

Done 5/10/04 P.C.S.

APPLICATION NO. 04 DRB - 00708	PROJECT NO. 1003113
PROJECT NAME Rebo into	
EPC APPLICATION NO.	
APPLICANT / AGENT Darrell Rathner	PHONE NO. 298-7709
ZONE ATLAS PAGE J.23	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
<b>RTF ONE STOP COMMENT FORM LOG</b>	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
BLB	5/11/04	
PLANS APPROVED	DATE	DATE
BLB	6/22/04	
COMMENTS:		
= Need application # of vacation action		
= Real property management signature		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
RTF	5/12/04	
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
H/G	5-12-04	
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
A.S.	5/12/04	
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
Missing file simple title		
Agent - L.M. b/22/04 Jan		
RTF approval info. BH		

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003113

Subdivision Name Rebonito, Elk Cr, 4A

Surveyor Mike Beyer

Company/Agent BEAR company

Contact Person Darrell Katchum Phone # 298-7709 email \_\_\_\_\_

DXF Received Date: 5/10/04

Hard-Copy Date: 5/10/04

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

Fabian M. Gpt

5/10/04

Approved

Date

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

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

AGIS Use Only		
Copied cov <u>3113</u> to agiscov.	Date: <u>5/10/04</u>	Contact person Notified on: <u>5/10/04</u>



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 31, 2003, 09:00 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                      Adjourned:  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000844**  
03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712](C-19)  
**A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.**
  
2. **Project # 1000875**  
03DRB-02004 Major-Vacation of Public Easements  
03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
  
3. **Project # 1002051**  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements

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

4. **Project # 1002518**  
03DRB-02014 Major-Vacation of Pub  
Right-of-Way  
03DRB-02015 Major-Vacation of Public  
Easements  
03DRB-02016 Minor-Amnd Prelim Plat  
Approval
- COMMUNITY SCIENCES CORPORATION agent(s) for THOMAS & MARGARET KRYFKO, TEDDY & BARBARA POLK & GWENDOLYN VANDAMME request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-2, located on DECKER AVE. NW, between GLENWOOD ROAD NW and TRELIS DR. NW containing approximately 1 acre(s). (G-12)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE AMENDED FINAL PLAT WAS APPROVED.**
5. **Project # 1003113**  
03DRB-01995 Major-Vacation of Public  
Easements
- DARRELL RATCHNER request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO SUBDIVISION**, zoned R-1, located on WELLS DR. NE, between INDIAN SCHOOL RD. NE and HAINES NE containing approximately 1 acre(s). [REF: DRB-94932, V-87-71] (J-23)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **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 ] (C-10)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-7-04**

7. **Project # 1001753**  
03DRB-01999 Minor-Sidewalk Waiver  
03DRB-01998 Minor-Subd Design  
(DPM) Variance  
03DRB-01884 Major-Preliminary Plat  
Approval

MARK GOODWIN & ASSOC agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Lot(s) 1 & 2-11, Block(s) 11, **N ABQ ACRES TR 1 UNIT 3**, zoned R-D 3du/Acre, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 03DRB-01884 ] (B-19)

**WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10/30/03 THE PRELIMINARY PLAT WAS APPROVED. CONDITION: FLORENCE PRELIMINARY WALL DESIGN IS APPROVED BEFORE FINAL PLAT APPROVAL.**

8. **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. OF TR. 4, BLACK RANCH**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928 ] (C-09)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-7-04**

9. **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). (C-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-7-04**

10. **Project # 1003111**  
03DRB-02079 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-01987 Minor-Vacation of  
Private Easements  
03DRB-01988 Minor-Temp Defer  
SDWK  
03DRB-01986 Major-Preliminary Plat  
Approval  
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57 (EPC SP) ] (E-11)  
**THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF TO PLANNING FOR EPC CASE PLANNER INITIALS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A TEMPORARY DEFERRAL OF SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-21-03 AND THE INFRASTRUCTURE LIST DATED 12-31-03. THE PRELIMINARY PLAT WAS APPROVED.**

- 10 B.**  
**Project #1002800**  
**03DRB-02152 Minor-Subd Design**  
**(DPM) Variance**  
**03-01990 Major-Preliminary Plat**  
**03-01992 Minor-Temporary Deferral**  
**SDWK**

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Tract(s) 1, **NORTH ALBUQUERQUE ACRES**, zoned RD 3 du/ac, located on MODESTO AVE. NE, between GLENDALE AVE. and WYOMING BLVD. NE containing approximately 14 acre(s). (B-19)  
**THE PRELIMINARY PLAT WAS APPROVED WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN 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.**



**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 # 1003009**  
03DRB-02149 Minor-SiteDev Plan  
BldPermit/EPC
- TIERRA WEST LLC agent(s) for SANDIA FOOD GROUP request(s) the above action(s) for all or a portion of Lot(s) 2, **JEFFERSON COMMONS II**, zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 3 acre(s). [REF: Z-97-20, DRB-97-366 ] (F-17)
- THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES AND TRANSPORTATION TO REVISE UTILITY MASTER PLAN AND CHANGE DIMENSIONS FOR THE PARKING SPACES WITH AN UPDATED LANDSCAPING PLAN.**

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

12. **Project # 1001796**  
03DRB-02078 Minor-Prelim&Final Plat  
Approval
- SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25 ] (C-13)
- DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

13. **Project # 1001932**  
03DRB-02108 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOC. agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) F, **WEST RIDGE S/D , UNIT 3**, zoned SU-1 special use zone, RD (6-10 DU/AC), located on UNSER BLVD NW, between OLD OURAY RD. NW and NEW OURAY RD. NW containing approximately 14 acre(s). [REF: 02DRB-01578& 79, 02DRB-01580& 81, 03DRB-00220, 03DRB-00353, 03DRB-00577] (H-09)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION FEE AND DETACHED OPEN SPACE TABLE.**

14. **Project # 1001523**  
03DRB-02109 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for UNSER & 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 special use zone, for Light Industrial, located on UNSER BLVD NW, between LADERA DR. NW and 98TH STREET NW containing approximately 120 acre(s). [REF: 02DRB-00518, 02DRB-00621, SP 4 S/D] (H-09)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA SIGNATURE AND MINOR CORRECTIONS ON PLAT.**

15. **Project # 1000716**  
03DRB-02110 Minor-Ext of SIA for  
Temp Defer SDWK  
03DRB-02111 Minor-Extension of  
Preliminary Plat

LARRY READ & ASSOCIATES, INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, located on ALEXANDRIA AVE. NE, between EUBANK BLVD. NE and HOLBROOK NE containing approximately 1 acre(s). (D-20)

**A ONE-YEAR EXTENSION TO THE SIA FOR A TEMPORARY DEFERRAL SIDEWALK WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1002743**  
03DRB-02083 Minor-Prelim Plat  
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-77-28, 03DRB-00989 ] (F-11)

**NO ACTION TAKEN. PRELIMINARY PLAT PREVIOUSLY APPROVED.**

17. **Project # 1002771**  
03DRB-02147 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 36, **NM TOWN CO. ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on, between and containing approximately 2 acre(s). [REF: 03DRB-01036 VAC., DRB-98-253, ZA-98-342, ZA-95-36 ] (K-14)

**THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR SKETCH SHOWING CROSS SECTIONS OF STREETS. RIGHT-OF-WAY SHOULD BE 10 FEET FROM THE FACE OF THE CURB.**

18. This project heard as Item 10 B.

19. **Project # 1002992**  
03DRB-02138 Minor-Prelim Plat  
Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1- 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD. SW and CENTRAL AVE. SW containing approximately 2 acre(s). [REF: 03DRB-01623 ] (K-09)

**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

20. **Project # 1003026**  
03DRB-02099 Minor-Prelim&Final Plat  
Approval

ABQ. ENGINEERING agent(s) for INFILL SOLUTIONS (JAY REMBE) request(s) the above action(s) for all or a portion of Lot(s) POR. 2&3, **ALVARADO GARDENS SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD. NW containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12)

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10-20-03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING, AND UTILITIES FOR AGIS APPROVAL OF DXF FILE AND TRANSPORTATION FOR CLEAR SIGHT TRIANGLE. CONDITION OF FINAL PLAT: PUBLIC WATER AND SEWER EASEMENTS WILL BE SEPARATE FROM PUE. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

21. **Project # 1003156**  
03DRB-02153 Minor-Prelim&Final Plat  
Approval

C/O ROBBIN WOODALL agent(s) for RALPH & MARY LUCERO request(s) the above action(s) for all or a portion of Lot(s) 5-A, **LAURELWOOD S/D**, zoned R-D residential and related uses zone, developing area, located on SHERWOOD DR. NW, between LAURELWOOD PARKWAY NW and LAURELWOOD AVE. NW containing approximately 1 acre(s). [REF: Z-84-28, DRB-94-576, SP-94-207 ] (H-10)

**THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1003155**  
03DRB-02148 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) 35- 37, Block(s) F, **EL RANCHO GRANDE**, zoned R-LT residential zone, located on AMOLE VISTA ST SW, between CAMINO SAN MARTIN, SW and EL RANCHO DR. SW containing approximately 1 acre(s). [REF: 1001347 ] (M-09)  
**THE PRELIMINARY AND FINAL PLATS WERE APPROVED.**

23. **Project # 1003152**  
03DRB-02139 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for WILLIAM & EDNA MCIVER request(s) the above action(s) for all or a portion of Lot(s) 5& 6, Block(s) 17, **MONTEREY HILLS ADDITION**, zoned R-1 residential zone, located on SANTA CLARA AVE SE, between WELLESLEY AVE. SE and HYDER AVE. SE containing approximately 1 acre(s). [REF: ZA-75-127 ] (L-16)  
**THE PRELIMINARY AND FINAL PLAT WERE APPROVED.**

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

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1003153**  
03DRB-02140 Minor-Sketch Plat or Plan

GEORGE J. MARQUEZ SURVEYING agent(s) for LOE KORTE request(s) the above action(s) for all or a portion of Lot(s) 8-A, **WEST ALBUQUERQUE BUSINESS ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between 50TH ST. NW and 52ND ST. NW containing approximately 1 acre(s). [REF: DRB-95-408 & 495, ZA-95-199, Z-84-87 ] (K-11)  
**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

25. **Project # 1002629**  
03DRB-02124 Minor-Sketch Plat or Plan

LYLE C LOSACK agent(s) for BRENDAN T O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, **DAVIDSON EDITION**, zoned DI-2 for RT, located on 10TH ST NW, between CANDELARIA NW and containing approximately 1 acre(s). [REF: 03DRB-00683, 03DRB-01413 ] (G-14)  
**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

26. Other Matters:

Adjourned: 12:20 P.M.



