque city code.

As you know, the Victor Circle proposed vacation arcs across the front of Hoffmantown Shopping Center and wraps around onto Prospect where it affects both Hoffmantown Shopping Center and Hoffmantown Square Shopping Center. As outlined in my previous letter dated December 27, 2004, (copy of letter enclosed), the vacation of Victor Circle affects 36 tenants in both Hoffmantown Centers. We are very interested in what the City has planned for Victor Circle once it is vacated and what understandings or agreements the City has with Brake Master for the vacated right of way.

It appears the City requires very little taking of property of the Brake Master site to accomplish the intersection improvements at Menaul and Wyoming. It seems fair that Brake Master would receive an appropriate amount of land to compensate and accommodate their business. Any significant changes in size and location of future development on the Brake Master site and the proposed vacated Victor Circle site, however, could adversely affect the exposure that Hoffmantown Shopping Center and its tenants have had for the last 50 years.

#10 TRAMWAY LOOP N.E. • ALBUQUERQUE, NEW MEXICO 87122-2017 • (505) 856-2726 • FAX (505) 856-6335

It seems we could be more productive in our input at DRB on April 13, 2005, if we knew what the City, as agent for Brake Master, was planning for Victor Circle. If you wish to share thoughts on the planning to date, or wish to strategize how the proposed vacation of Victor Circle will accommodate Brake Master and our 36 tenants, I am available. Thanks for your consideration.

Very truly yours,

ALVARADO REALTY COMPANY

Louis Abruzzo
President

Enclosure

cc: Joe Werntz, Moses Law Firm
John M. Hartmann, Transportation Division, DMD
Wilfred Gallegos, Dev. & Bldg. Services, Planning Department
Bill Coleman, Traffic Engineer, PWD Division, DMD
Jeff Willis, Transportation Division, DMD
Linda Adamsko, Mgr., Real Property Division
Sheran Matson, Chairperson, DRB

December 27, 2004

Ms. Linda Adamsko
Property Manager
City of Albuquerque
Real Property Division
P.O. Box 1293
Albuquerque, NM 87103

Mr. Michael Riordon
City of Albuquerque
Transportation Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Victor Circle

Dear Ms. Adamsko and Mr. Riordon:

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As the owner of property abutting Victor Circle and landlord to thirty six tenants in the Hoffmantown Shopping Center and Hoffmantown Square complexes we have great interest in any plans by the City to close and vacate Victor Circle. Our interest is twofold. First, we have interest in protecting and maintaining a convenient flow of traffic to and through the Shopping Center for the benefit of our thirty six tenants. At the present time, there is a driveway cut along Victor Circle that our tenants and their customers use to access the Shopping Center. If consideration is being given to closing Victor Circle, we want to be

involved in discussions on that subject so we can evaluate what affect a closure would have on our tenants and provide input. Currently there is exposure for our tenants from Victor Circle and visual open space between Hoffmantown Center (which was face lifted and landscaped in 1990) and the back of the stark white Brake Master building complete with outdoor vehicle lifts for all to see. This open space and visual exposure is important to our tenants. This leads to the second point below.

We would like an opportunity to evaluate what affect a closure would have on the property rights of Hoffmantown, Inc. as the owner of abutting property. In particular, we would want to pursue the opportunity allowed under §14-14-17-2 of the Albuquerque City Code to purchase one-half of the vacated right-of-way. In this way, we can at least partly control the future impacts on our tenants. Of course, we would remain interested in the entire Victor Circle if Brake Master is not interested in whatever portion to which they might be entitled.

In closing, I would like to reiterate how important this issue is to us and our thirty six tenants trying to survive in the "Big Box" store environment they operate in. I would appreciate it if you could let me know the current status of matters related to the possible closure of Victor Circle. I look forward to hearing from you.

HOFFMANTOWN, INC.

By: _____
Louis Abruzzo, President

LA:kz

cc: Joe Werntz
Moses Law Firm

10/30/11
4/13/25

# INEZ NEIGHBORHOOD ASSOCIATION
# ALBUQUERQUE, NEW MEXICO

NOTE: Block designations by the Inez N.A. differ from those designated by the City.

ALVARADO
REALTY COMPANY
OFFICE ◆ RETAIL ◆ MULTI-FAMILY ◆ HOLDINGS & MANAGEMENT

√ 1003011

April 5, 2005

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ALVARADO REALTY COMPANY
OFFICE ◆ RETAIL ◆ MULTI-FAMILY ◆ HOLDINGS & MANAGEMENT

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HOFFMANTOWN, INC.

By: _____
Louis Abruzzo, President

LA:kz

cc: Joe Werntz
Moses Law Firm

17

Rec'd 5/11/05

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Victor Circle
Project # 1003011
05DRB-00439 Major-Vacation of Pub
Right of Way

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As business owners and tax paying citizens of the City of Albuquerque, we respectfully request that the above-referenced issues are given due weight during this process.

Formal Rentals & The Closeout Closet
Business Name

8254 Menaul Blvd. NE
Business Address

Rebecca Montoya, President
Owner Name

Rebecca Montoya, 4-15-05
Signature and Date

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
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CHARLIES FRAME & BIKE DOCK
Business Name

8224 MONTGOMERY NE 87110
Business Address

[signature]
Owner Name

5/6/05 5/6/05
Signature and Date

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Pen & Pad
Business Name

8236 MENAUL NE 87110
Business Address

Victor Rosenthal
Owner Name

Victor Rosenthal 5-5-05
Signature and Date

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City of Albuquerque
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Consignment Fashions Inc DBA My Best Friend's Closet
Business Name

8220 Menaul NE Albuq. NM 87110
Business Address

Rebecca Montoya, President
Owner Name

Rebecca Montoya 4-15-05
Signature and Date

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Wingbasket
Business Name

8246 Menaul N.E. Albuq. N.M. 87110
Business Address

Charles R. Brightwell Jr.
Owner Name

C R Brightwell Jr. 10/12/05
Signature and Date

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Le Chantilly Fine Pastries
Business Name

8216 Menaul NE
Business Address

Laura Shirley
Owner Name

Laura Shirley 4/6/05
Signature and Date

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ADVANCE FUNDING, INC.
Business Name

2225 WYOMING BLVD N.E. -STE H
Business Address

KELLY VICKERS
Owner Name

Kelly Vickers
Signature and Date

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FLEET FEET SPORTS
Business Name

8204-A MENAUL BLVD NE
Business Address

JOHN BRYL
Owner Name

John Bryl 5/6/05
Signature and Date

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Bullseye Golf Center
Business Name

8212 Menaul NE
Business Address

Gene Scott
Owner Name

Gene Scott 5/6/02
Signature and Date

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COUNTRY CASUALS
Business Name

8232 MENAUL BLVD, NE.
Business Address

Allan R. Cochran
Owner Name

Allan R. Cochran 5-6-2005
Signature and Date

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As a tenant of Hoffmantown Shopping Center, we are expressing our concerns over the potential issue of lessened visibility and exposure from the closing of Victor Circle. While we understand the intersection improvements may be in the best interest of the driving public, we contend that the interests of the 36 tenants of both Hoffmantown and Hoffmantown Square Shopping Centers must also be protected. Tenants of Hoffmantown have enjoyed the visibility and exposure for over 50 years and that should go into the City's consideration of how they dispose of the real property that is currently Victor Circle.

As business owners and tax paying citizens of the City of Albuquerque, we respectfully request that the above-referenced issues are given due weight during this process.

Nei'Marie Salon
Business Name

8252 B Menaul NE.
Business Address

Cecilia Lucero
Owner Name

Cecilia Lucero
Signature and Date

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Victor Circle
Project # 1003011
05DRB-00439 Major-Vacation of Pub
Right of Way

Dear Ms. Matson:

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Tandy Leather Co
Business Name

8252 Menaul Blvd
Business Address

Ruben Saiz
~~Owner~~ Name mgr

Signature and Date may-06-2005

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

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HOFFMANTOWN SHOE & BOOT REPAIR INC.
8250 MENAUL N.E.
ALBUQUERQUE, NM 87110
299-1850

Business Name

Business Address

STEVE DHANN

Owner Name

07 MAR 05

Signature and Date

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

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As business owners and tax paying citizens of the City of Albuquerque, we respectfully request that the above-referenced issues are given due weight during this process.

State Farm Ins. Co.
Business Name

3244 Menaul Blvd.
Business Address

Cynthia Maxwell
Owner Name

5/6/05
Signature and Date

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

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Hoffmantown Barber Shop
Business Name

8240 Menaul Blvd NE.
Business Address

Mary Hernandez
Owner Name

Mary Hernandez 5/6/2005
Signature and Date

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

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My Jewelers, Inc.
Business Name

8228 Menaul NE.
Business Address

David E. Howard & Diana M. Howard
Owner Name

5-6-05
Signature and Date

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Victor Circle
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Clocks & More
Business Name

8226 Menaul NE
Business Address

Mark Olson
Owner Name

Mark Olson
Signature and Date

5/11/05 #1003011

✓ Myrtice Yellow Sign

Bob Kellogg
- Hoffmanton NA
- Side of building
W.G. - Traffic concerns

✓ Evelyn Feltner
- Bldg - 2½ times size
✓ taller - should talk
~~req~~ City before BP.
issued.

✓ Louis Alvarez
- Owner of Hoffmanton SC
- Tenants - enforced exposure
to
- Building Plans - 8 temp
2 stories - will block
public exposure to
Hoffmanton S.C.
- wants their portion of
V. Circle

✓ Cindy Kemper
- Shop Mgr of Hoffmanton
- visibility of V. Circle
-

← Charlie Elias
- Tenant of Kaffmanton for 29 yrs
- Works Dalcourt Brakemarks bldg blocking visibility

✓ Donna Gelter
- City Jurisdiction to Brakemasters
- Split Doctor Circle to S.C.+ Brakemasters

✓ Rebecca Montage
- Tenant – Kaffman S.C. (3 businesses)

✓ Joe Weintz
- reflecting not clear

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

| | | | |
|---|---|---|---|
| **SUBDIVISION** | | **S** | **Z** **ZONING & PLANNING** |
| ___ | Major Subdivision action | | ____ Annexation |
| ____ | Minor Subdivision action | | ____ County Submittal |
| _X_ | Vacation | **V** | ____ EPC Submittal |
| ____ | Variance (Non-Zoning) | | ____ Zone Map Amendment (Establish or Change Zoning) |
| **SITE DEVELOPMENT PLAN** | | **P** | ____ Sector Plan (Phase I, II, III) |
| ____ | for Subdivision Purposes | | ____ Amendment to Sector, Area, Facility or Comprehensive Plan |
| ____ | for Building Permit | | ____ Text Amendment (Zoning Code/Sub Regs) |
| ____ | IP Master Development Plan | | ____ Street Name Change (Local & Collector) |
| ____ | Cert. of Appropriateness (LUCC) | **L** **A** | **APPEAL / PROTEST of...** |
| **STORM DRAINAGE** | | **D** | ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |
| ____ | Storm Drainage Cost Allocation Plan | | |

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

**APPLICANT INFORMATION:**

NAME: Brake Masters, Inc. PHONE: (520) 512-0000

ADDRESS: 6179 E. Broadway FAX: (520) 512-1000

CITY: Tucson STATE: AZ ZIP: 85711 E-MAIL: _____

Proprietary interest in site: Owner **List all owners:** Eric & Shalom Laytin

AGENT (if any): City of Albuquerque PHONE: (505) 768-2680

ADDRESS: PO Box 1293 FAX: (505) 768-2733

CITY: Albuquerque STATE: NM ZIP: 87103 E-MAIL: _____

**DESCRIPTION OF REQUEST:** Vacation of Victor Circle Public Right-of-Way

---

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

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

Lot or Tract No. ___Tract A_____ Blocks: ___4 & 5_____ Unit: _____

Subdiv. / Addn. ____Inez Addition_____

Current Zoning: ____Public ROW~~C-2~~_____ Proposed zoning: ~~C-2 (By Re-Platting)~~

Zone Atlas page(s): _____H-19_____ No. of **existing** lots: 1 No. of **proposed** lots: 1

Total area of site (acres): __5.0669____ Density if applicable: dwellings per gross acre: ____n/a____ dwellings per net acre: _n/a____

Within city limits? _X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___no_____

UPC No. 1-016-059-491241 43204 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: ___Wyoming and Menaul Intersection_____

Between: ____Prospect Ave._____ and _____Menaul Boulevard_____

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB-02089 03DRB 02088

03DRB-02088 5459 at Victor Circle Vacation Hoffmantown)

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

SIGNATURE _____ DATE 3.14.05

(Print) Michael Riordan ___ Applicant ___ Agent

---

**FOR OFFICIAL USE ONLY** Form revised 4/04

☐ INTERNAL ROUTING

☑ All checklists are complete

☑ All fees have been collected

☑ All case #s are assigned

☐ AGIS copy has been sent

☑ Case history #s are listed

NO ☐ Site is within 1000ft of a landfill

☐ F.H.D.P. density bonus

☐ F.H.D.P. fee rebate

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 05DRB-00439 | VRW | ___ | $ ∅ |
| ____-____-____ | ____ | ___ | $ ____ |
| ____-____-____ | ____ | ___ | $ ____ |
| ____-____-____ | ____ | ___ | $ ____ |
| ____-____-____ | ____ | ___ | $ ____ |
| | | | Total $ ∅ |

Hearing date 4-13-05

3/16/05

**Project #** 1003011

## FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

**DRB Public hearings are approximately ONE MONTH after the filing deadline. <u>Your attendance is required.</u>**

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

❑ **VACATION OF PUBLIC EASEMENT**

X 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.)
X 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
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
__ Fee (see schedule)
X 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. <u>Your attendance is required.</u>**

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

❑ **SIDEWALK DESIGN VARIANCE**

❑ **SIDEWALK WAIVER**

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

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>**

❑ **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. <u>Your attendance is required.</u>**

❑ **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. <u>Your attendance is required.</u>**

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

Mark J. Reed
Applicant name (print)

3.14.05
Applicant signature / date

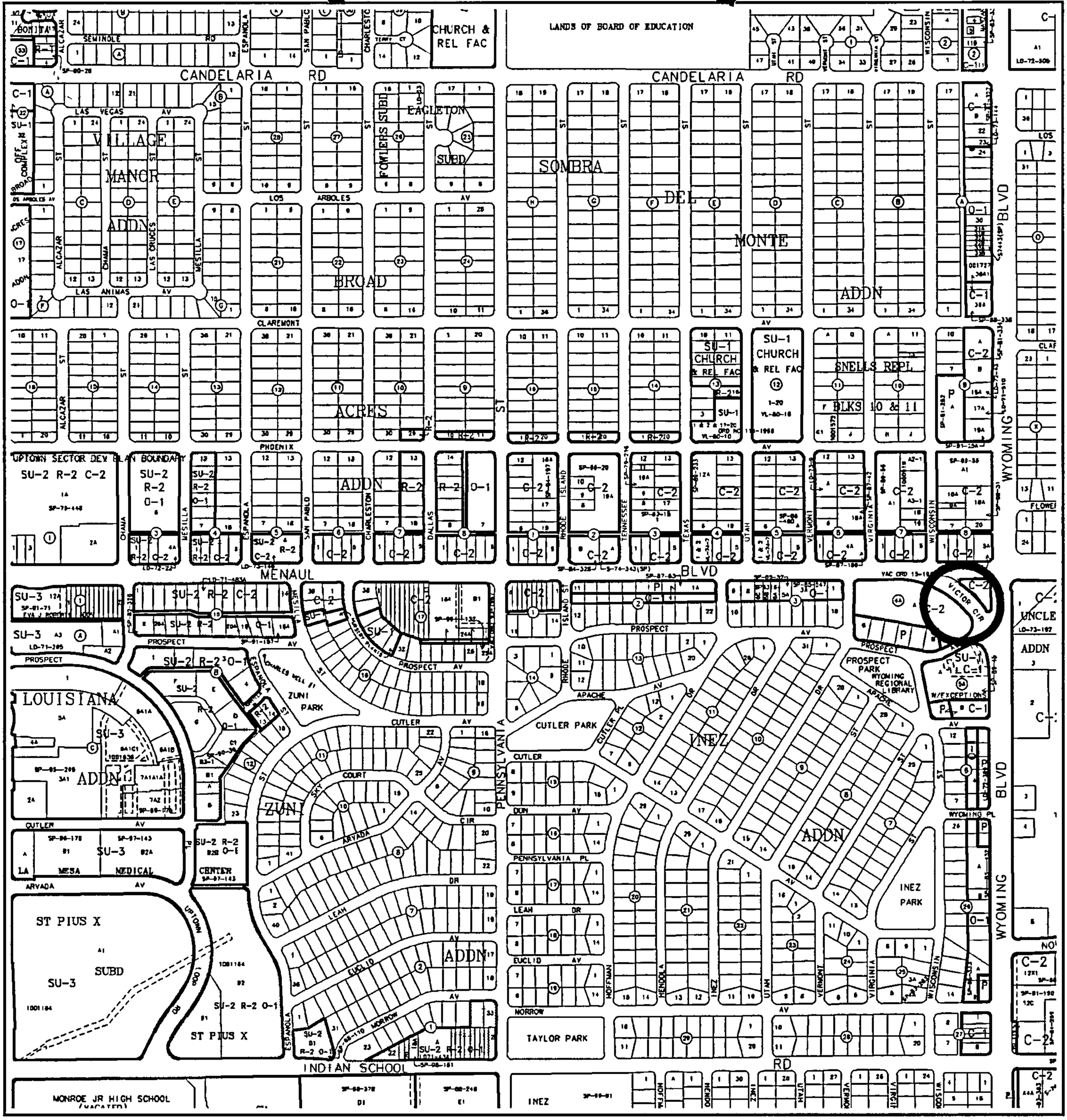
Form revised 4/03 and October 2003

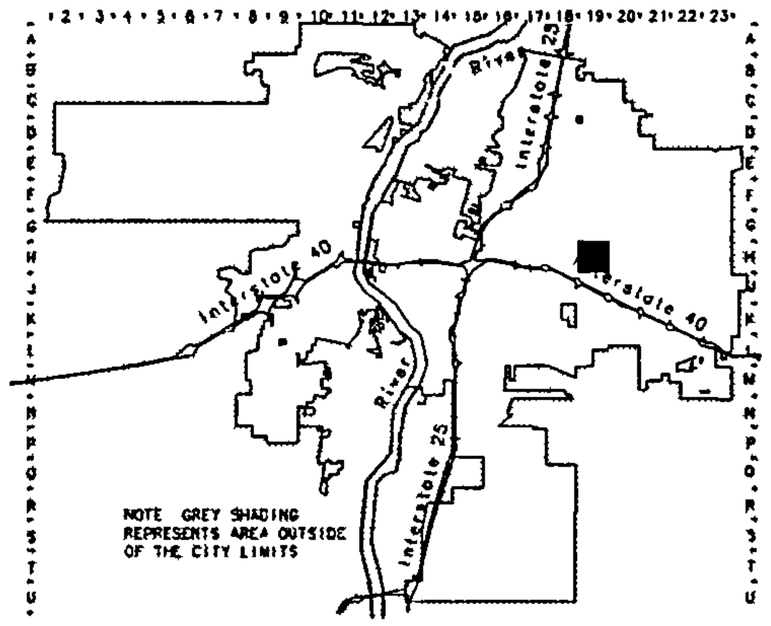
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB - _____ - 00439
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 3/16/05

Project # 1003011




© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# H-19-Z

Map Amended through April 02, 2004

# City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico, 87103

*Department of Municipal Development*

Martin J. Chavez, Mayor


March 8, 2005

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico, 87103

**SUBJECT: VACATION OF VICTOR CIRCLE AT MENAUL & WYOMING**

Dear Ms. Matson

The City of Albuquerque, Department of Municipal Development, Transportation Division on behalf of BrakeMasters, is requesting the vacation of Victor Circle between Menual Boulevard and Wyoming Boulevard.

Accompanying this submittal are the following required application items:

1. DRB Application/Supplemental Form V
2. Authorization letter from BrakeMasters
3. Twenty four (24) copies of the vacation request exhibit
4. Twenty four (24) copies of the original Hoffmantown plat
5. City of Albuquerque zone atlas H-19
6. Office of Community & Neighborhood Coordination request; copies of letters sent to neighborhood associations and registered mail receipts.

Also attached for your review is a summary of utility coordination comments and an analysis of the traffic impacts anticipated as a result of the proposed vacation action.

The purpose of the vacation is to allow BrakeMasters to relocate their store at the south west corner of Menual and Wyoming slightly to the west, thus, making space available adjacent their property for construction of a 3rd southbound through lane on Wyoming Boulevard. This move will also allow for the construction of a new right-turn lane on Menual at the east approach to Wyoming. Currently, southbound traffic in the outside lane approaching the intersection of Menaul and Wyoming, must turn right. The addition of a 3rd southbound through lane will eliminate last second lane-change maneuvers by vehicles not realizing the outside lane is a drop lane, as well as, provide much needed capacity at this intersection. Eliminating Victor Circle will also allow for a direct

connection between Prospect Avenue and Wyoming Boulevard, which will improve access to both the Hoffmantown Shopping Center and the surrounding neighborhood. A further benefit of this vacation request is the elimination of the unsafe weaving maneuver where Victor Circle merges with Wyoming Boulevard.

