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Complete 12/6/04 Bl.

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DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01391 (P&F)
Project Name: PEREA ADDITION
Agent: Surveys Southwest Ltd.

Project # 1003542
Phone No.: 998-0303

Project Number

1003542

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 9/22/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: certification of sidewalk
Real Property Department

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 22, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:30 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002250**
04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK

04DRB-01412 Minor- Amended SiteDev Plan Subd
04DRB-01413 Minor-SiteDev Plan BldPermit/EPC
- BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/22/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
- CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1-B, A-1-A, A-1-C AND A-2, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1 FOR R-2, SU-1 FOR CHURCH, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: 04EPC-00926, 04EPC-01046, 04EPC-01045] [Elvira Lopez, EPC Case Planner] (B-10) **AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK COMMENTS FROM EPC CASE PLANNER.**

2. **Project # 1002962**
04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval
- WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**
3. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
04DRB-01469 Minor-Sidewalk Waiver
- WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04 & 9/22/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**
4. **Project # 1003629**
04DRB-01288 Major-Vacation of Public Easements
- ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55][Deferred from 9/15/04] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan
Subd/EPC
04DRB-01408 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat
Approval
- TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
6. **Project # 1003637**
04DRB-01302 Minor-SiteDev Plan
BldPermit
- OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [*Deferred from 9/1/04*] [*Deferred on 9/8/04 on a no show*] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII AND NOTES AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1000658**
04DRB-01421 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT**, zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). [*Deferred from 9/22/04*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

8. **Project # 1002668**
04DRB-01419 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Tract(s) C, Block(s) 5, Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT residential zone, located on ATRISCO DR NW, between I-40 and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 02EPC-01089, 03DRB-00811] (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

9. **Project # 1000739**
04DRB-01382 Minor-Ext of SIA for
Temp Defer SDWK

SANDIA PROPERTIES LTD CO agent(s) for SANDIA PROPERTIES LTD. request(s) the above action(s) for all or a portion of Lot(s) 73, Tract(s) Y-1-B, **MESA VISTA @ VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between BANYON AVE NW and EAGLE AVE NW. [REF: 01DRB-00529, 01DRB-01478, DRB-95-252, S-98-52, S-95-27, V-98-52, SV-95-39] (B-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. **Project # 1003542**
04DRB-01391 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2, TH, located on 15th ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 04DRB-01081] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CERTIFICATION OF SIDEWALKS AND REAL PROPERTY SIGNATURE.**

11. **Project # 1002322**
04DRB-01396 Minor-Extension of Preliminary Plat
- ANGELO GINERIS agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR IP, located on SUNSET GARDENS SW, between 90th ST SW and SUNSET GARDENS SW containing approximately 9 acre(s). [REF: 02DRB-01666, 03DRB-00420, 03DRB-00349] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project # 1003665**
04DRB-01404 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AMANDA MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on COCHITI RD SE, between SHIRLEY ST SE and JUAN TABO SE containing approximately 2 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES.**
13. **Project # 1003666**
04DRB-01405 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS, SCOTT WHITTINGTON, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF FREEWAY-OLD TOWN LTD**, zoned S-M1, located on 18TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 7 acre(s). [REF: SP-75-44] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). (F-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
15. **Project # 1002511**
04DRB-01380 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Tract(s) A (to be known as **SUNDANCE SUBDIVISION, UNIT 2**) zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and THE UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 04DRB-01118, 01119 & 01120, 03DRB-00858, 03DRB-01578, 03DRB-01805, 04DRB-00358 & 00359] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
16. **Project # 1003353**
04DRB-01415 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, (to be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 03DRB-01528, 04DRB-00452, 04DRB-00453, 04DRB-00454, 04DRB-00456] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003354**
04DRB-01416 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-01528, 04DRB-00457, 04DRB-00458, 04DRB-00459, 04DRB-00461] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002718**
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] [*Deferred from 9/22/04*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
19. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [*Deferred from 9/22/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

20. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). **(C-20) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
21. **Project # 1003466**
04DRB-01420 Minor-Prelim&Final Plat
Approval
- CARTESIAN SURVEYS INC agent(s) for H & S INC., SHELDON BROMBERG request(s) the above action(s) for all or a portion of Tract(s) A & B, **EL CAMBIO PLAZA ADDITION**, zoned SU-2, C-2, located on BRIDGE BLVD SW, between 4TH ST SW and 8TH ST SW containing approximately 3 acre(s). **(L-14) PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
22. **Project # 1002002**
04DRB-00805 Minor-Final Plat Approval
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] *(Final Plat was indefinitely deferred)* **(E-17) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

23. **Project # 1001409**
04DRB-01425 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SAIFI TALEBREZE request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS , UNIT 1**, zoned R-1 residential zone, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB-01160, 01DRB-01819, 02DRB-01863, 03DRB-02032] (J-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003675**
04DRB-01427 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ agent(s) for HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) L-8, **ATRISCO GRANT**, zoned R-1 residential zone, located on CENTRAL AVE NW, between 57th ST NW and AVALON NW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003671**
04DRB-01422 Minor-Sketch Plat or Plan
- KIRA SOWANICK agent(s) for SOUTHWEST GLASS & GLAZING request(s) the above action(s) for Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and 98th ST NW containing approximately 3 acre(s). [REF: PROJECT #1001523] (H-9/H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003669**
04DRB-01418 Minor-Sketch Plat or Plan

MARVIN HARRIS request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 3, **ROMERO ADDITION**, zoned SR-1, located on KINLEY ST NW, between 5th ST NW and 6th ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003672**
04DRB-01423 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003673**
04DRB-01424 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003674**
04DRB-01426 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for September 8, 2004. **THE DRB MINUTES FOR SEPTEMBER 8, 2004 WERE APPROVED.**

ADJOURNED: 12:30 P.M.

#10



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01391 (P&F)

Project # 1003542

Project Name: PEREA ADDITION

Agent: Surveys Southwest Ltd.

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 9/22/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: certification of sidewalk
Real Properties Signature