**City of Albuquerque**  
CITY OF ALBUQUERQUE  
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT SERVICE  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003113**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

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

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

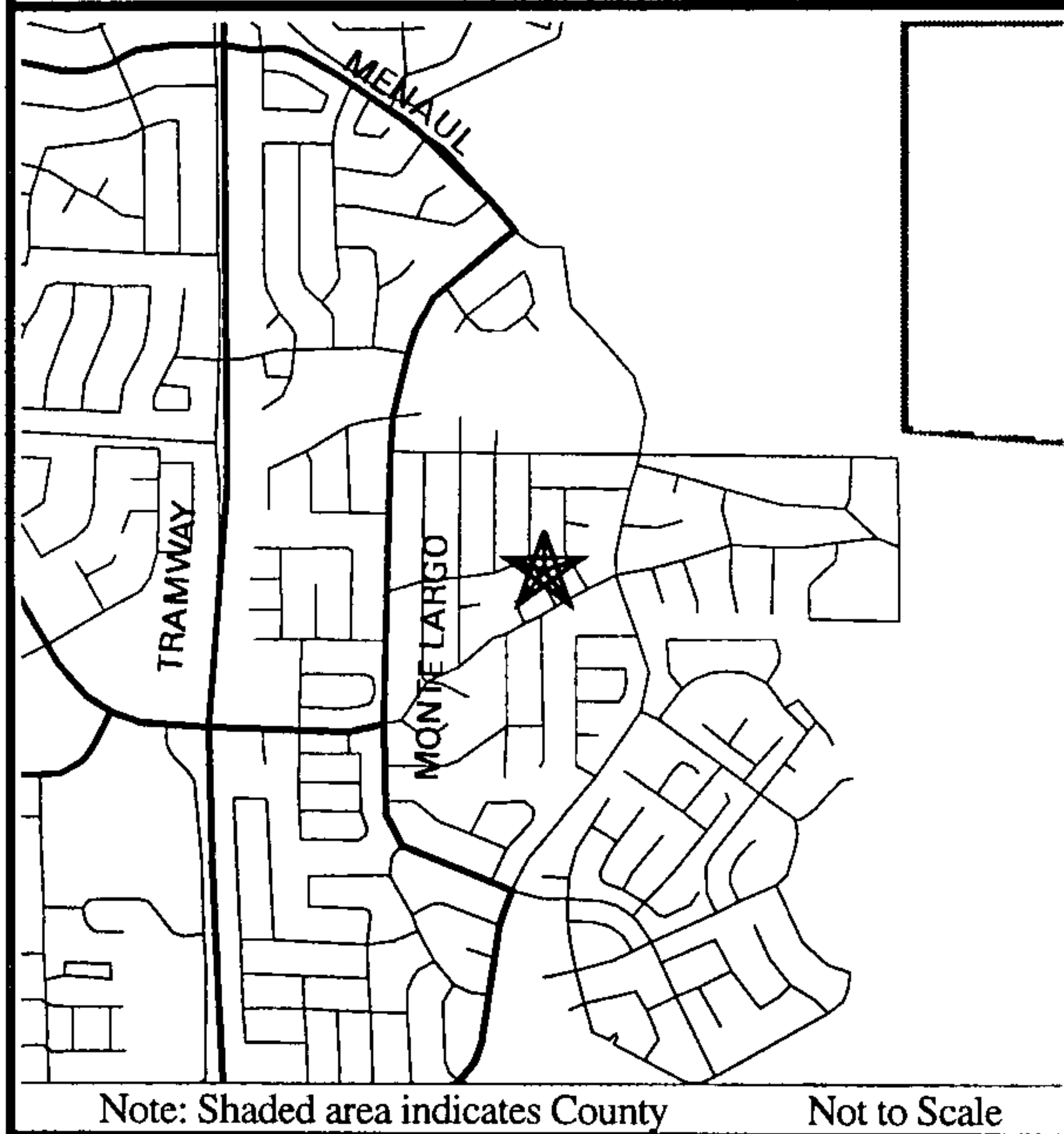
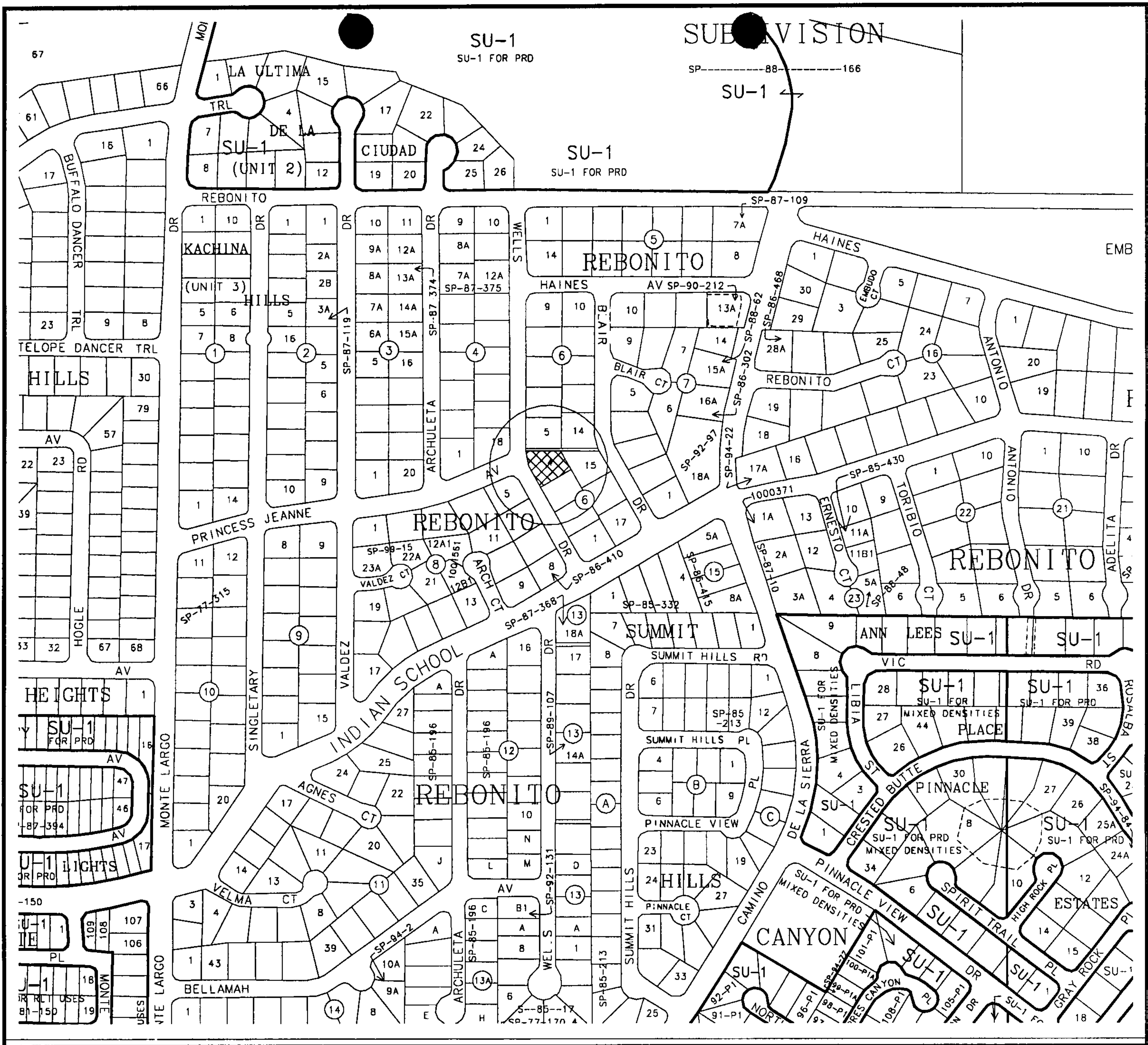
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

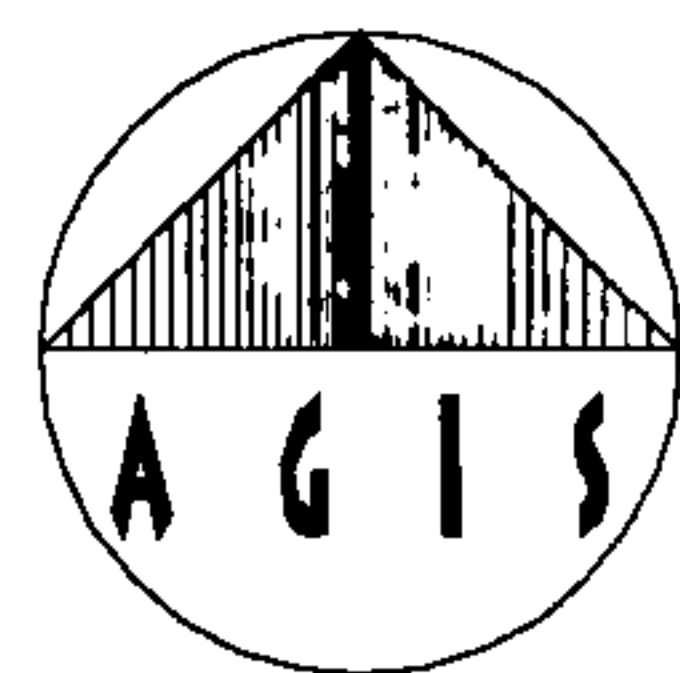
**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** December 31, 2003





### ZONING MAP



Scale 1" = 446'

PROJECT NO.  
1003113

HEARING DATE  
12-31-03

MAP NO.  
J-23

ADDITIONAL CASE NUMBER(S)  
03DRB-01995

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

**Meeting Date:** DECEMBER 31, 2003  
**Zone Atlas Page:** J-23-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003113  
**App#** 03DRB-01995

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

**Applicant:** DARRELL RATCHNER  
**Address:** 1613 ANTONIO DR. NE  
ALBUQUERQUE NM 87112

**Agent:**  
**Address:**

**Special Instructions:**

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

**Date Mailed:** DECEMBER 12, 2003

**Signature:** KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

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

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

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

Page    /    Of    /   

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-23	1023058	247-445	209-15	✓
		244-465	13	✓
		244-455	14	✓
		251-438	16	✓
		255-430	17	✓
		204-438	03	✓
		259-445	04	✓
		250-457	05	✓
		250-407	06	✓
		242-421	208-11	✓
		237-429	12	✓
		232-438	13	✓
		222-432	14	✓
		228-422	07	✓
		218-459	216-18	✓
		218-449	01	✓
		229-451	02	✓
		229-461	03	✓
		222-458	109-14	✓



<mainframe@coa1mp  
3.cabq.gov>

12/04/03 09:08 AM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01023058 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102305824744520915 LEGAL: 004 006R EBONITO SUB  
LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: RATCHNER DARRELL C  
OWNER ADDR: 06871 MOSSMAN PL NE  
ALBUQUERQUE NM 87110  
0102305824446520913 LEGAL: 006 006R EBONITO SB  
LAND USE:  
PROPERTY ADDR: 00000 WELLS  
OWNER NAME: KELLEY PATRICK A & NICOLE A  
OWNER ADDR: 01706 WELLS DR NE  
ALBUQUERQUE NM 87112  
0102305824445520914 LEGAL: 005 006R IBONITO SUB  
LAND USE:  
PROPERTY ADDR: 00000 WELLS  
OWNER NAME: WITTE DAVID JOHN & RENATA  
OWNER ADDR: 01700 WELLS DR NE  
ALBUQUERQUE NM 87112  
0102305825143820916 LEGAL: 003 006R EBONITO SUB  
LAND USE:  
PROPERTY ADDR: 00000 WELLS  
OWNER NAME: DYMALE RAYMOND C & MARCELLA V  
OWNER ADDR: 01608 WELLS NE  
ALBUQUERQUE NM 87112  
0102305825543020917 LEGAL: 002 006R EBONITO SUBD  
LAND USE:  
PROPERTY ADDR: 00000 WELLS  
OWNER NAME: PADILLA ANTHONY J & NANETTE M  
OWNER ADDR: 09930 MCKNIGHT NE  
ALBUQUERQUE NM 87112  
0102305826443820903 LEGAL: 016 006R EBONITO SUBD  
LAND USE:  
PROPERTY ADDR: 00000 BLAIR  
OWNER NAME: ALDAZ GILBERT & BICKETT  
OWNER ADDR: 01605 BLAIR DR NE  
ALBUQUERQUE NM 87112  
0102305825944520904 LEGAL: 015 006R EBONITO SUB  
LAND USE:  
PROPERTY ADDR: 00000 BLAIR  
OWNER NAME: WOOSLEY ARTHUR H & CARI L  
OWNER ADDR: 01609 BLAIR DR NE  
ALBUQUERQUE NM 87112  
0102305825645720905 LEGAL: 014 006R EBONITO SUBD  
LAND USE:  
PROPERTY ADDR: 00000 BLAIR  
OWNER NAME: BRYNILDSON JEROME A &  
OWNER ADDR: 01613 BLAIR DR NE  
ALBUQUERQUE NM 87112  
0102305825646720906 LEGAL: 013 006R EBONITO SUB