Please schedule this vacation request for the next upcoming DRB hearing. If you have any questions regarding this request, please don't hesitate to contact me or Mr. John Hartmann at 768-2680.

Sincerely,

Michael J.Riordan P.E, Manager, Transportation Division, DMD

Attachments

c: John R. Castillo, Director, DMD
John Hartmann, Transportation Division, DMD
Jeff Willis, Transportation Division, DMD
Bill Coleman, Traffic Engineering, DMD
Tony Loyd, Planning Department
Peter Brakenhoff, HDR Engineering, Inc.
Layne Lundeen, BrakeMasters
Neighborhood Association representatives:
Classis Uptown: David Stafford, Colin Hallahan
Conchas Park: Tom Epley, Kathy Garrett
Hoffmantown: Robert Kelley, Pearlene Dawson
Inez; Evelyn Feltner, Bette Weber
North Eastern Assoc. of Residents: Barry Schwartz, Carol Skiba
Snow Heights: Wayne Baxter, Mary Glasener
Sombra Del Monte: Charles Bower, Ray Leverich
Zuni: Davis Lee, Louis Ranftle

BRAKE MASTERS®

*An Honest Brake® Since 1983*

**Home Office**
6179 E. Broadway
Tucson, AZ 85711
(520) 512-0000
Fax: (520) 512-1000
www.brakemasters.com

December 15, 2004

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico, 87103

**SUBJECT: VACATION OF VICTOR CIRCLE AT MENAUL & WYOMING**

Dear Ms. Matson:

We, the owners of the property at the southwest corner of Menaul and Wyoming more specifically described on the attached exhibits, hereby authorize Michael J. Riordan (or his designee) of the City of Albuquerque, Department of Municipal Development, Transportation Division to act as our agent in the above-referenced action as it relates to our interests in this matter regarding Development Review Board (DRB) and Environmental Planning Commission (EPC) actions, including vacation of rights-of-way and platting actions.

We can be reached at (520) 512-0000, extension 24 (Layne Lundeen) should you have any questions or require additional information.

Sincerely,

Eric Laytin

Shalom Laytin

attachments (2)

c: Michael J. Riordan

## LEGAL DESCRIPTION CONTINUED

A tract of land in the Southeast Quarter (SE1/4) of Section Seven (7) Township Ten (10) North, Range Four (4) East, New Mexico Principal Meridian, and more particularly described as follows, to-wit:

BEGINNING, for a tie, at the 1/4 corner between Sections 7 and 8, Twp 10 N. R. 4 E. N.M.P.M., and running
THENCE South 00 deg. 29' E. along the Easterly line of said Sec. 7 and center-line of N. Wyoming Street, 50 feet to a point;
THENCE South 89 deg. 35' W. along a line which is parallel with and 50 feet southerly from the East and West center-line of said Sec. 7, 50 feet to the point of intersection of the Westerly line of N. Wyoming Street, with the Southerly line of Menaul Boulevard which is the Northeast corner and beginning-point of the parcel herein described;
Running from said beginning-point South 00 deg. 29' E. along the Westerly line of N. Wyoming Street, parallel with and 50 feet Westerly from the East line of said Section 7, a distance of 183.86 feet to the Southeast corner of the Parcel herein described;
THENCE Northerly and Westerly along the Northeasterly line of a curved road connecting N. Wyoming Street and Menaul Boulevard, following a curve to the left having a radius of 623 feet, through an arc of 24 deg. 06'18" a distance of 262.06 feet (the chord of said arc being N. 45 deg. 27' W. 260.17 feet) to end of curve;
THENCE North 89 deg. 35' E. along the Southerly line of Menaul Boulevard, parallel with and 50 feet Southerly from the East and West center line of said Section 7, 183.86 feet to the Northeast corner and beginning point of the parcel herein described;
TOGETHER with the vacated Northeasterly Eight (8') feet of Victor Circle N.E., vacated by the City Commission by Ordinance No. 15-1969 recorded January 31, 1969 in Book Misc. 127, page 754, as Document No. 23341, records Bernalillo County, New Mexico.

HDR | ONE COMPANY *Many Solutions℠*

# Memo

| | |
|---|---|
| To: | John Hartman, City of Albuquerque, DMD<br>Michael Riordan, City of Albuquerque, DMD |
| From: | Peter Brakenhoff, HDR Engineering, Inc. |
| Project: | City of Albuquerque<br>Wyoming / Menaul Intersection – Vacation Request of Public ROW for Victor Circle |
| CC: | File |
| Date: | February 28, 2005 |
| Job No: | 19094 |

**RE: City of Albuquerque – Wyoming and Menaul Intersection Improvements**
**Traffic counts and location of existing utilities within Victor Circle**

As part of the vacation request of the public Right-of-way of Victor Circle, HDR approached each utility company to identify any existing utilities within Victor Circle and at the intersection of Wyoming and Menaul. The following utility companies have been provided with a preliminary drawing of the proposed improvements at the intersection of Wyoming Blvd and Menaul Blvd and have responded to the February 8, 2005 memo concerning utility locates along Victor Circle:

1. City of Albuquerque – Water Division
2. Comcast of New Mexico
3. MCI Communications
4. Public Service Company of New Mexico (PNM)
5. Qwest
6. Time Warner Telecom

1. The City of Albuquerque – Water Division has been contacted and no response has been received yet. Location maps of existing water lines, sewer lines, and storm drains were obtained from the City of Albuquerque website (www.cabq.gov/gis/). These sheets are attached. The Water Lines map indicates potential water line conflicts parallel to Menaul Blvd approaching the limits of the Brake Masters' ROW. There is another water line that currently services Brake Masters as indicated in the map. The Sewer Lines map indicates a single path of interference at the southeast limit of Victor Circle. Storm drains will not be impacted by the proposed improvements to this intersection, as shown on the Storm Drain map. Maps from the City website were created in 2002 and 2004. We have also attached maps from the City of Albuquerque Public Works Department as supplemental information to the lines and drains that have existed in that area in the recent past.

2. Comcast of New Mexico has active facilities within the limits of the proposed improvements as indicated on the attached schematic from Comcast. Questions / Concerns can be directed to Mike Mortus at 761-6252 or 269-4006, or by email: mike_mortus@cable.comcast.com.

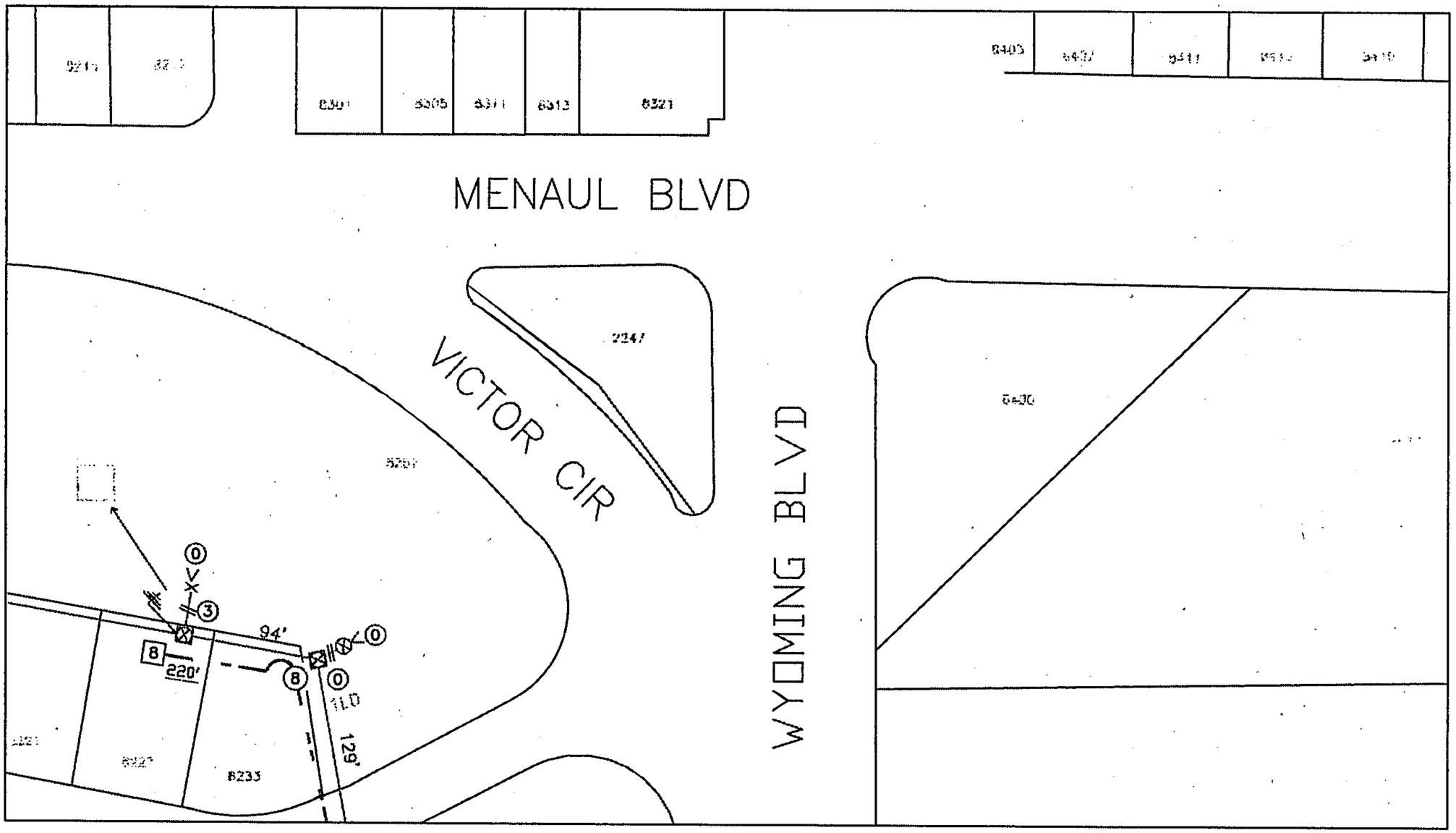
3. MCI Communications has a fiber optic facility in the alley, north of Menaul. MCI does not have existing facilities within Public ROW of Victor Circle. Questions / Concerns can be directed to Mariano Burela at 346-4473.

4. PNM has indicated that there are several possible conflicts with the proposed improvement plan at Wyoming and Menaul. PNM's attached plan and memo indicate the possible facility conflicts, which include:
   a. Corner of Menaul and Wyoming: 2 – 28 ft. aluminum streetlight poles.
   b. Northeast corner of Menaul and Victor Circle NE: 2 – 28 ft. aluminum streetlight poles.
   c. Northwest corner of Menaul and Victor Circle NE: 1 – 28 ft. aluminum streetlight pole.
   d. West and East side of Victor Circle NE: 3 – 28 ft. aluminum streetlight poles.
   e. Southwest corner of Menaul and Victor Circle NE: 1 – 28 ft. aluminum streetlight pole.
5. PNM has indicated per the Franchise Agreement with the City of Albuquerque, relocation, removal and installation of all streetlight structures costs will be borne by the City of Albuquerque. Questions / Concerns can be directed to Anthony Kozlowski at 241-3637 or 200-8326.

6. Qwest Long Distance utilities are clear in the area of proposed improvements as indicated in the attached letter. Questions / Concerns can be directed to Larry Kelly at 246-0501 or 270-3442.

7. Time Warner Telecom does not have fiber optic facilities in the area of proposed improvements as indicated in the attached letter. Questions / Concerns can be directed to Royal Harrison at 938-7339.

Also attached are the traffic counts for Victor Circle, and the intersection of Wyoming Boulevard and Menaul Boulevard. Traffic counts were conducted by MRCOG and Digital Traffic Systems. This shows the existing number of vehicles that will be impacted by the proposed improvements at Wyoming Blvd. and Menaul Blvd. during peak hours. Victor Circle is a highly traveled road for traffic during peak times; however, less than ten percent of those vehicles utilize the entrance/exit into the Hoffmantown Shopping Center. In general, the movement of this traffic is from eastbound Menaul to southbound Wyoming. This movement can also occur by traveling to the intersection of Menaul and Wyoming, then turning right.




Comcast of New Mexico
02/28/2005

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David Stafford
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2812 San Pablo NE
City, State,
Albuquerque, NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

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Albuquerque, NM 87112

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9405 Lexington NE
City, State,
Albuquerque, NM 87112

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8735 Fairbanks NE
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**Evelyn B. Feltner**
**2014 Utah St. NE**
**Albuquerque, NM 87110**

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**Bette Weber**
**1927 Virginia St. NE**
**Albuquerque NM 87110**

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Sent To
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or PO Box
City, State,

**Barry M. Schwartz**
**2016 Somervell NE**
**Albuquerque, NM 87112**

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or PO Bo
City, Stat

**Carol Skiba**
**2019 Somervell St. NE**
**Albuquerque, NM 87112**

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or PO Box N
City, State, Z

**Wayne Baxter**
**1606 Inez Dr. NE**
**Albuquerque, NM 87110**

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or PO Box No.
City, State, ZIP+

**Mary A. Glasener**
**7742 Haines NE**
**Albuquerque, NM 87110**

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**Charles Bower**
**2417 Wisconsin NE**
**Albuquerque, NM 87110**

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**Ray E. Leverich**
**2709 Texas NE**
**Albuquerque, NM 87110**

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**Davis Lee**
**7401 Euclid Ave. NE**
**Albuquerque, NM 87110**

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City, State,

**Lois Ranftle**
**7602 Euclid Ave NE**
**Albuquerque, NM 87110**

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ALBUQUERQUE
Making History

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

**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.

February 3, 2005

John Hartmann
City of Albuquerque
Department of Municipal Development
Transportation Division
P.O. Box 1293/87103
Phone: 768-3679/Fax: 768-2733

Dear John:

Thank you for your inquiry of **February 3, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **CITY PROJECT – ON VICTOR CIRCLE NE BETWEEN MENAUL BOULEVARD NE AND WYOMING BOULEVARD NE** zone map **H-19.**

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

## SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

*Stephani I. Winklepleck*

*Stephani I. Winklepleck*
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/08/04)

# "Attachment A"

John Hartmann, COA/DMD/Transporation Division
Zone Map: H-19 page 1 of 2

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.**

**CLASSIC UPTOWN N.A.** (R)
***David Stafford**
2812 San Pablo NE/87110 681-4082 (h)
Colin Hallahan *e-mail:* challah@cybermesa.com
2701 Chama NE/87110 884-3873 (h)
**Web Site:** www.classicuptownna.com

*Council District:* 7
*County District:* 5
*Police Beat:* 422/NE
*Zone Map #:* G-H-18-19

**CONCHAS PARK N.A.** (R)
***Tom Epley** *e-mail:* tanda99@msn.com
2425 Parsifal NE/87112 237-9282 (h)
Kathy Garrett *e-mail:* numbercrunch@cs.com
9405 Lexington NE/87112 293-6595 (h)
**Website:** www.geocities.com/conchaspark/

*Council District:* 7
*County District:* 5
*Police Beat:* 423/NE
*Zone Map #:* G-H-20

**HOFFMANTOWN N.A.** (R)
***Robert Kelley**
8735 Fairbanks NE/87112 332-8264 (h) 271-9571 (w)
Pearlene Dawson
9006 Candelaria NE/87112 298-2240 (h)

*Council District:* 7
*County District:* 5
*Police Beat:* 423/NE
*Zone Map #:* G-H-19-20

**INEZ N.A.** (R)
***Evelyn B. Feltner**
2014 Utah St. NE/87110 271-9027 (h)
Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

*Council District:* 7
*County District:* 5
*Police Beat:* 422/NE
*Zone Map #:* H-J-19

**NORTH EASTERN ASSOC. OF RESIDENTS** (R)
***Barry M. Schwartz** *e-mail:* bmschwa@earthlink.net
2016 Somervell NE/87112 294-1113 (h)
Carol Skiba *e-mail:* cskiba@nmexam.org
2019 Somervell St. NE/87112 275-9009 (h) 271-9706 (w)

*Council District:* 7
*County District:* 5
*Police Beat:* 423/NE
*Zone Map #:* H-J-19-20

**SNOW HEIGHTS N.A.** (R)
*Wayne Baxter *e-mail:* WBaxter20@comcast.net
1606 Inez Dr. NE/87110 296-5096 (h)
Mary A. Glasener
7742 Haines NE/87110 299-6451 (h)
**E-mail:** NMSnowHeightsNA@yahoo.com **Website:** http://www.angelfire.com/nm2/shna/

*Council District:* 7
*County District:* 5
*Police Beat:* 423/NE
*Zone Map:* H-J-19

# "Attachment A"

John Hartmann, COA/DMD/Transporation Division
Zone Map: H-19 page 2 of 2

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.**

**SOMBRA DEL MONTE N.A. (R)**
***Charles Bower** *e-mail:* ckb8249@msn.com
2417 Wisconsin NE/87110 299-6269 (h)
Ray E. Leverich *e-mail:* eagle@myexcel.com
2709 Texas NE/87110 294-7540 (h)

*Council District:* 7
*County District:* 4
*Police Beat:* 422/NE
*Zone Map:* G-H-19

**ZUNI N.A. (R)**
***Davis Lee** *e-mail:* davislee7@comcast.net
7401 Euclid Ave. NE/87110 888-1432 (h) 842-4568 (w)
Lois Ranftle *e-mail:* realtorABQ@aol.com
7602 Euclid Ave. NE/87110 480-4950 (h)

*Council District:* 7
*County District:* 3
*Police Beat:* 421/NE
*Zone Map:* H-J-19

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92**, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

# 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 ONC use only)*

Date of Inquiry: **02/03/05** Time Entered: **1:20 p.m.** ONC Rep. Initials: **SW**

# DEVELOPER INQUIRY SHEET
# (To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, **Fax – (505) 924-3913** - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your request is for the following:**

**Cell Tower [ ]; Private Development [ ]; City Project [ X ]; -OR- Other [ ]**

Vacation of Right-of-way

---

CONTACT NAME: John Hartmann

COMPANY NAME: City of Albuquerque, Transportation Division, DMD

ADDRESS/ZIP: P.O. Box 1293, Albuquerque, NM 87103

PHONE: 505 768-3679 FAX: 505 768-2733

## NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Victor Circle, NE

LEGAL DESCRIPTION

LOCATED ON
Victor Circle

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN
Menaul Boulevard AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Wyoming Boulevard

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE ( H-19-Z ).

**(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)**

**(Zone Map MUST be provided with request)**

-OVER-

# SIGN POSTING AGREEMENT

## REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 29, 2005 To April 13, 2005

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.

