

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 14, 2004

**8. Project # 1003503**  
04DRB-00950 Major-Vacation of Pub Right-of-Way  
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, PEREA ADDITION, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

At the July 14, 2004, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

If you wish to appeal this decision, you must do so by July 29, 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.



## OFFICIAL NOTICE OF DECISION

PAGE 2

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: Manzano Day School, 1801 Central Ave NW, 87104  
Precision Surveys Inc., 8414-D Jefferson St NE, 87113  
David Bradley, 1614 Lomas NW, 87104  
P. Lawrence Mead, 1304 Lafayette Dr NE, 87106  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003503 AGENDA#: 8 DATE: 7.14.04

1. Name: David Brady Address: 1614 Lomas<sup>NW</sup> Zip: 87104

2. Name: P. Lawrence Mezd Address: 1304 Lefayette Dr<sup>NE</sup> Zip: 87106

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: \_\_\_\_\_

7/14/04

David Bradley

- owns 1600, 1612, 1614 homes
- wants to vacate alley behind 1612 & 1614 homes

Samuel Sanchez; owns Lab 9

- letter
- wants 1/2 of vacated alley

Paul ~~had~~ Garrett e-mail into record



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003503**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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:** July 14, 2004



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 14, 2004

**Project # 1003503**

04DRB-00950 Major-Vacation of Pub Right-of-Way  
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letters sent to Downtown (R) and Plaza Vieja (R) Neighborhood Assns.

APS No comments received.

Police Department No comments.

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 either vacation request.

## Transportation Development

Does the School own lots 9, 19 & 20? A turnaround may be required or does the length of the alley meet a stub street definition? How will ultimate access to the school be addressed?

Parks & Recreation

Defer to the affected agencies.

Utilities Development

No objections to Vacation requests.

Planning Department

One of the exhibits provided is illegible. The date shown on the exhibit is Nov. 24, 1944. Please provide at least one legible copy to Planning for the file.

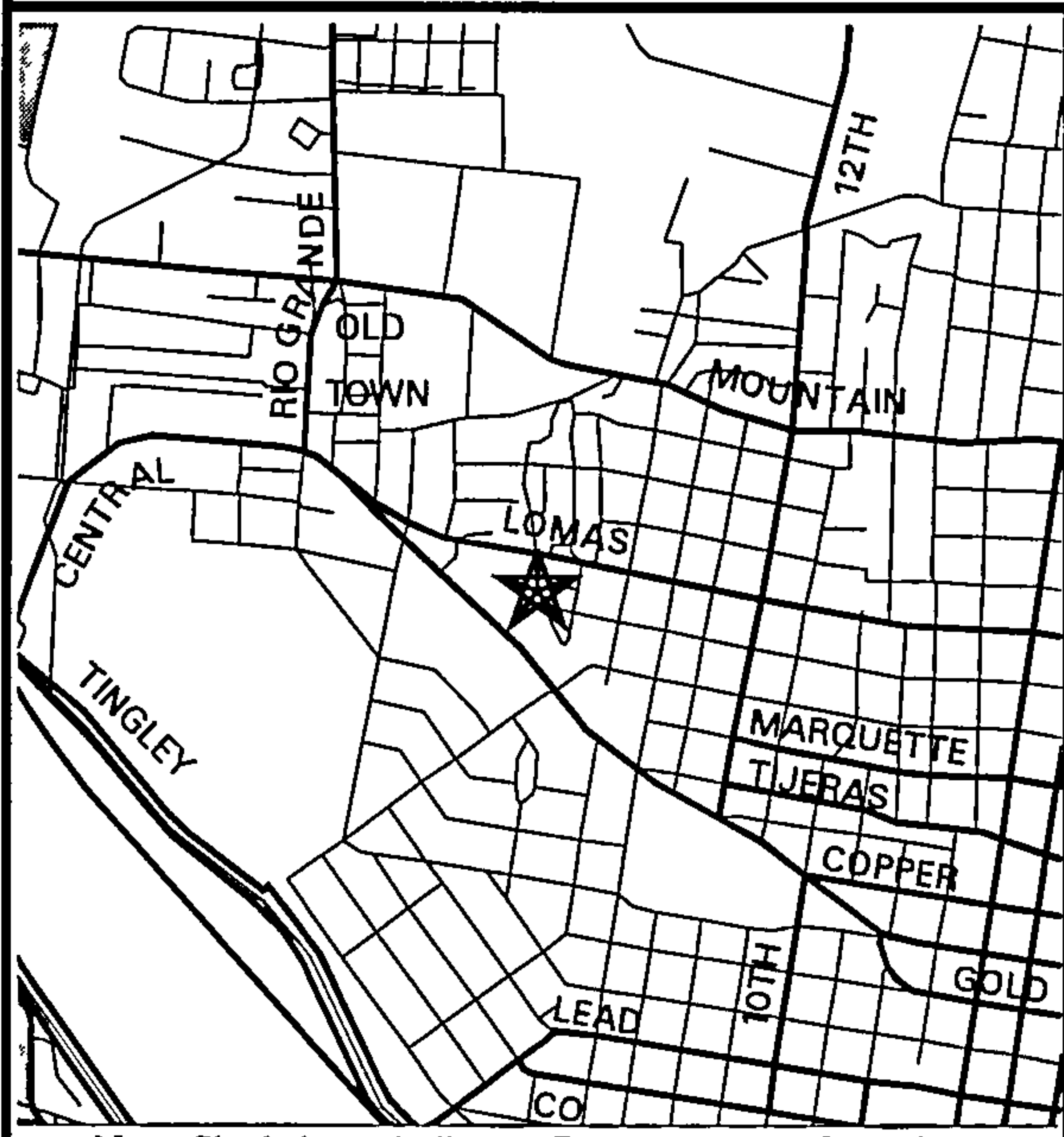
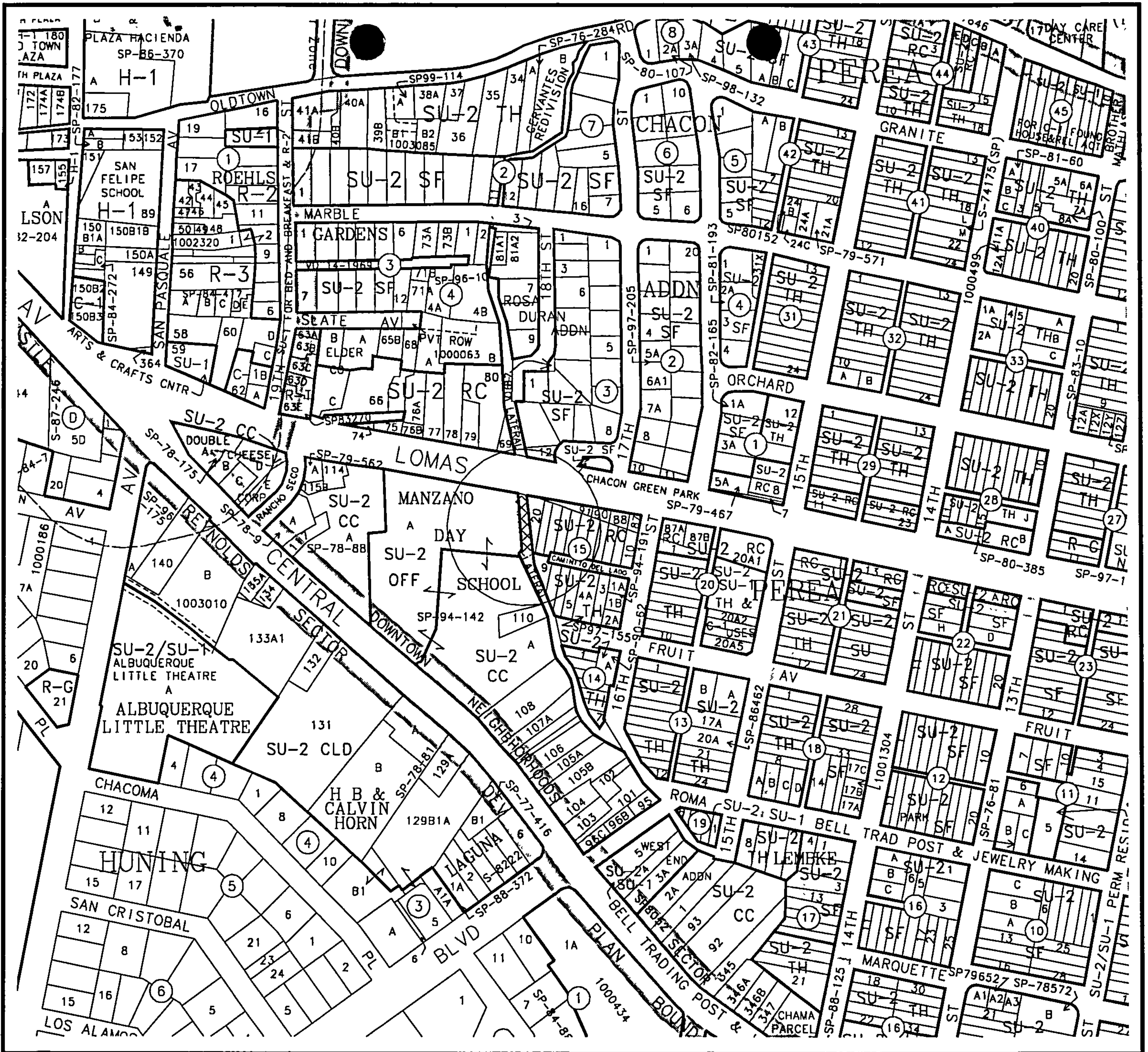
Defer to Transportation on the vacation of the alley. Is the ditch in use?

If the vacations are approved, applicant has one year from the approval date to record the plat completing the vacation action.

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

cc:Manzano Day School, 1801 Central Ave NW, 87104

Precision Surveys Inc., 8414-D Jefferson St NE, 87113



## ZONING MAP



Scale 1" = 380'

PROJECT NO.  
1003503

HEARING DATE  
7-14-04

MAP NO.  
J-13

ADDITIONAL CASE NUMBER(S)  
04DRB-00950  
04DRB-00951





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

**PAGE 2**

**Project # 1002715**

04DRB-00964 Major-Bulk Land Variance  
04DRB-00965 Major-Vacation of Pub Right-of-Way  
04DRB-00966 Major-Vacation of Public Easements  
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

**Project # 1003226**

04DRB-00909 Major-Vacation of Public Easements  
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

**Project # 1003366**

04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

**Project # 1003503**

04DRB-00950 Major-Vacation of Pub Right-of-Way  
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 14, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000614**

04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

**Project # 1000399**

04DRB-00957 Major-Vacation of Public Easements  
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

**Project # 1002176**

04DRB-00960 Major-Preliminary Plat Approval  
04DRB-00962 Major-Vacation of Public Easements  
04DRB-00969 Minor-Vacation of Private Easements  
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

**Project # 1003187**

04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

**SEE PAGE 2 . . .**

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

**Meeting Date:** JULY 14, 2004  
**Zone Atlas Page:** J-13-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003503  
**App#** 04DRB-00950  
**App#** 04DRB-00951

**Cross Reference and Location:**

**Applicant:** MANZANO DAY SCHOOL  
**Address:** 1801 CENTRAL AVE NW  
ALBUQUERQUE NM 87104

**Agent:** PRECISION SURVEYS, INC.  
**Address:** 8414-D JEFFERSON ST NE  
ALBUQUERQUE NM 87113

**Special Instructions:**

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

**Date Mailed:** JUNE 25, 2004

**Signature:** KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

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

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

Page    /    Of    /   

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-13	1013058	213-182	311-17	✓ ml 1013058
		273-170	15	✓ ml 259-222
		276-148	12	✓ ml 316
		283-195	429-11	✓ ml 60 ✓ ml
		285-193	10	✓ ml 264-220
		292-192	09	✓ ml 277-220
		297-182	08	✓ ml 283-224
		300-190	07	✓ ml 290-224
		283-178	01	✓ ml 296-223
		290-170	03	✓ ml 277-232
		293-170	05	✓ ml 284-232
		298-167	15	✓ ml 291-233
		299-172	14	✓ ml 296-229
		300-174	06	✓ ml 293-212
		286-161	422-04	✓ ml 436
		289-158	03	✓ ml 437
		293-158	05	✓ ml 01 ✓ ml
		250-224	316-58	✓ ml 19 ✓ ml
		255-228	59	✓ ml



<mainframe@coa1mp3.cabq.gov>

To:  
cc:  
Subject:

06/22/2004 02:23 PM

1 R E C O R D S W I T H L A B E L S PAGE

1

01013058 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101305826318231117 LEGAL: TR A PLA T FOR TR A MANZANO DAY SCHOOL TOGETHER  
WIT LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: MANZANO DAY SCHOOL  
OWNER ADDR: 01801 CENTRAL AV NW

ALBUQUERQUE NM 87104  
0101305827317031115 LEGAL: MAP 38 T R 110  
LAND USE:  
PROPERTY ADDR: 00000 1/2 CENTRAL  
OWNER NAME: MANZANO DAY SCHOOL  
OWNER ADDR: 01801 CENTRAL AV NW

ALBUQUERQUE NM 87104  
0101305827614831112 LEGAL: MAP 38 T RACT 108  
LAND USE:  
PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: MANZANO DAY SCHOOL  
OWNER ADDR: 01801 CENTRAL AV NW

ALBUQUERQUE NM 87104  
0101305828319542911 LEGAL: 015P EREA ADDN LOTS 17X18 X ADJ FRAC TRACT 91 M  
LAND USE:  
PROPERTY ADDR: 00000 LOMAS  
OWNER NAME: LEWIS JOHN & ZAIA MARGIE LEWIS  
OWNER ADDR: 01614 LOMAS BL NW

ALBUQUERQUE NM 87104  
0101305828819342910 LEGAL: 015P EREA ADDN 15X16XPORT OF TR91 MAP38 ADJ ON  
LAND USE:  
PROPERTY ADDR: 00000 LOMAS  
OWNER NAME: BRADLEY DAVID L & JACQUELINE B  
OWNER ADDR: 00903 SAN CLEMENTE NW