LAND USE: PROPERTY ADDR: 00000 N/A  
OWNER NAME: NUSSBAUM DANIEL J  
OWNER ADDR: 00825 HOPE ST NE

ALBUQUERQUE NM 87123  
0102305824242120811 LEGAL: 007 008R EBONITO SUB

LAND USE: PROPERTY ADDR: 00000 N/A  
OWNER NAME: BETZER NORMAN C & MARILYN R  
OWNER ADDR: 14934 W ANTELOPE DR

SUN CITY WESAZ 85375  
0102305823742920812 LEGAL: 006 008R EBONITO SUB

LAND USE: PROPERTY ADDR: 00000 WELLS  
OWNER NAME: LEISHMAN CARL S & NANCY L  
OWNER ADDR: 01609 WELLS DR NE

ALBUQUERQUE NM 87112  
1 R E C O R D S W I T H L A B E L S PAGE  
2

0102305823243820813 LEGAL: 005 008R EBONITO SB

LAND USE: PROPERTY ADDR: 00000 WELLS  
OWNER NAME: DAVALOS ROBERT JR & PATRICIA M  
OWNER ADDR: 01613 WELLS NE

ALBUQUERQUE NM 87112  
0102305822243220814 LEGAL: 004 008R EBONITO SUB

LAND USE: PROPERTY ADDR: 00000 PRINCESS JEANNE  
OWNER NAME: PRYOR RICHARD J AND  
OWNER ADDR: 13300 PRINCESS JEANNE AV NE

ALBUQUERQUE NM 87112  
0102305822842220807 LEGAL: 011 008R EBONITO SUB

LAND USE: PROPERTY ADDR: 00000 ARCH  
OWNER NAME: DEGROFF DAVID C & DEBRA B  
OWNER ADDR: 13325 ARCH CT NE

ALBUQUERQUE NM 87112  
0102305821845921618 LEGAL: 002 004R EBONITO SUBD

LAND USE: PROPERTY ADDR: 00000 ARCHULETA  
OWNER NAME: JOHNSON MARK S & DEBRA K  
OWNER ADDR: 01706 ARCHULETA DR NE

ALBUQUERQUE NM 87112  
0102305821844921601 LEGAL: 001 004R EBONITO SUBD

LAND USE: PROPERTY ADDR: 00000 PRINCESS JEANNE  
OWNER NAME: SCOTT DAVID W TRUSTEE SCOTT FA  
OWNER ADDR: 13301 PRINCESS JEANNE AV NE

ALBUQUERQUE NM 87112  
0102305822945121602 LEGAL: 018 004R EBONITO SUBD

LAND USE: PROPERTY ADDR: 00000 WELLS  
OWNER NAME: YORK PHILIP K &  
OWNER ADDR: 01701 WELLS NE

ALBUQUERQUE NM 87112  
0102305822946121603 LEGAL: 017 004R EBONITO SUBD

LAND USE: PROPERTY ADDR: 00000 WELLS  
OWNER NAME: WORDEN WILLIAM W JR & LINDA A  
OWNER ADDR: 01705 WELLS DR NE

ALBUQUERQUE NM 87112

0102305827245810916    LEGAL: 004    007R EBONITO SUB  
LAND USE:  
PROPERTY ADDR: 00000    BLAIR  
OWNER NAME: SHIH JERRY J & JACQUELYN J  
OWNER ADDR: 01612    BLAIR  
ALBUQUERQUE NM    87112    DR NE  
0102305827645010917    LEGAL: 003    007R EBONITO SUB  
LAND USE:  
PROPERTY ADDR: 00000    N/A  
OWNER NAME: ROSENBERG WALTER R  
OWNER ADDR: 06400    NATALIE  
ALBUQUERQUE NM    87110    NE  
0102305828044310918    LEGAL: 002    007R EBONITO SUB  
LAND USE:  
PROPERTY ADDR: 00000    BLAIR  
OWNER NAME: EVANS RALPH B & NICKI A  
OWNER ADDR: 01604    BLAIR  
ALBUQUERQUE NM    87112    DR NE  
.  
QUIT



# City of Albuquerque

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

Date: 8-28-03

TO CONTACT NAME: Darrell Ratchner  
COMPANY/AGENCY: \_\_\_\_\_  
ADDRESS/ZIP: 1613 Antonio Dr NE Albuquerque 87112  
PHONE/FAX #: 298-7709, 298-4243

Thank you for your inquiry of 8-28-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Embudo Canyon Area Lot 4, Block 6

Rebento Subdivision  
zone map page(s) J23

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

Embudo Canyon  
Neighborhood Association  
Contacts: Wayne Asphelm  
1552 Monte Largo NE 87112  
296-5876  
Raymond Dymale  
1608 Wells NE 87112  
296-10768

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

7002 2030 0000 4663 0164

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

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

**OFFICIAL USE**

Postage	\$ 0.37	UNIT ID: 0128
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	
		Postmark Here
		Clerk: KTCFK1
		11/24/03

Sent To Raymond Dymale  
 Street, Apt. No. or PO Box No. 1608 Wells Dr NE  
 City, State, ZIP+4 Albuquerque NM 87112

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0000 4663 0157

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

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

**OFFICIAL USE**

Postage	\$ 0.37	UNIT ID: 0128
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	
		Postmark Here
		Clerk: KTCFK1
		11/24/03

Sent To Wayne Asphaltm  
 Street, Apt. No. or PO Box No. 1552 Monte Largo NE  
 City, State, ZIP+4 Albuquerque NM 87112

PS Form 3800, June 2002 See Reverse for Instructions



Project# 1003113

DARRELL RATCHNER  
1613 ANTONIO DR. NE  
ALBUQUERQUE NM 87112

102305824744520915

RATCHNER DARRELL C  
6871 MOSSMAN PL NE  
ALBUQUERQUE NM 87110

102305825143820916

DYMALE RAYMOND C & MARCELLA  
1608 WELLS NE  
ALBUQUERQUE NM 87112

102305825944520904

WOOSLEY ARTHUR H & CARI L  
1609 BLAIR DR NE  
ALBUQUERQUE NM 87112

102305824242120811

BETZER NORMAN C & MARILYN R  
14934 W ANTELOPE DR  
SUN CITY WESAZ 85375

102305822243220814

PRYOR RICHARD J AND  
13300 PRINCESS JEANNE AV NE  
ALBUQUERQUE NM 87112

102305821844921601

SCOTT DAVID W TRUSTEE SCOTT F  
13301 PRINCESS JEANNE AV NE  
ALBUQUERQUE NM 87112

102305827245810916

SHIH JERRY J & JACQUELYN J  
1612 BLAIR DR NE  
ALBUQUERQUE NM 87112

WAYNE ASPHOLM  
Embudo Canyon Neigh. Assoc.  
1552 MONTE LARGO NE  
ALBUQUERQUE NM 87112

102305824446520913

KELLEY PATRICK A & NICOLE A  
1706 WELLS DR NE  
ALBUQUERQUE NM 87112

102305825543020917

PADILLA ANTHONY J & NANETTE M  
9930 MCKNIGHT NE  
ALBUQUERQUE NM 87112

102305825645720905

BRYNILDSON JEROME A &  
1613 BLAIR DR NE  
ALBUQUERQUE NM 87112

102305823742920812

LEISHMAN CARL S & NANCY L  
1609 WELLS DR NE  
ALBUQUERQUE NM 87112

102305822842220807

DEGROFF DAVID C & DEBRA B  
13325 ARCH CT NE  
ALBUQUERQUE NM 87112

102305822945121602

YORK PHILIP K &  
1701 WELLS NE  
ALBUQUERQUE NM 87112

102305827645010917

ROSENBERG WALTER R  
6400 NATALIE NE  
ALBUQUERQUE NM 87110

RAYMOND DYMALE  
Embudo Canyon Neigh. Assoc.  
1608 WELLS NE  
ALBUQUERQUE NM 87112