[signature] (Applicant or Agent) 3-16-05 (Date)

I issued 3 signs for this application, 3-16-05 (Date), [signature] (Staff Member)

**DRB PROJECT NUMBER:** 1003011

Rev. 1/11/05

## AM Peak - Existing

| | EB Menaul | | | WB Menaul | | | NB Wyoming | | | SB Wyoming | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Movement** | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| **# of Lanes** | 2 | 3 | Shared | 2 | 3 | Shared | 2 | 3 | Shared | 2 | 2 | 1 |
| **Volumes (veh/hour)** | 100 | 388 | 11 | 123 | 1498 | 65 | 254 | 849 | 50 | 117 | 905 | 389 |
| **Lane Delay (sec)** | 55.0 | 30.4 | N/A | 67.4 | 88.3 | N/A | 61.8 | 46.5 | N/A | 55.5 | 66.7 | 19.9 |
| **Lane LOS** | D | C | N/A | E | F | N/A | E | D | N/A | D | E | C |
| **Approach Delay (sec)** | 35.4 | | | 86.8 | | | 49.2 | | | 52.9 | | |
| **Approach LOS** | D | | | F | | | D | | | D | | |
| **Intersection Delay (sec)** | 62.2 | | | | | | | | | | | |
| **Intersection LOS** | E | | | | | | | | | | | |

## PM Peak - Existing

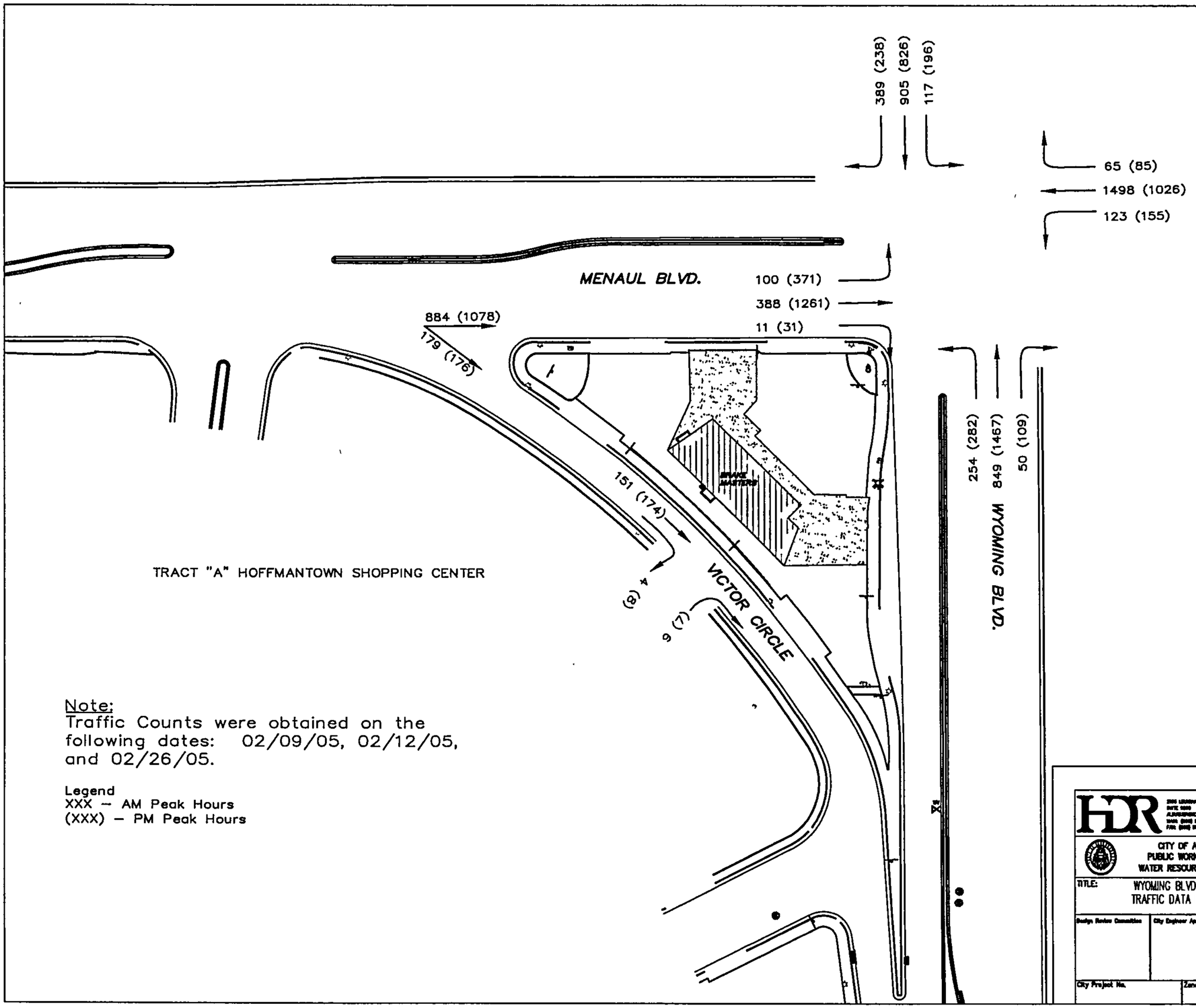
| | EB Menaul | | | WB Menaul | | | NB Wyoming | | | SB Wyoming | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Movement** | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| **# of Lanes** | 2 | 3 | Shared | 2 | 3 | Shared | 2 | 3 | Shared | 2 | 2 | 1 |
| **Volumes (veh/hour)** | 371 | 1261 | 31 | 155 | 1026 | 85 | 282 | 1467 | 109 | 196 | 826 | 238 |
| **Lane Delay (sec)** | 73.0 | 45.4 | N/A | 69.9 | 51.8 | N/A | 63.1 | 50.7 | N/A | 77.1 | 50.8 | 8.7 |
| **Lane LOS** | E | D | N/A | E | D | N/A | E | D | N/A | E | D | A |
| **Approach Delay (sec)** | 51.5 | | | 54.0 | | | 52.6 | | | 46.9 | | |
| **Approach LOS** | D | | | D | | | D | | | D | | |
| **Intersection Delay (sec)** | 51.4 | | | | | | | | | | | |
| **Intersection LOS** | D | | | | | | | | | | | |

## AM Peak - BUILD

| | EB Menaul | | | WB Menaul | | | NB Wyoming | | | SB Wyoming | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Movement** | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| **# of Lanes** | 2 | 3 | 1 | 2 | 3 | Shared | 2 | 3 | Shared | 2 | 3 | Shared |
| **Volumes (veh/hour)** | 100 | 388 | 190 | 123 | 1498 | 65 | 254 | 849 | 50 | 117 | 905 | 389 |
| **Lane Delay (sec)** | 54.9 | 31.4 | 4.9 | 66.6 | 97.3 | N/A | 61.1 | 37.2 | N/A | 65.8 | 57.2 | N/A |
| **Lane LOS** | D | C | A | E | F | N/A | E | D | N/A | E | E | N/A |
| **Approach Delay (sec)** | 27.4 | | | 95.0 | | | 42.4 | | | 57.9 | | |
| **Approach LOS** | C | | | F | | | D | | | D | | |
| **Intersection Delay (sec)** | 62.8 | | | | | | | | | | | |
| **Intersection LOS** | E | | | | | | | | | | | |

## PM Peak - BUILD

| | EB Menaul | | | WB Menaul | | | NB Wyoming | | | SB Wyoming | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Movement** | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| **# of Lanes** | 2 | 3 | 1 | 2 | 3 | Shared | 2 | 3 | Shared | 2 | 3 | Shared |
| **Volumes (veh/hour)** | 371 | 1261 | 31 | 155 | 1026 | 85 | 282 | 1467 | 109 | 196 | 826 | 238 |
| **Lane Delay (sec)** | 73.0 | 44.6 | 7.9 | 69.9 | 51.8 | N/A | 63.1 | 50.7 | N/A | 77.1 | 43.8 | N/A |
| **Lane LOS** | E | D | C | E | D | N/A | E | D | N/A | E | D | N/A |
| **Approach Delay (sec)** | 46.2 | | | 54.0 | | | 52.6 | | | 49.0 | | |
| **Approach LOS** | D | | | D | | | D | | | D | | |
| **Intersection Delay (sec)** | 50.3 | | | | | | | | | | | |
| **Intersection LOS** | D | | | | | | | | | | | |




Note:
Traffic Counts were obtained on the following dates: 02/09/05, 02/12/05, and 02/26/05.

Legend
XXX – AM Peak Hours
(XXX) – PM Peak Hours

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
2/08/05

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
WATER RESOURCES MANAGEMENT

TITLE: WYOMING BLVD. & MENAUL BLVD. TRAFFIC DATA FOR VICTOR CIRCLE

**Development Review Board** **April 4, 2005**
**City of Albuquerque**
**Re: Project #1003011**

**Dear Board Members.**

**Inez Neighborhood Association is not opposing the vacation of public right-of-way at Victor Circle and the intersection of Menaul and Wyoming Boulevards. We do want to express concern at the effect of this event on traffic along Prospect Avenue NE, which runs directly across our neighborhood from Wyoming to Pennsylvania Street.**

**Traffic volume is already of great concern to Inez residents living along that street, as is the frequent disregard of the four-way stop signs on it. The problems are particularly noted mornings and evenings when drivers are seeking ways to avoid congestion on Pennsylvania and on Menaul.**

**Traffic planners for the city are now doing a base count of Prospect and several other streets in Inez. It is part of plans for traffic mitigation measures that will be needed should the Wal-Mart supercenter be approved for Wyoming Mall (across Wyoming Blvd. to the east of our neighborhood).**

**INA hopes you will consider the problem of Prospect's traffic burden as part of this Victor Circle project. We fear that with Prospect becoming a "T-intersection" with Wyoming Blvd., it will also become an attractive alternative route for drivers going to the west or south. They will then cut through our neighborhood either along Prospect the whole way or along Prospect and then south onto Hoffman Drive.**

**We would like either a roundabout at Hoffman and Prospect or a speed bump on Prospect near the Wyoming Branch Library, which is about one-and-one-quarter blocks west of Wyoming on Prospect. We realize that single speed bumps are no longer in fashion, but we have one on Cutler Ave. and another on Apache Ave., and they have cut down traffic and speeding a great deal.**

**Please consider the problems of Prospect and its residents when you look at the question of Victor Circle. They are connected, even if, at first glance, they seem to be separate issues.**

**Respectfully,**

Evelyn B. Feltner

**Evelyn B. Feltner, president**
**Inez Neighborhood Association**

Ms. Evelyn B. Feltner
2014 Utah St. NE
Albuquerque, NM 87110

PNM
4201 Edith Boulevard NE
MS-ES55
Albuquerque, NM 87107
Fax 505 241-3620
www.pnm.com

February 23, 2005

PNM®
*A personal commitment to New Mexico*

Mr. Peter Brakenhoff
HDR Engineering, Inc.
2155 Louisiana NE
Albuquerque, NM 87110

Dear Mr. Brakenhoff:

Subject: **WYOMING AND MENAUL INTERSECTION IMPROVMENTS**
**LOCATION OF EXISTING UTILITIES WITHIN VICTOR CIRCLE**

Public Service Company of New Mexico (PNM) has received and reviewed your drawings for the above project and has identified all existing overhead facilities for this construction area. PNM has located and marked all of its facilities on the map attached. It has been determined that several conflicts will occur from the proposed plan

Sheet 1 -
- Corner of Menaul and Wyoming – Possible conflict with 2 - 28 ft Aluminum streetlight poles.
- Northeast corner of Menaul and Victor Circle NE – Possible conflict with 2 – 28 ft aluminum streetlights pole.
- Northwest corner of Menaul and Victor Circle NE – Possible conflict with 1 – 28 ft aluminum streetlight pole.
- West and East side of Victor Circle NE – Possible conflict with 3 – 28 ft aluminum streetlight poles.
- Southwest corner of Menaul and Victor – Possible conflict with 1 – 28 ft aluminum streetlight pole.

Per the Franchise Agreement with City of Albuquerque, relocation, removal and installs of all streetlight structures costs will be borne by the City of Albuquerque.

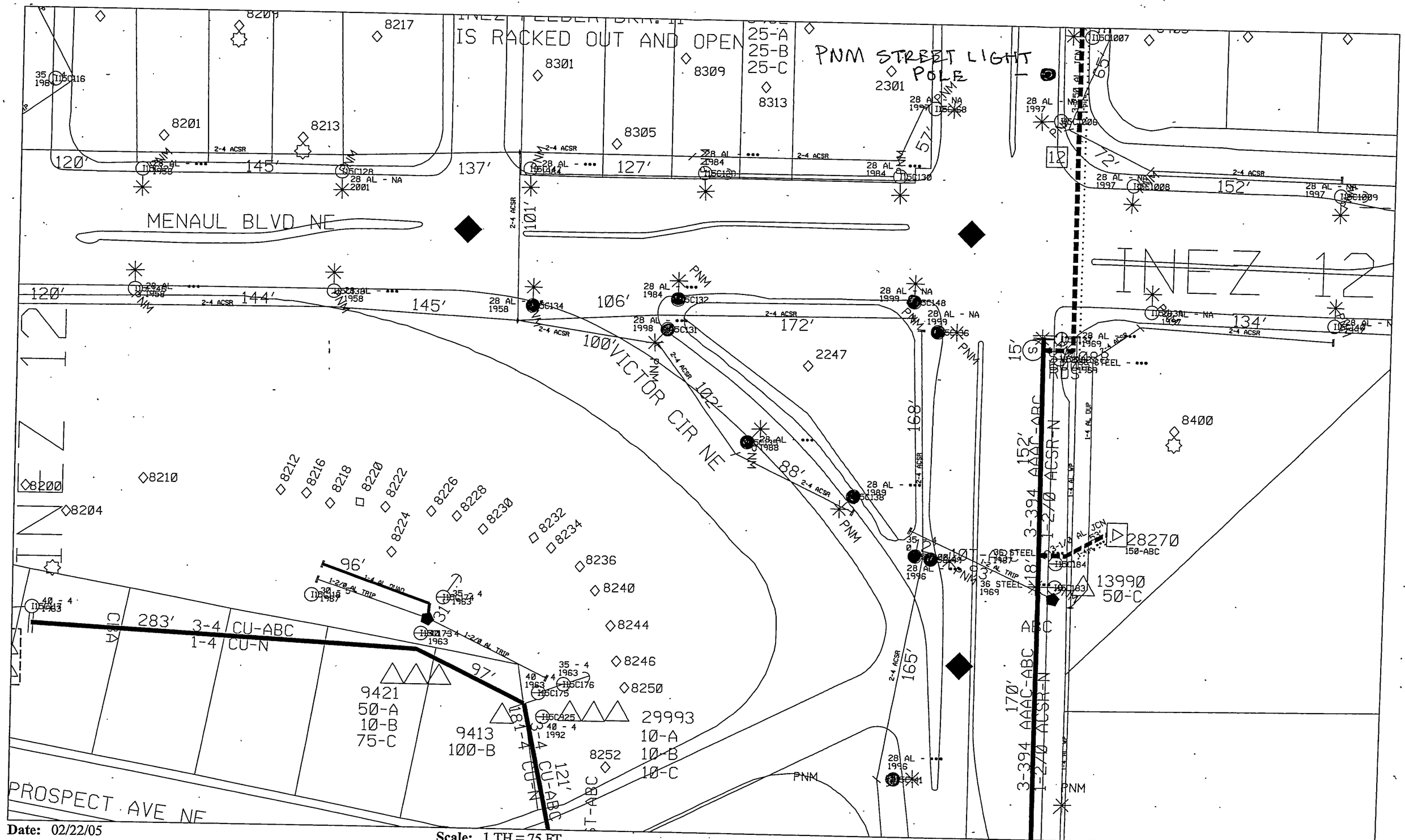
Please keeps us updated and submit Final Drawings when they become available. Should you have any questions, Please call me at (505)-241-3637 or 200-8326.

Sincerely,

Anthony Kozlowski
Engineer I, System Reliability

Enclosures

cc Mr. Wayne Sowell, PNM




**Date:** 02/22/05
**User:** akozlow
***FRAMME Web View***

**Scale:** 1 TH = 75 FT

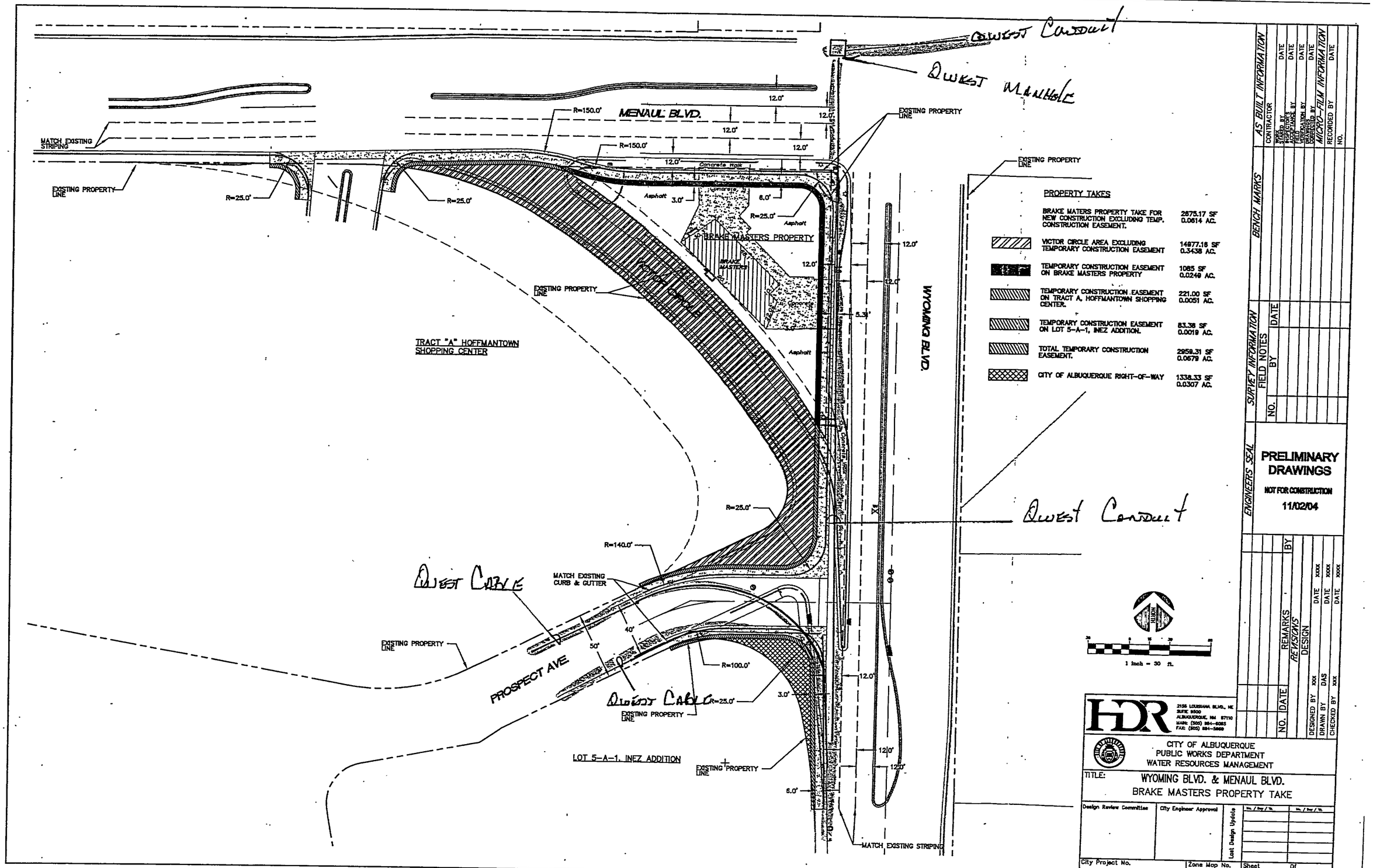
**Project:** Central DataSet- Electric and Gas

Larry Kelly
SR. Operations Tech
Qwest Long Distance
400 Tijeras St. NW
Suite 570
Albuquerque, NM 87102
Tel: 505-246-0501
Cell: 505-270-3442
Fax: 505-246-0479

To Peter Brakenhoff
HDR Engineering, Inc.

In answer to your request for drawings for the, Wyoming and Menaul Intersection Improvements Project,.Qwest Long Distance is clear in this area.

Larry Kelly




AS BUILT INFORMATION
CONTRACTOR
STAKED BY DATE
INSPECTION BY DATE
FIELD CHANGE BY
VERIFICATION BY DATE
CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEERS SEAL

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
11/02/04

| NO. | DATE | REMARKS | BY |
|---|---|---|---|
| | | REVISIONS | |
| | | DESIGNED BY XXX | DATE XXXX |
| | | DRAWN BY DAS | DATE XXXX |
| | | CHECKED BY XXX | DATE XXXX |

HDR
2155 LOUISIANA BLVD., NE
SUITE 9500
ALBUQUERQUE, NM 87110
MAIN: (505) 884-0282
FAX: (505) 884-5868

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
WATER RESOURCES MANAGEMENT

TITLE: WYOMING BLVD. & MENAUL BLVD.
BRAKE MASTERS PROPERTY TAKE

Design Review Committee | City Engineer Approval | Last Design Update

City Project No. | Zone Map No. | Sheet 1 Of 1

TIME WARNER TELECOM

*3830 Singer Blvd. NE, Suite 1000*
*Albuquerque, NM 87109*
*Tel: 505-938-7300*

February 17, 2005

Peter Brakenhoff
HDR Engineering, Inc.
2155 Louisiana Blvd. NE, Suite 9500
Albuquerque, NM 87110-5483

RE: Wyoming & Menaul Intersection Improvements

Mr. Brakenhoff,

On behalf of Time Warner Telecom of New Mexico, LLC (TWT), I would like to thank you for your inquiry into the location of our fiber optic facilities in the vicinity of your project, and would like to inform you that TWT does not have facilities in the vicinity of this project.

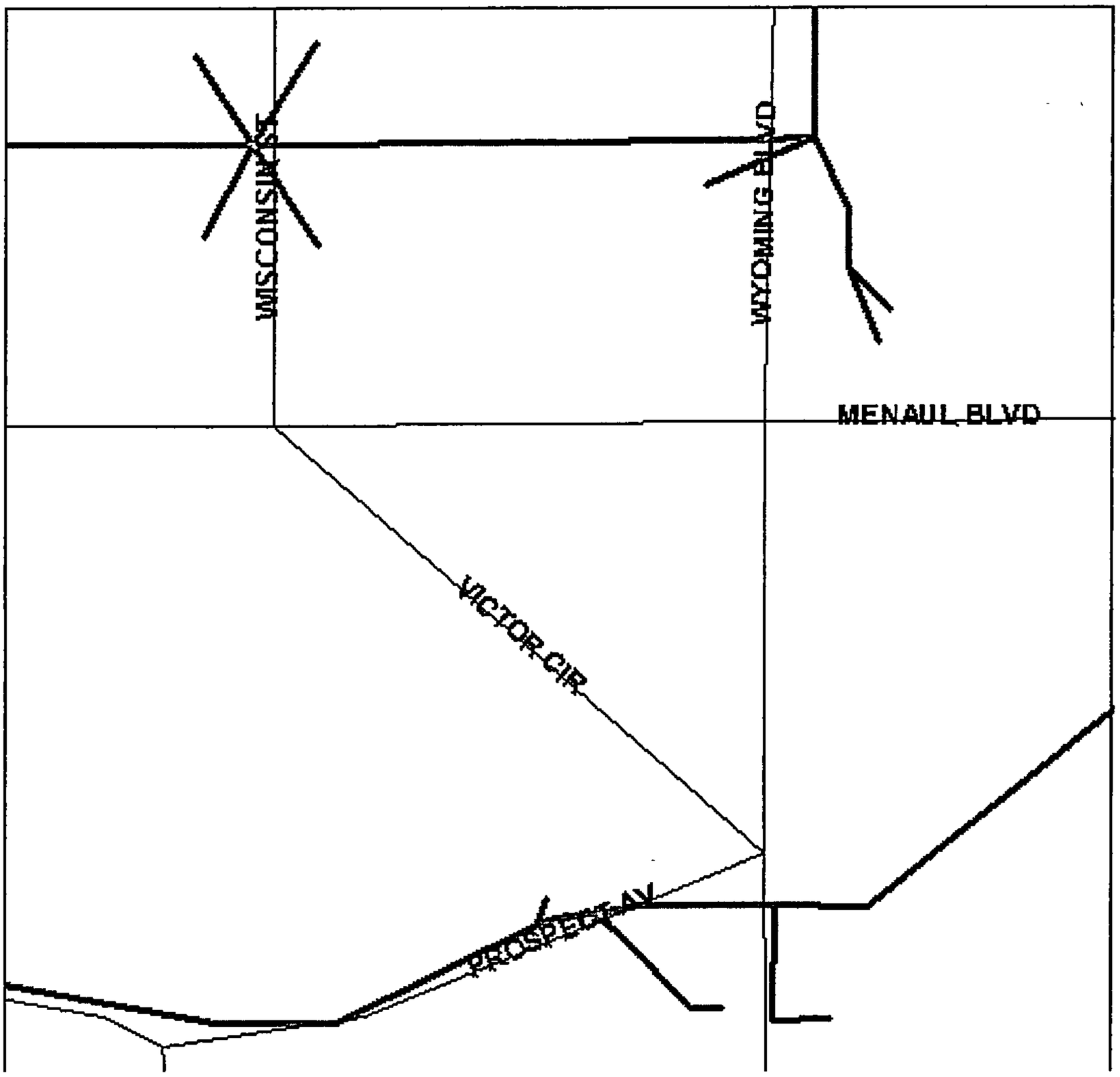
We appreciate the courtesy of your inquiry and should you have any further questions or concerns, please do not hesitate to contact me at (505) 938-7339.