ALBUQUERQUE NM 87107  
0101305829219242909 LEGAL: 015P EREA LOTS 13X14 BK15 X UNPL TR 90 N OF SAM  
LAND USE:  
PROPERTY ADDR: 00000 LOMAS  
OWNER NAME: BRADLEY DAVID L  
OWNER ADDR: 00903 SAN CLEMENTE NW

ALBUQUERQUE NM 87107  
0101305829710242908 LEGAL: LT 1 2 BL 15 PEREA ADDN TR 88 N OF L12  
LAND USE:  
PROPERTY ADDR: 00000 LOMAS  
OWNER NAME: BRADLEY DAVID L  
OWNER ADDR: 00903 SAN CLEMENTE NW

ALBUQUERQUE NM 87107  
0101305830019042907 LEGAL: 010 015P EREA ADDN & L11  
LAND USE:  
PROPERTY ADDR: 00000 16TH  
OWNER NAME: GARRETT GREGORY M  
OWNER ADDR: 00000 Bx 7877

ALBUQUERQUE NM 87194  
0101305828317842901 LEGAL: LTS 6 TH RU 9 BLK 15 AMENDED AND SUPPLEMENTAL

PLAT LAND USE:

PROPERTY ADDR: 00000 FRUIT  
OWNER NAME: SANCHEZ GABRIEL F & JOSE GEORG  
OWNER ADDR: 01619 FRUIT AV NW  
ALBUQUERQUE NM 87104  
0101305829017642903 LEGAL: LT 4 -A B LOCK 15 PLAT OF LOT 4 A BLOCK 15 PEREA  
ADD LAND USE:

PROPERTY ADDR: 00000 FRUIT  
OWNER NAME: CLOAK FRANK THEODORE JR &  
OWNER ADDR: 01613 FRUIT ST NW  
ALBUQUERQUE NM 87104  
0101305829317642905 LEGAL: 003 015P EREA ADD AMENDED X SUP  
LAND USE:

PROPERTY ADDR: 00000 FRUIT  
OWNER NAME: BACA MARY HELEN &  
OWNER ADDR: 01605 FRUIT AV NW  
ALBUQUERQUE NM 87104  
1 R E C O R D S W I T H L A B E L S PAGE  
2  
0101305829816742915 LEGAL: LT 2 -A B LK 15 PLAT OF LOTS 1-A, 1-B, 2-A PEREA  
ADD LAND USE:

PROPERTY ADDR: 00000 16TH  
OWNER NAME: MYERS WENDY M  
OWNER ADDR: 00301 16TH ST NW  
ALBUQUERQUE NM 87104  
0101305829917242914 LEGAL: LT 1 -B B LK 15 PLAT OF LOTS 1-A, 1-B, 2-A PEREA  
ADD LAND USE:

PROPERTY ADDR: 00000 16TH  
OWNER NAME: GREEN MARCIA L  
OWNER ADDR: 00305 16TH ST NW  
ALBUQUERQUE NM 87104  
0101305830017642906 LEGAL: LT 1 -A B LK 15 PLAT OF LOTS 1-A, 1-B, 2-A PEREA  
ADD LAND USE:

PROPERTY ADDR: 00000 16TH  
OWNER NAME: REID JACQUELINE M  
OWNER ADDR: 00309 16TH ST NW  
ALBUQUERQUE NM 87104  
0101305828616142204 LEGAL: PERE A AD DN NW PORTION BLK 14  
LAND USE:

PROPERTY ADDR: 00000 FRUIT  
OWNER NAME: ANDRADE-GIRON LOURDES  
OWNER ADDR: 08409 CASA NEGRA CT NW  
ALBUQUERQUE NM 87121  
0101305828915842203 LEGAL: 014P EREA ADDN EXC PORT ASSESSED TO OTHERS  
LAND USE:

PROPERTY ADDR: 00000 FRUIT  
OWNER NAME: HERNANDEZ CANDELARIO ETUX  
OWNER ADDR: 01606 FRUIT AV NW  
ALBUQUERQUE NM 87104  
0101305829315842205 LEGAL: TRAC T A BLK 14 PEREA ADDN CONT 5155.95 SQ FT  
LAND USE:

PROPERTY ADDR: 00000 16TH  
OWNER NAME: JOHNSON CAROL G  
OWNER ADDR: 00233 16TH ST NW  
ALBUQUERQUE NM 87104  
0101305825022631658 LEGAL: MAP 38 T RACT 77 EXC PORT TO HIWAY 0.192 AC  
LAND USE:

PROPERTY ADDR: 00000 LOMAS  
OWNER NAME: RHODES MARK M &  
OWNER ADDR: 01801 LOMAS BL NW  
ALBUQUERQUE NM 87104



ALBUQUERQUE NM 87104  
0101305829622931606 LEGAL: 007 003C HACON ADDN  
LAND USE: PROPERTY ADDR: 00000 17TH  
OWNER NAME: HIGGINS HARRISON T  
OWNER ADDR: 00607 17TH ST NW

ALBUQUERQUE NM 87104  
0101305829321243601 LEGAL: PARK WIT HIN CHACON ADDN EXCEPT PORTION TO R/W  
LAND USE: PROPERTY ADDR: 00000 CHACON  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
0101305830621043701 LEGAL: 010 002C HACON ADDN EXC S40 FT TO HWY & S1/2 L9  
LAND USE: PROPERTY ADDR: 00000 17TH  
OWNER NAME: COSTA MARIA R  
OWNER ADDR: 00500 17TH ST NW

ALBUQUERQUE NM 87102  
0101305830821843719 LEGAL: LOT 8 & N 1/2 OF LOT 9 BLK 2 CHACON ADD  
LAND USE: PROPERTY ADDR: 00000 17TH  
OWNER NAME: GARCIA RUDY J & SANTILLANES  
OWNER ADDR: 00504 17TH ST NW

ALBUQUERQUE NM 87104

QUIT



## "Attachment A"

Deborah Pennebaker, Precision Surveys, Inc.  
Zone Map: J-13

**DOWNTOWN N.A. (R)**

**\*Greg Blackwell**

1418 Roma Ave. NW/87102 242-0862 (h)

Ford Davis

415 Marble NW/87102 301-0835 (h)

**PLAZA VIEJA N.A. (R)**

**\*Nancy Hoffman**

707 17<sup>th</sup> St. NW/87104 764-8186 (h) 764-9144 (w)

Eric Rajala

1824 Slatc NW/87104 243-9884 (h)

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

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



# PRECISION SURVEYS, INC.

June 17, 2004

City of Albuquerque Review Board

## **RE: VACATION OF ABANDONED PRIVATE DITCH AND PORTION OF OLD ALLEY**

Dear Sir or Madam:

The purpose of this request is to vacate the abandoned private ditch on the easterly portion of Manzano Day School and to vacate the westerly portion of an alley known as Caminto Del Lado Ave. adjacent to Manzano Day School.

The reason for vacation of the above is to incorporate and maintain these areas as part of Manzano Day School. The ditch has been abandoned for several years. I assume that the grantors are deceased and that Manzano Day School would be considered the beneficiaries.

Thank you for your assistance in this matter.

▽  
Sincerely,  
▽

▽  
  
Larry W. Medrano  
President

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

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

Project# 1003503

MANZANO DAY SCHOOL  
1801 CENTRAL AVE NW  
ALBUQUERQUE NM 87104

PRECISION SURVEYS INC  
8414-D JEFFERSON ST NE  
ALBUQUERQUE NM 87113

GREG BLACKWELL  
Downtown Neigh. Assoc.  
1418 ROMA AVE NW  
ALBUQUERQUE NM 87102

FORD DAVIS  
Downtown Neigh. Assoc.  
415 MARBLE NW  
ALBUQUERQUE NM 87102

NANCY HOFFMAN  
Plaza Vieja Neigh. Assoc.  
707 17TH ST NW  
ALBUQUERQUE NM 87104

ERIC RAJALA  
Plaza Vieja Neigh. Assoc.  
1824 SLATE NW  
ALBUQUERQUE NM 87104

101305828319542911

101305828819342910

101305830019042907

LEWIS JOHN & ZAIA MARGIE LEWI  
1614 LOMAS BL NW  
ALBUQUERQUE NM 87104

BRADLEY DAVID L & JACQUELINE  
903 SAN CLEMENTE NW  
ALBUQUERQUE NM 87107

GARRETT GREGORY M  
PO BOX 7877  
ALBUQUERQUE NM 87914

101305828317842901

101305829017642903

101305829317642905

SANCHEZ GABRIEL F & JOSE GEOR  
1619 FRUIT AV NW  
ALBUQUERQUE NM 87104

CLOAK FRANK THEODORE JR &  
1613 FRUIT ST NW  
ALBUQUERQUE NM 87104

BACA MARY HELEN &  
1605 FRUIT AV NW  
ALBUQUERQUE NM 87104

101305829816742915

101305829917242914

101305830017642906

MYERS WENDY M  
301 16TH ST NW  
ALBUQUERQUE NM 87104

GREEN MARCIA L  
305 16TH ST NW  
ALBUQUERQUE NM 87104

REID JACQUELINE M  
309 16TH ST NW  
ALBUQUERQUE NM 87104

101305828616142204

101305828915842203

101305829315842205

ANDRADE-GIRON LOURDES  
8409 CASA NEGRA CT NW  
ALBUQUERQUE NM 87121

HERNANDEZ CANDELARIO ETUX  
1606 FRUIT AV NW  
ALBUQUERQUE NM 87104

JOHNSON CAROL G  
233 16TH ST NW  
ALBUQUERQUE NM 87104

101305825022631658

101305825522831659

101305825922231660

RHODES MARK M &  
1801 LOMAS BL NW  
ALBUQUERQUE NM 87104

GRIEGO JUDITH A TRUSTEE  
8411 RIO GRANDE BL NW  
ALBUQUERQUE NM 87114

CANDELARIA LOUIS  
1703 LOMAS BL NW  
ALBUQUERQUE NM 87104

101305827722031602

101305828322431603

101305829022431604

HENNESSY MARYELLEN  
5 CHACON PL NW  
ALBUQUERQUE NM 87104

DAITZ BENSON R  
7 CHACON PL NW  
ALBUQUERQUE NM 87104

GRAMMAR JR DAVID A ETUX  
9 CHACON PL NW  
ALBUQUERQUE NM 87104

101305829622331605

101305827723231619

101305829123331617

HILTON JOSHUA D  
605 17TH ST NW  
ALBUQUERQUE NM 87104

VELARDE VIDAL & EVA  
612 18TH ST NW  
ALBUQUERQUE NM 87104

DE VELARDE EVA CANDELARIA  
612 18TH ST NW  
ALBUQUERQUE NM 87104

101305829622931606

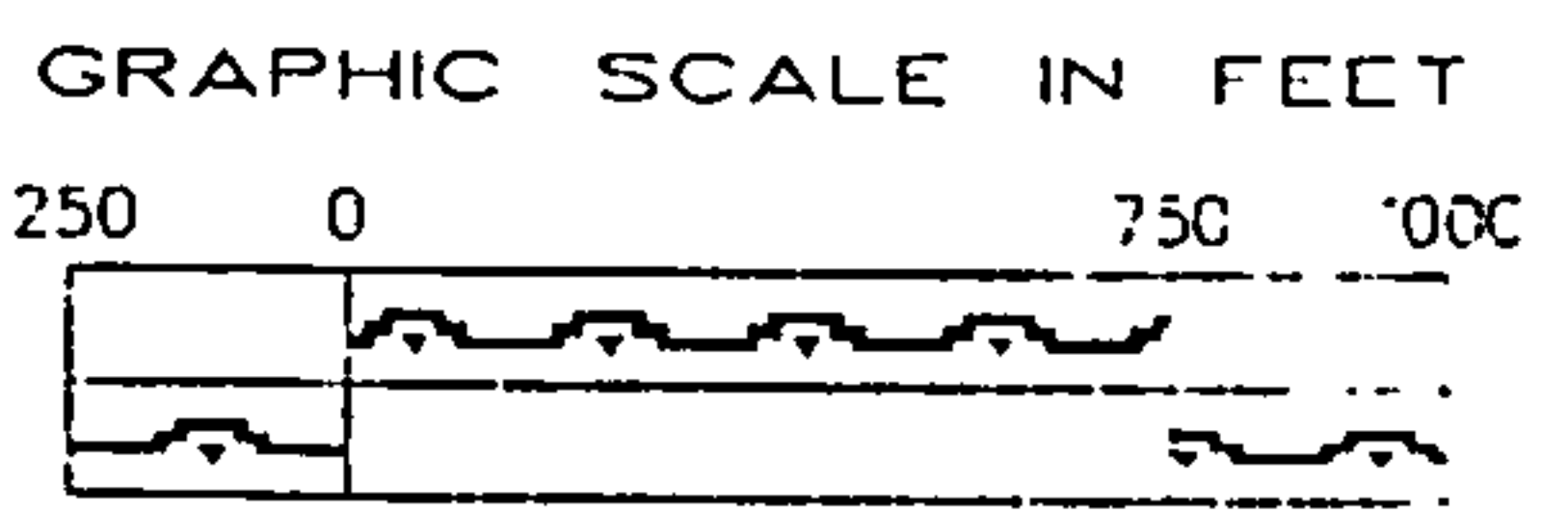
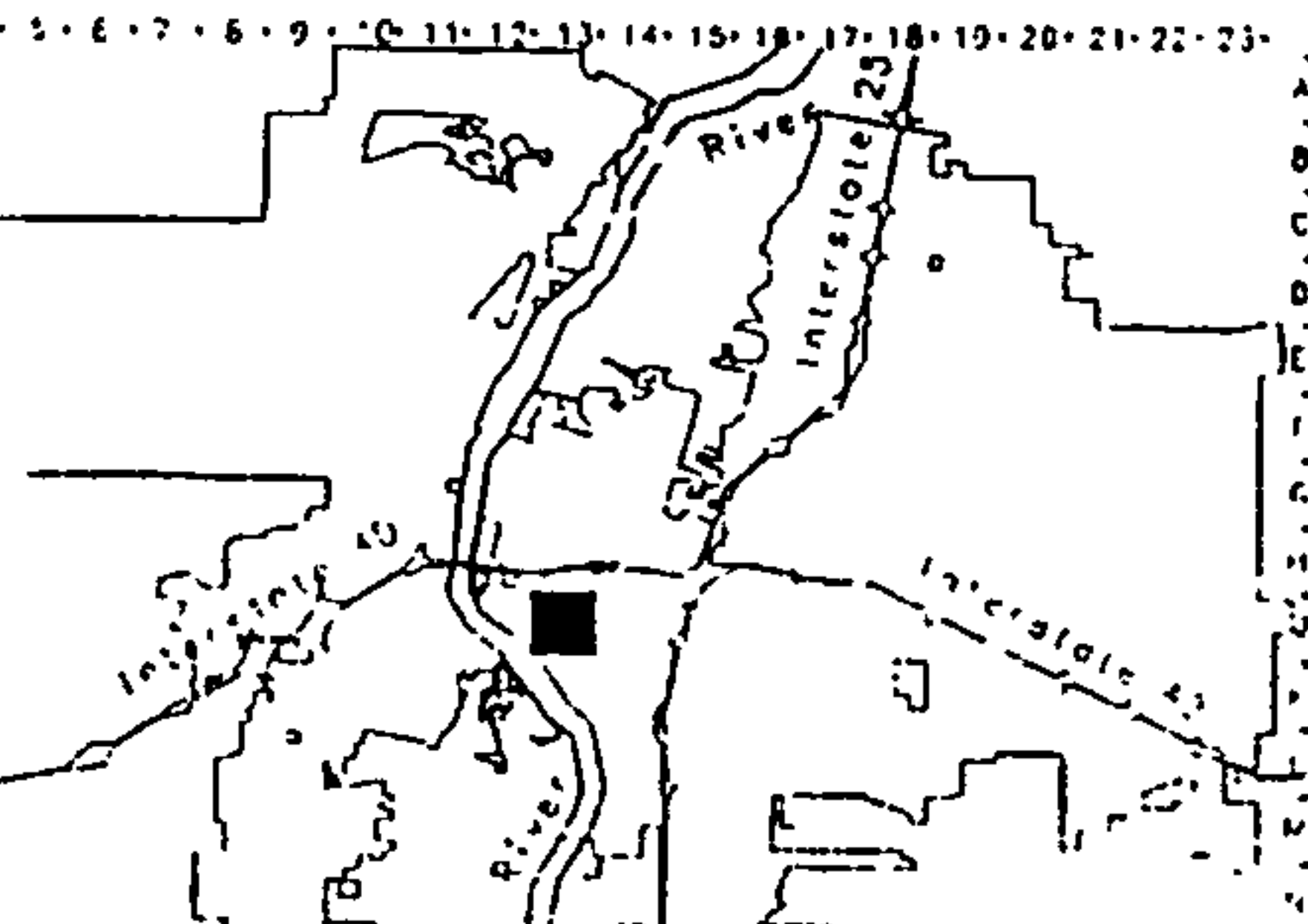
101305830621043701