102305824445520914

WITTE DAVID JOHN & RENATA  
1700 WELLS DR NE  
ALBUQUERQUE NM 87112

102305826443820903

ALDAZ GILBERT & BICKETT  
1605 BLAIR DR NE  
ALBUQUERQUE NM 87112

102305825646720906

NUSSBAUM DANIEL J  
825 HOPE ST NE  
ALBUQUERQUE NM 87123

102305823243820813

DAVALOS ROBERT JR & PATRICIA  
1613 WELLS NE  
ALBUQUERQUE NM 87112

102305821845921618

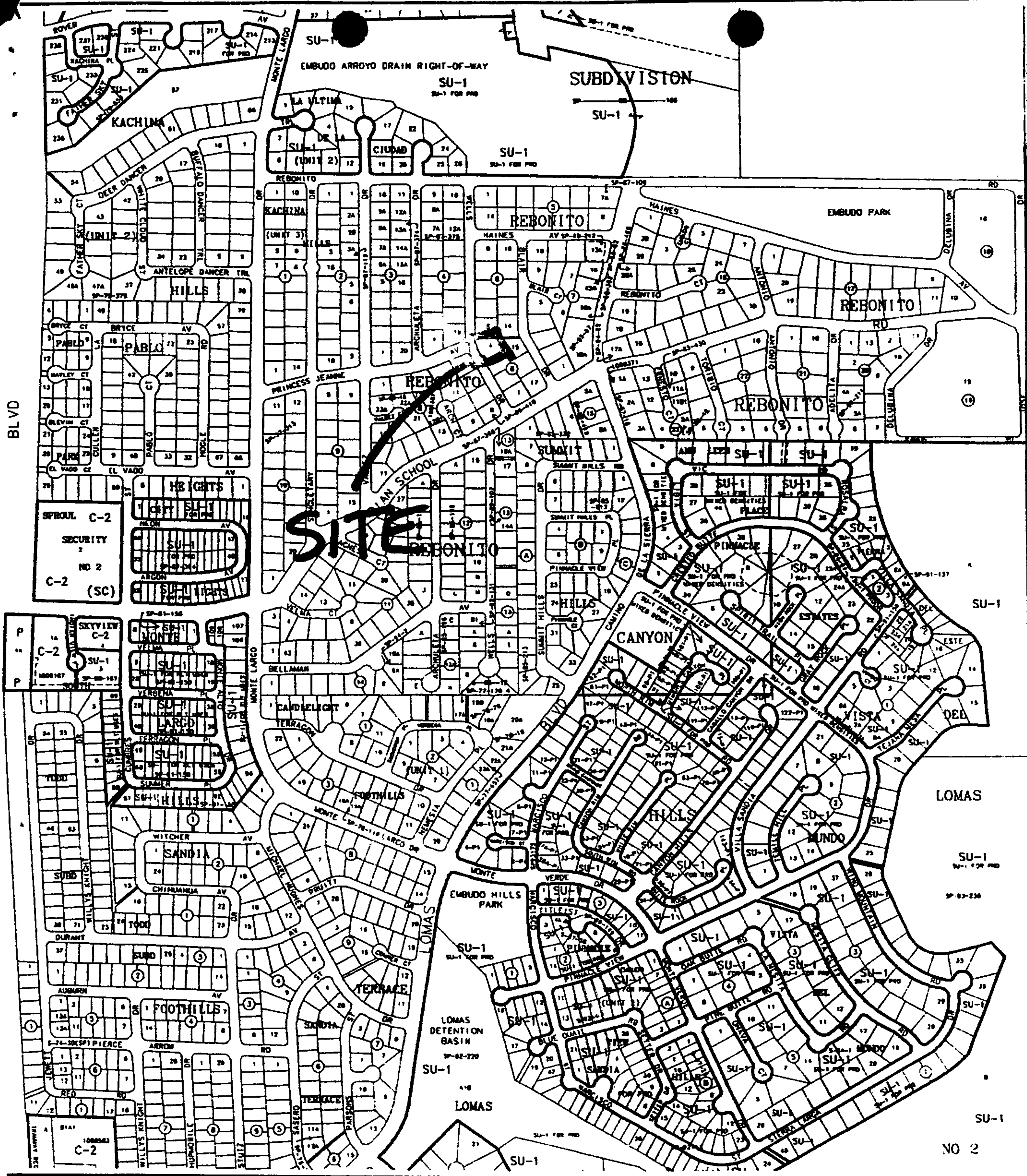
JOHNSON MARK S & DEBRA K  
1706 ARCHULETA DR NE  
ALBUQUERQUE NM 87112

102305822946121603

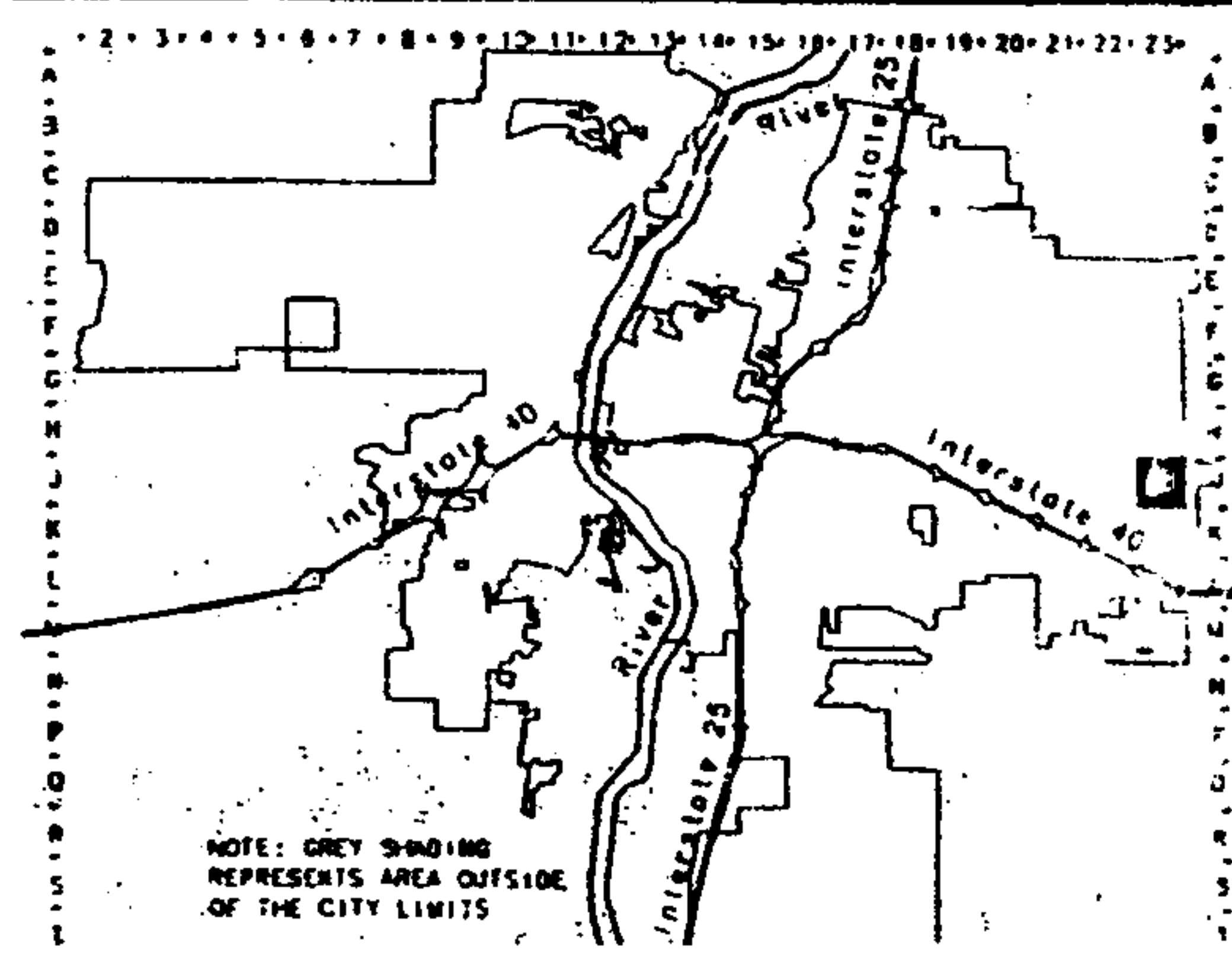
WORDEN WILLIAM W JR & LINDA A  
1705 WELLS DR NE  
ALBUQUERQUE NM 87112

102305828044310918

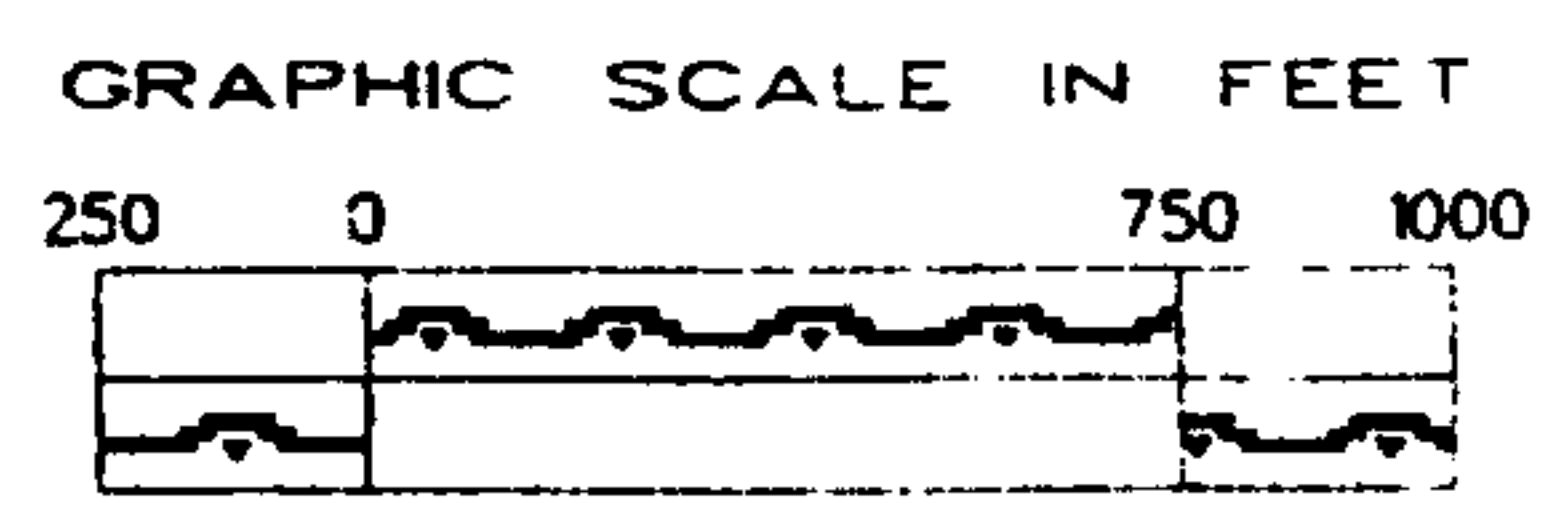
EVANS RALPH B & NICKI A  
1604 BLAIR DR NE  
ALBUQUERQUE NM 87112



SU-1 FOR MAJOR PUBLIC OPEN SPACE



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



**Zone Atlas Page**  
**J-23-Z**

November 23, 2003

Rebonito Homeowners Association

AND DRB MEMBERS

To whom it may concern:

This letter is to serve notice that I am applying with the City of Albuquerque to vacate the drainage easement located between Lot 4 Block 8 Rebonito Addition and Lot 5 Block 8 Rebonito Addition. The physical address of the vacant site is 1612 Wells Drive NE and is located between Indian School Rd. and Haines Avenue. A zone atlas page has been included to further identify the location of the easement. The easement is located on the northern boundary of Lot 4, Block 8 Rebonito Addition.

Vacation of this easement will allow the more efficient use of Lot 4 Block 8 Rebonito and provide more options in the development of the site.

If you have any questions concerning this matter please feel free to contact me at the following Address or phone number.

Sincerely,

Darrell Ratchner  
1613 Antonio Dr. NE  
Albuquerque, NM 87112  
505-298-7709



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

12-31-03

**5. Project # 1003113**  
03DRB-01995 Major-Vacation of Public Easements

DARRELL RATCHNER request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO SUBDIVISION**, zoned R-1, located on WELLS DR. NE, between INDIAN SCHOOL RD. NE and HAINES NE containing approximately 1 acre(s). [REF: DRB-94932, V-87-71] (J-23)

At the December 31, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

If you wish to appeal this decision, you must do so by January 14, 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: Darrell Ratchner, 1613 Antonio Drive NE, 87112  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 31, 2003

**Project # 1003113**  
03DRB-01995 Major-Vacation of Public Easements

DARRELL RATCHNER request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO SUBDIVISION**, zoned R-1, located on WELLS DR. NE, between INDIAN SCHOOL RD. NE and HAINES NE containing approximately 1 acre(s). [REF: DRB-94932, V-87-71] (J-23)

AMAFCA No comment

COG No adverse comment

Transit No comments received

Zoning Enforcement. Reviewed, no comment

Neighborhood Coordinator

Letter sent to the Embudo Canyon (R) Neighborhood Association.

APS No comments received

Police Department No comments

Fire Department No adverse comment

PNM Gas Approves

PNM Electric PNM approves the drainage vacation.

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

Defer to Hydrology

Parks & Recreation

Defer to Hydrology

Utilities Development

No objection to Vacation request.

Planning Department

Defer to Hydrology

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

cc: Darrell Ratchner, 1613 Antonio Drive NE, 87112



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

**Project # 1002518**

03DRB-02014 Major-Vacation of Pub  
Right-of-Way  
03DRB-02015 Major-Vacation of Public  
Easements  
03DRB-02016 Minor-Amnd Prelim Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for  
THOMAS & MARGARET KRYFKO, TEDDY &  
BARBARA POLK & GWENDOLYN VANDAMME  
request(s) the above action(s) for all or a portion of  
Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-  
2, located on DECKER AVE. NW, between  
GLENWOOD ROAD NW and TRELIS DR. NW  
containing approximately 1 acre(s). (G-12)

**Project # 1003113**

03DRB-01995 Major-Vacation of Public  
Easements

DARRELL RATCHNER request(s) the above action(s)  
for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO  
SUBDIVISION**, zoned R-1, located on WELLS DR. NE,  
between INDIAN SCHOOL RD. NE and HAINES NE  
containing approximately 1 acre(s). [REF: DRB-94932,  
V-87-71] (J-23)

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 15, 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, December 31, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000844**

03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712 ] (C-19)

**Project # 1000875**

03DRB-02004 Major-Vacation of Public Easements

03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)

**Project # 1002051**

03DRB-02010 Minor-Vacation of Private Easements

03DRB-02011 Minor-Temp Defer SDWK

03DRB-02008 Major-Preliminary Plat Approval

03DRB-02009 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)

**SEE PAGE 2 . . .**



APPLICATION NO. 04DRB-00708	PROJECT NO. 1003113
PROJECT NAME <i>Rebenito</i>	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>Darrell Ratchner</i>	PHONE NO. <i>298-7709</i>
ZONE ATLAS PAGE <i>J.23</i>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN) <u>(IR)</u> (AA)	
<b>ONE STOP COMMENT FORM LOG</b>	

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

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

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

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

Revised 3/3/04

**(Return form with plat / site plan)**

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

**STORM DRAINAGE** **D**

Storm Drainage Cost Allocation Plan

Supplemental form

**ZONING & PLANNING** **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

**APPLICANT INFORMATION:**

NAME: DARRELL RATCHNER PHONE: 505 298-7709

ADDRESS: 3144 Ridge Pointe Lp NE FAX: 505 298 4243

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: dratchner@comcast.net

Proprietary interest in site: \_\_\_\_\_ List all owners: DARRELL RATCHNER

AGENT (if any): SAME PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Replat of Lot 4 Block 6 Rebonito to Lot 4A Block 6 Rebonito to include 10' Vacated Drainage Easement.