Sincerely,

Royal Harrison

Royal Harrison
Plant Manager
Time Warner Telecom New Mexico, LLC

# Victor Circle:  Storm Drains



NEXT SHEET NO. G-20

Y10

Y9

Y8

Y7

Y6

Y5

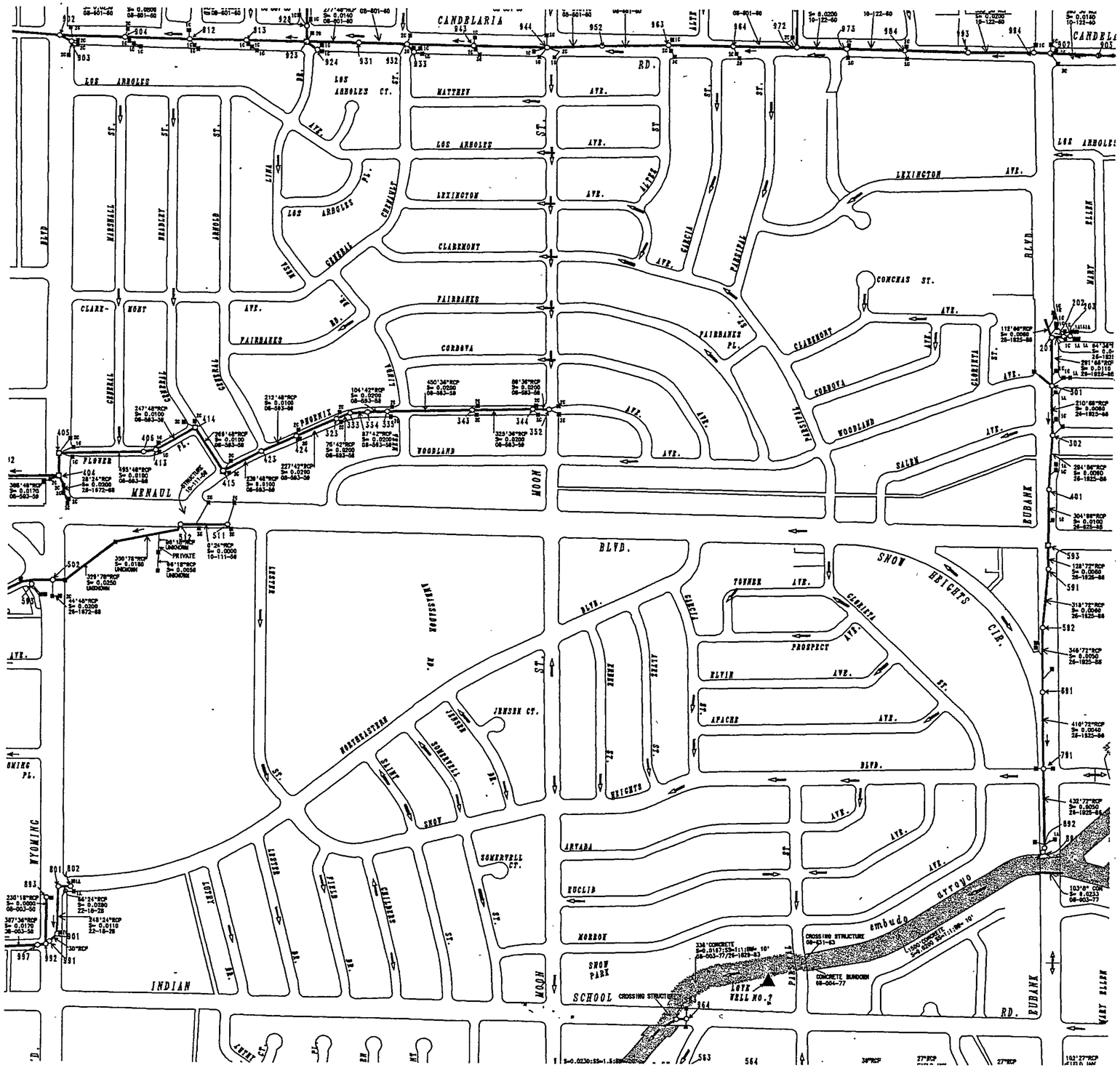
Y4

Y3

Y2

Y1

NEXT SHEET NO. H-19




NEXT SHEET NO. H-21

## Storm Legend

- Lateral Stubout Inlet Connector
- Collector
- Reservor Drain Siphon
- Double Pipe
- Force Main
- Abandon Lines
- Manhole
- Inlet Catch Basin
- Junction Box
- Vault
- Standpipe/Riser
- Surface Flow
- Pipe Flow
- Water Course Holding Ponds Dams
- Well
- Reservoir
- Pump Station

0 100 200 400 600

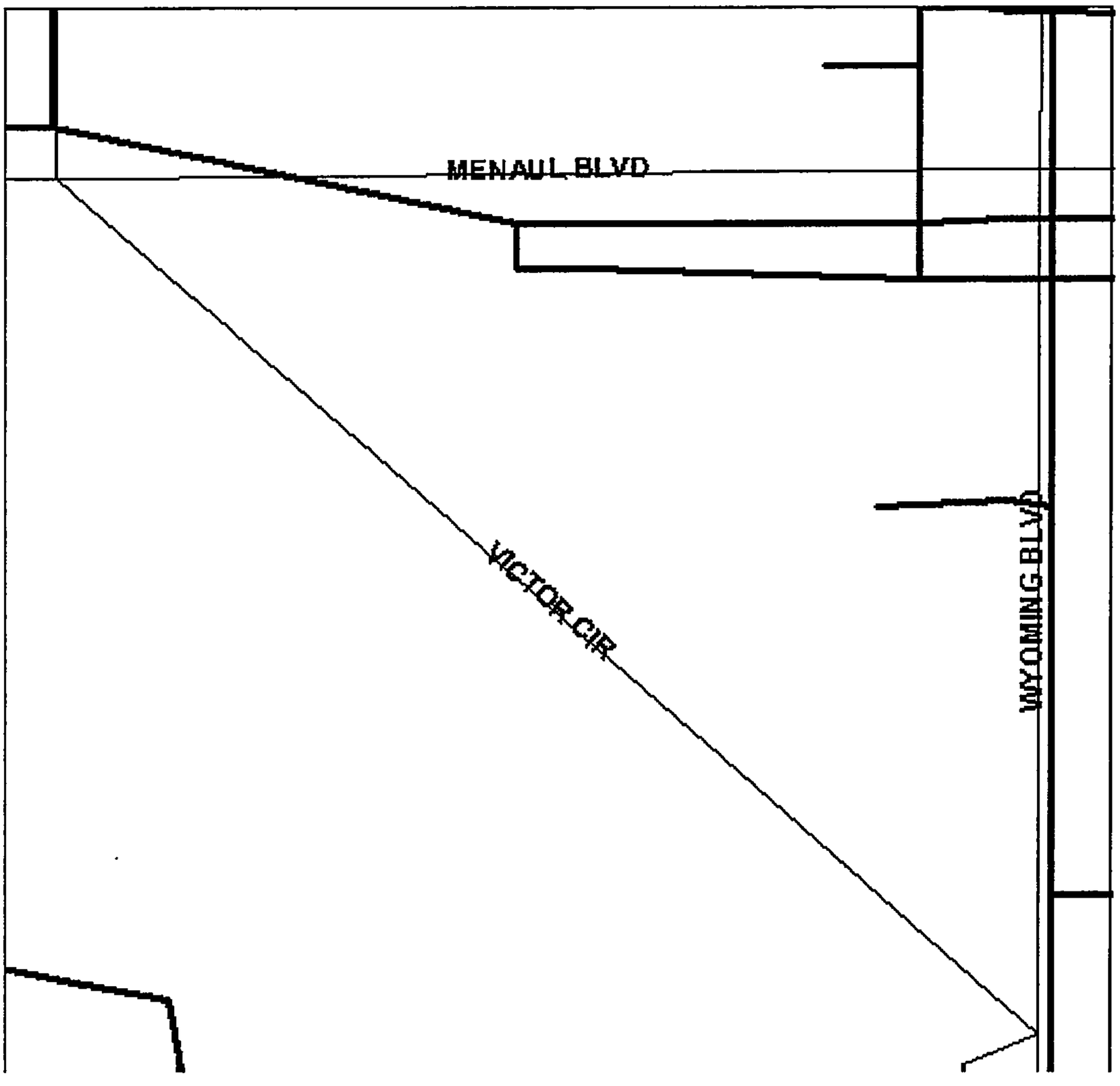
SCALE

MAP GRID

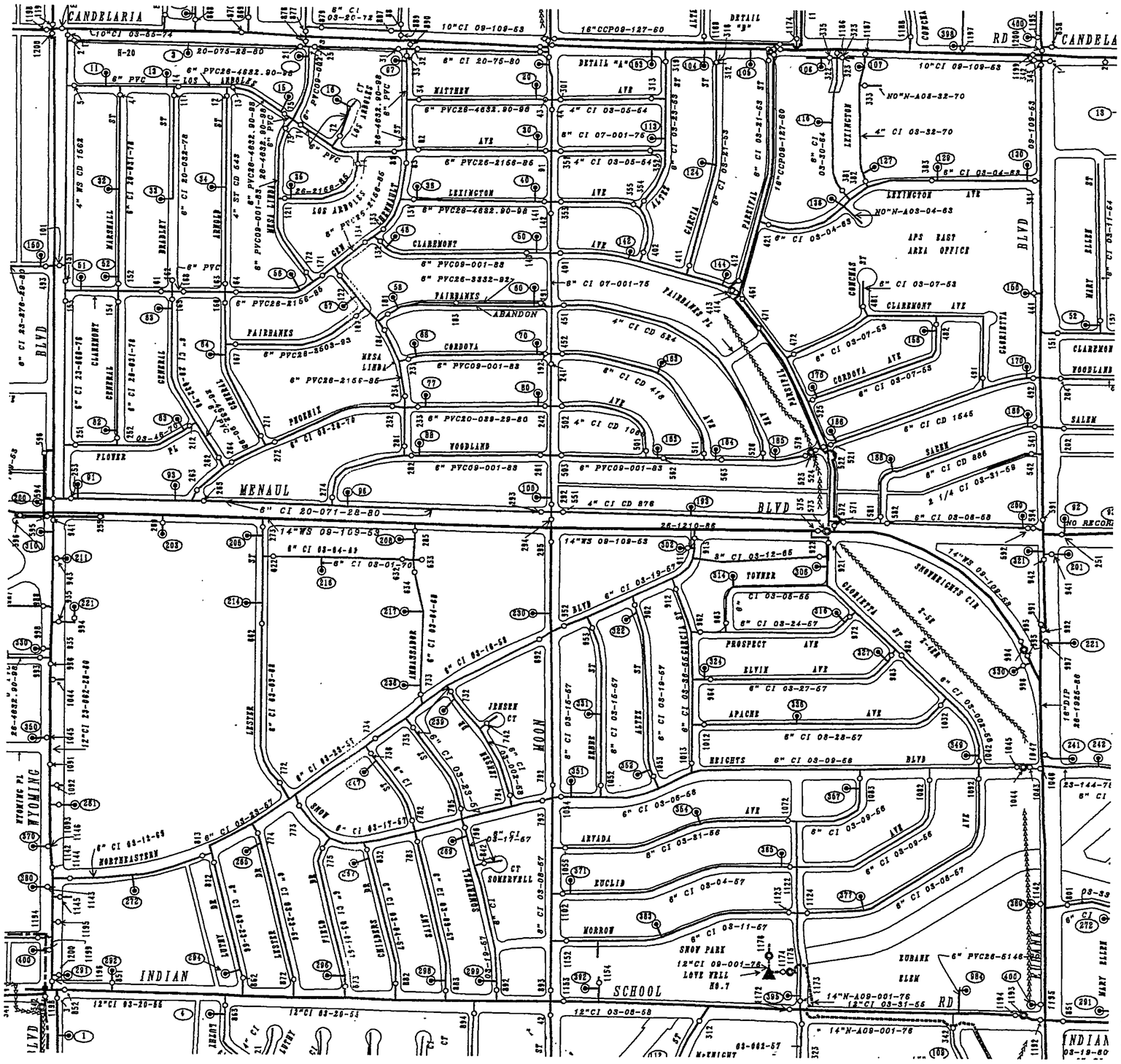
Notes:

1. Map is for information only and is subject to corrections. (Corrections call 768-3608.)

# Victor Circle:  Water Lines



NEXT SHEET NO. G-20




## WATER

## Legend

- Master Distribution
- Distribution
- Hydrant leg
- Fire line
- Stub
- Well Collector
- Transmission In Zone
- Transmission Out Zone
- Well Wash Over Flow/Drain
- Private
- Abandoned or Proposed Pressure Zone
- Fire Hydrant
- Well
- Reservoir
- Pump Station
- Manhole
- 8" 10" Line Size Reduction

## Valve Types

0 100 200 400 800

SCALE

Compiled: March 25, 2002

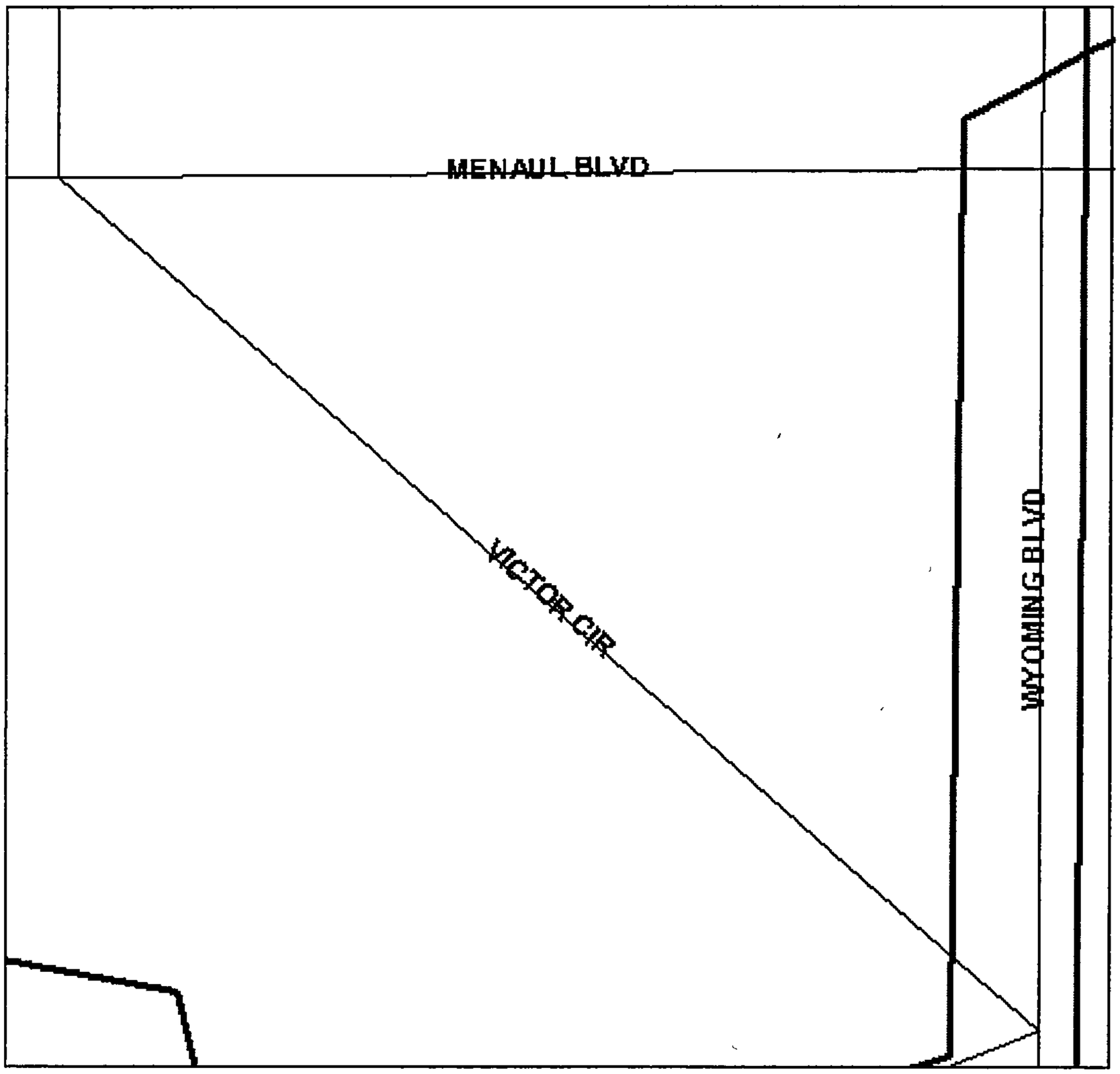
Notes:

1. Map is for information only and is subject to corrections. (Corrections call 768-3608.)
2. Valves or Fire Hydrants identification requires Map Grid

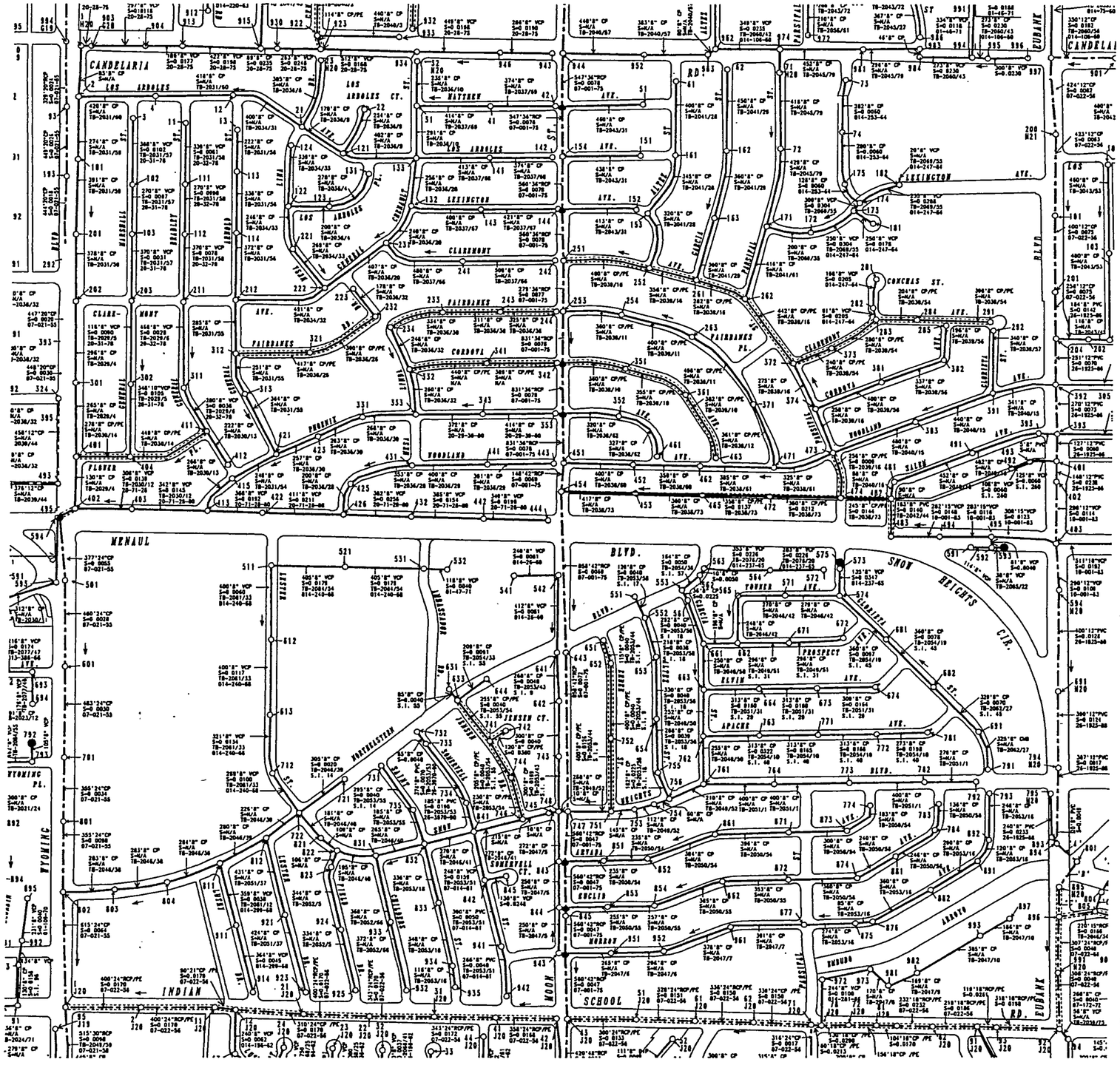
MAP GRID

H-20

# Victor Circle:  Sewer Lines



NEXT SHEET NO. G-20




## SEWER

## LEGEND

DATA

As-built length
Pipe diameter
Pipe Material

178'8"CP/PE ⟵ Slip liner
S=0.0200 ⟵ Pipe Slope
26-3735-89 ⟵ Project Number
TB-2036/55 ⟵ T-BOOK Information