101305830821843719

HIGGINS HARRISON T  
607 17TH ST NW  
ALBUQUERQUE NM 87104

COSTA MARIA R  
500 17TH ST NW  
ALBUQUERQUE NM 87102

GARCIA RUDY J & SANTILLANES  
504 17TH ST NW  
ALBUQUERQUE NM 87104



**DEVELOPMENT/PLAN REVIEW APPLICATION**

**Attachment Re: Legal Description Manzano Day School**

Tract A Manzano Day School, MRGCD Tract 108 & 110 Property Map 38, Lots 19 & 20  
Block 15 Perea Addition, a portion of abandoned Acequia.



**Wilfred A. Gallegos**  
07/08/04 09:31 AM

To: Sheran A. Matson/PLN/CABQ@COA  
CC:  
Subject: Fw: Project #1003503

For the file

----- Forwarded by Wilfred A. Gallegos/PLN/CABQ on 07/08/2004 09:31 AM -----



**Zcaferacer@aol.com**  
07/07/2004 01:25 PM

To: wgallegos@cabq.gov  
CC:  
Subject: Project #1003503

Dear Mr. Gallegos,

We spoke briefly by phone last week. I am a residential neighbor near the Manzano Day School. My address is 317 16th St. NW. This is the corner of 16th and Camino del Lado, the little street that runs west to the school and which their request (project #1003503) calls an "alley."

My concern about their request relates to traffic problems. Currently, because there is no left turn lane from westbound Lomas at the school's parking lot on Lomas, parents of children attending the school (who are traveling westbound on Lomas to the school) turn left at 16th St. and then right at Camino del Lado to access the parking lot to pick up and drop off their children. Parents traveling eastbound on Lomas to the school simply make a right turn into the school's parking lot.

Using Camino del Lado as access to the school creates a lot of unnecessary traffic on 16th street, The school has access points to their parking lots on both Central and Lomas. They do not need Camino del Lado to get to the parking lots, yet they use it because they can't turn left off of Lomas into the parking lot.

Now, to the matter of their request. If they will abandon the access to the parking lot from Camino del Lado, then I have no problem with the school acquiring the existing easement which is part of a public right of way (Camino del Lado). They should fence off access to Camino del Lado and use their other parking lot entrances. The city should make this a requirement of granting their request for vacation of the part of the public right of way that abuts their parking lot.

Additionally, I understand that the school will be building a permanent gymnasium where the large tent is set up on their property. If so, the traffic problem will get much worse on 16th St and Camino del Lado as various events held at the gym would substantially increase traffic on 16th and Camino del Lado.

Perhaps the city could add westbound Lomas access to the parking lot with a left turn lane. In any event, closing access to Camino del Lado from the school's parking lot should be a condition of granting their request.

Sincerely,

Greg Garrett  
317 16th St. NW  
Albuquerque, NM 87104  
505-242-4510

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

\_\_\_ Major Subdivision action

\_\_\_ Minor Subdivision action

X Vacation **V**

\_\_\_ Variance (Non-Zoning)

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

\_\_\_ ...for Subdivision Purposes

\_\_\_ ...for Building Permit

\_\_\_ IP Master Development Plan

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

Supplemental form

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

\_\_\_ Annexation

\_\_\_ 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: Manzano Day School PHONE: 243-6659

ADDRESS: 1801 Central Ave, NW FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: Manzano Day School

AGENT (if any): Precision Surveys, Inc. PHONE: 856-5700

ADDRESS: 8414-D Jefferson Street, NE FAX: 856-7900

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: To vacate abandoned ditch and alley

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.: See Attached Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Manzano & Perea

Current Zoning: SU-2 Office/School, SU-2 CC Proposed zoning: Same

Zone Atlas page(s): J-13-Z No. of existing lots: 5 No. of proposed lots: 1

Total area of site (acres): 5.5116<sup>±</sup> Density if applicable: dwellings per gross acre: N/A dwellings per net acre: \_\_\_\_\_

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

UPC No. 101305826318231117 MRGCD Map No. 38

LOCATION OF PROPERTY BY STREETS: On or Near: Central

Between: Lomas and Rancho Seco *NW*

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): DRB 94-374  
04-00953(ZHE)

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

SIGNATURE [Signature] DATE 6.17.04

(Print) Larry W. Medrano \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB - 00950</u>	<u>VRW</u>	___	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04 DRB - 00951</u>	<u>VPE</u>	___	\$ <u>300.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	___	<u>Adverts</u>	___	\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	___	<u>CMF</u>	___	\$ <u>20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	___	___	___	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	___	___	___	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	___	___	___	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	___	___	___	\$ _____
	Hearing date <u>July 14, 2004</u>			Total \$ <u>440.00</u>
<u>Neslie Duranclaux</u>	<u>6-17-04</u>	Project # <u>1003503</u>		

Planner signature / date

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

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

**VACATION OF PUBLIC EASEMENT**

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

LARRY W MEDRANO  
Applicant name (print)  
[Signature]  
Applicant signature / date  
6.17.04



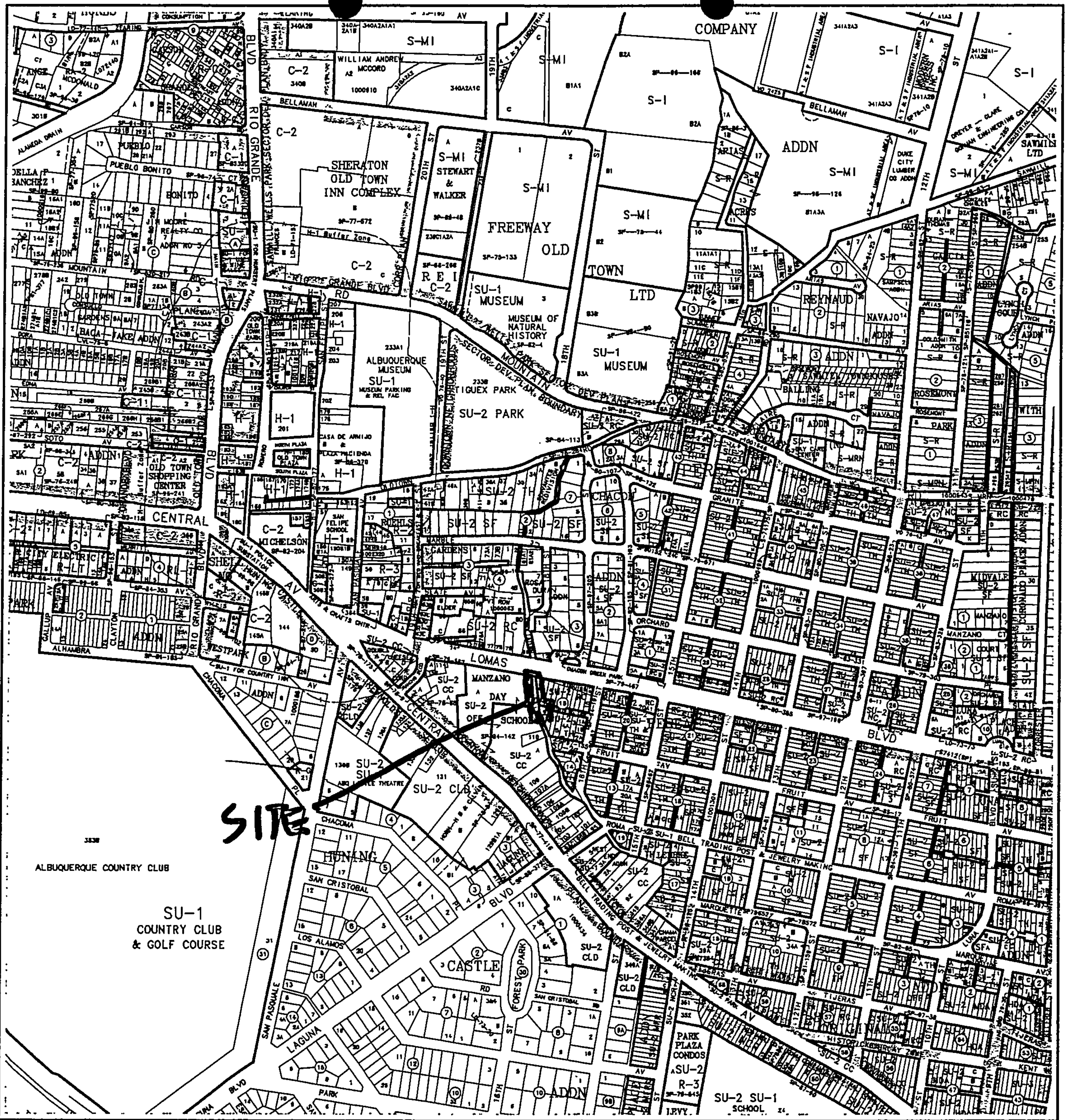
Form revised 4/03 and October 2003

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

Application case numbers  
 OADR - 00950  
 OADR - 00951

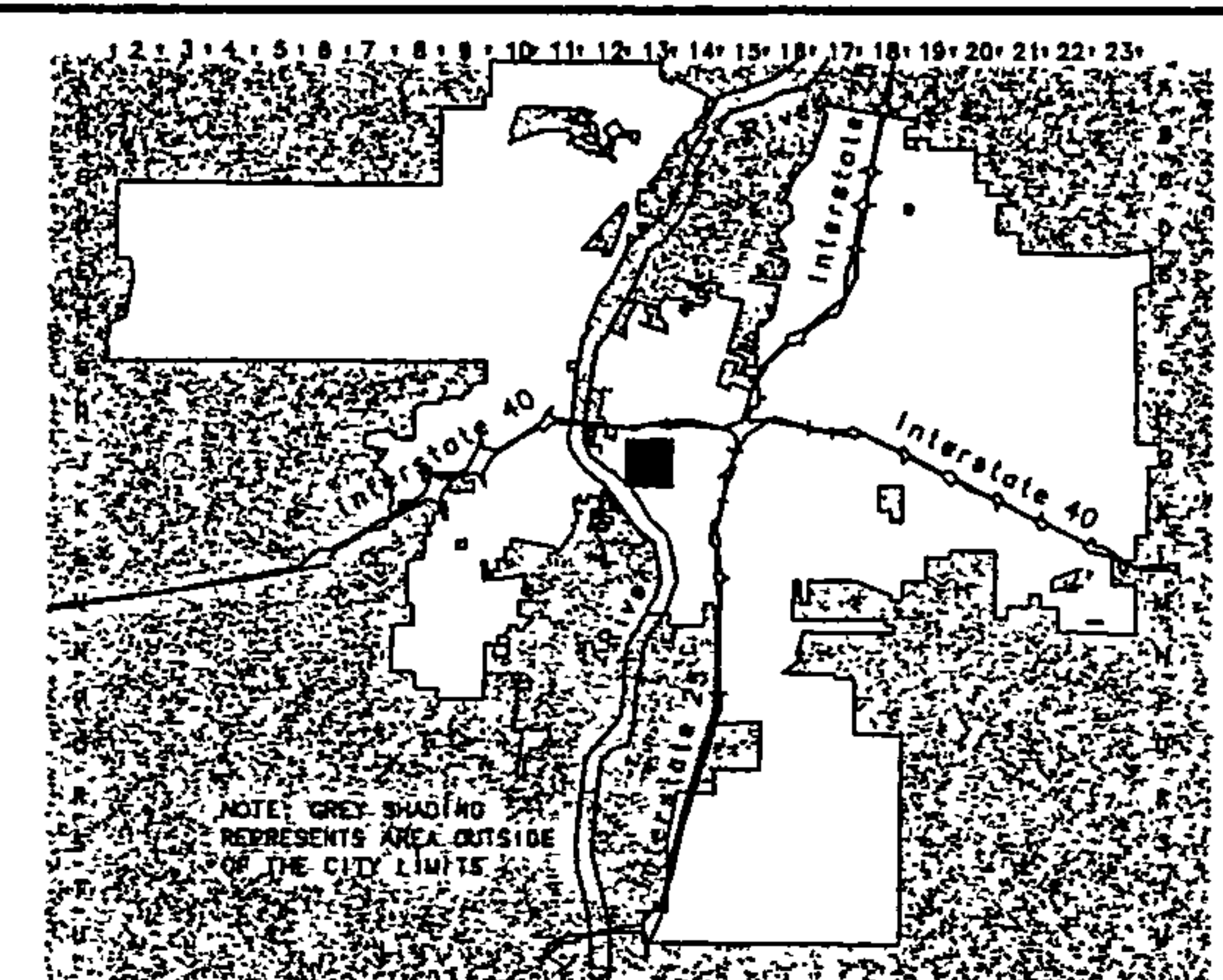
Neslie Duranceaux 6-17-04  
Planner signature / date  
**Project # 1003503**