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

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

Lot or Tract No. Lot 4 Block: 6 Unit: \_\_\_\_\_

Subdiv. / Addn. Rebonito Subdivision

Current Zoning: R-1 Proposed zoning: R-1

Zone Atlas page(s): J-23-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): .2660 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 1 023 058 247 445 20915 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: WELLS Drive NE

Between: INDIAN School ROAD and HAINES Ave

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): V 87 71  
DRB 94-32, 03DRB-01995

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

SIGNATURE Darrell Ratchner DATE 3/7/04

(Print) DARRELL RATCHNER  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input checked="" type="checkbox"/> INTERNAL ROUTING <span style="font-size: 2em; vertical-align: middle;">IR</span> <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	<table border="0"> <tr> <th>Application case numbers</th> <th>Action</th> <th>S.F.</th> <th>Fees</th> </tr> <tr> <td><u>04DRB - -00708</u></td> <td><u>PE</u></td> <td><u>53</u></td> <td><u>\$ 215.00</u></td> </tr> <tr> <td><u>conflict mgmt fee</u></td> <td></td> <td></td> <td><u>\$ 20.00</u></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td colspan="3"></td> <td><b>Total</b></td> </tr> <tr> <td colspan="3"></td> <td><u>\$ 235.00</u></td> </tr> </table>	Application case numbers	Action	S.F.	Fees	<u>04DRB - -00708</u>	<u>PE</u>	<u>53</u>	<u>\$ 215.00</u>	<u>conflict mgmt fee</u>			<u>\$ 20.00</u>	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____				<b>Total</b>				<u>\$ 235.00</u>
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Hearing date 5-19-04 Internal Route  
5-10-04

Planner signature / date \_\_\_\_\_

Project # 1003113

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
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**Your attendance is required.**

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**Extensions are not reviewed through internal routing.**  
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- \_\_\_ SIA financial guaranty verification
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- \_\_\_ Any original and/or related file numbers are listed on the cover application

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- ✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
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- ✓ Property owner's and City Surveyor's signatures on the Mylar drawing
- NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

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

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

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

**Your attendance is required.**

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

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

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

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

TARRELL RATCHNER  
 Applicant name (print)  
Tarrell Ratchner 5/10/04  
 Applicant signature / date



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

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

Application case numbers  
 04DRB - \_\_\_\_\_ - 00708

Bubel 5-10-04  
 Planner signature / date

**Project # 1003113**

May 8, 2004

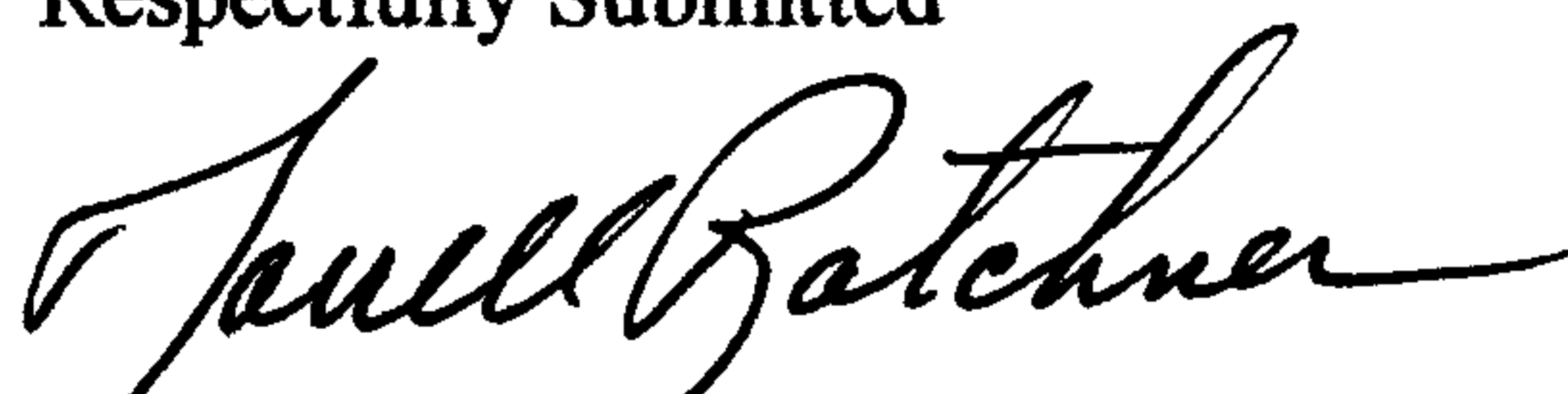
Development Review Board  
Albuquerque, New Mexico

To whom it may concern,

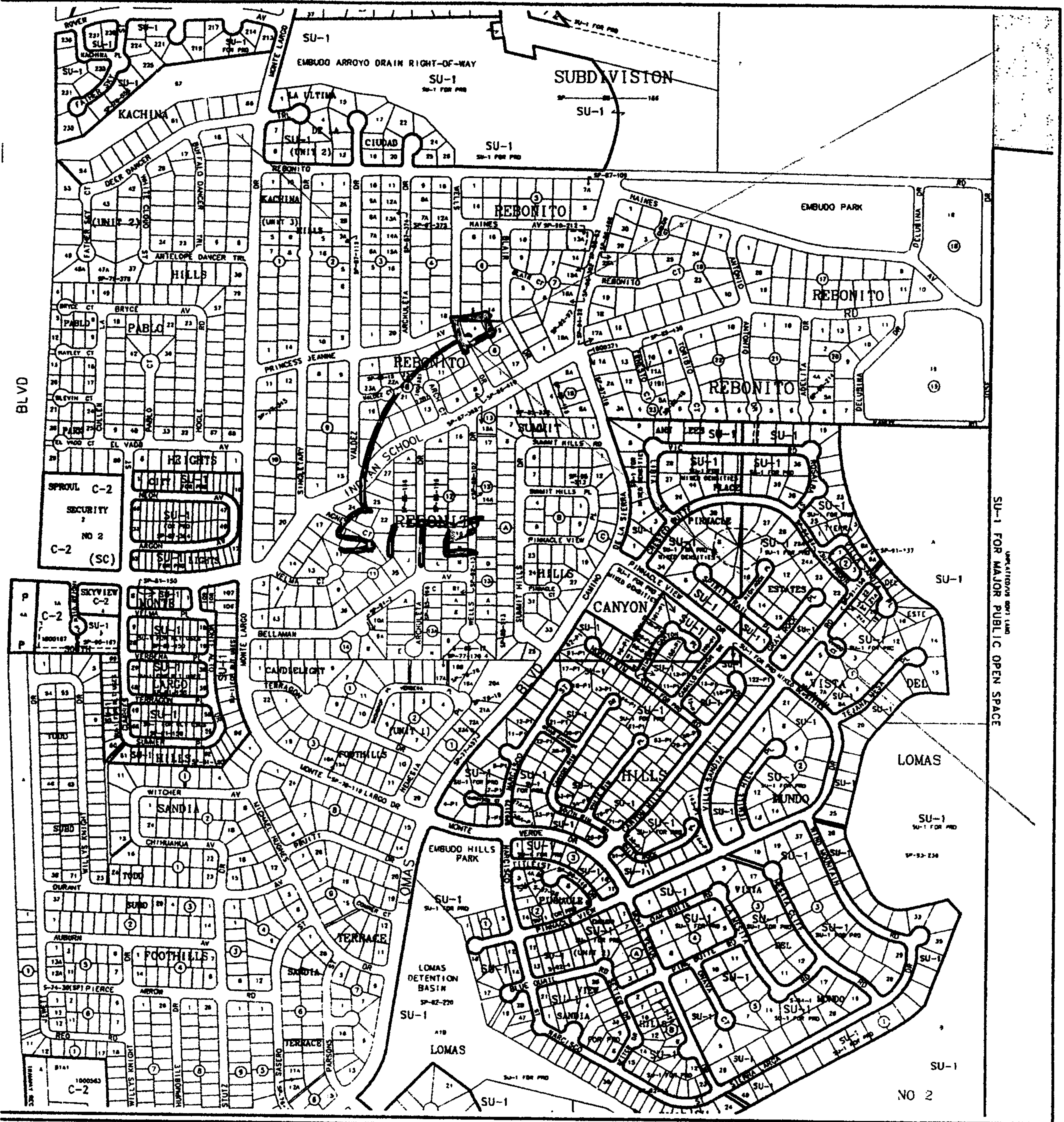
The purpose of this replat of Lot 4 Block 6 Rebonito Subdivision is to better utilize the recently vacated drainage easement located adjacent and to the North of this lot. I previously completed the process of vacating this easement for this purpose. The replat will provide additional utilization of the existing lot and allow me to build a larger home.

Having fulfilled the necessary requirements I am at this time respectfully requesting the approval of the replat of this lot.

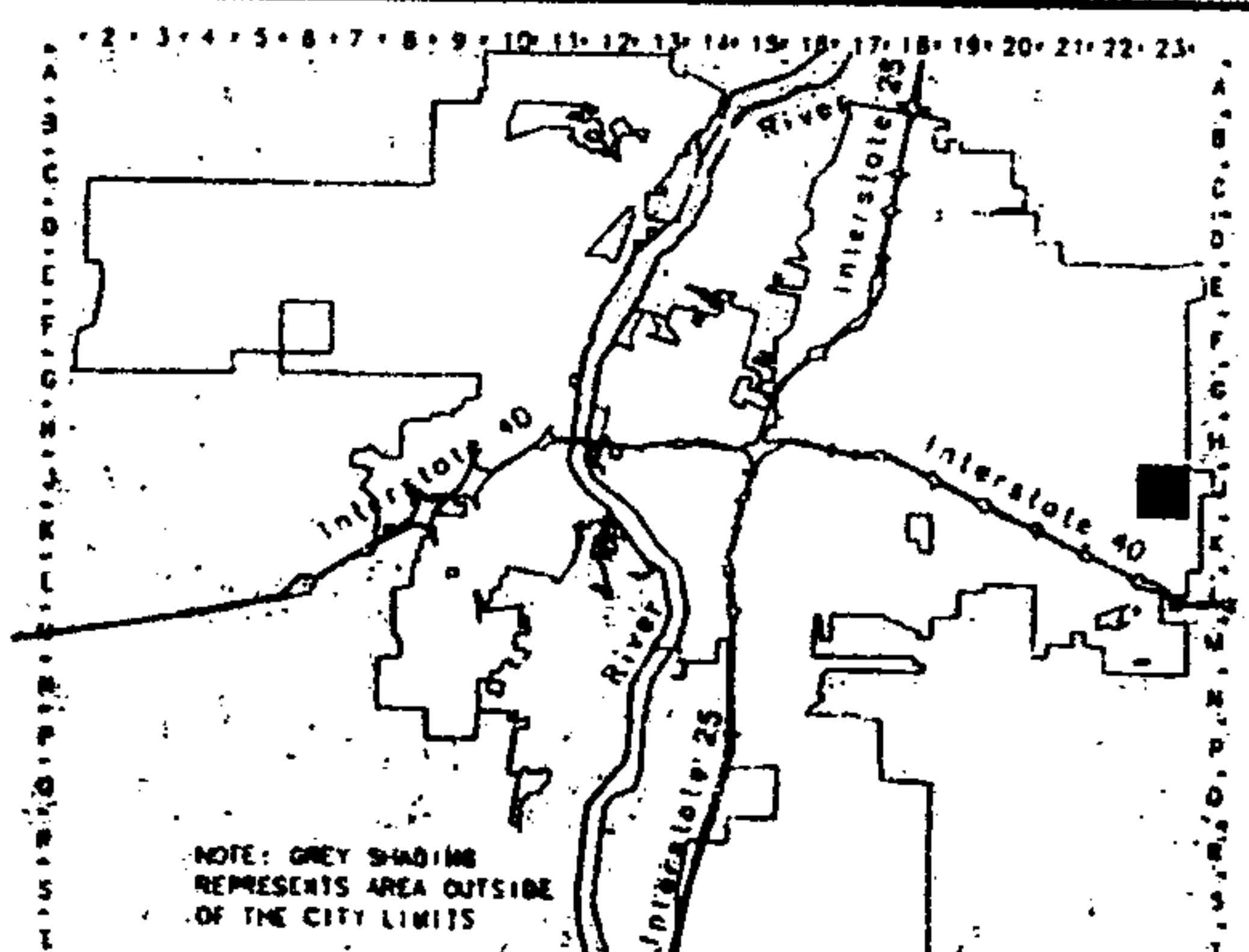
Respectfully Submitted

A handwritten signature in cursive script that reads "Darrell Ratchner". The signature is written in black ink and is positioned above the printed name and title.