- SANITARY SEWER LATERALS
- FORCE MAIN LINE
- INTERCEPTOR LINE
- SLIP LINES
- SIPHONS
- INACTIVE OR ABANDON

242

- MANHOLE
- LAMPHOLE
- LIFT STATION / CHLORINATION STATION / PUMP STATION / JUNCTION BOX
- OVERPASS
- END OF PROJECT

MATERIALS

| | | |
|---|---|---|
| CIP | = | CAST IRON PIPE |
| AC | = | ASBESTOS CONCRETE |
| PVC | = | POLYVINYL CHLORIDE PIPE |
| VCP | = | VETRIFIED CLAY PIPE |
| DIP | = | DUCTILE IRON PIPE |
| HDPE | = | HIGH DENSITY POLYETHLENE PIPE |
| RCP | = | REINFORCED CONCRETE PIPE |
| CP | = | CONCRETE PIPE |
| PEL | = | POLYETHLENE LINED |
| CMB | = | COMBINATION PIPE (SEE AS-BUILTS) |
| ST | = | STEEL PIPE |
| RPM | = | REINFORCED PLASTIC MORTAR |
| CMP | = | CORRUGATED METAL PIPE |
| FIB | = | FIBERGLASS LINER |
| ULN | = | U-LINER |
| INT | = | INSITU |
| TLK | = | TLOCK |
| N-A | = | UNKNOWN MATERIAL |

0 100 300 400 800

SCALE

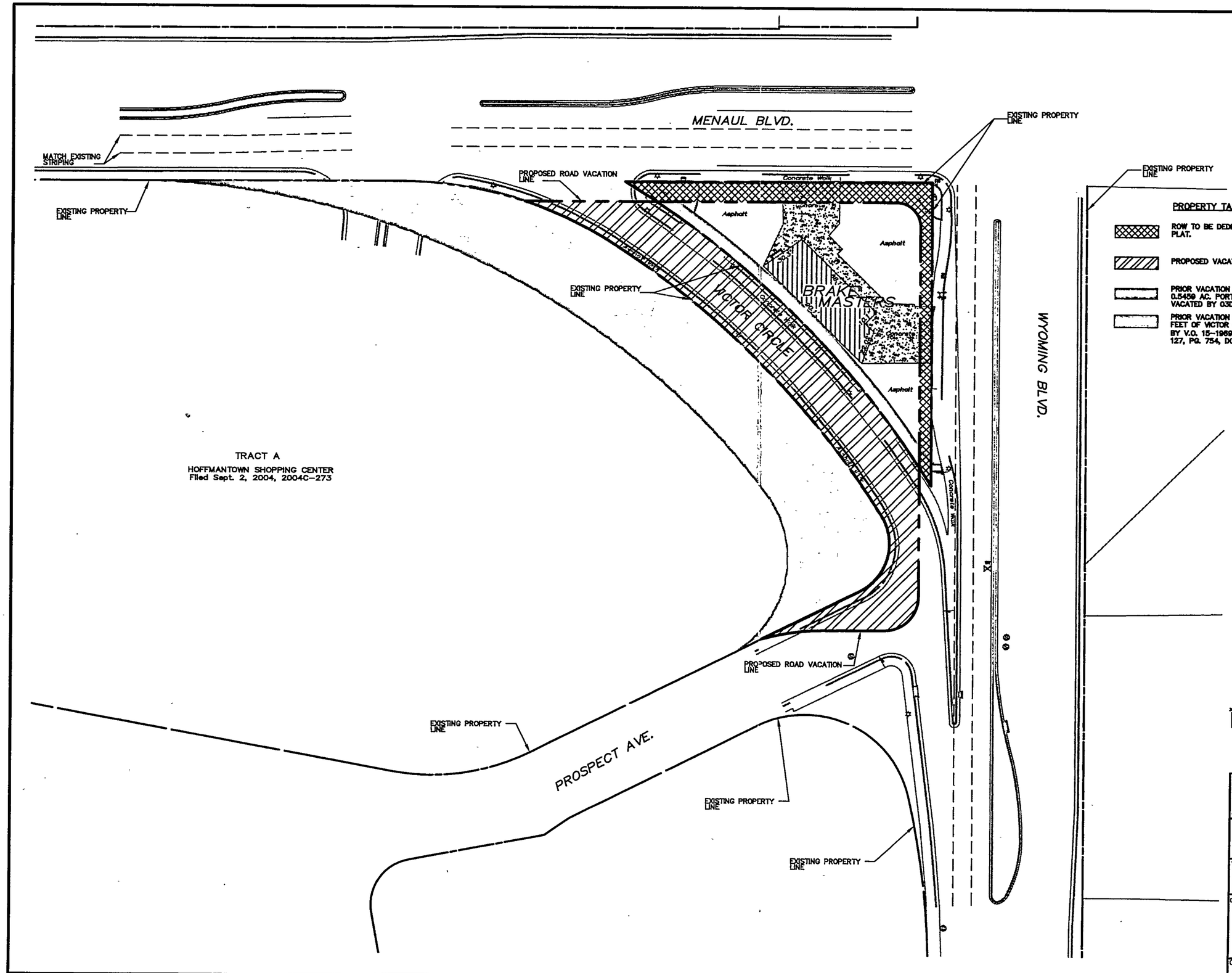
Compiled: October 15, 1993

Notes:

1. Map is for information only and is subject to corrections. (Corrections call 768-3608.)
2. Manhole identification requires both the Map Grid & Manhole No.

MAP GRID

H-20




**PROPERTY TAKES**

| | | |
|---|---|---|
| | ROW TO BE DEDICATED BY FUTURE PLAT. | 3855.1 SF 0.0885 AC. |
| | PROPOSED VACATION OF VICTOR CIRCLE. | 13686.0 SF 0.3142 AC. |
| | PRIOR VACATION OF SOUTHWESTERLY 0.5459 AC. PORTION OF VICTOR CIRCLE VACATED BY 03DRB-02088. | |
| | PRIOR VACATION OF NORTHEASTERLY 8 FEET OF VICTOR CIRCLE N.E., VACATED BY V.O. 15-1969, FILED 1/31/89, BK 127, PG. 754, DOC. NO. 23341. | |

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEERS SEAL

| NO. | DATE | REMARKS | BY |
|---|---|---|---|

REVISIONS

DESIGN
DESIGNED BY xxx DATE xxxx
DRAWN BY DAS DATE xxxx
CHECKED BY PB DATE 03/02/2005

HDR
2155 LOUISIANA BLVD., NE
SUITE 9500
ALBUQUERQUE, NM 87110
MAIN: (505) 884-8065
FAX: (505) 884-5969

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
WATER RESOURCES MANAGEMENT

TITLE: **WYOMING BLVD. & MENAUL BLVD. TRAFFIC DATA FOR VICTOR CIRCLE**

Design Review Committee | City Engineer Approval | Last Design Update | No. / Day / Yr. | No. / Day / Yr.

City Project No. | Zone Map No. | Sheet | Of

Completed 9/3/04 DS

# 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.: **03DRB-02089 (P&F)** Project # **1003011**

Project Name: **Hoffmantown Shopping Center, Inez Addition** EPC Application No.:

Agent: SURV-TEK INC. Phone No.: 897-3366

Your request for (**SDP for SUB**), (SDP for BP), (**FINAL PLATS**), (MASTER DEVELOP. PLAN), was approved on 1/7/04 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

X ☐ TRANSPORTATION: • PARKING BUMPERS REQ'D ~~for~~ TO PREVENT ENCROACHMENT ONTO PEDESTRIAN PATH

OK 8-16-04

• ADA ISSUES TO BE ADDRESSED @ VICTOR CIRCLE AND INEZ

OK 8-16-04

☐ UTILITIES:

☐

☐

☐

☐

☐ CITY ENGINEER / AMAFCA:

☐

☐

☐

☐

☐ PARKS / CIP:

☐

☐

☐

☐

X ☐ PLANNING (Last to sign): REAL PROP DIV. ✓ & Property Mgmnt & AMAFCA

X ☐ **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.**

Rcvd for Transportation Signature 8/16/04 BJ.

Call Margo 933-4548 when signed.

Project Number 1003011

# 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.: **03DRB-0289 (P&F)** Project # **1003011**

Project Name: **Hoffmantown Shopping Center, Inez Addition** EPC Application No.:

Agent: SURV-TEK INC. Phone No.: 897-3366

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/7/04 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

X TRANSPORTATION: • PARKING BUMPERS REQ'D ~~for~~ TO PREVENT ENCROACHMENT ONTO PED. STRAIN PATH

• ADA ISSUES TO BE ADDRESSED @ VICTOR CIRCLE AND INEZ

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): X. Property Mgmnt & AMAFCA

X **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.

SEE X 15 Dwy approved Revised

**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.**

X **Property Management's signature must be obtained prior to Planning Department's signature.**

X **Copy of final plat AND a DXF File for AGIS is required.**

**Copy of recorded plat for Planning.**

Project Number 1003011

**Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-02089 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 22, 2003.**

**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, January 7, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000196**
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN,** zoned SU-1 for C-1, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)

**Project # 1000440**
03DRB-02096 Major-Vacation of Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)

**Project # 1001901**
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02097 Major-Vacation of Public Easements

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **VERANDA STREET PROPERTIES,** zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL NW containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)

**Project # 1002984**
03DRB-02101 Major-Vacation of Pub Right-of-Way
03DRB-02103 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for lot(s) 9, 10, 17 & 18, Block 7, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002194] (E-10)

**SEE PAGE 2 . . .**

ALBUQUERQUE
SEAL
NEW MEXICO
1706

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**PLANNING DEPARTMENT**

TO SENDER
Forwarding Order Exp
Insufficient Address
Moved Left No Adore
Unclaimed Refuse
Attempted Not Kno
No Such Street
No Such Number
No Apt. Number

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 DEC 23 2003
MAILED FROM ZIP CODE 87102

101905948827910703

MURPHY MICHAEL J
GENERAL DELIVERY
ALBUQUERQUE NM 87111

87111+3[illegible]/1293

3011

# AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1003011 Subdivision Name HOFFMANTOWN SHOPPING CENTER TR A

Surveyor RUSS HUGG Company SURV. TEK

Contact person RUSS HUGG Phone # 897-3366 email _____

Approved _____ *Not Approved 1/20/04 Date

✓ DXF RECEIVED 1/20/04 DATE
✓ HARD-COPY RECEIVED 1/20/04 DATE
✓ DISCLOSURE STATEMENT

NAD 27 ~~GRID~~ GROUND

***Not Approved for one or more of the following reasons:**

**File Format and naming**

1) ____ Format is not DXF file in ASCII format
2) ____ No hard copy of the final plat submitted
3) ____<DRB Project #>.dxf not used as a standard naming convention

**Coordinate System**

4) ____Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____Submittal does not specify if coordinates are based on ground or grid distances
6) ____Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

**Content**

8) ____ Submittal is not single drawing in model space showing only parcel and easement lines
9) ____ Digital submittal does not match final plat
10) ____ Parcel lines are not in one separate layer
11) ____ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) ____ All other easement lines are not in a third separate layer

Comments:

_____

_____

_____

AGIS Use Only: Copied cov 3011 to agiscov on 1/20/04 Client Notified by phone

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

JANUARY 7, 2004

**10. Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-0289 Minor-Prelim & Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION, zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)

At the January 7, 2004 Development Review Board meeting, the preliminary and final plat was approved with final plat sign off delegated to Planning for AGIS DXF file, 15-day appeal period, Property Management and AMAFCA signatures. The Vacations were 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 January 22, 2004 in the manner described below.

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

working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

cc: SURV-TEK, INC., 5643 Paradise NW, 87114
Hoffmantown, Inc., 10 Tramway Loop NE, 87122
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

January 7, 2004

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

A. Call to Order 9:00 A.M. Adjourned: 11:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002929**
   03DRB-01531 Major-Preliminary Plat Approval
   03DRB-01535 Minor-Sidewalk Waiver
   03DRB-01533 Minor-Temp Defer SDWK

   DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS,** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 12-31-03] (C-9)
   **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1002928**
   03DRB-01532 Major-Preliminary Plat Approval
   03DRB-01534 Minor-Temp Defer SDWK
   03DRB-01536 Minor-Sidewalk Waiver

   BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. 0F 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 20 acre(s). [REF: 1002928] [Deferred from 12-31-03] (C-09)
   **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] [Deferred from 12-31-03] (C-10)
**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

4. **Project # 1000196**
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN,** zoned SU1 for C-1 residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845,02DRB-01850,03DRB-00862] (G-11)
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.**

5. **Project # 1000440**
03DRB-02096 Major-Vacation of Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440 ] (G-16)
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000570**
02DRB-01021 Minor-Temp Defer SDWK
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01567 Major-Site Plan for Subdivision

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRA PARKWAY -8,** zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [REF: 3 ][Deferred from October 30, 2003] (J-9)
**DEFERRED FOR GRADING AND DRAINAGE PLAN AND AMAFCA APPROVAL TO 1-21-04.**

7. **DRB-97-165**
**V-97-507**

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04] (L-23)
**DEFERRED AT THE AGENT'S REQUEST TO JANUARY 5, 2005. A NEW SUBMITTAL TO DRB IS REQUIRED FOR JANUARY 5, 2005 HEARING.**

8. **Project # 1001901**
03DRB-02174 Minor-Prelim&Final Plat Approval
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02097 Major-Vacation of Public Easements

ABQ. ENGINEERING, INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1-3, **VERANDA STREET PROPERTIES,** zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between CANDELARIA RD. NW and VERANDA ST. NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700 SK, 03DRB-02097 & 98, V-91-72 ] (G-12)
**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

9. **Project # 1002984**
03DRB-02101 Major-Vacation of Pub Right-of-Way
03DRB-02103 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for VOLCNO CLIFFS PROPERTY OWNERS ASS'N request(s) the above action(s) for, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002197] (E-10)
**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

10. **Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-0289 Minor-Prelim & Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, PROPERTY MANAGEMENT AND AMAFCA SIGNATURES, AND 15-DAY APPEAL PERIOD, AND TO TRANSPORTATION FOR PARKING BUMPERS REGULATED TO PREVENT ENCROACHMENT ONTO PEDESTRIAN PATH AND ADA ISSUES TO BE ADDRESSED AT VICTOR CIRCLE AND INEZ.**

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

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11)
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.**

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

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

12. **Project # 1000875**
    03DRB-02166 Minor-SiteDev Plan BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) F-1, **FINELAND DEV. BULK LAND PLAT,** zoned SU-1 special use zone, FOR R-2 USES, located on MCMAHON BLVD NW, between UNSER BLVD. NW and BANDELIER DR. NW containing approximately 11 acre(s). [REF: Z-98-31, 1002793, 03EPC-0053 & 54 ] [Makita Hill, EPC Planner] (A-11)

**THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

13. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139 ] (F-10)
**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-11-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT CONDITION IS THE PERIMETER WALL DESIGN SUBMITTAL MUST BE APPROVED BEFORE FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02027 Minor-SiteDev Plan BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan Subd/EPC

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

14. **Project # 1002342**
03DRB-02178 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION,** zoned RT, located on ATRISCO DR. NW, between LEGENDS AVE. NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB 01720 ] (F-11)
**THE FINAL PLAT WAS APPROVED WITH SIGN OFF DELEGATED TO HYDROLOGY FOR 26 FF VERIFICATION OF LOOP AND AMAFCA SIGNATURE.**

15. **Project # 1003120**
03DRB-02143 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PAN AM 25, PHASE II, MANUFACTURING, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A& 1-B, **LEVI STRAUSS & CO.,** zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and I-25 SO. BND. PAN AMERICAN FWY containing approximately 13 acre(s). [REF: 03DRB-02021 ] (C-18)
**THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO TRANSPORTATION FOR A SKETCH OF "C1" 25' RADIUS WITH EXISTING INFRASTRUCTURE, R-O-W ON ALAMEDA, ACCESS EASEMENTS, AND AMAFCA SIGNATURE.**

16. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360 ] (J-13)
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04**

17. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA,** zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 12-17-03](L-22)
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04**

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

18. **Project # 1000057**
03DRB-02175 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING agent(s) for BRADBURY & STAMM PASEO LTD. request(s) the above action(s) for all or a portion of Tract(s) F-1, **LANDS OF SPRINGER CORP.,** zoned SU-2 special neighborhood zone, M-1, located on PASEO DEL NORTE NE, between WASHINGTON ST. NE and EDITH BLVD. NE containing approximately 7 acre(s). [REF: AX-77-29, DRB-96-433, 99DRB-00056, 00DRB-003, 03DRB-01365 ] (C-16)
**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Other matters:

Adjourned: 11:55 A.M.

# DRB PUBLIC HEARING SIGN IN SHEETS

**CASE NUMBER:** 1003011 **AGENDA#:** 10 **DATE:** 1-7-04

1. **Name:** Russ Hue **Address:** 5643 Paradise **Zip:** 87114
2. **Name:** Louis Abruzzo **Address:** 10 Tramway **Zip:** 87122
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: 1003011** **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 subject request.
No adverse comments on the plat.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE**: January 7, 2004

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

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

**PAGE 2**

**Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-02089 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 22, 2003.**

**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, January 7, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000196**
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN,** zoned SU-1 for C-1, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)

**Project # 1000440**
03DRB-02096 Major-Vacation of Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)

**Project # 1001901**
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02097 Major-Vacation of Public Easements

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **VERANDA STREET PROPERTIES,** zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL NW containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)

**Project # 1002984**
03DRB-02101 Major-Vacation of Pub Right-of-Way
03DRB-02103 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for lot(s) 9, 10, 17 & 18, Block 7, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002194] (E-10)

**SEE PAGE 2 . . .**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 7, 2004

**Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-02089 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)

AMAFCA — No comment

COG

No adverse comment. For information, Menaul Boulevard and Wyoming Boulevard are shown on the Long Range Roadway System maps as Principal Arterials. The minimum right-of-way for Wyoming is 156 feet. The minimum right-of-way for Menaul is 124 feet.

Transit — No comments received

Zoning Enforcement. — Reviewed, no comment

Neighborhood Coordinator

Letters sent to the Inez ®, Hoffmantown ®, and North Eastern ® Neighborhood Associations.

APS — No comments received

Police Department — No comments

Fire Department — No adverse comment

PNM Gas — Approves

PNM Electric — PNM approves the vacation & Plat.

| | |
|---|---|
| Comcast | No comments received. |
| QWEST | No comments received. |
| Environmental Health | Site is not within 1000 feet of a landfill. No comment. |
| M.R.G.C.D. | No comments received |
| Open Space Division | No Adverse Comment |
| City Engineer | The Hydrology section has no objection to the vacation request. |

Transportation

1) Right-of-way should be 9' from face of curb.
2) Ensure that 2' parking overhang does not encroach upon walk area.
3) Radii dedications need to match DPM requirements.

Parks & Recreation

Defer to Transportation regarding the vacation.
No objection to the platting action.