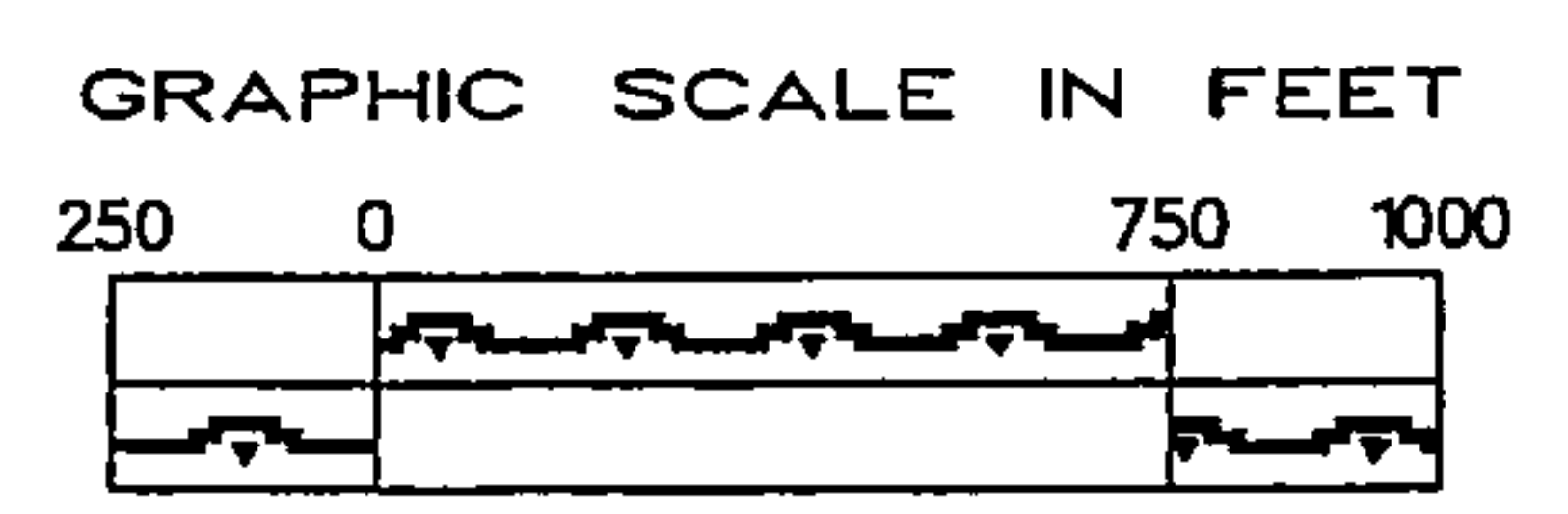


**SITE**

SU-1  
COUNTRY CLUB  
& GOLF COURSE



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



**Zone Atlas Page**

**J-13-Z**

Map Amended through July 10, 2003

**DEVELOPMENT/PLAN REVIEW APPLICATION**

**Attachment Re: Legal Description Manzano Day School**

Tract A Manzano Day School, MRGCD Tract 108 & 110 Property Map 38, Lots 19 & 20  
Block 15 Perea Addition, a portion of abandoned Acequia.



# PRECISION SURVEYS, INC.

June 17, 2004

City of Albuquerque Review Board

## **RE: VACATION OF ABANDONED PRIVATE DITCH AND PORTION OF OLD ALLEY**

Dear Sir or Madam:

The purpose of this request is to vacate the abandoned private ditch on the easterly portion of Manzano Day School and to vacate the westerly portion of an alley known as Caminto Del Lado Ave. adjacent to Manzano Day School.

The reason for vacation of the above is to incorporate and maintain these areas as part of Manzano Day School. The ditch has been abandoned for several years. I assume that the grantors are deceased and that Manzano Day School would be considered the beneficiaries.

Thank you for your assistance in this matter.

▽  
Sincerely,  
▽

▽  
  
Larry W. Medrano  
President

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

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

# **"Attachment A"**

Deborah Pennebaker, Precision Surveys, Inc.

Zone Map: J-13

**DOWNTOWN N.A. (R)**

**\*Greg Blackwell**

1418 Roma Ave. NW/87102 242-0862 (h)

Ford Davis

415 Marble NW/87102 301-0835 (h)

**PLAZA VIEJA N.A. (R)**

**\*Nancy Hoffman**

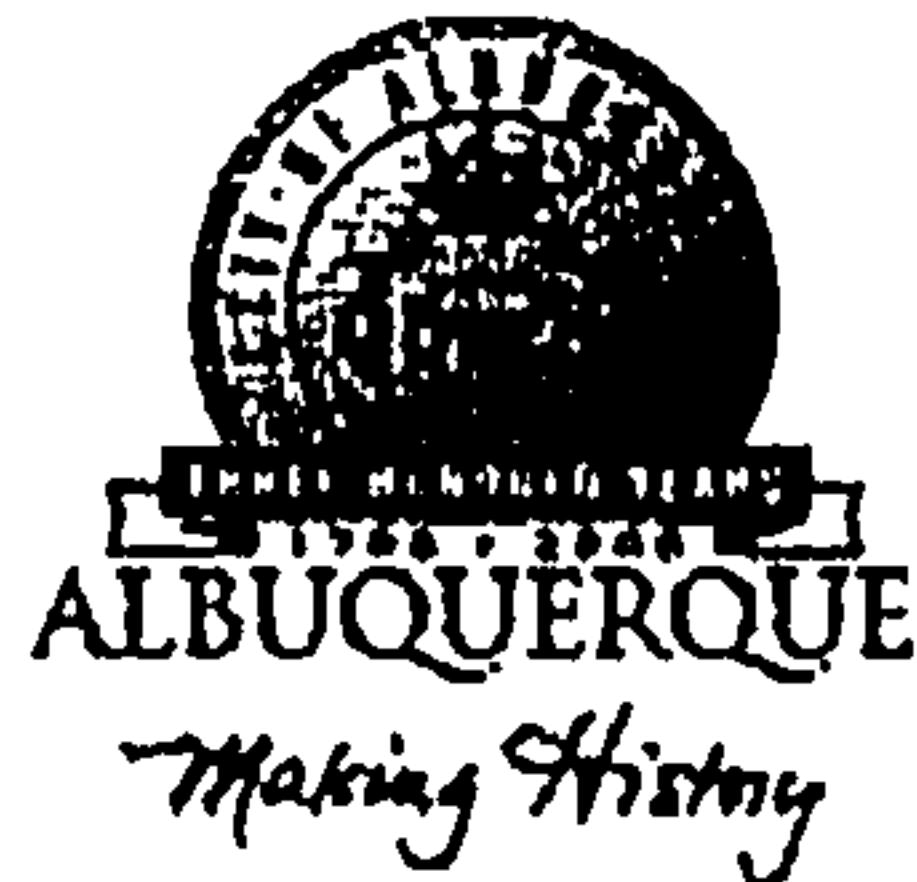
707 17<sup>th</sup> St. NW/87104 764-8186 (h) 764-9144 (w)

Eric Rajala

1824 Slatc NW/87104 243-9884 (h)

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

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



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

June 10, 2004

Deborah Pennebaker  
Precision Surveys  
8414-D Jefferson NE/87113  
Phone: 856-5700/Fax: 856-7900

Dear Deborah:

Thank you for your inquiry of June 10, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A MANZANO DAY SCHOOL, MRGCD TRACT 108ALL PROPERTY MAP 38, LOTS 19 AND 20, BLOCK 15, PERA ADDITION - A PORTION OF ABANDONED ACEQUIA LOCATED ON CENTRAL AVENUE NW BETWEEN LOMAS BLVD. NW AND RANCHO SECO NW, zone map J-13.**

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck  
Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(03/09/04)

**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.

# 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 – 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 924-3914. Your request is for the following: Cell Tower [ ] Private Development [ ] City Project [ ] -OR- Other  VACATION of ditch & Alley  
(specify)

CONTACT NAME: Deborah Pennebaker

COMPANY NAME: Precision Surveys, Inc

ADDRESS: 8414-D Jefferson St NE

ZIP CODE: 87113

PHONE: (505) 856-5700 CELL: ( ) \_\_\_\_\_

FAX: (505) 856-7900

## NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS Tract A MANZANO Day School, MRGCD Tract 108410 Property Map 38, Lots 19 & 20 Blk 15 PEREA Addition, A portion of Abandoned Acequia  
(LEGAL DESCRIPTION)

LOCATED ON CENTRAL AVE NW  
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN Lomas AND  
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

Rancho Seco  
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (J-13).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED  
(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)



**PRECISION SURVEYS, INC.**

June 14, 2004

Mr. Greg Blackwell  
Downtown Neighborhood Assoc.  
1418 Roma Ave., NW  
Albuquerque, NM 87102

RE: REQUEST TO VACATE ABANDONED DITCH ON EASTERLY PORTION OF  
MANZANO DAY SCHOOL AND TO VACATE WESTERLY PORTION OF OLD ALLEY  
WEST OF CAMINTO DEL LADO AVE. ADJACENT TO MANZANO DAY SCHOOL.  
ZONE MAP J-13

Dear Mr. Blackwell;

On behalf of our client, Manzano Day School, we are submitting an application for vacation of an abandoned ditch and the west portion of the old alley. We are requesting that the portion of the abandoned ditch adjacent to the east property line of Manzano Day School Tract A and the alley which lies west of Caminto Del Lado Ave. be vacated. The proposed vacation is shown on the attached zone atlas.

Please call 856-5700 if you have any questions or need additional information. If I am not available, you may also direct your questions to Larry Medrano.

Sincerely,

*Deborah F Pennebaker*

Deborah F Pennebaker

Enclosure

Cc: Lawrence Mead

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

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

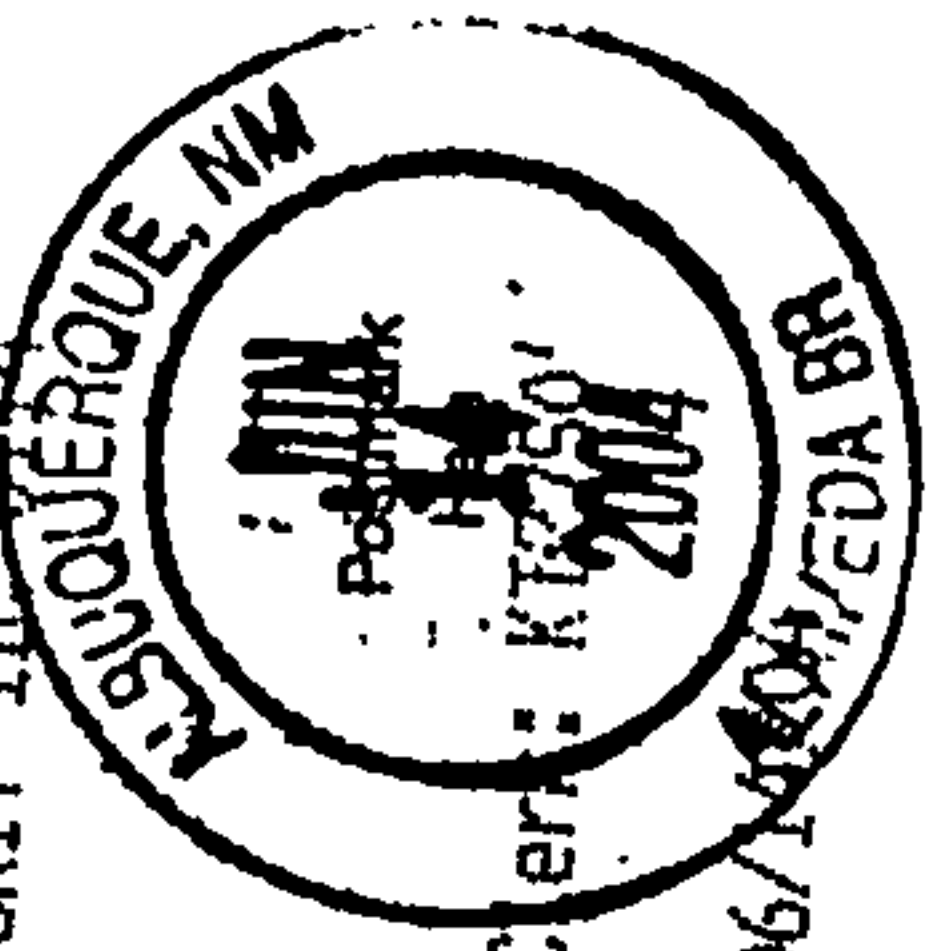
Assoc

CD

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

ALBUQUERQUE, NM 87102 **U S E**

UNIT ID: 0114	Postage \$	0.37
Postmark	Certified Fee	2.30
CLERK: K12501	Return Receipt Fee (Endorsement Required)	1.75
06/14/04/EDA BR	Restricted Delivery Fee (Endorsement Required)	
	Total Postage & Fees \$	4.42



Sent To GREG Blackwell  
 Street, Apt. No., or PO Box No. 1418 ROMA, NW  
 City, State, ZIP+4 Abq NM 87102

PS Form 3800, January 2001 See Reverse for Instructions

8414 - D JEFFER; ALBUQUERQUE, NEV

7001 1940 0005 9625 3938  
8E6E 5296 5000 0467 7002



PRECISION SI



**CERTIFIED MAIL**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
GREG Blackwell  
Downtown Neighborhood Assoc  
1418 ROMA AVE, NW  
Abq NM 87102

2. Article Number  
 (Transfer from service lat) 7001 1940 0005 9625 3938

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes





## PRECISION SURVEYS, INC.

June 14, 2004

Mr. Ford Davis  
Downtown Neighborhood Assoc.  
415 Marble, NW  
Albuquerque, NM 87102

RE: REQUEST TO VACATE ABANDONED DITCH ON EASTERLY PORTION OF  
MANZANO DAY SCHOOL AND TO VACATE WESTERLY PORTION OF OLD ALLEY  
WEST OF CAMINTO DEL LADO AVE. ADJACENT TO MANZANO DAY SCHOOL.  
ZONE MAP J-13

Dear Mr. Davis;

On behalf of our client, Manzano Day School, we are submitting an application for vacation of an abandoned ditch and the west portion of the old alley. We are requesting that the portion of the abandoned ditch adjacent to the east property line of Manzano Day School Tract A and the alley which lies west of Caminto Del Lado Ave. be vacated. The proposed vacation is shown on the attached zone atlas.