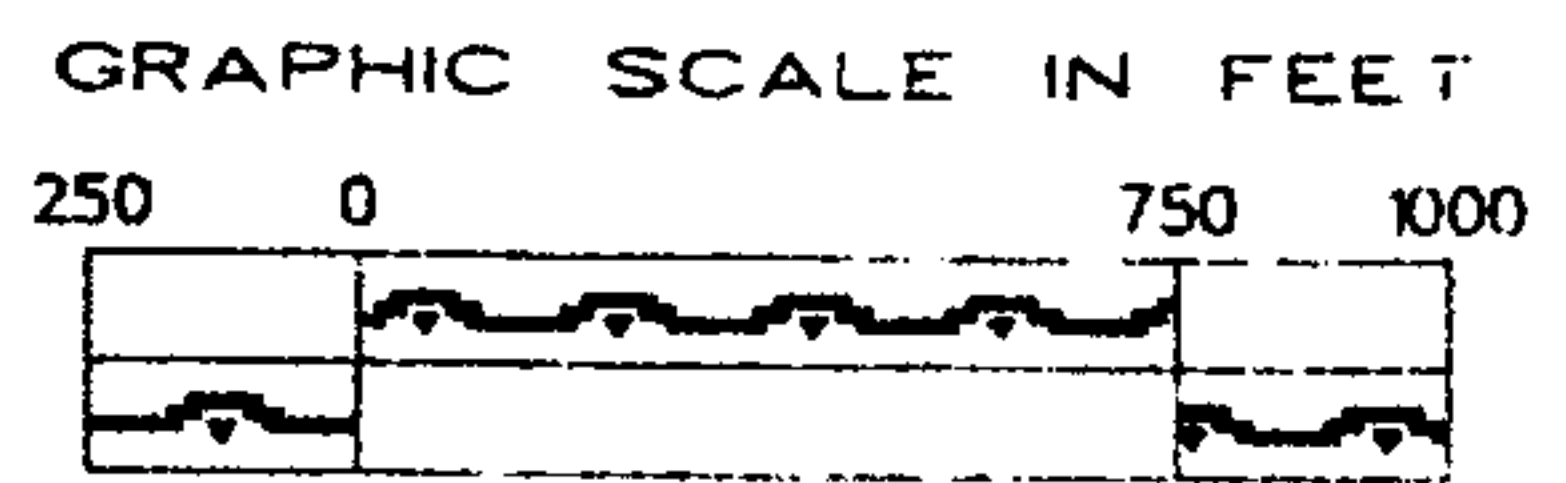
Darrell Ratchner  
Owner



SU-1 FOR MAJOR PUBLIC OPEN SPACE



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**

**J-23-Z**

Map Amended through January 21, 2009

Lot 5  
(Rebonito Subdivision  
Plat Book D1, Folio 123)

N 0°-53'-00" E 10.00'  
N 88°-22'-00" E 110.10'  
(N 88°-22' E 110.10')S 0°-53'-00" W 10.00'

*Vacated Drainage Easement*

*Property Line to be Eliminated By This Plat*

Delta Angle = 30°-25'-02"  
Chord Bearing = N 14°-19'-29" W  
Chord Dist = 48.25'  
Radius = 91.96'  
Arc Length = 48.82'

Lot 15  
(Rebonito Subdivision  
Plat Book D1, Folio 123)

W E L L S  
50' Right-of-Way  
D R I V E,  
N. E.

### LOT 4-A

0.2660 Acres  
more or less

(R=91.96')

(L=48.82')

73.46'

(N 29°-32' W

73.46')

N 29°-32'-00" W

109.96'

(S 60°-28' W 110.00')  
5' Utility Easement (See Note 8)

S 60°-27'-42" W

(S 29°-32'-00" E

68.49')

68.49'

Lot 3  
(Rebonito Subdivision  
Plat Book D1, Folio 123)

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

... for Subdivision Purposes

... for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

Storm Drainage Cost Allocation Plan

Supplemental form **Z**

**ZONING & PLANNING**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...**

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

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

**APPLICANT INFORMATION:**

NAME: DARRELL RATCHNER PHONE: 505 298-7709

ADDRESS: 3144 Ridge Pointe Lp NE FAX: 505 298 4243

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: dratchner@Comcast.NET

Proprietary interest in site: \_\_\_\_\_ List all owners: DARRELL RATCHNER

AGENT (if any): SAME PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Replat of Lot 4 Block 6 REBONITO to Lot 4A Block 6 REBONITO to include 10' Vacated Drainage Easement.

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

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

Lot or Tract No. Lot 4 Block: 6 Unit: \_\_\_\_\_

Subdiv. / Addn. REBONITO Subdivision

Current Zoning: R-1 Proposed zoning: R-1

Zone Atlas page(s): J-23-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): .2660 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 1 023 058 247 445 20915 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: WELLS Drive NE

Between: INDIAN School ROAD and HAINES AVE

**CASE HISTORY:**

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DRB 94-32, 03DRB-01995

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SIGNATURE Darrell Ratchner DATE 5/7/04

(Print) DARRELL RATCHNER  Applicant  Agent

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>04DRB - -00708</u>	<u>PF</u>	<u>53</u>	<u>\$ 215.00</u>
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<input type="checkbox"/> F.H.D.P. density bonus				\$
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	Hearing date <u>5-19-04</u> <u>INTERNAL ROUTE</u>			Total <u>\$ 235.00</u>
	<u>5-10-04</u>			
	Planner signature / date			
		Project # <u>1003113</u>		

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Applicant name (print)  
Tarrell Ratchner 5/10/04  
Applicant signature / date



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

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- Case #s assigned
- Related #s listed

Application case numbers  
04DRB - \_\_\_\_\_ - 00708  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

[Signature] 5-10-04  
Planner signature / date

**Project # 1003113**



May 8, 2004

Development Review Board  
Albuquerque, New Mexico

To whom it may concern,

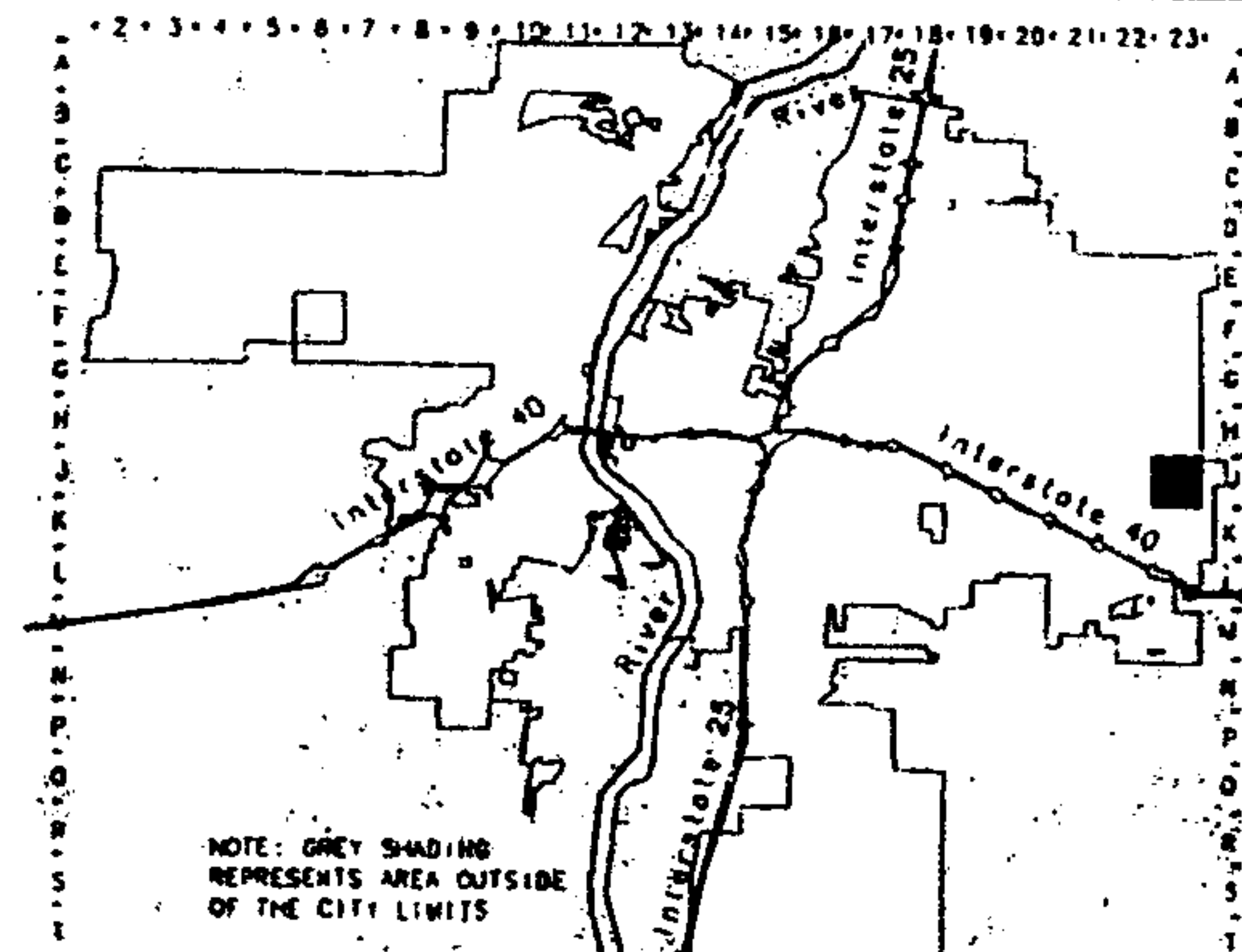
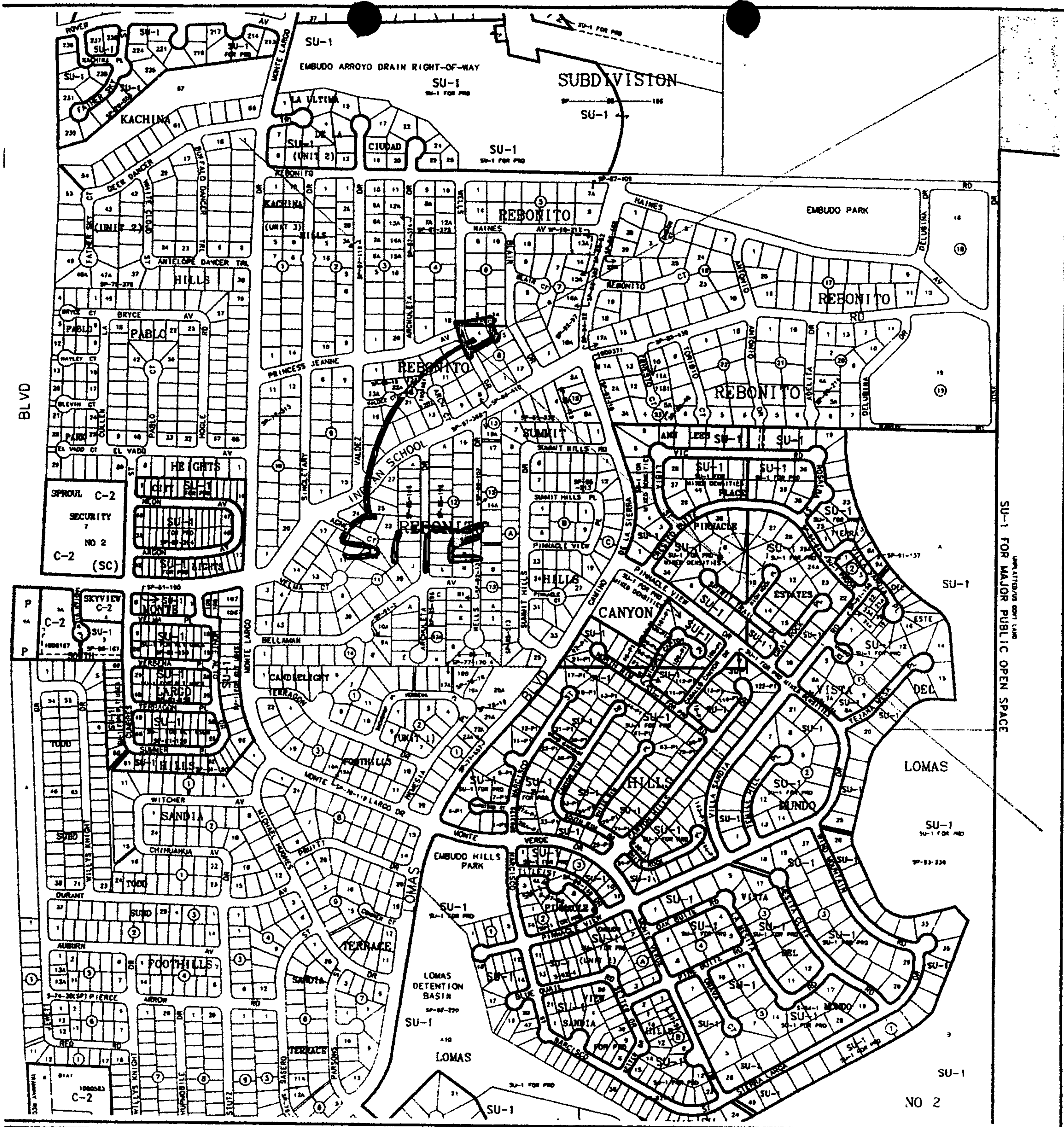
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Respectfully Submitted