Utilities Development

1. No objection to Vacation request.
2. No objection to Plat approval.

Planning Department — Defer to Hydrology

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

cc:

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

**PAGE 2**

**Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-02089 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 22, 2003.**

**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, January 7, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000196**
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN,** zoned SU-1 for C-1, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)

**Project # 1000440**
03DRB-02096 Major-Vacation of Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)

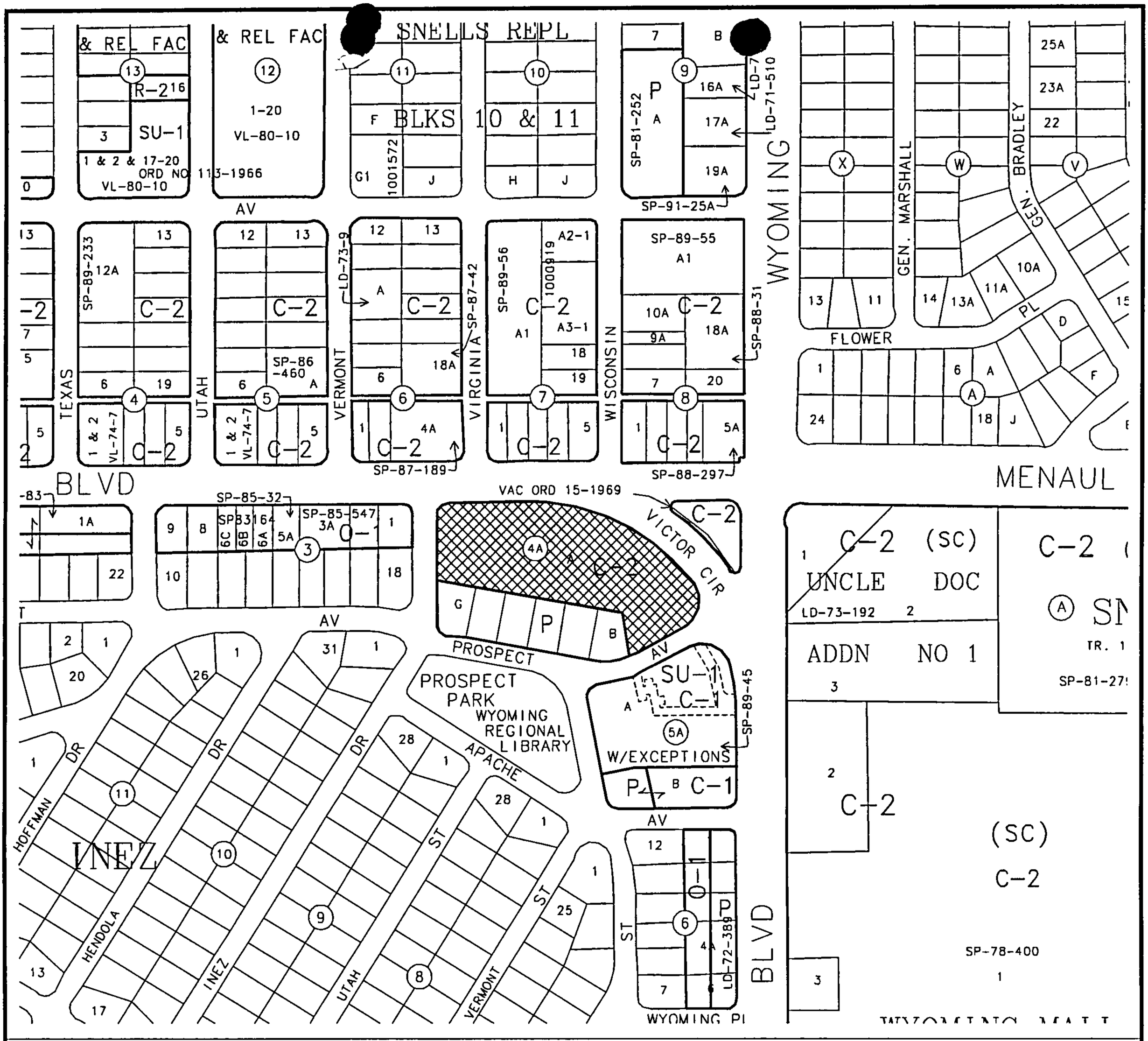
**Project # 1001901**
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02097 Major-Vacation of Public Easements

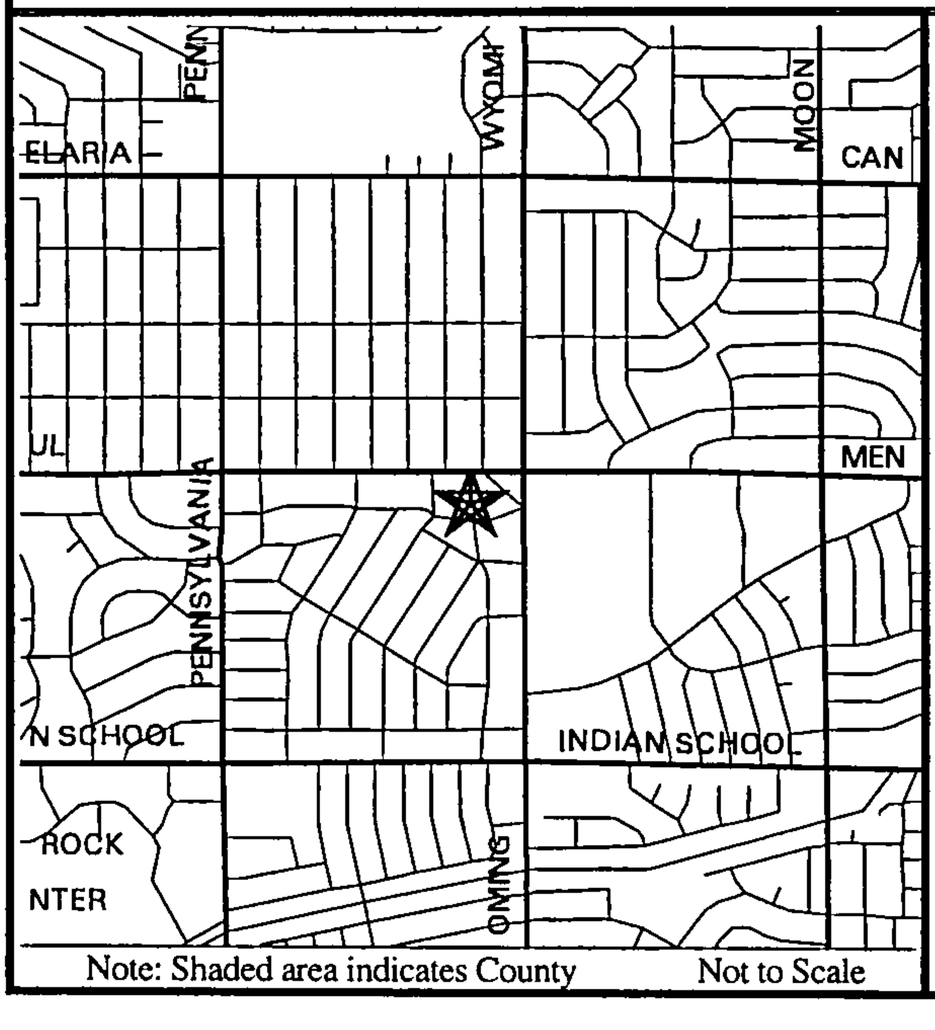
ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **VERANDA STREET PROPERTIES,** zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL NW containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)

**Project # 1002984**
03DRB-02101 Major-Vacation of Pub Right-of-Way
03DRB-02103 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for lot(s) 9, 10, 17 & 18, Block 7, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002194] (E-10)

**SEE PAGE 2 . . .**




Note: Shaded area indicates County Not to Scale

# ZONING MAP

AGIS

Scale 1"= 345 '

PROJECT NO.
1003011

HEARING DATE
1-7-04

MAP NO.
H-19

ADDITIONAL CASE NUMBER(S)
03DRB-02088
03DRB-02089

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

**Meeting Date:** JANUARY 7, 2004
**Zone Atlas Page:** H-19-Z
**Notification Radius:** 100 Ft.

**Project#** 1003011
**App#** 03DRB-02088
**App#** 03DRB-02089

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

**Applicant:** HOFFMANTOWN, INC
**Address:** 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

**Agent:** SURV-TEK, INC.
**Address:** 5643 PARADISE NW
ALBUQUERQUE NM 87114

**Special Instructions:**

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

**Date Mailed:** DECEMBER 19, 2003

**Signature:** KYLE TSETHLIKAI

| | | | | | |
|---|---|---|---|---|---|
| 102005901628320101 | LEGAL: 024 A HO FFMANTOWN ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: NGUYEN CHUNG | | | | |
| | OWNER ADDR: 08403 MENAUL | BL | NE ALBUQUERQUE | NM | 87112 |
| 101905944127910601 | LEGAL: 001 006S OMBRA DEL MONTE LTS 1 X 2 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: GARCIA LOUISA & | | | | |
| | OWNER ADDR: 03620 LUA'S | LN | NW ALBUQUERQUE | NM | 87107 |
| 101905945427910602 | LEGAL: TR 4 -A P LAT OF TR 4A BLK 6 SOMBRA DEL MONTE ADDN ( | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: COMPUWARE INC | | | | |
| | OWNER ADDR: 02444 MENAUL | BL | NE ALBUQUERQUE | NM | 87107 |
| 101905950527910801 | LEGAL: 1 8 EXC SW POR OUT TO R/W SOMBRA DEL MONTE SUB'N | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: VIGA WALTER & MARILYN DORIS TR | | | | |
| | OWNER ADDR: 12206 EAGLE ROCK | AV | NE ALBUQUERQUE | NM | 87122 |
| 101905951027910802 | LEGAL: 002 008S OMBRA DEL MONTE | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: VIGA WALTER & MARILYN DORIS TR | | | | |
| | OWNER ADDR: 12206 EAGLE ROCK | AV | NE ALBUQUERQUE | NM | 87122 |
| 1019059515278108O3L1 | LEGAL: LAND ONL Y LT 3 BLK 8 SOMBRA DEL MONTE CONT 7.500 S | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: PROFESSIONAL TITLE AGENCY INC | | | | |
| | OWNER ADDR: 00620 ROMA | | NW ALBUQUERQUE | NM | 87102 |
| 1019059519278108O4L1 | LEGAL: LAND ONL Y ON THE W 38 FT LT 4 BLK 8 SOMBRA DEL MON | | | LAND USE: | |
| | PROPERTY ADDR: 00000 N/A | | | | |
| | OWNER NAME: PROFESSIONAL TITLE AGENCY INC | | | | |
| | OWNER ADDR: 00319 7TH | ST | NW ALBUQUERQUE | NM | 87102 |
| 101905952428010805 | LEGAL: LT 5 -A B LK 8 SOMBRA DEL MONTE BEING A REPL OF ELY | | | LAND USE: | |
| | PROPERTY ADDR: 00000 WYOMING | | | | |
| | OWNER NAME: LUBRICAR PROPERTIES LC | | | | |
| | OWNER ADDR: 03520 CALLE CUERVO | | NW ALBUQUERQUE | NM | 87114 |
| 101905947527910701 | LEGAL: 007L OTS 1 X 2 SOMBRA DEL MONTE SUBD | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: EAGLE PROPERTIES LLC | | | | |
| | OWNER ADDR: 08201 MENAUL | BL | NE ALBUQUERQUE | NM | 87110 |
| 101905948227910702 | LEGAL: 003 007S OMBRA DEL MONTE | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: VIGIL SADIE | | | | |
| | OWNER ADDR: 02504 CUATRO MILPAS | | SW ALBUQUERQUE | NM | 87105 |
| 101905948827910703 | LEGAL: 004 007S OMBRA DEL MONTE | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: MURPHY MICHAEL J | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE | NM | 87111 |



| | | | | | |
|---|---|---|---|---|---|
| 101905949227910704 | LEGAL: 005 007S OMBRA DEL MONTE | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: MUELI JANIE A & M CHRISTIAN JR | | | | |
| | OWNER ADDR: 00000 | | EDGEWOOD | NM | 87015 |
| 1019059529258432O5L1 | LEGAL: THE NE T RIANGULAR CORNER OF NE NE SE SEC 7 T1ON R4 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 WYOMING | | | | |
| | OWNER NAME: LAYTIN ERIC & LAYTIN SHALOM | | | | |
| | OWNER ADDR: 06179 E BROADWAY | | TUCSON | AZ | 85711 |
| 101905949124143204 | LEGAL: A 04 AINE Z ADD LTS B THRU G | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: HOFFMANTOWN SHOPPING CENTER | | | | |
| | OWNER ADDR: 00010 TRAMWAY | LP | NE ALBUQUERQUE | NM | 87122 |
| 101905945125543110 | LEGAL: 001 003I NEZ ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: PALMER LAFON ROSEANNE REV TRUS | | | | |
| | OWNER ADDR: 00803 MARTINGALE | LN | SE ALBUQUERQUE | NM | 87123 |
| 101905944325543111 | LEGAL: 002 003I NEZ ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: PALMER LAFON ROSEANNE REV TRUS | | | | |
| | OWNER ADDR: 00803 MARTINGALE | LN | SE ALBUQUERQUE | NM | 87123 |
| 102005901324931339 | LEGAL: 1 (E XC P OR OUT TO R/W) UNCLE DOC ADD #1 (LAND DIV | | | LAND USE: | |
| | PROPERTY ADDR: 00000 MENAUL | | | | |
| | OWNER NAME: MENAUL & WYOMING PARTNERS | | | | |
| | OWNER ADDR: 06121 INDIAN SCHOOL | RD | ALBUQUERQUE | NM | 87110 |
| 102005903524331338 | LEGAL: 2 UN CLE DOC ADD NO 1 LAND DIVISION OF TRACTS A & B | | | LAND USE: | |
| | PROPERTY ADDR: 00000 WYOMING | | | | |
| | OWNER NAME: SQUARE ONE PARTNERS LTD | | | | |
| | OWNER ADDR: 05601 DOMINGO | RD | NE ALBUQUERQUE | NM | 87108 |
| 101905945124243109 | LEGAL: 018 003I NEZ ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 PROSPECT | | | | |
| | OWNER NAME: GRIEGO STEVEN L & | | | | |
| | OWNER ADDR: 08111 PROSPECT | AV | NE ALBUQUERQUE | NM | 87111 |
| 101905944324243108 | LEGAL: 017 003I NEZ ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 PROSPECT | | | | |
| | OWNER NAME: BRITO EFREN L & MARGARET O | | | | |
| | OWNER ADDR: 08107 PROSPECT | AV | NE ALBUQUERQUE | NM | 87110 |
| 102005903121931340 | LEGAL: 3 UN CLE DOC ADD NO 1 LAND DIVISION OF TRACTS A & B | | | LAND USE: | |
| | PROPERTY ADDR: 00000 WYOMING | | | | |
| | OWNER NAME: B R O MANAGEMENT LLC | | | | |
| | OWNER ADDR: 05601 DOMINGO | RD | NE ALBUQUERQUE | NM | 87108 |
| 101905944422542017 | LEGAL: 001 010I NEZ ADDN | | | LAND USE: | |
| | PROPERTY ADDR: 00000 PROSPECT | | | | |
| | OWNER NAME: MCCOLLUM MICHAEL D | | | | |
| | OWNER ADDR: 08106 PROSPECT | AV | NE ALBUQUERQUE | NM | 87110 |

101905950720542604 LEGAL: LOT A HO FFMANTOWN SQUARE A REPL OF LOTS 5A1 & 5A2 LAND USE:
PROPERTY ADDR: 00000 WYOMING
OWNER NAME: HOFFMANTOWN INC
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101905947821142504 LEGAL: INEZ ADD N PARK PROSPECT PARK LAND USE:
PROPERTY ADDR: 00000 PROSPECT
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101905944121642016 LEGAL: 002 010I NEZ ADDN LAND USE:
PROPERTY ADDR: 00000 INEZ
OWNER NAME: YETTER RALPH F & DONNA KAY
OWNER ADDR: 02111 HOFFMAN DR NE ALBUQUERQUE NM 87110

# "Attachment A"

Margo, Surv Tek, Inc.
Zone Map: H-19

**HOFFMANTOWN N.A.** (R)
***Kathy White**
8823 Phoenix NE/87112 296-3541 (h)
Pearlene Dawson
9006 Candelaria NE/87112 298-2240 (h)

**INEZ N.A.** (R)
***Evelyn B. Feltner**
2014 Utah St. NE/87110 271-9027 (h)
Gary F. Strahan
2211 Hoffman Dr. NE/87110 299-0486 (h)

**NORTH EASTERN ASSOC. OF RESIDENTS** (R)
***Barry M. Schwartz**
2016 Somervell NE/87112 294-1113 (h)
Carol Skiba
2019 Somervell St. NE/87112 275-9009 (h)

**SOMBRA DEL MONTE N.A.** (R)
Jim Hickok
2729 Texas NE/87110 275-3910 (h)
Ray E. Leverich
2709 Texas NE/87110 294-7540 (h)

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.**

7003 0500 0003 2754 7661

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|---|---|---|
| Postage | $ 1.06 | UNIT ID: 0118 |
| Certified Fee | 2.30 | Postmark Here |
| Return Reciept Fee (Endorsement Required) | 1.75 | |
| Restricted Delivery Fee (Endorsement Required) | | Clerk: K01HM6 |
| Total Postage & Fees | $ 5.11 | 12/09/03 |

Sent To: Evelen B. Feltner
Street, Apt. No. or PO Box No.: Inez NA ( R )
City, State, ZIP+4: 2014 Utah St NE
Albuquerque, NM 87110

PS Form 3800, June 2002 — See Reverse for Instructions

7003 0500 0003 2754 7678

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| Certified Fee | 2.30 | |
| Return Reciept Fee (Endorsement Required) | 1.75 | Postmark Here |
| Restricted Delivery Fee (Endorsement Required) | | Clerk: K01HM6 |
| Total Postage & Fees | $ 5.11 | 12/09/03 |

Sent To: Pearlene Dawson
Street, Apt. No. or PO Box No.: Hoffmantown NA ( R )
City, State, ZIP+4: 9006 Candelaria NE
Albuquerque, NM 87112

PS Form 3800, June 2002 — See Reverse for Instructions

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| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | $ 5.11 | USPS |

Sent To: Ray Leverich
Street, Apt. No. or PO Box No.: Sombra Del Monte ( R )
City, State, ZIP+4: 2709 Texas NE
Albuquerque, NM 87110

PS Form 3800, June 2002 — See Reverse for Instructions

7003 0500 0003 2754 7685

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| Postage | $ 1.06 | RJ PINO STA 87114 |
| Certified Fee | 2.30 | Postmark Here |
| Return Reciept Fee (Endorsement Required) | 1.75 | DEC 09 2003 |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | $ 5.11 | USPS |

Sent To: Kathy White
Street, Apt. No.; or PO Box No.: Hoffmantown NA ( R )
City, State, ZIP+4: 8823 Phoenix NE
Albuquerque, NM 87112

PS Form 3800, June 2002 — See Reverse for Instructions

7001 2510 0003 8865 2659

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|---|---|---|
| Postage | $ 1.06 | RJ PINO STA 87114 |
| Certified Fee | 2.30 | Postmark Here |
| Return Receipt Fee (Endorsement Required) | 1.75 | DEC 09 2003 |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | $ 5.11 | USPS |

Sent To: Barry M. Schwartz
Street, Apt. or PO Box: North Eastern Assoc of Residents ( R )
City, State: 2016 Somervell NE
Albuquerque, NM 87112