Please call 856-5700 if you have any questions or need additional information. If I am not available, you may also direct your questions to Larry Medrano.

Sincerely,

*Deborah F Pennebaker*

Deborah F Pennebaker

Enclosure

Cc: Lawrence Mead

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

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





# PRECISION SURVEYS, INC.

June 14, 2004

Ms. Nancy Hoffman  
Plaza Vieja Neighborhood Assoc.  
707 17<sup>th</sup> Street, NW  
Albuquerque, NM 87104

RE: REQUEST TO VACATE ABANDONED DITCH ON EASTERLY PORTION OF  
MANZANO DAY SCHOOL AND TO VACATE WESTERLY PORTION OF OLD ALLEY  
WEST OF CAMINTO DEL LADO AVE. ADJACENT TO MANZANO DAY SCHOOL.  
ZONE MAP J-13

Dear Ms. Hoffman;

On behalf of our client, Manzano Day School, we are submitting an application for vacation of an abandoned ditch and the west portion of the old alley. We are requesting that the portion of the abandoned ditch adjacent to the east property line of Manzano Day School Tract A and the alley which lies west of Caminto Del Lado Ave. be vacated. The proposed vacation is shown on the attached zone atlas.

Please call 856-5700 if you have any questions or need additional information. If I am not available, you may also direct your questions to Larry Medrano.

Sincerely,



Deborah F Pennebaker

Enclosure

Cc: Lawrence Mead

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

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

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NANCY HOFFMAN  
 PLAZA VIEJA N.A.  
 707 17th Street, NW  
 Abq, NW  
 87104

2. Article Number

(Transfer from service label)

7001 1940 0005 9625 3914

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

PS Form 3811, August 2001

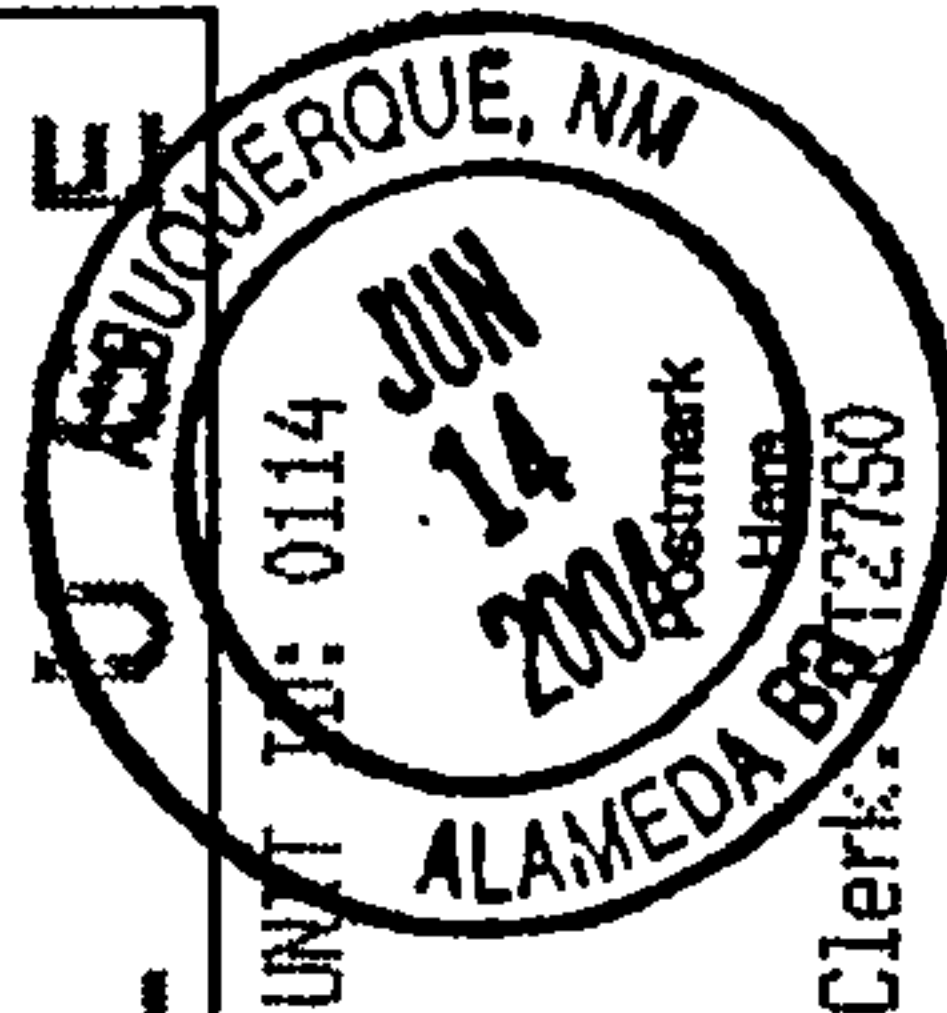
Domestic Return Receipt

102595-01-M-2509

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

ALBUQUERQUE, NM 87104 AL

Postage	\$ 0.37
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>



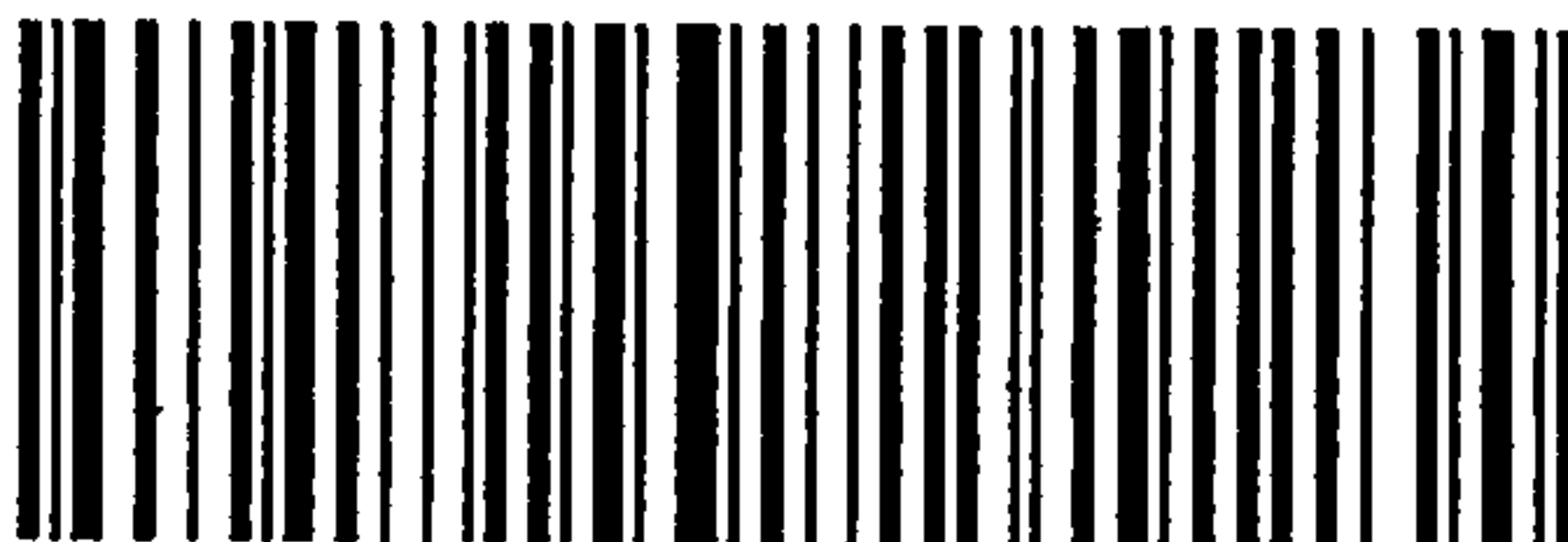
Sent To

NANCY HOFFMAN  
 Street, Apt. No. or PO Box No. 707 17th St, NW  
 City, State, ZIP+4 Abq, NM 87104

PS Form 3800, January 2001 See Reverse for Instructions

8414 - D JEFFERSON  
 ALBUQUERQUE, NEW ME

7001 1940 0005 9625 3914  
 7001 1940 0005 9625 3914



PRECISION SUR



PRECISION SURVEYS, INC.

June 14, 2004

Mr. Eric Rajala  
Plaza Vieja Neighborhood Assoc.  
1824 Slate, NW  
Albuquerque, NM 87104

RE: REQUEST TO VACATE ABANDONED DITCH ON EASTERLY PORTION OF  
MANZANO DAY SCHOOL AND TO VACATE WESTERLY PORTION OF OLD ALLEY  
WEST OF CAMINTO DEL LADO AVE. ADJACENT TO MANZANO DAY SCHOOL.  
ZONE MAP J-13

Dear Mr. Rajala;

On behalf of our client, Manzano Day School, we are submitting an application for vacation of an abandoned ditch and the west portion of the old alley. We are requesting that the portion of the abandoned ditch adjacent to the east property line of Manzano Day School Tract A and the alley which lies west of Caminto Del Lado Ave. be vacated. The proposed vacation is shown on the attached zone atlas.

Please call 856-5700 if you have any questions or need additional information. If I am not available, you may also direct your questions to Larry Medrano.

Sincerely,

*Deborah F Pennebaker*

Deborah F Pennebaker

Enclosure

Cc: Lawrence Mead

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span>  <b>X</b></p>
<p>1. Article Addressed to:</p> <p><b>ERIC RAJALA PLAZA VIEJA N.A. 1824 SLATE, NW ALBU, NM 87104</b></p>	<p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p>
<p>2. Article Number (Transfer from service label) <b>7001 1940 0005 9625 3907</b></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>
	<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2509

**7001 1940 0005 9625 3907**

<b>U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)</b>	
<b>OFFICIAL USE</b>	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

UNIT 114  
RESQUERQUE, NM

Clerk: **JIM**  
Here  
77750

ALBUQUERQUE, NM

<p>Sent To <b>Eric Rajala</b></p> <p>Street, Apt. No., or PO Box No. <b>1824 SLATE, NW</b></p> <p>City, State, ZIP+4 <b>ALBU 87104</b></p> <p>PS Form 3800, January 2001</p>	<p>See Reverse for Instructions</p>
--	-------------------------------------

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

**PAID RECEIPT**

APPLICANT NAME MANZANO DAY SCHOOL  
 AGENT PRECISION SURVEYS INC  
 ADDRESS 8414-D JEFFERSON ST. NE 87113  
 PROJECT & APP # 1003503 04DRB-00950, 00951  
 PROJECT NAME MANZANO DAY SCHOOL

\$ 20.00 469099/4916000 Conflict Management Fee  
 \$ 345.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.00 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  
 \$ 440.00 TOTAL AMOUNT DUE

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

City of Albuquerque  
Treasury Division

06/17/2004 10:23AM LOC: ANN

PRECISION SURVEYS, INC.  
 PHONE 505-856-5700 FAX 505-856-7900  
 8414-D JEFFERSON ST. N.E.  
 ALBUQUERQUE, N.M. 87113

FIRST STATE BANK  
 Taos, Santa Fe, Albuquerque  
 and Surrounding Communities  
 Ph. 505-241-7500  
 95-145/1079 Amt  
 J24 Misc

0024438 WSH 006 TRANSH 0009  
 Fund 0110  
 TRSEJA  
 \$440.00  
 \$345.00

06/17/2004 10:23AM LOC: ANN  
 RECEIPT# 00024437 WSH 006 TRANSH 0009  
 Account 469099 Fund 0110  
 Activity 4916000 TRSEJA  
 Trans Amt \$440.00  
 J24-Misc AUTHORIZED SIGNATURE \$20.00

City of Albuquerque  
 Treasury Division

Thank You \$ 440.00  
 DOLLARS

06/17/2004 10:23AM LOC: ANN  
 RECEIPT# 00024437 WSH 006 TRANSH 0009  
 Account 469099 Fund 0110  
 Activity 4916000 TRSEJA  
 Trans Amt \$440.00  
 J24-Misc AUTHORIZED SIGNATURE \$20.00

City of Albuquerque  
 Treasury Division

Thank You \$ 440.00  
 DOLLARS

MEMO of 6377 variance appl

# 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 JUNE 29, 2004 To JULY 14, 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.