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number

1003542

3542

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 100 3542

Subdivision Name Peres Addition lot 24-A BK31

Surveyor Gary Gritsko

Company/Agent _____

Contact Person Sarah Amato Phone # _____ email _____

DXF Received Date: 9-13-04

Hard-Copy Date: 9-13-04

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

Barbara A. Romero

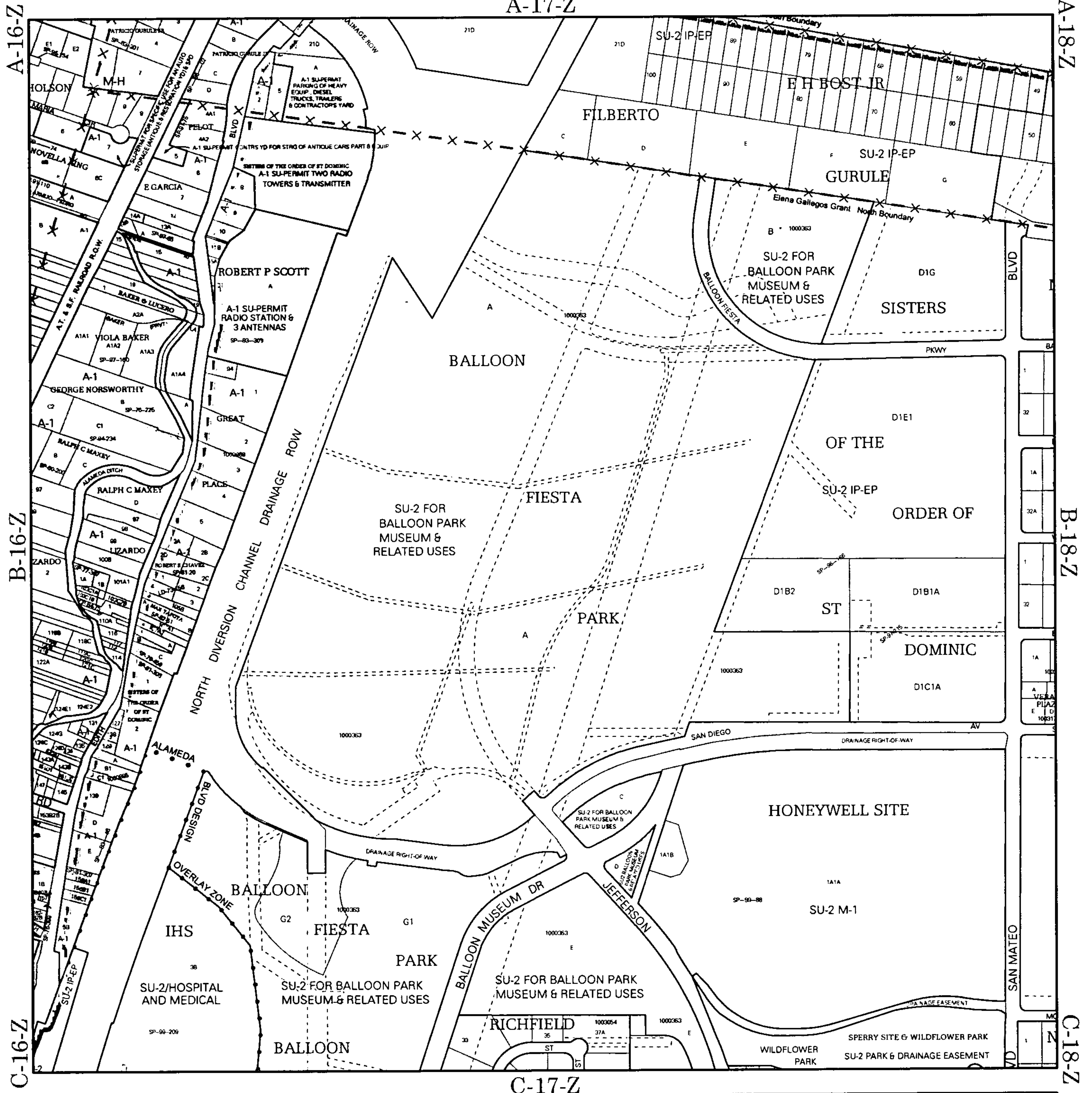
9-13-04

Approved

Date

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

AGIS Use Only		
Copied cov <u>3542</u> to agiscov.	Date: <u>9-13-04</u>	Contact person Notified on: <u>9-13-04 by email</u>