PS Form 3800, January 2001 — See Reverse for Instructions

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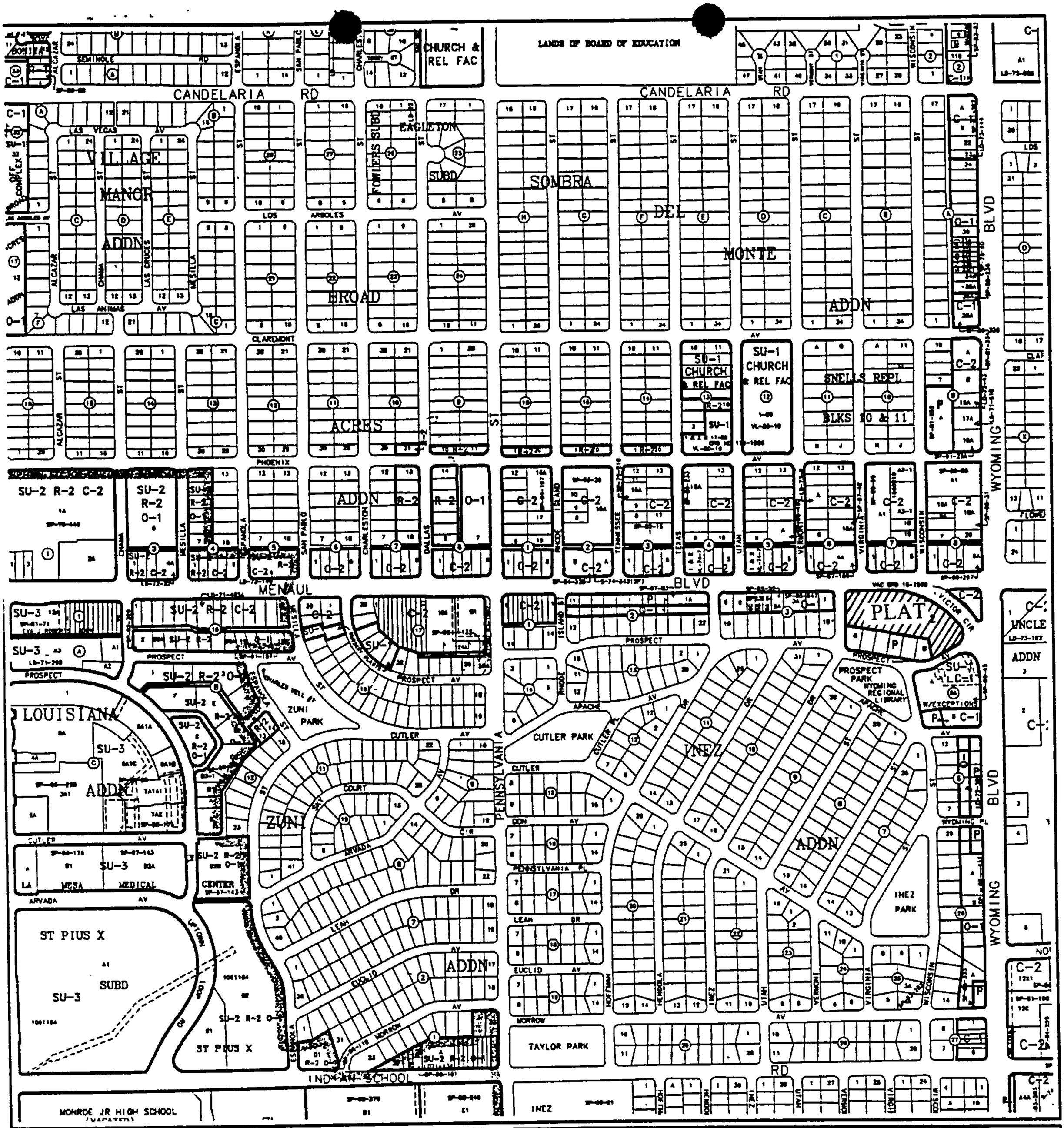
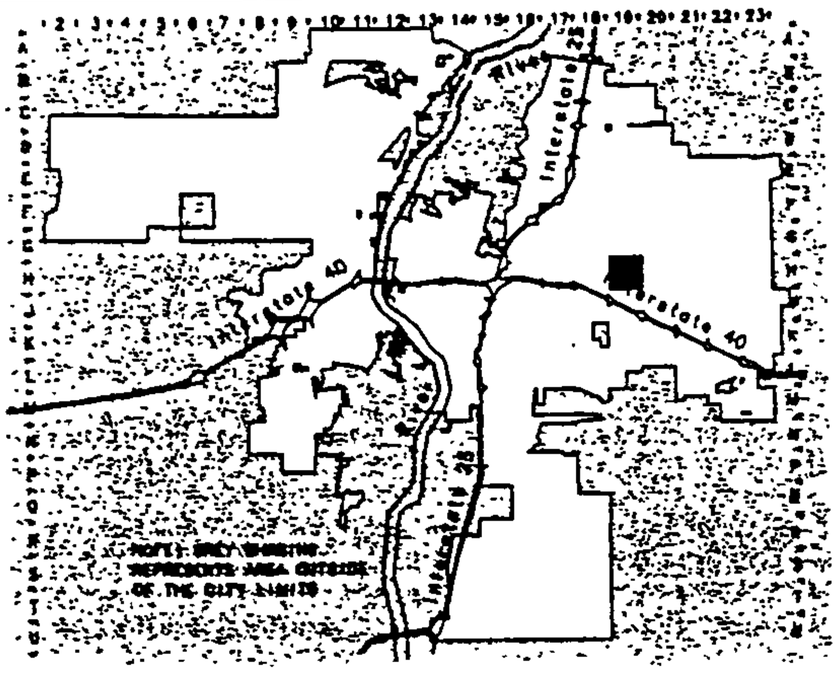
|---|---|---|
| Postage | $ 1.06 | RJ PINO STA 87114 |
| Certified Fee | 2.30 | Postmark Here |
| Return Reciept Fee (Endorsement Required) | 1.75 | DEC 09 2003 |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | $ 5.11 | USPS |

Sent To: Jim Hickok
Street, Apt. No.; or PO Box No.: Sombra Del Monte NA ( R )
City, State, ZIP+4: 2709 Texas NE
Albuquerque, NM 87110

PS Form 3800, June 2002 — See Reverse for Instructions




CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# H-19-Z

Map Amended through July 19, 2001

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

❑ **SKETCH PLAT REVIEW AND COMMENT**

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

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

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

__ 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

Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

__ 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
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL IN ETZ (COUNTY)**

__ 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 showing existing land use including structures, parking, Bldg. setbacks, street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 3 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
__ Copy of CDRA comments, if a County case
__ Copy of County application, if a County case
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

❑ **AMENDMENT TO INFRASTRUCTURE LIST (...with minor changes. See note below.)**

❑ **AMENDMENT TO GRADING PLAN (...with minor changes. See note below.)**

❑ **AMENDMENT TO MINOR SUBDIVISION PRELIMINARY PLAT (See note below.)**

NOTE: These actions are for Major Subdivision infrastructure lists and grading plans with minor changes or Minor Subdivision Plats approved with final sign-off delegated.

__ 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.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

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

Applicant name (print)

Applicant signature / date

Form revised September 2000

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

Application case numbers
03DRB-_____-02089
_____-_____-_____
_____-_____-_____

12/9/03
Planner signature / date

Project # 1003011

**Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-02089 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)

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Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 22, 2003.**

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**CITY OF ALBUQUERQUE**

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**Project # 1000196**
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN,** zoned SU-1 for C-1, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)

**Project # 1000440**
03DRB-02096 Major-Vacation of Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)

**Project # 1001901**
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02097 Major-Vacation of Public Easements

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **VERANDA STREET PROPERTIES,** zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL NW containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)

**Project # 1002984**
03DRB-02101 Major-Vacation of Pub Right-of-Way
03DRB-02103 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for lot(s) 9, 10, 17 & 18, Block 7, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002194] (E-10)

**SEE PAGE 2 . . .**

**City of Albuquerque**
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
**PLANNING DEPARTMENT**

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

**PAGE 2**

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03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-02089 Minor-Prelim&Final Plat Approval

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**SEE PAGE 2 . . .**

# City of Albuquerque

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5601 DOMINGO RD NE
ALBUQUERQUE NM 87108

BRO-601 871082020 1N 12 12/29/03
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03DRB-02088 Major-Vacation of Pub Right-of-Way
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ALBUQUERQUE
SEAL
NEW MEXICO
1706

**City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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ALBUQUERQUE NM 87102

87102+2008 1293

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**SEE PAGE 2 . . .**

**City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**PLANNING DEPARTMENT**

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12/24.

87103/1293

#100 3011 4/13/05

Evelyn Fetterer
- Lives N.A.
- Worried about extra traffic in neighborhood on Rodgers

J. Hartman - work w/ T.O. to get a speed W. Gallegos bumps w/ Wallmarts plans for roundabouts

Donna Yetter
- Wants on Wyoming. People cut thru neighborhood. Speed bump.

J.N. → work w/ T.O.
W.G.

Louis Alonzo
- owner of Hoffmantown S.C. 50yrs there
- visibility for tenants/

WG → issue of access also

Joe Wertz
- legal counsel for Hoffmantown

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Victor Circle
Project # 1003011
05DRB-00439 Major-Vacation of Pub
Right of Way

Dear Ms. Matson:

This letter is being sent to voice concern over the vacation of Victor Circle and more importantly, the intent of the City as to the disposition of the real property that is now Victor Circle.

It is unclear what the City is proposing as to the ownership and use of the vacated property. However, in the DRB Public Hearing Notice, it is noted that the City of Albuquerque is listed as the 'agent' for BrakeMasters, Inc. This appears to indicate that Hoffmantown Shopping Center may not have been considered as a recipient and that BrakeMasters may be the sole intended recipient of this vacated property.

As a tenant of Hoffmantown Shopping Center, we are expressing our concerns over the potential issue of lessened visibility and exposure from the closing of Victor Circle. While we understand the intersection improvements may be in the best interest of the driving public, we contend that the interests of the 36 tenants of both Hoffmantown and Hoffmantown Square Shopping Centers must also be protected. Tenants of Hoffmantown have enjoyed the visibility and exposure for over 50 years and that should go into the City's consideration of how they dispose of the real property that is currently Victor Circle.

As business owners and tax paying citizens of the City of Albuquerque, we respectfully request that the above-referenced issues are given due weight during this process.

NEW MEXICO MUSIC WORK INC
Business Name

8208 MENAUL NE
Business Address

MARTI STONE
Owner Name

Marti Stone 4-9-05
Signature and Date

1003011

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

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CHARLIES Front & BACK DOORS
Business Name

8224 MENAUL AVE
Business Address

L. B ELLIS
Owner Name

4/8/05
Signature and Date

RECEIVED
APR 12 2005
HYDROLOGY SECTION

C/ G INC
8224 MSNAU NE
ABQ, NM
87110

ALBUQUERQUE NM 870
PM
09 APR
2005

MS Sharon Matson, Chairperson
Development Review Board (DRB)
City of ABQ
P/O Box 1293
ABQ NM
87103

87103+1293

1003011

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

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BULLSEYE GOLF
Business Name

8212 MENAUL N.E.
Business Address

ROBERT SCOTT
Owner Name

4/11/05
Signature and Date

RECEIVED
APR 12 2005
HYDROLOGY SECTION

# City of Albuquerque

# DEVELOPMENT REVIEW APPLICATION

| | Supplemental form |
|---|---|
| **SUBDIVISION** | **S** |
| ___ Major Subdivision Plat | |
| ✓ Minor Subdivision Plat | |
| ✓ 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** | **Z** |
| ___ Annexation & Zone Establishment | |
| ___ Sector Plan | |
| ___ Zone Change | |
| ___ Text Amendment | |
| ___ Special Exception | **E** |
| **APPEAL / PROTEST of...** | **A** |
| ___ Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC | |

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

**APPLICANT INFORMATION:**

NAME: HUFFMANTOWN, INC PHONE: 856-2726

ADDRESS: 10 TRAMWAY LOOP NE 87122 FAX: 856-6335

CITY: ABQ STATE NM ZIP 87122 E-MAIL:

Proprietary interest in site: Owner

AGENT (if any): SURV-TEK INC. PHONE: 897-3366

ADDRESS: 5643 Paradise Blvd NW. FAX: 897-3377

CITY: ABQ STATE NM ZIP 87114 E-MAIL: hugo@swcp.com

**DESCRIPTION OF REQUEST:** VACATION OF Public OF Right-A-Way Preliminary & Final Plat.

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

Lot or Tract No. A Thru G. Block: 4-A Unit:

Subdiv. / Addn. HUFFMANTOWN SHOPPING Center Inez Addition

Current Zoning: C-2 & P Proposed zoning: Same.

Zone Atlas page(s): K-13 H-19 No. of **existing** lots: 7 No. of **proposed** lots: 1

Total area of site (acres): 4.52 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A

UPC No. 101905949124143204 MRGCD Map No. N/A.

LOCATION OF PROPERTY BY STREETS: On or Near: Menaul Blvd NE

Between: Inez Drive NE and Victor Circle 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.): 03DRB-01672 Sketch. S(3) ZA-78-240, ZA 90 18, V-37 Z1163 DRB 10311

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

SIGNATURE DATE 12-9-03

(Print) Hugo Dedrick ___ Applicant ✓ Agent

**FOR OFFICIAL USE ONLY** Form revised September 2000

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

| Application case numbers | | | Action | S.F. | Fees |
|---|---|---|---|---|---|
| 03DRB | - | 02088 | VPE-OW | ✓ | $ 300 (a) |
| 03DRB | - | 02089 | P+F | S(3) | $ 215 (b) |
| | - | | | | $ |
| | - | | | | $ |
| | - | | | | $ 75 (c) |
| | | | | | Total |
| | | | | | $ ~~375 (d)~~ 590 (d) |

Hearing date Jan. 7, 2004

12/8/03
Planner signature / date

**Project #** 1003011

**FORM V:** SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE OF SUBDIVISION DESIGN STANDARDS**

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☑ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement or right-of-way (folded to fit into an 8.5" by 14" pocket) **24** copies
__ 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)
__ Any original and/or related file numbers are listed on the cover application

Vacation expires after one year, unless recorded on a plat.
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 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

Vacation expires after one year, unless recorded on a plat.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

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

Lindsay Dedrick
Applicant name (print)

Applicant signature / date

Form revised September 2000

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

Application case numbers
03DRB-_____-02088
_____-_____-_____
_____-_____-_____

Planner signature / date 12/9/03

Project # 1003011

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

__ Scale drawing of the proposed subdivision (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Scaled site plan showing existing land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

__ 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
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

__ 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
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

☑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL IN ETZ (COUNTY)**

✓ 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 showing existing land use including structures, parking, Bldg. setbacks, street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **3** 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
N/A Copy of CDRA comments, if a County case
N/A Copy of County application, if a County case
N/A 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

☐ **AMENDMENT TO INFRASTRUCTURE LIST (...with minor changes. See note below.)**

☐ **AMENDMENT TO GRADING PLAN (...with minor changes. See note below.)**

☐ **AMENDMENT TO MINOR SUBDIVISION PRELIMINARY PLAT (See note below.)**

NOTE: These actions are for Major Subdivision infrastructure lists and grading plans with minor changes or Minor Subdivision Plats approved with final sign-off delegated.

__ 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.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

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

Mario Dedrick
Applicant name (print)

Applicant signature / date

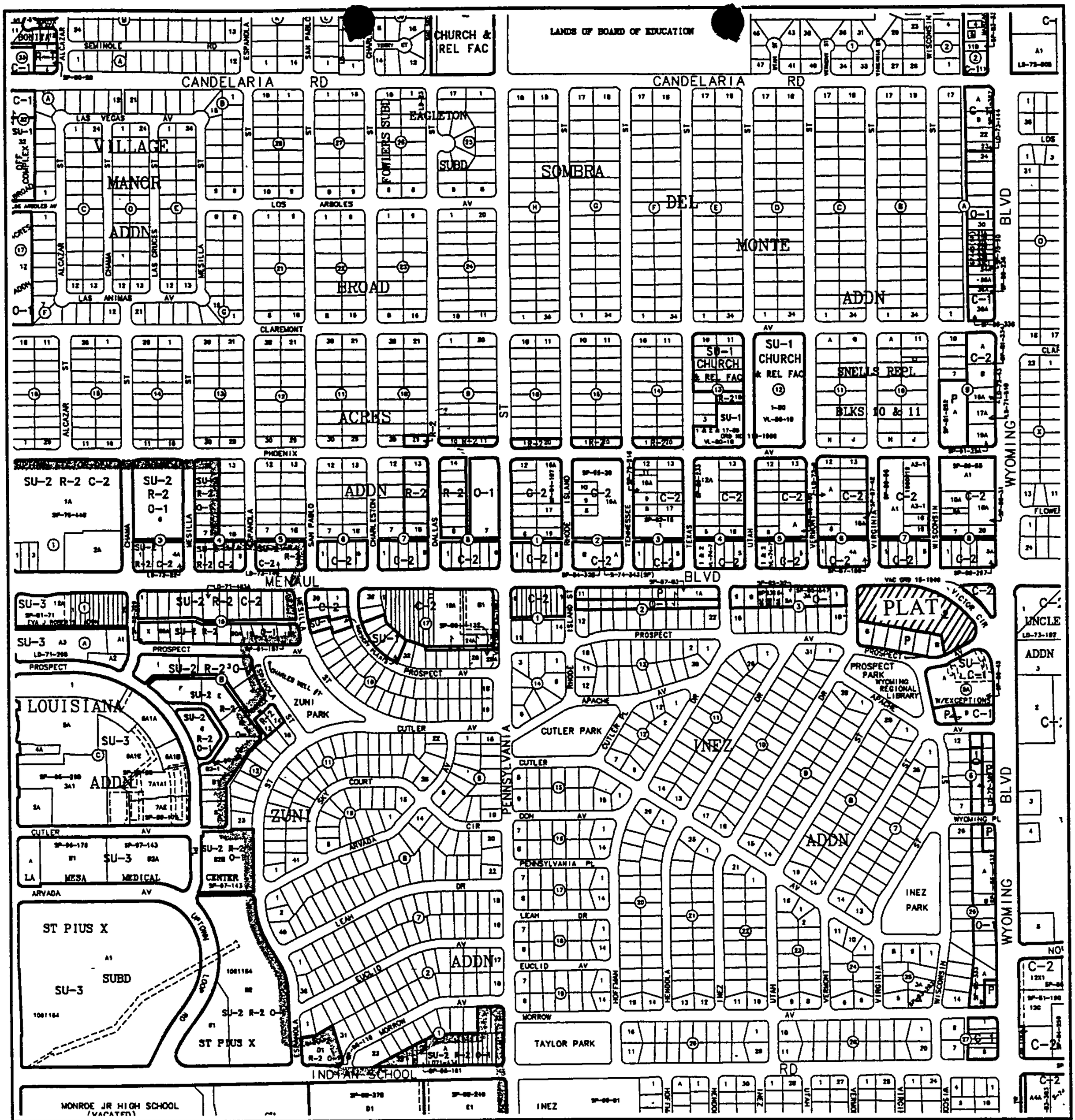
Form revised September 2000

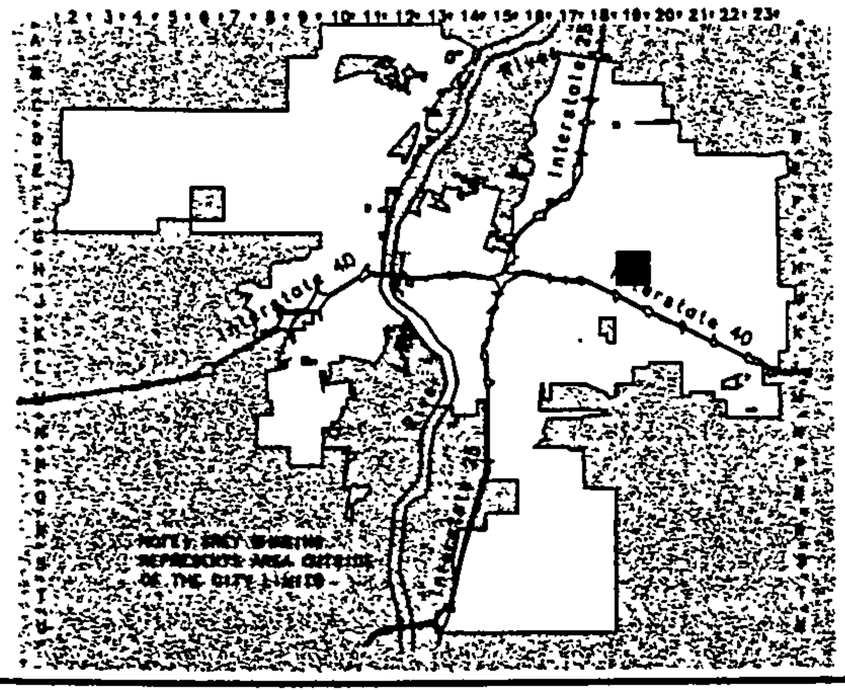
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
03DRB-_____-02089
_____-_____-_____
_____-_____-_____

Planner signature / date 12/9/03

Project # 1003011




CITY OF
Albuquerque

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# H-19-Z

Map Amended through July 19, 2001

SURV-TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

December 8, 2003

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Tract A, Hoffmantown Shopping Center, City of Albuquerque, Bernalillo County, New Mexico (Being a replat of Lots A thru G and vacated alley within Block 4-A of the Inez Addition; together with a vacated portion of Victor Circle NE ).
Zone Atlas page A-19-Z.