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Darrell Ratchner  
Owner



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**

**J-23-Z**

Map Amended January 1, 2003

Lot 5  
(Rebonito Subdivision  
Plat Book D1, Folio 123)

N 0°-53'-00" E 10.00'  
N 88°-22'-00" E 110.10'  
(N 88°-22' E 110.10')

*Vacated Drainage Easement*

S 0°-53'-00" W 10.00'

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Chord Bearing = N 14°-19'-29" W  
Chord Dist = 48.25'  
Radius = 91.96'  
Arc Length = 48.82'

W E L L S  
50' Right-of-Way  
D R I V E,  
N. E.

(R=91.96')

(L=48.82')

73.46'

(N 29°-32' W

73.46')

N 29°-32'-00" W

# LOT 4-A

0.2660 Acres  
more or less

(S 60°-28' W 110.00')  
5' Utility Easement (See Note 8)

S 60°-27'-42" W

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(S 29°-32'-00" E

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(Rebonito Subdivision  
Plat Book D1, Folio 123)

Lot 3  
(Rebonito Subdivision  
Plat Book D1, Folio 123)

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

**PAID RECEIPT**

APPLICANT NAME Darrell Ratchner  
 AGENT Same  
 ADDRESS 3744 Ridge Pointe Ln NE Alby.  
 PROJECT & APP # 1003113/04 DRB 00708  
 PROJECT NAME Rebonto Subd.

\$ 20.00 469099/4916000 Conflict Management Fee

\$ 215.00 441006/4983000 DRB Actions

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

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

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

\$ 235.00 TOTAL AMOUNT DUE

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

05/10/2004 10:44AM LOC: ANN  
 X  
 RECEIPT# 00025678 WSH# 007 TRANS# 0006  
 Account 469099 Fund 0110  
 Activity 4916000 TRSLJS  
 Trans Amt \$235.00  
 J24 Misc \$20.00

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

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

05/10/2004 10:44AM LOC: ANN  
 X  
 RECEIPT# 00025679 WSH# 007 TRANS# 0006  
 Account 441006 Fund 0110  
 Activity 4983000 TRSLJS  
 Trans Amt \$235.00  
 J24 Misc \$215.00  
 VI \$235.00  
 CHANGE \$0.00

Thank You

Counter Receipt.doc 12/29/03

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**SITE DEVELOPMENT PLAN** Supplemental form **P**

- ...for Subdivision Purposes
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- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** Supplemental form **A**

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

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

**APPLICANT INFORMATION:**

NAME: Darrell Ratchner PHONE: 505 298-7709  
 ADDRESS: 1613 Antonio Dr NE FAX: 505 298 4243  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: dratchner@Comcast.net  
 Proprietary interest in site: Owner  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Drainage Easement

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

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

Lot or Tract No. Lot 4 Block: 6 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Rebonito Sub.  
 Current Zoning: R-1 Proposed zoning: R-1  
 Zone Atlas page(s): J-23 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 1 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 102305824744520915 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 1612 Wells Dr NE INDIAN School Rd / Haines  
 Between: INDIAN School Rd and Haines

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): V 87 71  
DRB 94-32

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

SIGNATURE Darrell Ratchner DATE 11/24/2003  
 (Print) DARRELL RATCHNER  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03003 - 01995</u>	<u>VPE</u>		\$ <u>45.00</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ <u>75.00</u>
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Dec 31, 2003</u>			\$ <u>120.00</u>

April Cardenas 11/24/03 Project # 1003113  
 Planner signature / date

**FORM V: SUBDIVISION VARIANCES & VACATIONS** *ADVERTISED*

- BULK LAND VARIANCE (Public Hearing Case)**
    - \_\_\_ Application for subdivision (Plat) on FORM S-3, 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 (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

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

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

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

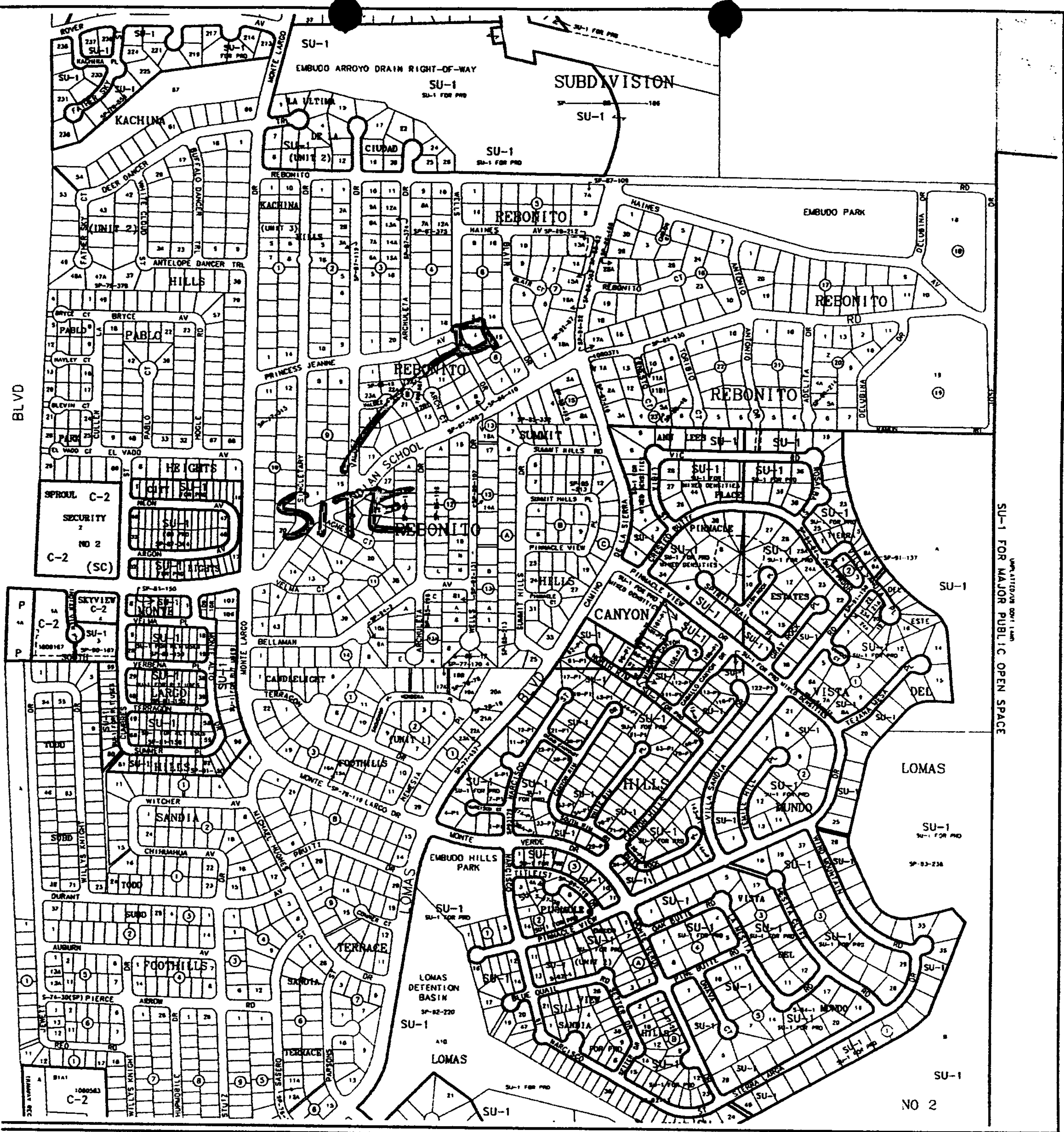
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DARRELL RATCHNEO  
 Applicant name (print)  
James Ratch 11/24/2003  
 Applicant signature / date