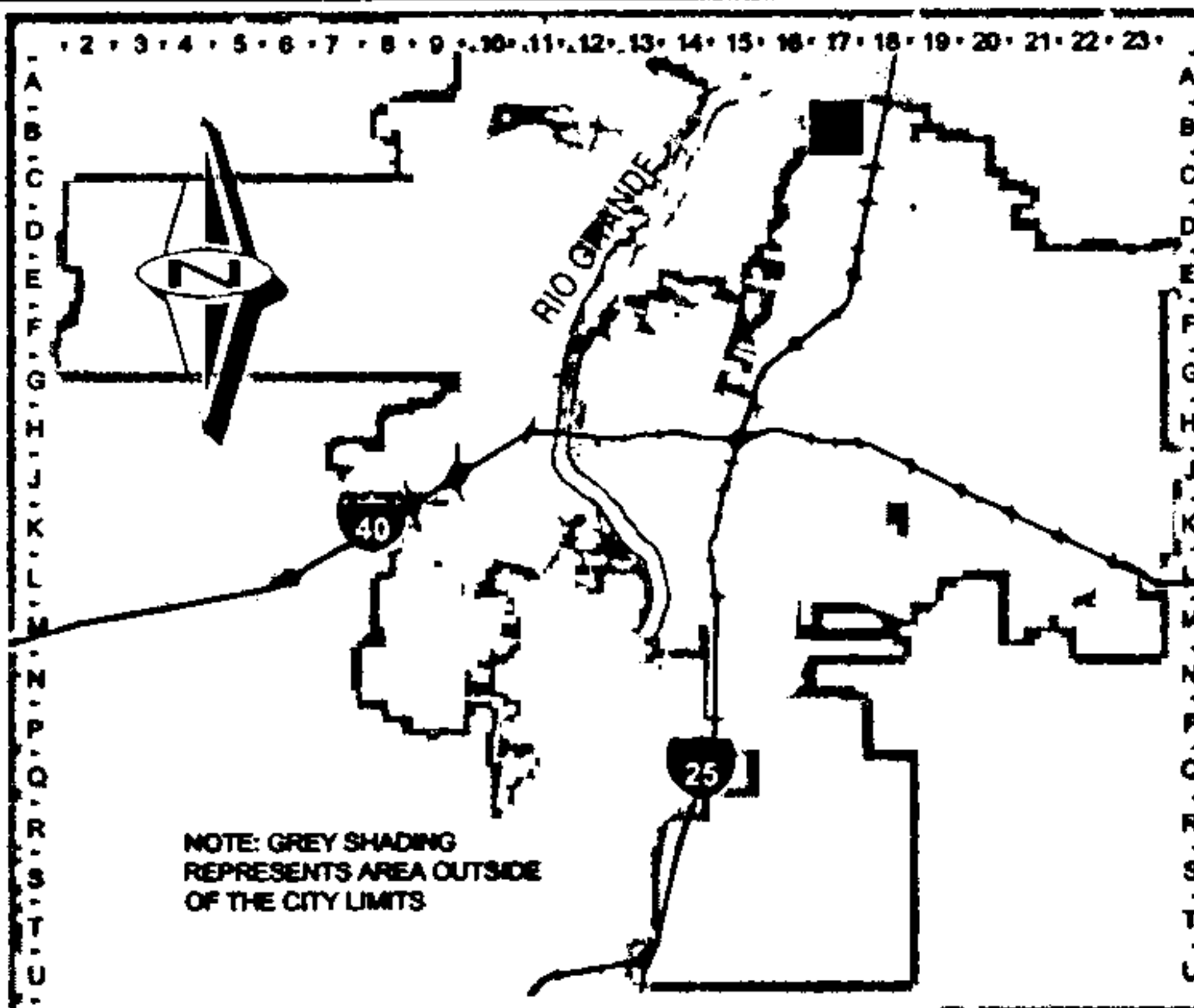


Zone Atlas Page: **B-17-Z**

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

Selected Symbols

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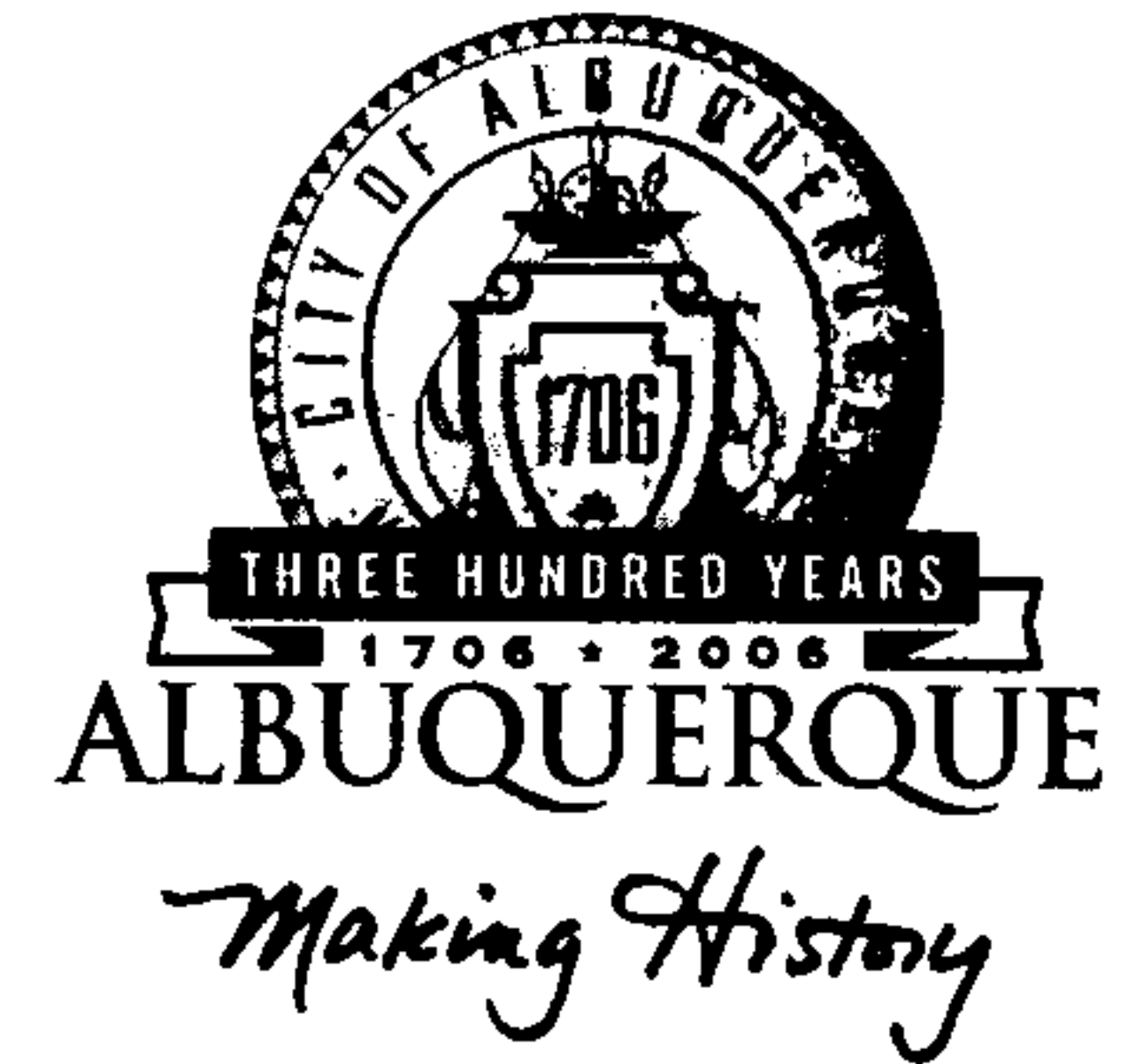