The owners of the above described real estate, Hoffmantown, Inc., are hereby filing application with the City of Albuquerque Development Review Board for: a). Vacation of a Southwesterly portion of Public right of way for Victor Circle N.E. And b). Preliminary and Final plat approval to show said Vacation of a Southwesterly portion of Public right of way for Victor Circle N.E. and combine existing Lots A thru G and vacated alley within Block 4-A of the Inez Addition into one (1) tract.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

ALVARADO
REALTY COMPANY
RECREATIONAL & PROPERTY MANAGEMENT & DEVELOPMENT

November 10, 2003

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Hoffmantown, Inc., for the purpose of re-platting Lots A thru G and vacated alley within Block 4-A of the Inez Addition and Vacation of a Southwesterly portion of Public right of way for Victor Circle N.E., City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Louis Abruzzo, President
Hoffmantown, Inc., a New Mexico Corporation
10 Tramway Loop NW
Albuquerque, New Mexico 87122

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

**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.

December 9, 2003

Margo
Surv Tek, Inc.
5643 Paradise Blvd. NW/87114
Phone: 897-3366/Fax: 897-3377

Dear Margo:

Thank you for your inquiry of **December 9, 2003** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, HOFFMANTOWN SHOPPING CENTER,** zone map **HG3 -19.**

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

## SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

# 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: **12/09/03** Time Entered: **9:40 a.m.** ONC Rep. Initials: **SW**

# "Attachment A"

Margo, Surv Tek, Inc.
Zone Map: H-19

**HOFFMANTOWN N.A.** (R)
***Kathy White**
8823 Phoenix NE/87112 296-3541 (h)
Pearlene Dawson
9006 Candelaria NE/87112 298-2240 (h)

**INEZ N.A.** (R)
***Evelyn B. Feltner**
2014 Utah St. NE/87110 271-9027 (h)
Gary F. Strahan
2211 Hoffman Dr. NE/87110 299-0486 (h)

**NORTH EASTERN ASSOC. OF RESIDENTS** (R)
***Barry M. Schwartz**
2016 Somervell NE/87112 294-1113 (h)
Carol Skiba
2019 Somervell St. NE/87112 275-9009 (h)

**SOMBRA DEL MONTE N.A.** (R)
Jim Hickok
2729 Texas NE/87110 275-3910 (h)
Ray E. Leverich
2709 Texas NE/87110 294-7540 (h)

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.**

**********
*** TX REPORT ***
**********

TRANSMISSION OK

| | | |
|---|---|---|
| TX/RX NO | 0539 | |
| CONNECTION TEL | | 98973377 |
| SUBADDRESS | | |
| CONNECTION ID | | |
| ST. TIME | 12/24 08:43 | |
| USAGE T | 00'36 | |
| PGS. | 1 | |
| RESULT | OK | |

DONE
12-10-03 LRD

APPLICATION NO. 03DRB-02087 | PROJECT NO. 1001876
PROJECT NAME ACEQUIA ESCONDIDA
EPC APPLICATION NO.
APPLICANT / AGENT SURV-TEK Inc | PHONE NO. 897-3366
ZONE ATLAS PAGE H-13 mango → FAX 897-3377
(SDP for SUB), (SDP for BP), (FINAL PLAT), (MASTER DEV PLAN), (IR), (AA)

# ONE STOP COMMENT FORM LOG

| TRANSPORTATION DEV (505) 924-3990 | | DATE |
|---|---|---|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED HG | DATE 12-12-03 | |

COMMENTS:

| UTILITY DEV (505) 924-3989 | | DATE |
|---|---|---|
| PLANS DISAPPROVED | DATE 12/2/03 | DATE |
| PLANS APPROVED | DATE 12/16/03 | |

COMMENTS:
Need to provide recently revised Plat with revised water & meter easements.

| HYDROLOGY DEV (505) 924-3986 | | DATE |
|---|---|---|
| PLANS DISAPPROVED BLB | DATE 12/19/03 | DATE |
| PLANS APPROVED | DATE | |

COMMENTS:
- SIA not submitted

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax. 505-897-3377 E-mail hugg @ swcp.com

**AMENDED December 23, 2003**

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

SOMBRA DEL MONTE N.A. (R)
2709 Texas NE
Albuquerque, New Mexico 87110

Attention:Ray E. Leverich

Re: TRACT A, HOFFMANTOWN SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page H-19)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for a, Vacation of a southwesterly portion of Public right of way for Victor Circle N.E. and b). Preliminary and Final Plat approval to show said Vacation of a Southwesterly portion of Public right of way for Victor Circle N.E. and combine existing Lots A thru G and vacated alley within Block 4-A of the Inez Addition into one (1) tract, as shown on the previously mailed (December 9, 2003) proposed plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact: Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

AMENDED December 23, 2003

## CERTIFIED MAIL - RETURN RECEIPT REQUESTED

SOMBRA DEL MONTE N.A. (R)
2729 Texas NE
Albuquerque, New Mexico 87110

Attention: Jim Hickok

Re: TRACT A, HOFFMANTOWN SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page H-19)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for a, Vacation of a southwesterly portion of Public right of way for Victor Circle N.E. and b). Preliminary and Final Plat approval to show said Vacation of a Southwesterly portion of Public right of way for Victor Circle N.E. and combine existing Lots A thru G and vacated alley within Block 4-A of the Inez Addition into one (1) tract, as shown on the previously mailed (December 9, 2003) proposed plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact: Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax. 505-897-3377 E-mail. hugg @ swcp.com

**AMENDED December 23, 2003**

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

North Eastern Assoc. Of Residents N.A. (R)
2019 Somervell NE
Albuquerque, New Mexico 87112

Attention: Carol Skiba

Re: TRACT A, HOFFMANTOWN SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page H-19)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for a, Vacation of a southwesterly portion of Public right of way for Victor Circle N.E. and b). Preliminary and Final Plat approval to show said Vacation of a Southwesterly portion of Public right of way for Victor Circle N.E. and combine existing Lots A thru G and vacated alley within Block 4-A of the Inez Addition into one (1) tract, as shown on the previously mailed (December 9, 2003) proposed plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact: Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg

SURV TEK, INC.

# Fax

**Subject:** DRB 1003011 **Date:** 12-24-03

**To:** Sherrow Hautzenroder **Attn:** Planning

**Phone:** **Fax:** 924-3864

**From:** Marge **Pages:** 11

☐ **Urgent** ☐ **For Your Use** ☐ **For Your Files** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply**

● Comments:

Per our conversation - IF you have any ?? Pls. call me at 933-4548.

Merry Christmas,

Marge

5643 Paradise Boulevard NW • Albuquerque, New Mexico 87114
Phone: (505) 897-3366 • Fax: (505) 897-3377 • E-Mail: hugg@swcp.com

Kathy

Hoffmantown Shopping Center
Hudson Homes letter

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

COTTONWOOD STATION ALBUQUERQUE NM 87181 Postmark Here 12/23

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Kathy White
Hoffmantown N.A. (R)
8823 Phoenix NE
Albuquerque, NM 87112

PS Form 3800, June

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

COTTONWOOD STATION ALBUQUERQUE NM 87181 Postmark Here 12/23

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Street, Apt. No.; or PO Box No.
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Ray E. Leverich
Sombra Del Monte N.A. (R)
2709 Texas NE
Albuquerque, NM 87110

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

COTTONWOOD STATION ALBUQUERQUE NM 87181 Postmark Here 12/23

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Jim Hickok
Sombra Del Monte N.A. (R)
2729 Texas NE
Albuquerque, NM 87110

PS Form 3800,

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

Postmark Here 12/23

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City, State, ZIP+4

Carol Skiba
North Eastern Assn of Residents (
2019 Somervell St NE
Albuquerque, NM 87112

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

Postmark Here 12/23

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZI

Gary F. Strahan
Inez N.A. (R)
2211 Hoffman Dr NE
Albuquerque, NM 87110

PS Form 3800,

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

7003 2260 0005 8321 9080

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

Postmark Here 12/23

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Evelyn B. Feltner
Inez N.A. (R)
2014 Utah St NE
Albuquerque, NM 87110

PS Form 3800, J

7003 2260 0005 8321 9103

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com
OFFICIAL USE

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

Postmark Here

Sent To
Barry M. Schwartz
Street, Apt. No.; or PO Box No.
North Eastern Assn of Residents (R
City, State, ZIP+
2016 Somervell NE
Albuquerque, NM 87712

PS Form 3800,

7003 2260 0005 8321 9073

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

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

Postmark Here

Sent To
Pearlene Dawson
Street, Apt. No.; or PO Box No.
Hoffmantown N.A. (R)
City, State, ZIP+
9006 Candelaria NE
Albuquerque, NM 87112

PS Form 3800,

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

AMENDED December 23, 2003

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

HOFFMANTOWN N.A. (R)
8823 Phoenix NE
Albuquerque, New Mexico 87112

Attention: Kathy White

Re: TRACT A, HOFFMANTOWN SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page H-19)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for a, Vacation of a southwesterly portion of Public right of way for Victor Circle N.E. and b). Preliminary and Final Plat approval to show said Vacation of a Southwesterly portion of Public right of way for Victor Circle N.E. and combine existing Lots A thru G and vacated alley within Block 4-A of the Inez Addition into one (1) tract, as shown on the previously mailed (December 9, 2003) proposed plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact: Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

**AMENDED December 23, 2003**

## CERTIFIED MAIL - RETURN RECEIPT REQUESTED

HOFFMANTOWN N.A. (R)
9006 Candelaria NE
Albuquerque, New Mexico 87112

Attention: Pearlene Dawson

Re: TRACT A, HOFFMANTOWN SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page H-19)

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Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

**AMENDED December 23, 2003**

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Inez N.A. (R)
2014 Utah St NE
Albuquerque, New Mexico 87110

Attention: Evelyn B. Feltner

Re: TRACT A, HOFFMANTOWN SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page H-19)

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Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

**AMENDED December 23, 2003**

## CERTIFIED MAIL - RETURN RECEIPT REQUESTED

North Eastern Assoc. Of Residents N.A. (R)
2016 Somervell NE
Albuquerque, New Mexico 87112

Attention: Barry M. Schwartz

Re: TRACT A, HOFFMANTOWN SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page H-19)

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Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

AMENDED December 23, 2003

## CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Inez N.A. (R)
2211 Hoffman Drive NE
Albuquerque, New Mexico 87110

Attention: Gary F. Strahan

Re: TRACT A, HOFFMANTOWN SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page H-19)

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If you have any questions or comments on this matter please contact: Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg

**********
*** RX REPORT ***
**********

RECEPTION OK

| | |
|---|---|
| TX/RX NO | 8072 |
| CONNECTION TEL | 5058973377 |
| SUBADDRESS | |
| CONNECTION ID | |
| ST. TIME | 12/24 08:06 |
| USAGE T | 03'08 |
| PGS. | 11 |
| RESULT | OK |

ONE STOP SHOP • • • FRONT COUNTER

City of Albuquerque • Planning Department

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

# PAID RECEIPT

**APPLICANT NAME** Huffmantown, Inc.

**AGENT** Suru Tek

**ADDRESS** 5643 Paradise Blvd

**PROJECT NO.** 1003011

**APPLICATION NO.** 03DRB 02088 / 02089

$ 515.00 441006 / 4983000 ( DRB Cases )

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

$ 75.00 441018 / 4971000 ( Notification )

---

$ 590.00 Total amount due

---

THIS DOCUMENT HAS VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES AND A TRUE DOCUCHECK™ WATERMARK

SURV-TEK, Inc.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

FIRST STATE BANK 95-145/1070 23641

12-9-03

PAY TO THE ORDER OF City of Albuquerque $ 590.00

Five hundred and Ninety + 00/100 DOLLARS

MEMO Huffmantown Supergate

3BH-1LCB

Thank You

Activity 4971000 J24 Misc $75.00 Trans Amt $590.00 Fund 1070 WS# 007 TRANS# 0045 TRSLJS 10/28/03 11:12PM CK $590.00 CHANGE $0.00 Acct# 4983000 $515.00 LOC: ANNX

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

***DUPLICATE*** City Of Albuquerque Treasury Division 12/09/2003 WS# 007 TRANS# 0045

AUTHORIZED SIGNATURE

THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

"023641" 1:107001452: 00136548" 441018 Fund 0000

Activity 4971000 TRSLJS

Trans Amt $590.00

J24 Misc $75.00

CK $590.00

CHANGE $0.00

MP

countercopy doc

# 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 Dec 23 To Jan. 7. 2004

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.

_____ 12-9-03
(Applicant or Agent) (Date)

I issued 3 signs for this application, 12/9/03 (Date), _____ (Staff Member)

**DRB PROJECT NUMBER:** 1003011

Rev. 5/9/03

# *DEVELOPMENT REVIEW BOARD*

# *TRANSPORTATION DEVELOPMENT*

## *Standard Comment Sheet*

**DRB-** 1003011 **Item No.** 17 **Zone Atlas** H-13

**DATE ON AGENDA**

**INFRASTRUCTURE REQUIRED** ( )YES ( )NO

**CROSS REFERENCE:** _____

_____

**TYPE OF APPROVAL REQUESTED:**

(X) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT

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

( ) SITE PLAN FOR BUILDING PERMIT

| No. | Comment |
|---|---|
| ☐ | |

**If you have any questions or comments please call** ~~Richard Dourte~~ (MELISSA) GALLEGOS **at 924-~~3990~~ 3991. Meeting notes:**

(1) ARE THERE ANY X-ACCESS EASEMENTS IN PLACE?

(2) NEED RADIUS INFORMATION @ CORNERS

(3) NEED SKETCH SHOWING X-SECTION (EXISTING & PROPOSED) OF VICTOR CIRCLE

(4) NEED TRAFFIC STUDY JUSTIFYING REDUCTION OF X-SECTION FOR VARIANCE ACTION

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: 1003011** **AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

REV/CMT:(**x**) APP:() 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**: October 15, 2003

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

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**Development Review Board**
**October 15, 2003 Comments**

**ITEM #** 17

**PROJECT #** 1003011 **APPLICATION #** 03DRB-01672

**RE: Inez Addition, Lots, A-g, Block 4-A/sketch plat**

From the exhibit provided, it's difficult to ascertain what is proposed for vacation. Because it appears to include a portion of Victor Circle, NE, Planning defers to Transportation for their comments.

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

# City of Albuquerque

# DEVELOPMENT REVIEW APPLICATION

Supplemental form (S)

**SUBDIVISION**

- ____ Major Subdivision Plat
- ✓ Minor Subdivision Plat SKETCH
- ____ 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 Z

**ZONING**

- ____ Annexation & Zone Establishment
- ____ Sector Plan
- ____ Zone Change
- ____ Text Amendment
- ____ Special Exception E

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

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

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

**APPLICANT INFORMATION:**

NAME: HOFFMANTOWN, INC. PHONE: 856-2726
ADDRESS: 10 TRAMWAY LOOP NE 87122 FAX: 856 6335
CITY: ALBUQ STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 5643 PARADISE BLVD NW FAX: 897-3377
CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: hugg@swcp.com
**DESCRIPTION OF REQUEST:** SKETCH PLAT REVIEW AND COMMENT

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

Lot or Tract No. LOTS A THRU G Block: 4-A Unit: —
Subdiv. / Addn. INEZ ADDITION
Current Zoning: C-2 & P Proposed zoning: SAME
Zone Atlas page(s): H-13 No. of **existing** lots: 7 No. of **proposed** lots: 1
Total area of site (acres): 4.52 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A
UPC No. 101905949124143204 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or ~~Near:~~ MENAUL BLVD NE
Between: INEZ DRIVE NE and VICTOR CIRCLE 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.): ZA-78-240 ZA-90-18, V-370, Z-1163

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

SIGNATURE [signature] DATE 9/25/03
(Print) RUSS HUGG ___ Applicant ✓ Agent

**FOR OFFICIAL USE ONLY** Form revised September 2000

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 03DRB - ____ - 01672 | Sketch | $ 0.00 | |
| ____ - ____ - ____ | ____ | ____ | $ ____ |
| ____ - ____ - ____ | ____ | ____ | $ ____ |
| ____ - ____ - ____ | ____ | ____ | $ ____ |
| ____ - ____ - ____ | ____ | ____ | $ ____ |
| | | | Total $ 0.00 |

Hearing date October 15th 03

[signature] 10/2/03
Planner signature / date

**Project #** 1003011

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

☑ **SKETCH PLAT REVIEW AND COMMENT**

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- ___ 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

Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- ___ 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
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL IN ETZ (COUNTY)**

- ___ 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 showing existing land use including structures, parking, Bldg. setbacks, street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **3** 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
- ___ Copy of CDRA comments, if a County case
- ___ Copy of County application, if a County case
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

☐ **AMENDMENT TO INFRASTRUCTURE LIST (...with minor changes. See note below.)**

☐ **AMENDMENT TO GRADING PLAN (...with minor changes. See note below.)**

☐ **AMENDMENT TO MINOR SUBDIVISION PRELIMINARY PLAT (See note below.)**

NOTE: These actions are for Major Subdivision infrastructure lists and grading plans with minor changes or Minor Subdivision Plats approved with final sign-off delegated.

- ___ 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.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

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

ANTONIO SILVA FOR RUSS HUGG
Applicant name (print)

Antonio T. 10/2/03
Applicant signature / date

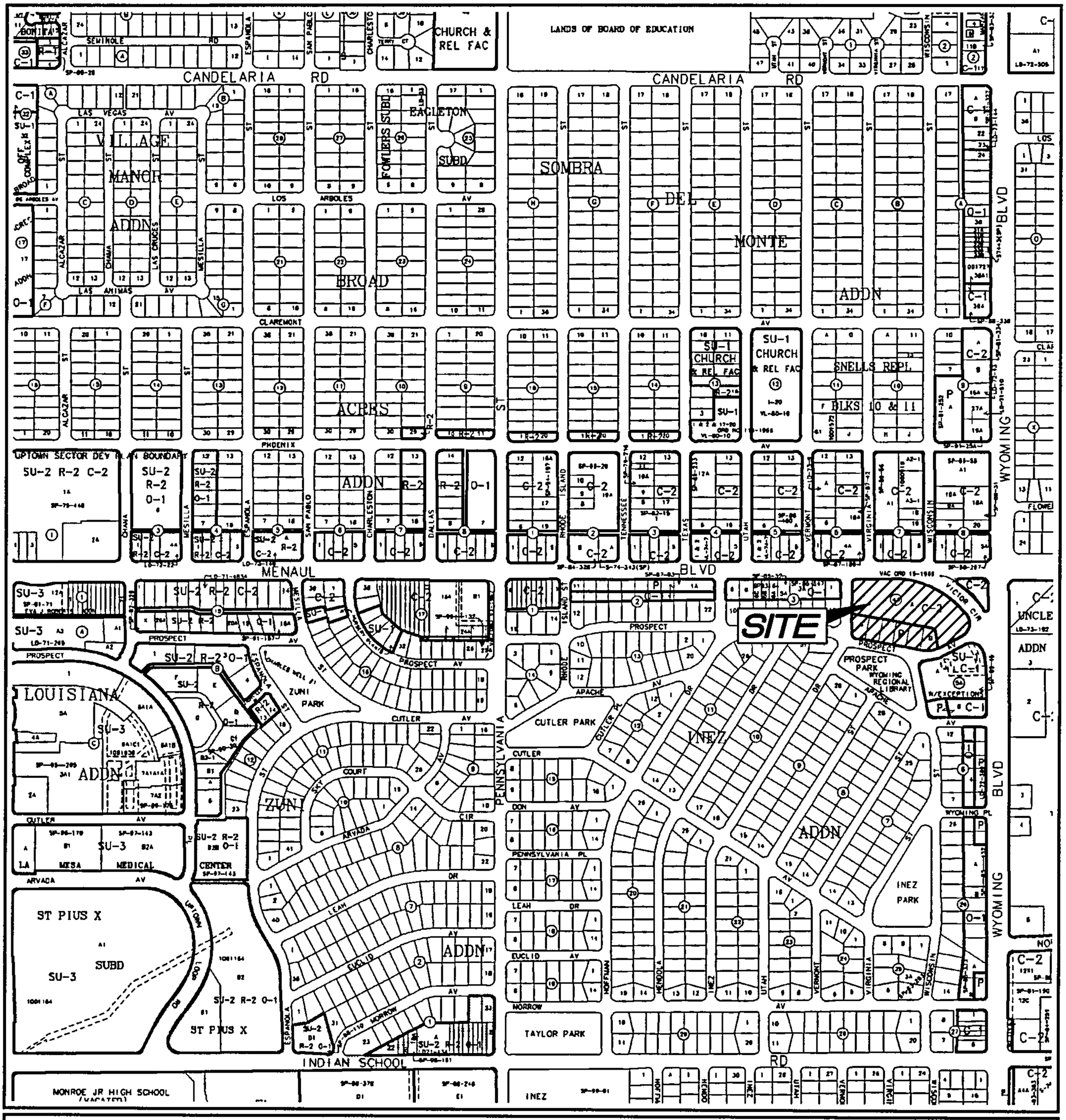
Form revised September 2000

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

Application case numbers
03DRB - ____ - 01672
____ - ____ - ____
____ - ____ - ____

[illegible] 10/2/03
Planner signature / date

Project # 1003011


CANDELARIA RD
LANDS OF BOARD OF EDUCATION
CHURCH & REL FAC
VILLAGE MANOR ADDN
BROAD
SOMBRA
DEL MONTE ADDN
EAGLETON SUBD
FOWLERS SUBD
ACRES
SNELLS REPL
BLKS 10 & 11
SU-1 CHURCH & REL FAC
C-2
UPTOWN SECTOR DEV PLAN BOUNDARY
SU-2 R-2 C-2
SU-2 R-2 O-1
ADDN
MENAUL BLVD
SITE
PROSPECT
LOUISIANA ADDN
SU-3
ZUNI PARK
CUTLER PARK
INEZ ADDN
INEZ PARK
PROSPECT PARK
WYOMING REGIONAL LIBRARY
WYOMING BLVD
ST PIUS X
SUBD
SU-2 R-2 O-1
ST PIUS X
INDIAN SCHOOL
TAYLOR PARK
MONROE JR HIGH SCHOOL (VACATED)
INEZ
UNCLE ADDN
SEMINOLE RD
LOS ARBOLES AV
CLAREMONT
PHOENIX
ARVADA AV
LEAH DR
EUCLID AV
MORROW
PENNSYLVANIA
APACHE
CUTLER AV
CUTLER COURT
WYOMING PL
VAC ORD 15-1988
SU-3 MESA MEDICAL CENTER
SU-2 R-2 O-1 CENTER
ALCAZAR
LAS VEGAS AV
LAS ANIMAS AV
LAS CRUCES
MESILLA
CHAMA
ESPANOLA
SAN PABLO
CHARLESTON
DALLAS
RHODE ISLAND
TENNESSEE
TEXAS
UTAH
VERMONT
VIRGINIA
WISCONSIN
HENDOLA
HOFFMAN
INTERSTATE 25
INTERSTATE 40
RIVER
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
GRAPHIC SCALE IN FEET
250 0 750 1000
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
H-19-Z
Map Amended through August 01, 2003

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

September 22, 2003

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Hoffmantown Shopping Center (comprising Lots A thru G, Block 4-A, Inez Addition), City of Albuquerque, Bernalillo County, New Mexico. Zone Atlas Page H-19-Z.

The owner of the above captioned property, Hoffman Town, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: Sketch Plat Review and Comment on the above captioned project.

Said subdivision proposes to Vacate a portion of Victor Circle NE right of way and combine with the seven (7) existing lots into one tract.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.