Deb Pennebaker  
(Applicant or Agent)

6-17-04  
(Date)

I issued 2 signs for this application,

6-17-04  
(Date)

Les Dvranceaux  
(Staff Member)

DRB PROJECT NUMBER:

1003503





**PRECISION SURVEYS, INC.**

**TRANSMITTAL**

TO: One Stop – Planning Department	DATE: June 29, 2004	JOB NO: 04-6377
	ATTENTION: Sheran Matson DRB Chair	
	RE: Project# 1003503	

WE ARE SENDING YOU  ATTACHED  UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS:  
 PRINTS  PLANS  COPY OF LETTER  
 CHANGE ORDER  DISKETTE  OTHER

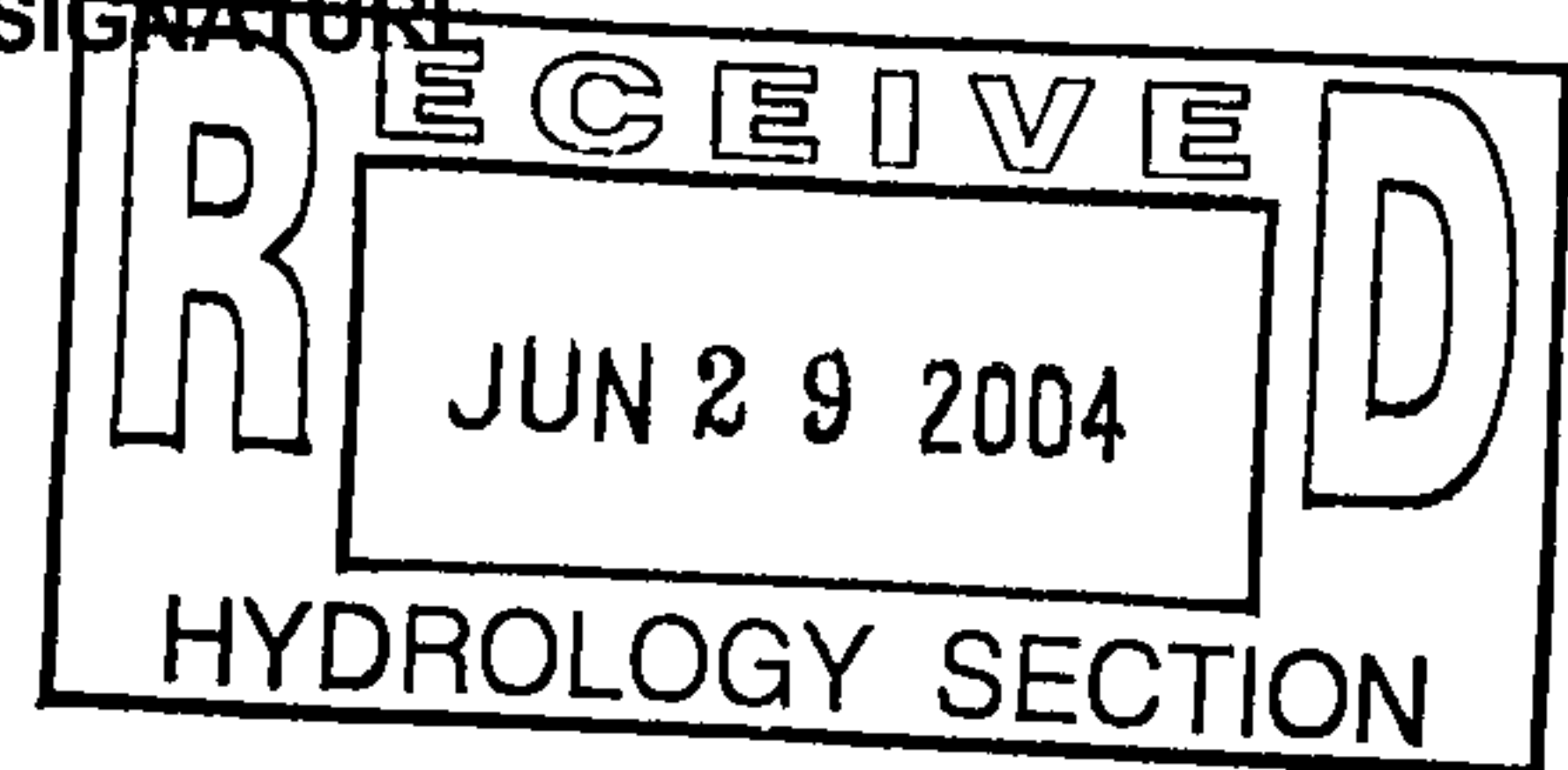
NUMBER	COPIES	DESCRIPTION
1	24	Copies of Pera Addition Plat for Manzano Day School vacation of alley

**THESE ARE TRANSMITTED AS CHECKED BELOW**

- FOR APPROVAL  APPROVED AS SUBMITTED  RESUBMIT \_\_\_ COPIES FOR APPROVAL
- FOR YOUR USE  APPROVED AS NOTED  SUBMIT \_\_\_ COPIES FOR DISTRIBUTION
- AS REQUESTED  RETURNED FOR CORRECTIONS  RETURN \_\_\_\_\_ CORRECTED PRINTS
- FOR REVIEW AND COMMENT  OTHER
- PRINTS RETURNED AFTER LOAN TO US  FOR SIGNATURE

**REMARKS:**

***If you have any questions please call at 856-5700***



RECEIVED: \_\_\_\_\_

COPY TO: \_\_\_\_\_  
SIGNED: Larry W. Medrano & Debbi Pennebaker

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 1689  
CONNECTION TEL 98567900  
SUBADDRESS  
CONNECTION ID  
ST. TIME 06/28 14:30  
USAGE T 00'43  
PGS. 2  
RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Larry Medrano FAX # 856-7900

# PAGES (INCLUDING COVER SHEET) 2

# 100 3503

6/28/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

**COMMENTS:**

Planning's comments only.

Call if you have questions

**Project # 1003503**

04DRB-00950 Major-Vacation of Pub Right-of-Way

04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, PEREA ADDITION, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

*non* One of the exhibits provided is illegible. The date shown on the exhibit is Nov. 24, 1944. Please provide at least one legible copy to Planning for the file.

Defer to Transportation on the vacation of the alley. Is the ditch in use?

If the vacations are approved, applicant has one year from the approval date to record the plat completing the vacation action.

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, JUNE 28, 2004.**

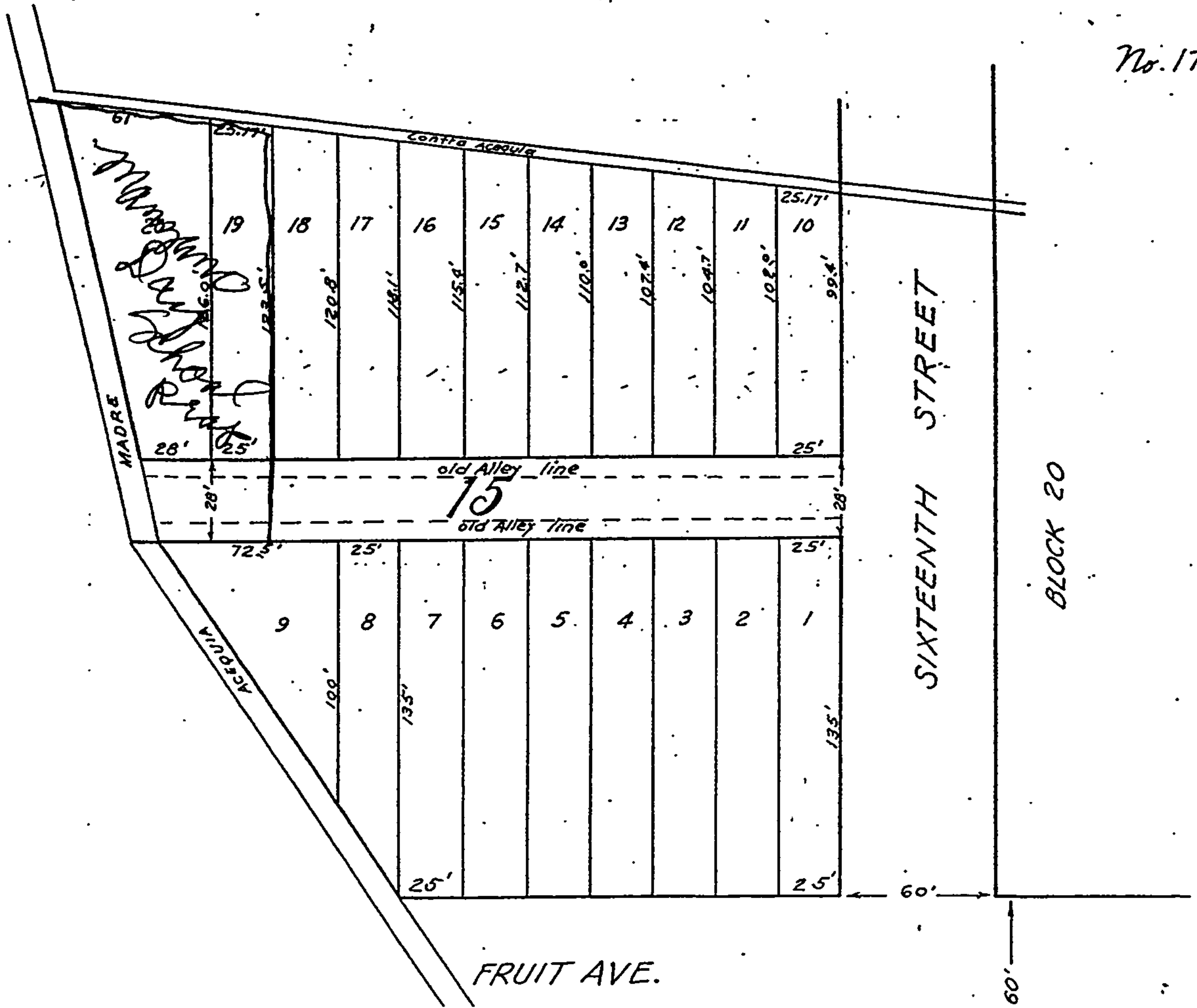
*Dolores Otero de Burg's*

**AMENDED AND SUPPLEMENTAL MAP  
OF BLOCK 15 OF THE PEREA ADDITION TO  
THE CITY OF ALBUQUERQUE NEW MEXICO**  
— Scale 1"=50' —

Sept. — 1910 —  
BY A. D. OGLE C.E.

Territory of New Mexico )  
County of Bernalillo ) ss  
This Instrument was filed for record on the  
21 day of April 1911 at 1:20  
o'clock P. M.  
Recorded in Vol. \_\_\_\_\_ of Records of said  
County, folio \_\_\_\_\_  
S/ A. E. Walker Recorder  
S/ Ida L. Plummer Deputy Rec.

No. 172



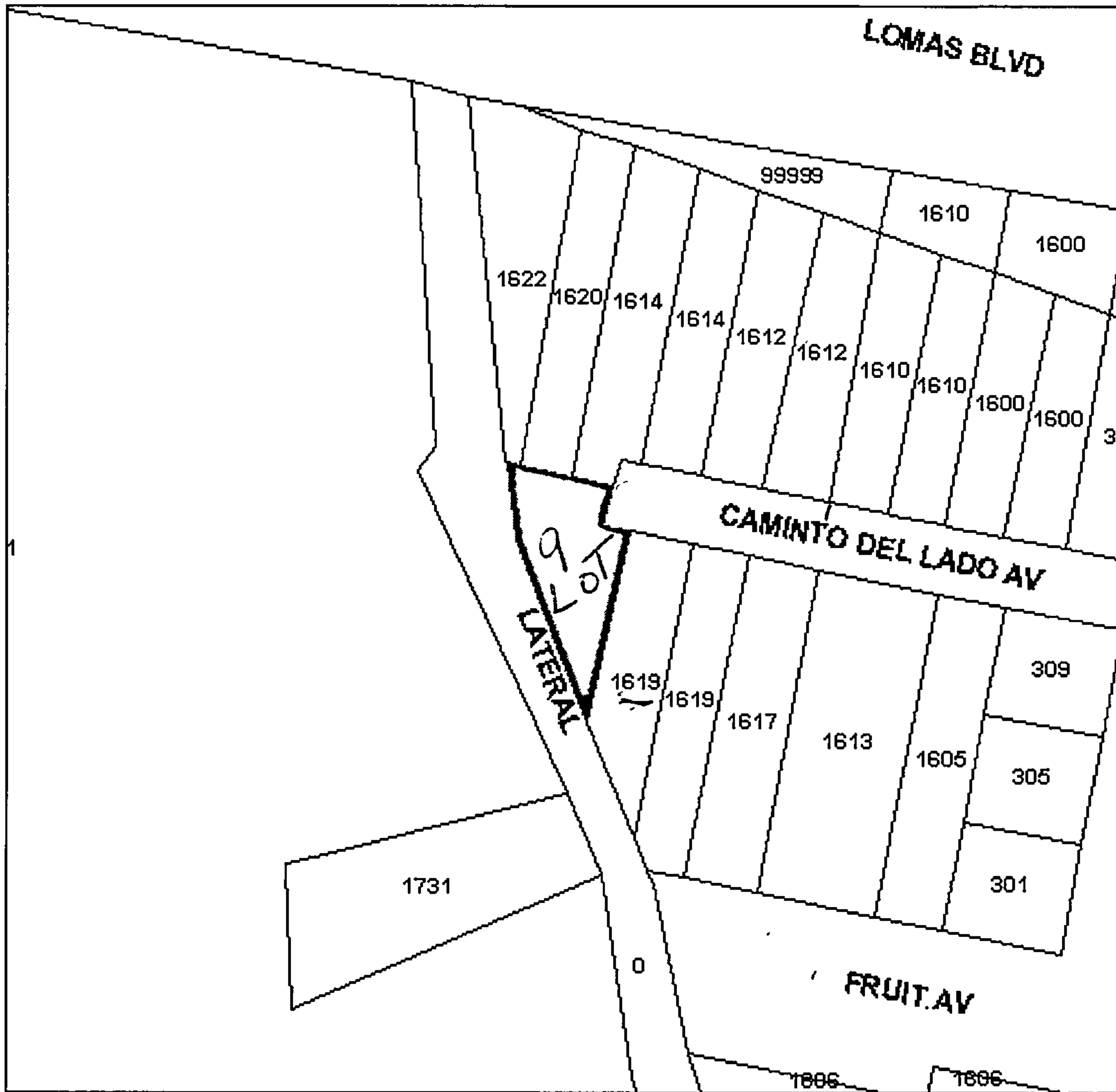
**EXHIBIT B**  
Date 7/14/04

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

○ Zoom In ● Id Address ○ Pan ○ Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- NBR BOUNDARY
- COMMUNITY PLAN
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis)
- PARCELS
- CONTROL STATION
- SENATE DIST.
- REPRESENTATIVE I
- COUNTY COMMISSI
- PARCEL ADDRESS
- CRIMINAL ACTIVIT
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFE
- CRP LOCATIONS
- CASE HISTORY



ReDraw Screen

SHOW LOCATION M

SHOW 1999 AERIAI

**Selected Address: 1619 FRUIT AV NW**

Zoning: SU-2 TH Lot/Block/Subd: 9 , 15 , PEREA ADDN  
 Council District/Name: TWO , O'MALLEY County Commission: 1 Rep District/Sen District: 11 , 13  
 Nbr Assoc: DOWNTOWN R  
 Sector Plan: DOWNTOWN NEIGHBORHOODS Comp. Plan: Central Urban  
 Voter Pct: 162  
 High Sch District: ALBUQUERQUE Mid Sch District: WASHINGTON Elem Sch District: LEW WALLACE

ZoneMap Page: J13 Jurisdiction: CITY  
 Police Beat: 223/VALLEY  
 Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD  
 Comm Plan Area: CENTRAL ABQ  
 UPC #: 101305828317842901  
 Owner Name: SANCHEZ GABRIEL F & JOSE GEORGE  
 Owner Street Address: 1619 FRUIT AVE  
 Owner City/State/Zip: ALBUQUERQUE / NM / 87104 NM  
 Note: Accuracy for Owner info cannot be guaranteed correct.  
 Please check with the Bernalillo County Assessor for official data.

**SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS**

To City of Albu (D.R.B.) July 13-2009

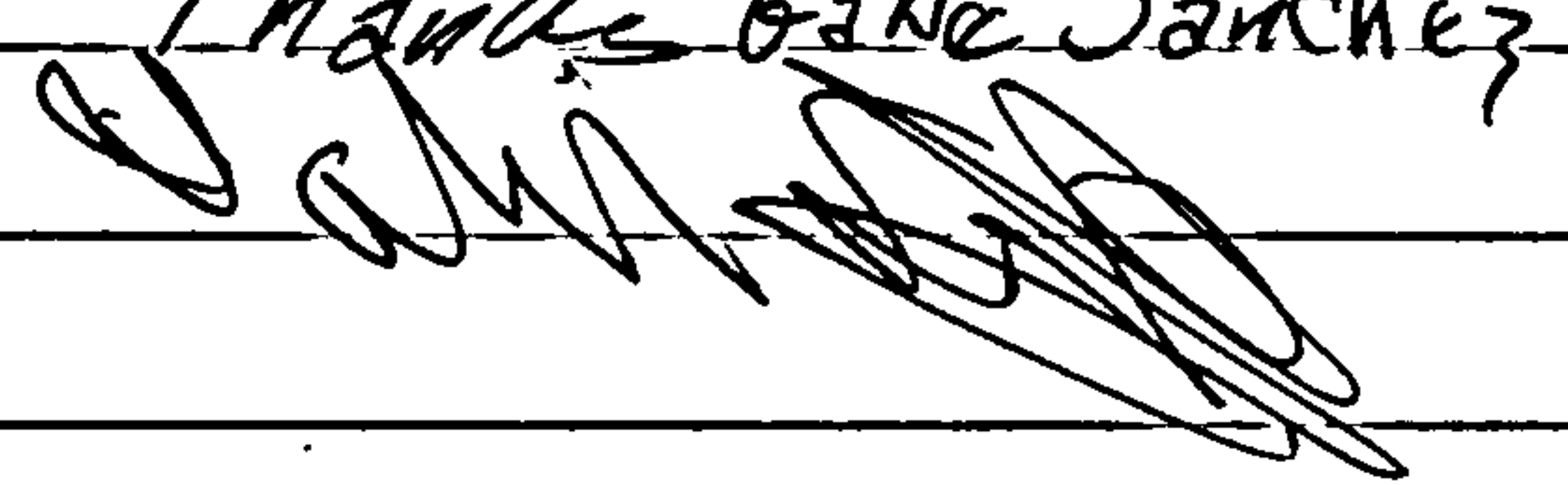
Regs: # 100 3503

#6

(Lot 19)

I live and own 1619 Fruit NW.

I did not get a letter about this  
matter. I would like to <sup>have</sup>  $\frac{1}{2}$  the  
street (Camino Delado) and ~~the~~  $\frac{1}{2}$   
the ditch on the west side along  
my place. I have picked up application  
for the above.

Thanks Gabe Sanchez  




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

**PAGE 2**

**Project # 1002715**

04DRB-00964 Major-Bulk Land Variance  
04DRB-00965 Major-Vacation of Pub Right-of-Way  
04DRB-00966 Major-Vacation of Public Easements  
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

**Project # 1003226**

04DRB-00909 Major-Vacation of Public Easements  
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

**Project # 1003366**

04DRB-00912 Major-Vacation of Pub Right-of-Way

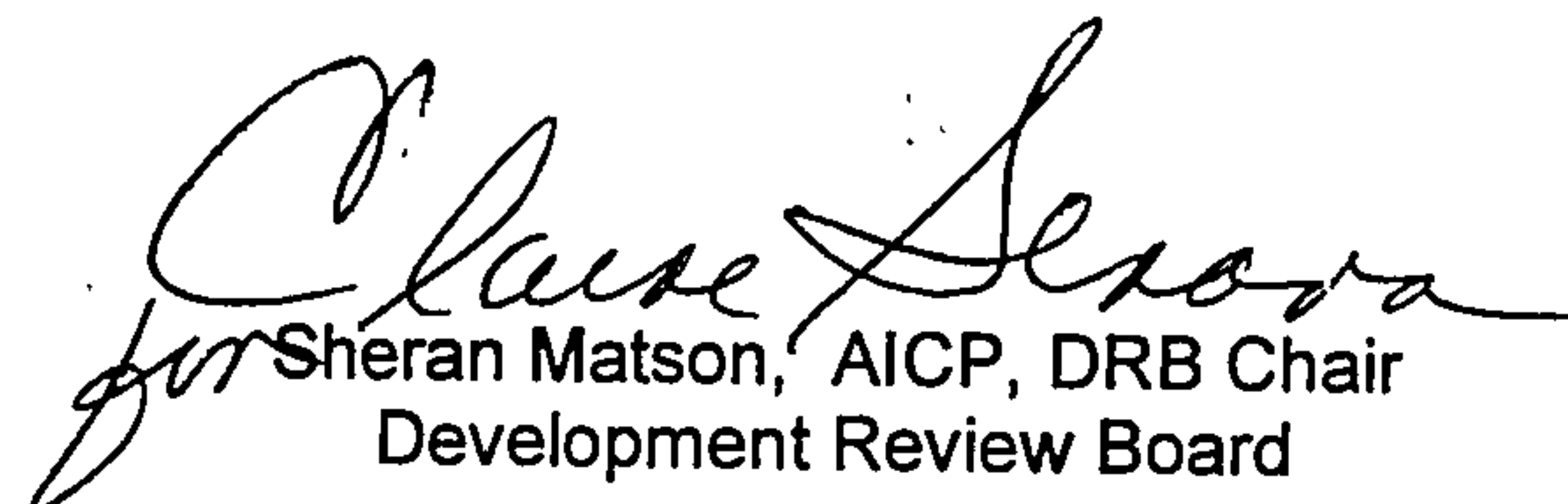
ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

**Project # 1003503**

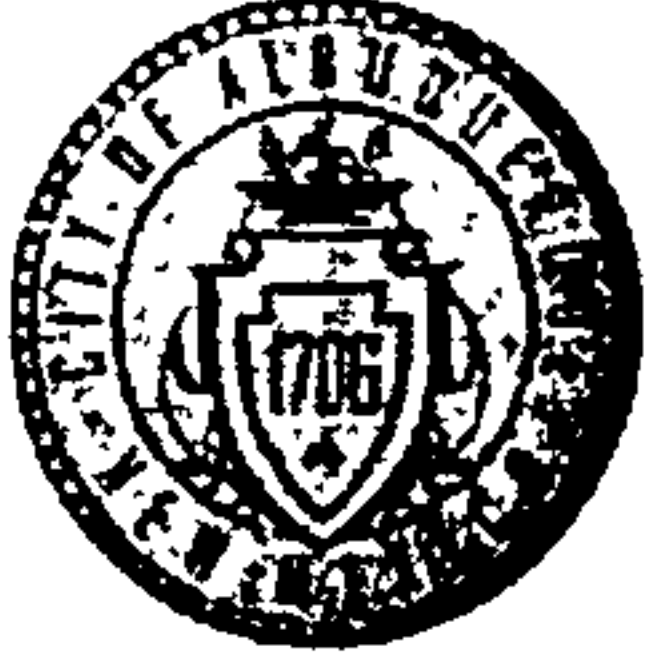
04DRB-00950 Major-Vacation of Pub Right-of-Way  
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 14, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000614**

04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

**Project # 1000399**

04DRB-00957 Major-Vacation of Public Easements

04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

**Project # 1002176**

04DRB-00960 Major-Preliminary Plat Approval

04DRB-00962 Major-Vacation of Public Easements

04DRB-00969 Minor-Vacation of Private Easements

04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

**Project # 1003187**

04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

**SEE PAGE 2 . . .**



# CITY OF ALBUQUERQUE



**ALBUQUERQUE**  
*Making History*

Planning Department

P.O. Box 1293

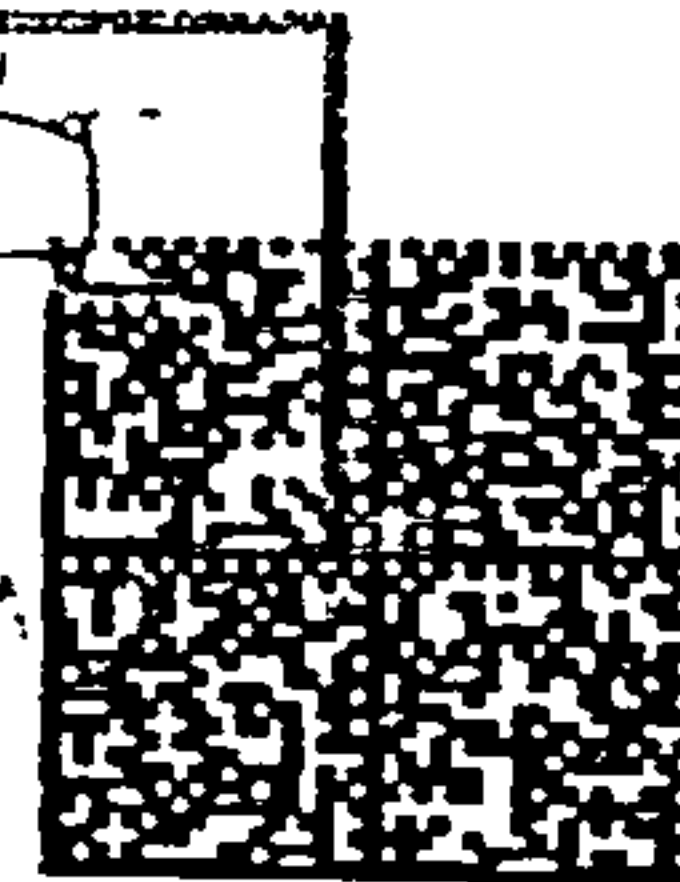
Albuquerque, NM 87103



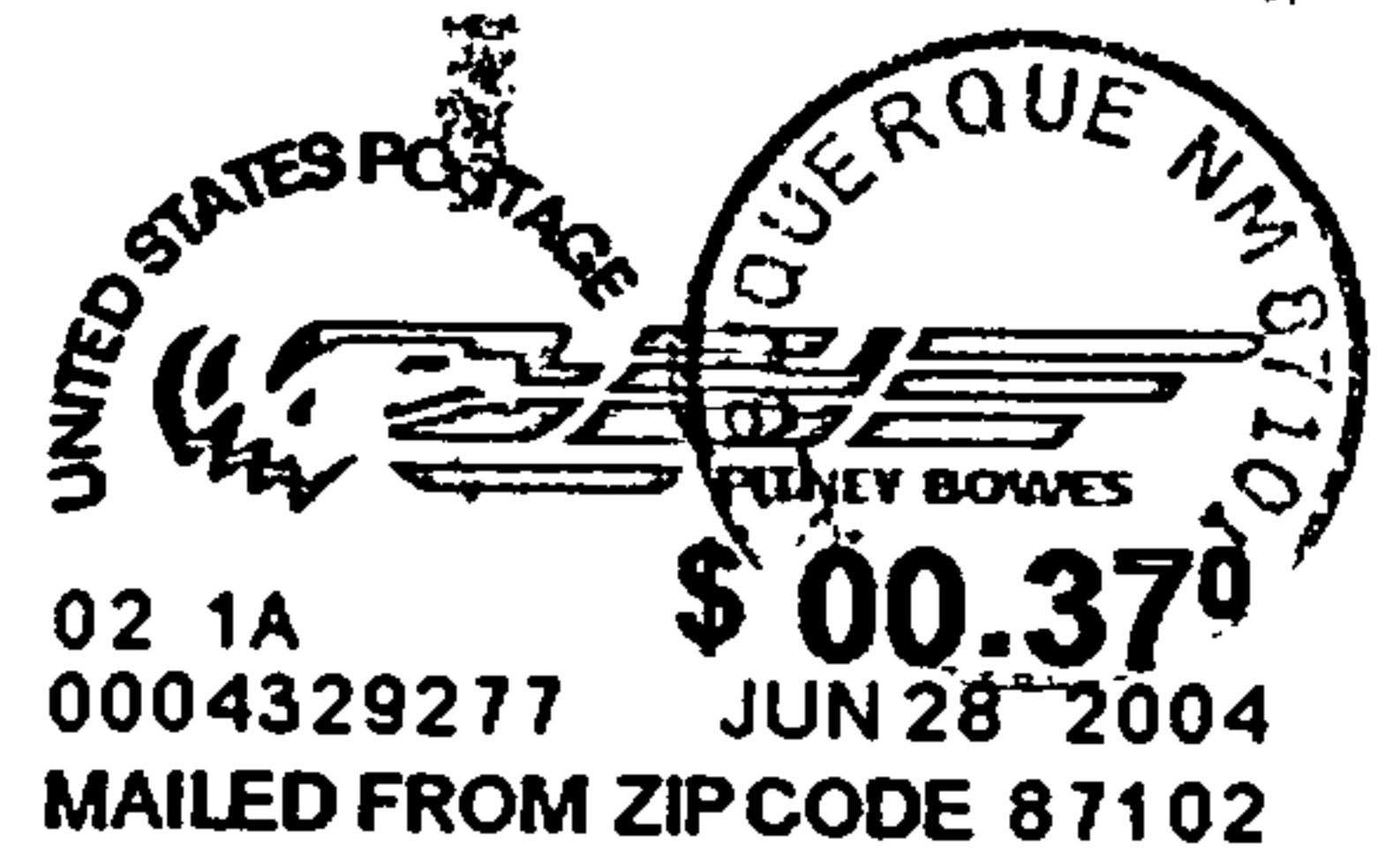
101305829622951000

HIGGINS HARRISON T  
607 17TH ST NW  
ALBUQUERQUE NM 87104

TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO FORWARD



*DRB*



#7104+1308



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 14, 2004

**8. Project # 1003503**  
04DRB-00950 Major-Vacation of Pub Right-of-Way  
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, PEREA ADDITION, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

At the July 14, 2004, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

If you wish to appeal this decision, you must do so by July 29, 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.