ALBUQUERQUE
Haciendo Historia

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003542

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 22, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
9/22/04 DRB
Comments**

ITEM # 10

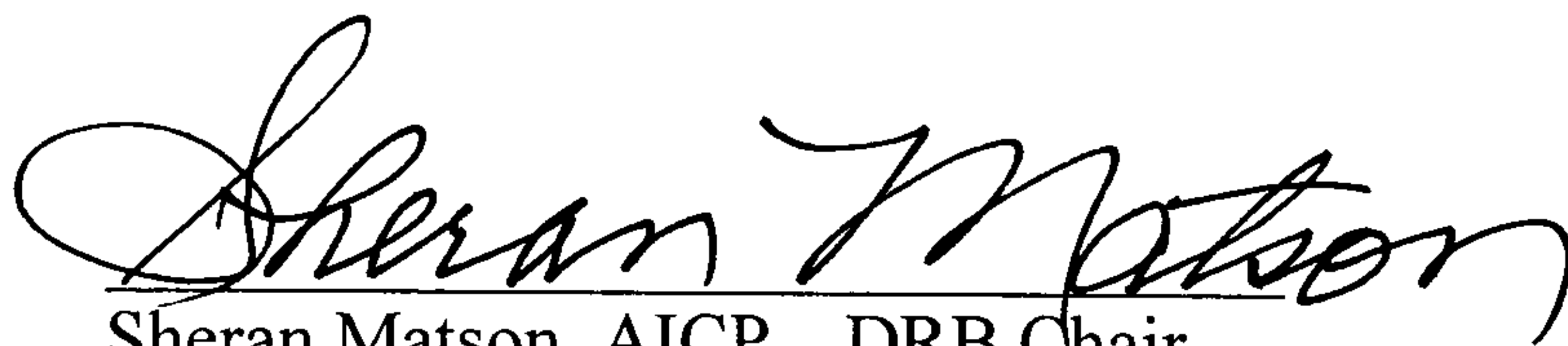
PROJECT # 1003542

APPLICATION # 04-01391

RE: Lots 23 & 24, Block 31, Perea Addition/minor plat

No objection. AGIS dxf is approved.

Applicant may file the plat provided Planning receives a recorded copy to close the file.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

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)

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: GEORGE & LULLI SAGE-ALLISON PHONE: 843-7733

ADDRESS: 1202 GOLD AVE SW FAX: _____

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: N/A

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: COMBINE TWO EXISTING LOTS TOGETHER W/ A PORTION OF THE VACATED R-O-W OF ORCHARD PLACENW INTO ONE NEW LOT. (PRELIM/FINAL)

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

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

Lot or Tract No. LOTS 23 & 24 Block: 31 Unit: 1

Subdiv. / Addn. PEREA ADDITION

Current Zoning: SU-2, TH. Proposed zoning: _____

Zone Atlas page(s): J-13-Z No. of existing lots: 2 No. of proposed lots: 1

Total area of site (acres): 0.1791 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. 1-013-058-341-239-44402 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 15th STREET NW