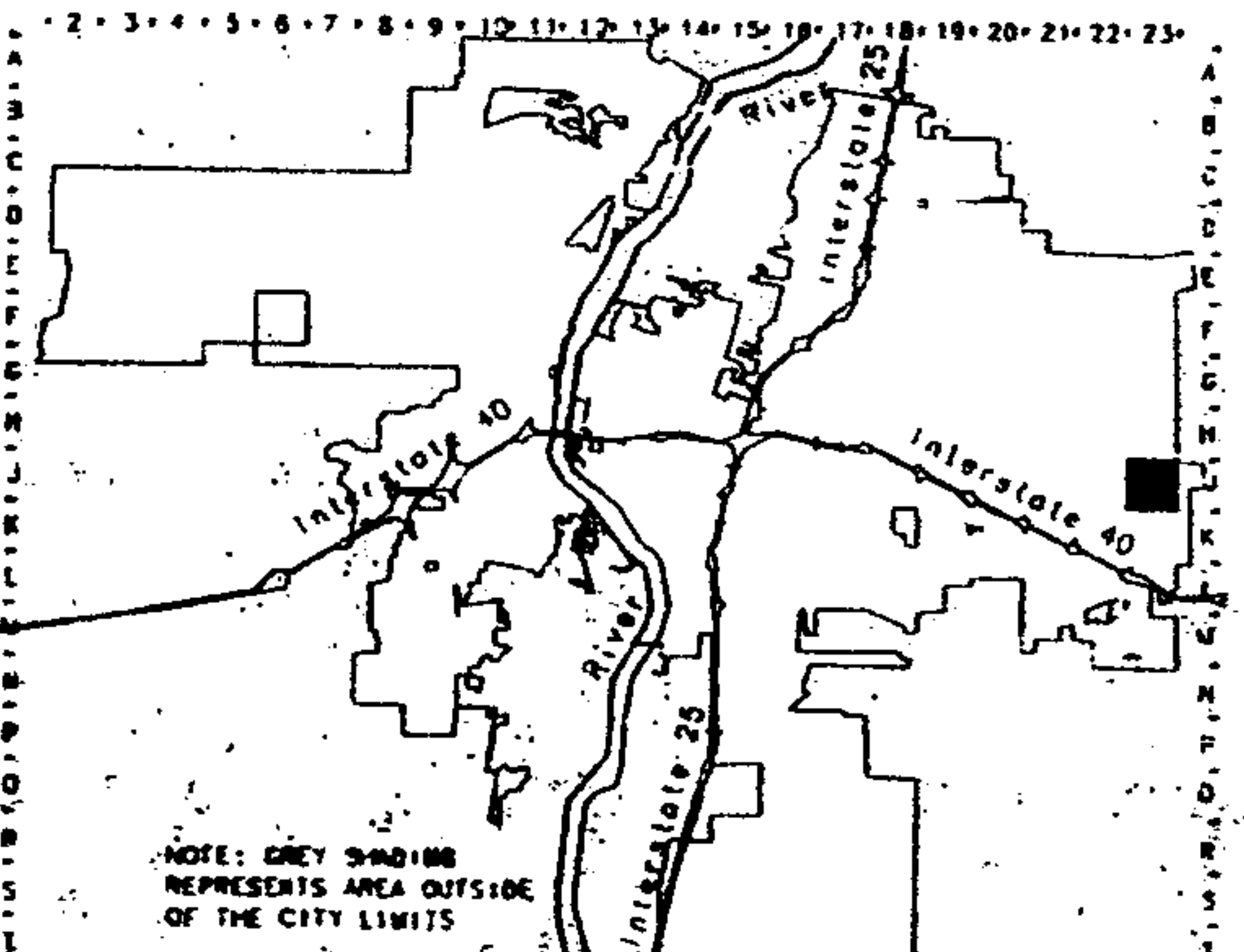


Form revised April 2003

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>April Caudel</u> 11/24/03
<input checked="" type="checkbox"/> Fees collected	<u>03DRB-</u> <u>01995</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	
<input checked="" type="checkbox"/> Related #s listed	_____	<b>Project #</b> <u>1003113</u>



SU-1 FOR MAJOR PUBLIC OPEN SPACE

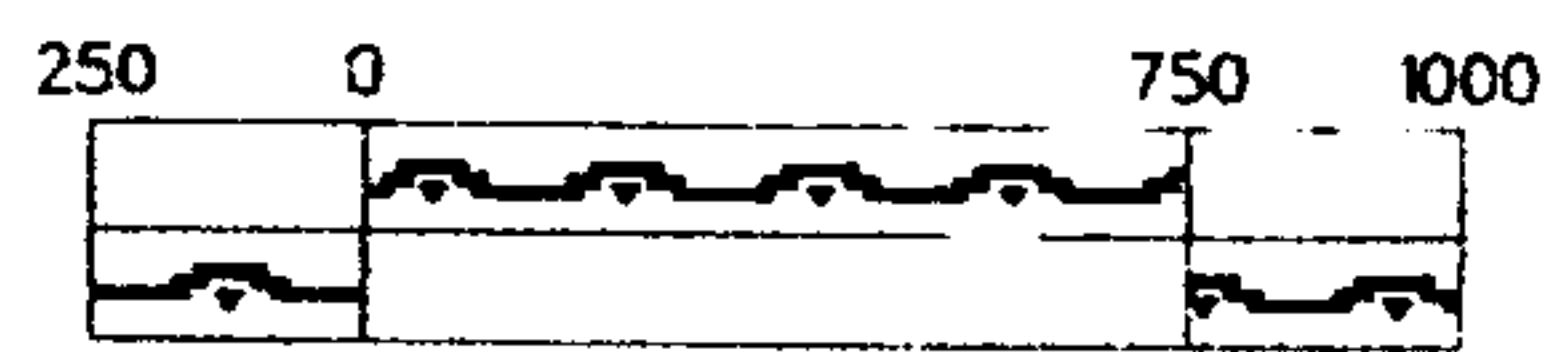


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

**J-23-Z**

November 23, 2003

Rebonito Homeowners Association

AND DRB MEMBERS

To whom it may concern:

This letter is to serve notice that I am applying with the City of Albuquerque to vacate the drainage easement located between Lot 4 Block 8 Rebonito Addition and Lot 5 Block 8 Rebonito Addition. The physical address of the vacant site is 1612 Wells Drive NE and is located between Indian School Rd. and Haines Avenue. A zone atlas page has been included to further identify the location of the easement. The easement is located on the northern boundary of Lot 4, Block 8 Rebonito Addition.

Vacation of this easement will allow the more efficient use of Lot 4 Block 8 Rebonito and provide more options in the development of the site.

If you have any questions concerning this matter please feel free to contact me at the following Address or phone number.

Sincerely,

Darrell Ratchner  
1613 Antonio Dr. NE  
Albuquerque, NM 87112  
505-298-7709





City of Albuquerque

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

Date: 8-28-03

TO CONTACT NAME: Darrell Ratchner  
COMPANY/AGENCY: \_\_\_\_\_  
ADDRESS/ZIP: 1613 Antonio Dr NE Albuquerque 87112  
PHONE/FAX #: 298-7709, 298-4243

Thank you for your inquiry of 8-28-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Embudo Canyon Area Lot 4, Block 6  
Rebento Subdivision  
zone map page(s) J23

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

Embudo Canyon  
Neighborhood Association  
Contacts: Wayne Aspholm  
1552 Monte Largo NE 87112  
296-5876  
Raymond Dymale  
1608 Wells NE 87112  
296-6768

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,  
Donald Neuter  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

4970 2030 0000 4663 0164  
7002

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**OFFICIAL USE**

Postage	\$ 0.37	UNIT ID: 0128
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>	
		Postmark Here
		Clerk: KTCFK1
		11/24/03

Sent To Raymond Dymale  
 Street, Apt. No., or PO Box No. 1608 Wells Dr NE  
 City, State, ZIP+4 Albuquerque NM 87112

PS Form 3800, June 2002 See Reverse for Instructions

4570 2030 0000 4663 0157  
7002

**U.S. Postal Service™**  
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**OFFICIAL USE**

Postage	\$ 0.37	UNIT ID: 0128
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>	
		Postmark Here
		Clerk: KTCFK1
		11/24/03

Sent To Wayne Asphelm  
 Street, Apt. No., or PO Box No. 1552 Monte Largo NE  
 City, State, ZIP+4 Albuquerque NM 87112

PS Form 3800, June 2002 See Reverse for Instructions

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

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

PAID RECEIPT

APPLICANT NAME

Darrell Ratchner

AGENT Address

1613 Antonio Dr. NE

ADDRESS

PROJECT NO.

1003113

APPLICATION NO.

03DRB 01995

\$ 45<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

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

\$ 120<sup>00</sup> Total amount due

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

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

11/24/2003 2:01PM LOC: ANNX  
RECEIPT# 00015795 WSH# 006 TRANSH# 0016  
Account 441006 Fund 0110  
Activity 4983000 TRSTAM  
Trans Amt \$120.00  
J24 Misc \$45.00

11/24/2003 2:01PM LOC: ANNX  
RECEIPT# 00015796 WSH# 006 TRANSH# 0016  
Account 441018 Fund 0110  
Activity 4971000 TRSTAM  
Trans Amt \$120.00  
J24 Misc \$75.00  
VI \$120.00  
CHANGE 10/28/02 \$0.00

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Dec. 16 To Dec. 31, 2003

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.

T. Jarrell Batcher  
(Applicant or Agent)

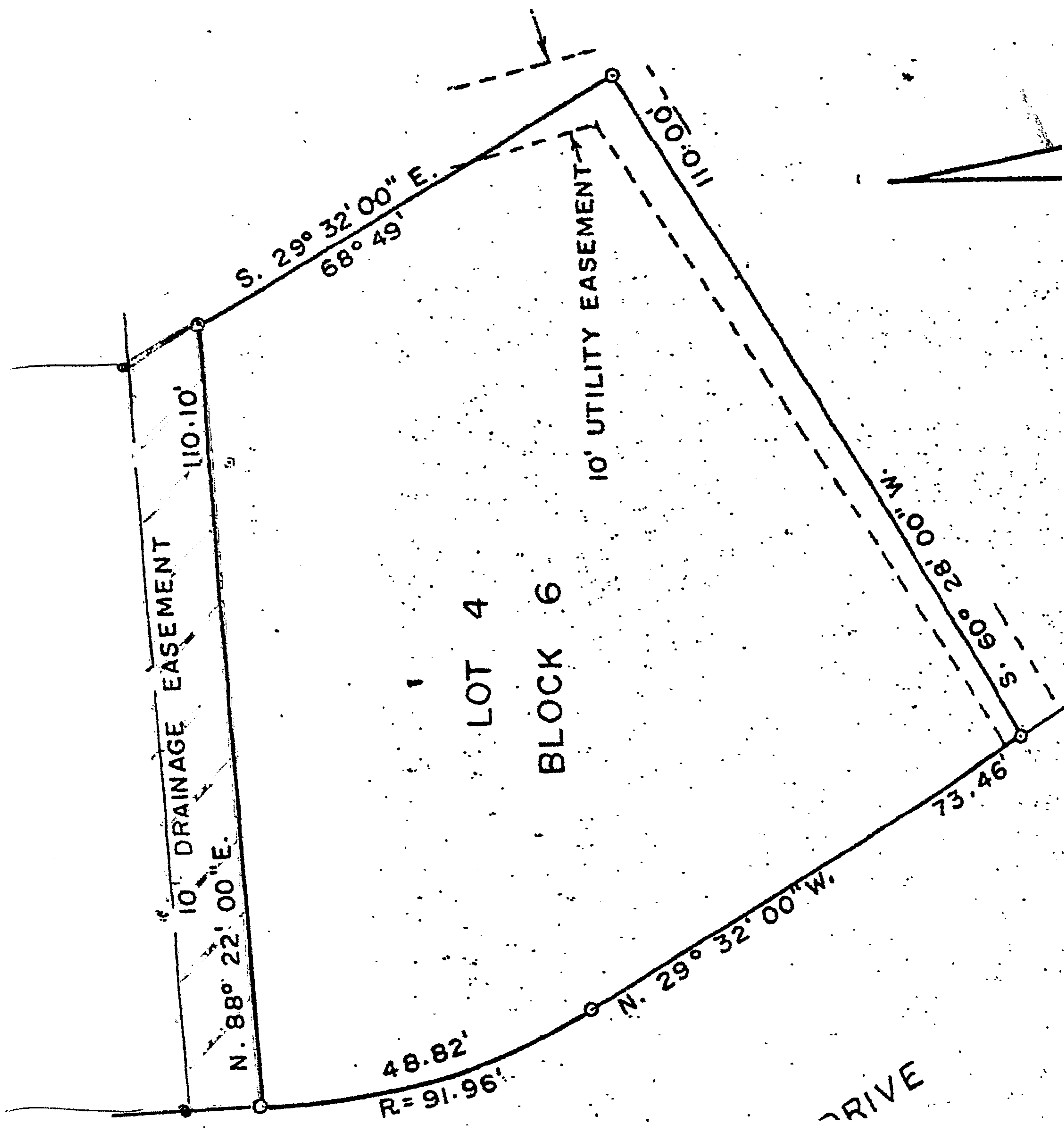
11/24/2003  
(Date)

I issued 1 signs for this application,

11/24/03  
(Date)

Paul Candice  
(Staff Member)

DRB PROJECT NUMBER: 1003113



10' DRAINAGE EASEMENT

110.10'

N. 88° 22' 00" E.

S. 29° 32' 00" E.  
68° 49'

LOT 4  
BLOCK 6

10' UTILITY EASEMENT

110.00'

48.82'  
R=91.96'

N. 29° 32' 00" W.

73.46'

S. 60° 28' 00" W.

DRIVE