## OFFICIAL NOTICE OF DECISION

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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

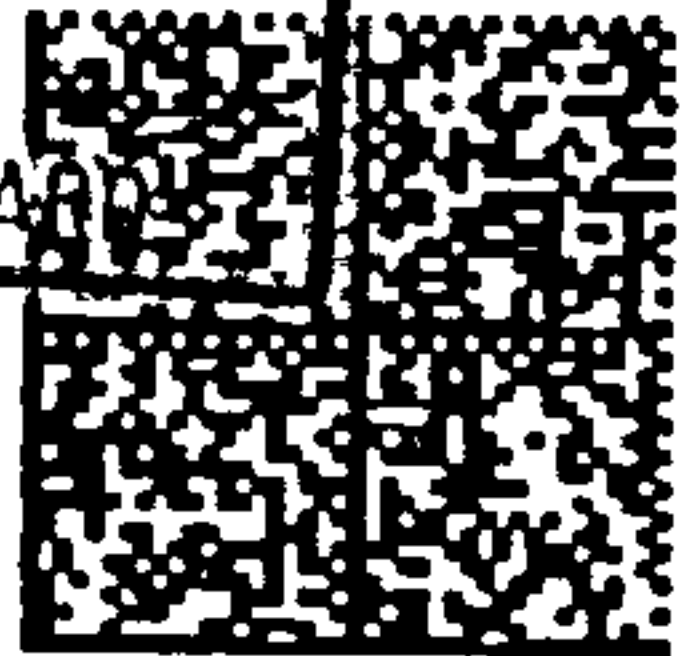
Cc: Manzano Day School, 1801 Central Ave NW, 87104  
Precision Surveys Inc., 8414-D Jefferson St NE, 87113  
David Bradley, 1614 Lomas NW, 87104  
P. Lawrence Mead, 1304 Lafayette Dr NE, 87106  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



**City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RETURN  
TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO FORWARD



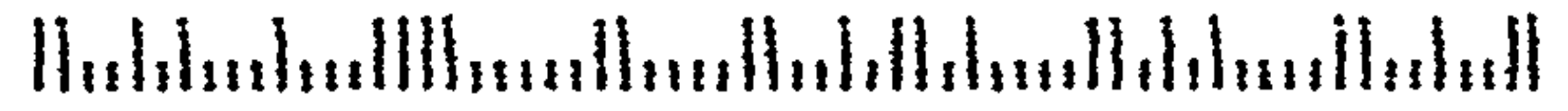
UNITED STATES POSTAGE  
PITNEY BOWES  
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0004329277 JUL 15 2004  
MAILED FROM ZIP CODE 87

*NO MAIL -  
David Bradley*

DAVID BRADLEY  
1614 LOMAS NW  
ALBUQUERQUE NM 87104

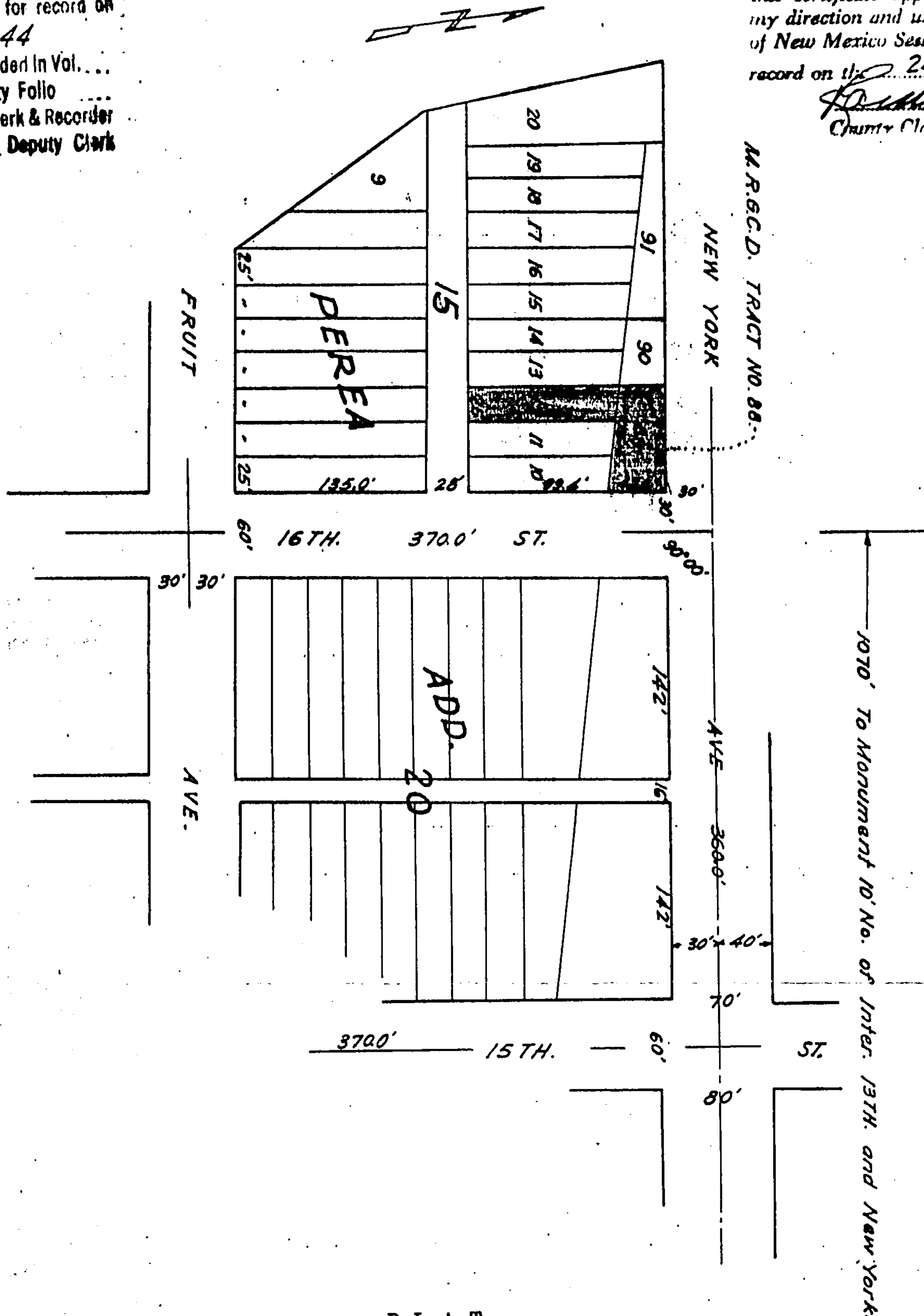
DRB

87104+120210  
#7103/1293



State of New Mexico ss 66437  
 County of Bernalillo  
 This instrument was filed for record on  
 Nov. 24, 1944  
 At 11:45 o'clock a.m. Recorded in Vol. ...  
 of records of said County Folio ...  
 S/ Edna Merahan, Clerk & Recorder  
 S/ Mrs. Lyma Putney, Deputy Clerk

I, Ramona Montoya, County Clerk of Bernalillo County,  
 New Mexico, do hereby certify that the map on which  
 this certificate appears is a true copy, made under  
 my direction and under the provisions of Chapter 130  
 of New Mexico Session Laws 1939, of a map filed for  
 record on the 24th day of Nov. 1944.  
 County Clerk Bernalillo County, New Mexico



PLAT  
 of a survey of Lot 12, Block 15, Perea Addition to the City of Albuquerque, Bernalillo County,  
 New Mexico, and a parcel of land lying along the northerly line of the Perea Addition adjacent  
 to Said Block 15 and which is more particularly described as follows: Beginning at the North-  
 east corner of Lot 10, Block 15, Perea Addition (which is a point on the west line of 16th St.);  
 thence northerly 47.60 feet along said west line of 16th Street to intersection with the south  
 line of New York Avenue, which point is the North-east corner of Block 15 as produced northerly;  
 thence westerly 75.00 feet along south line of New York Avenue to a point on the west line of  
 Lot 12, Block 15, as produced; thence southerly 39.60 feet along west line of said lot 12 to  
 the northwest corner of said lot 12; thence easterly 75.40 feet along the north line of the  
 Perea Addition to the north-east corner of Lot 10, which is the point of beginning. Said Parcel  
 being known as Tract No. 88 as shown on MRGCD Property Map No. 38 and contains 0.075 Acres,  
 more or less.

The above described parcels of land are contiguous and they are bounded on the North by  
 New York Avenue, on the West by Tract No. 90, MRGCD Property Map No. 38 and Lot 13, Block 15  
 both of which is the property of Anastasio Merdado, on the south by a public alley and Lots 10  
 and 11, Block 15, which are the property of Enrique Gallegos, on the east by 16th Street and  
 by said Lots 10 and 11, Block 15.

I hereby certify that the above plat was made from notes taken during an actual  
 field survey and that the corners of both tracts were marked by wood stakes which  
 were set in their true positions to the best of my knowledge and belief.

S/ Paul Sanchez  
 Paul Sanchez, Sept. 4th 1944  
 New Mexico Engineering Company

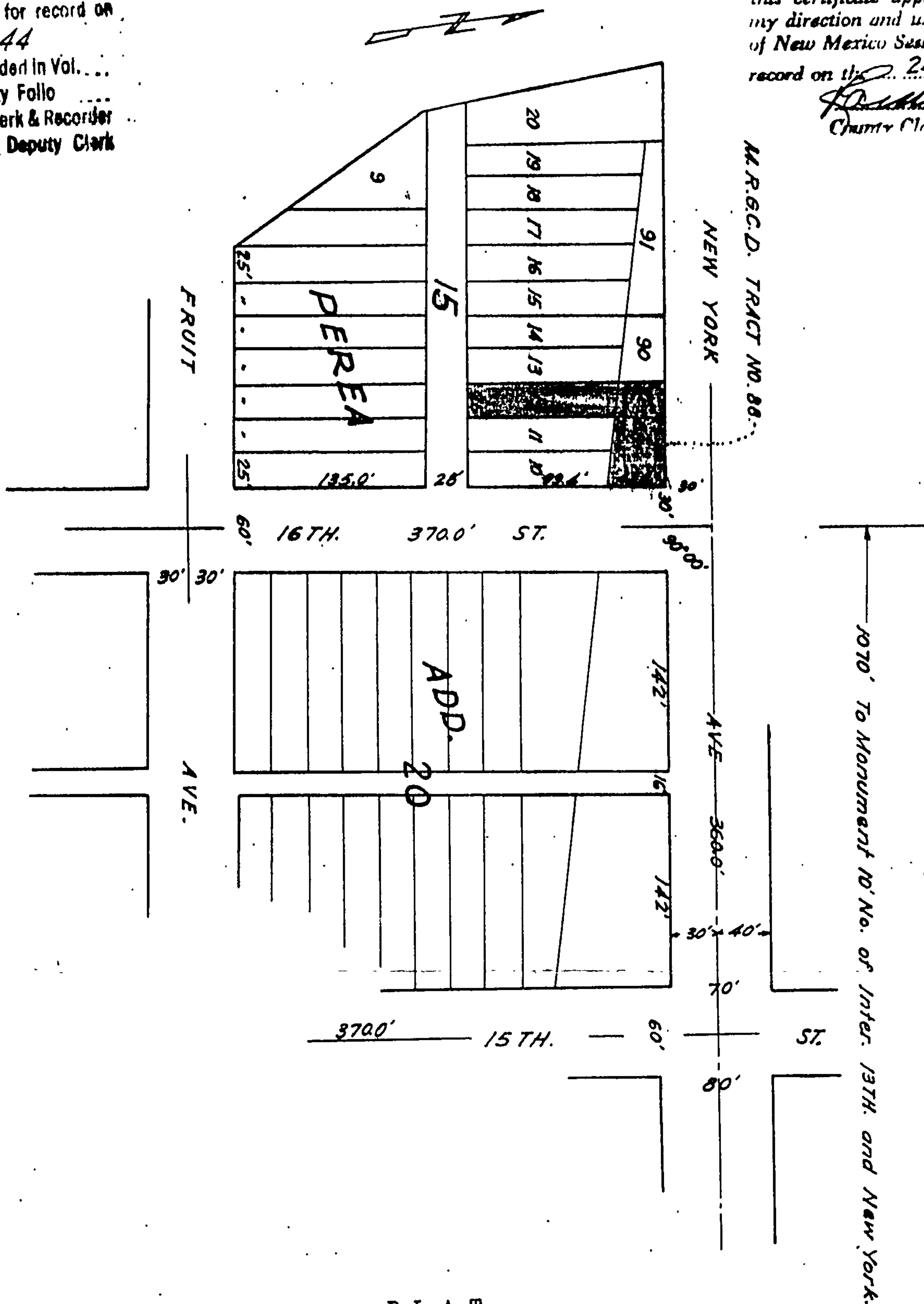
(SEAL)

B1-130

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P L A T

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B1-130

Plat 100 3503

B1-130