Between: ORCHARD PL NW and MARBLE AVE 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.): Proj # 1003542

04DRB-01081 (VAC OF PUBLIC R-O-W)

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

SIGNATURE Don Granky DATE 9-8-04

(Print) Don Granky 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 type="checkbox"/> All checklists are complete	<u>04DRB - 01391</u>	<u>P&F</u>	<u>SB</u>	<u>\$ 215⁰⁰</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ <u>20⁰⁰</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>235⁰⁰</u>

Hearing date Sept, 22, 04

B. Benbert 9/10/04

Planner signature / date

Project # 1003542

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule) 235.00
 - Any original and/or related file numbers are listed on the cover application
 - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Jan Graney Applicant name (print)
Jan Graney 9-8-04
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 - 01391

B. Serkent 9/19/04
Planner signature / date

Project # 1003542

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 8, 2004

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

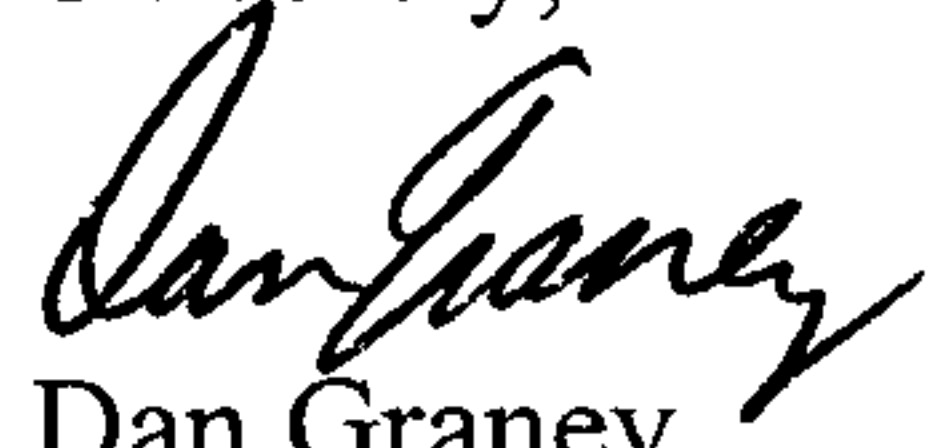
REF: LOT 24-A, BLOCK 31, PEREA ADDITION

Dear Board Members:

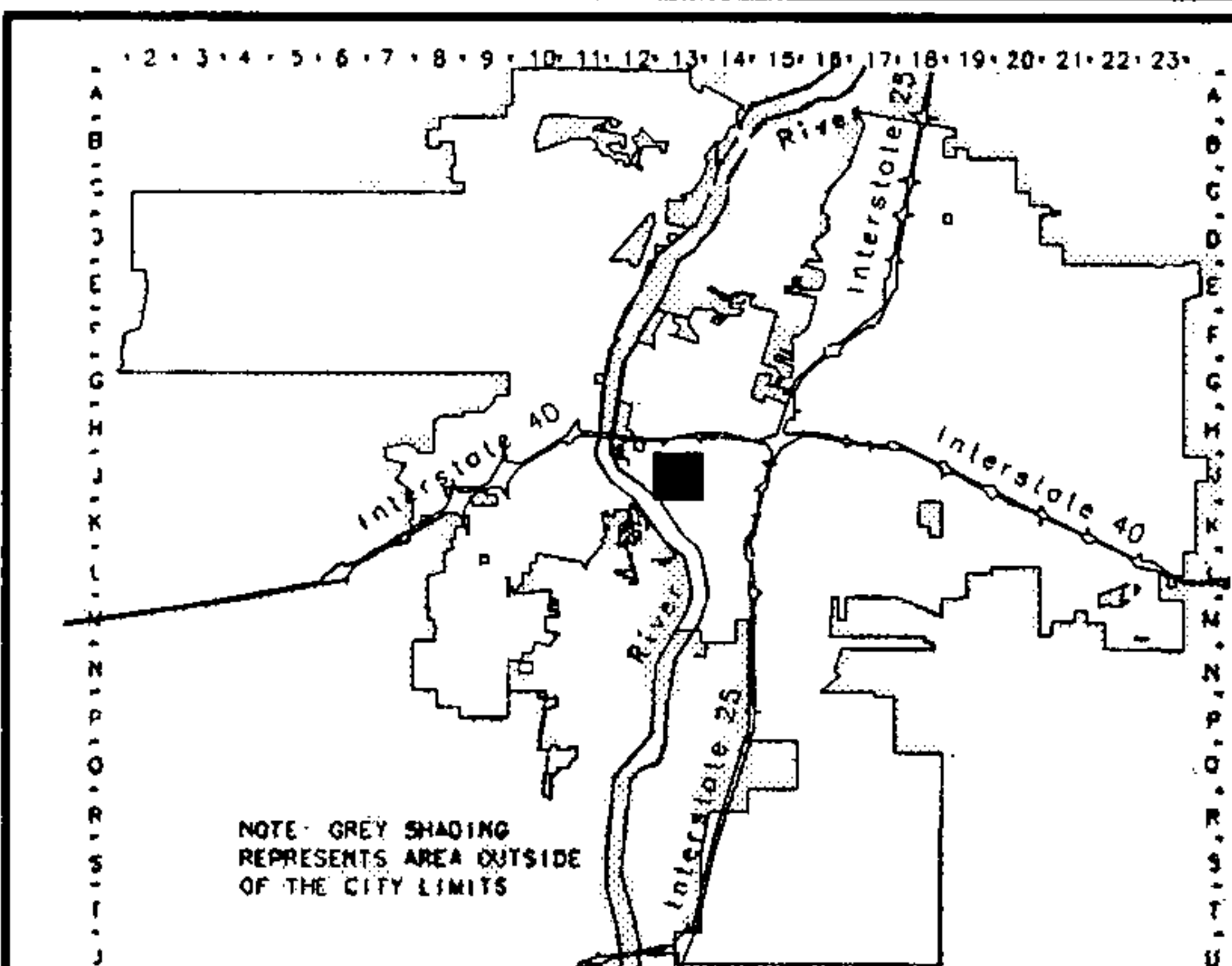
The purpose of this plat is to finalize the vacation (project #1003542) of a portion of Orchard Place NW right-of-way and incorporate into the existing lots. There is an existing residence on the property.

If you have any questions please feel free to contact me.

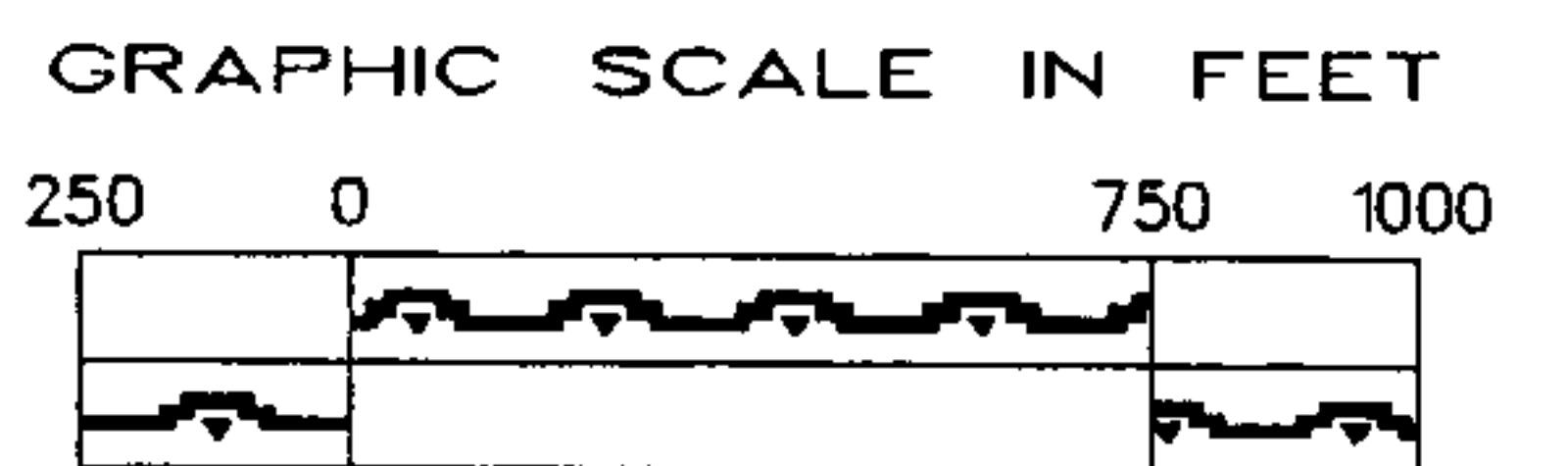
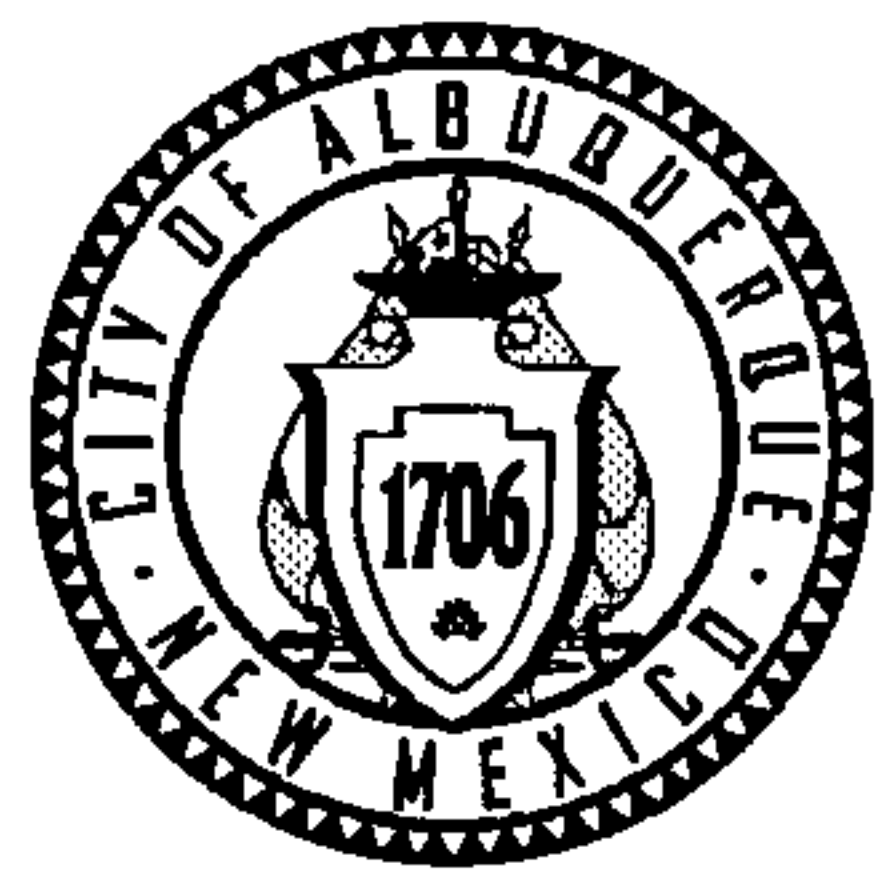
Sincerely,



Dan Graney
President



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



Zone Atlas Page

J-13-Z

Map Amended through August 03, 2004

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

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

PAID RECEIPT

APPLICANT NAME GEO & LU LU Sage-Allison
 AGENT Survey S/W
 ADDRESS 333 Lomas BLVD. NE 87102
1003542 / 04 DRB- 01391
 PROJECT & APP #
 PROJECT NAME LOT 24A BL. 31 PEREA ADDN.

\$ 20 441032/3424000 Conflict Management Fee
 \$ 215 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
 \$ 235⁰⁰ TOTAL AMOUNT DUE

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

GEORGE SAGE-ALLISON
 LU LU SAGE-ALLISON
 1202 GOLD AVE. S.W.
 ALBUQUERQUE, NM 87102-2832
 08-95

Date 9-8-04 1968

Pay to the order of CITY OF ALBUQUERQUE

TWO HUNDRED THIRTY FIVE DOLLARS \$ 235.00

Bank of America
 City of Albuquerque
 Treasury Division

ACH R/T 107000327
 9:12 AM LDC: A

9/10/2004
 RECEIPT# 00028 For JS# 008 TRAN# 0004
 Account 441032 Fund 0114
 Activity Co 3424000 107000327
 Trans Amt \$235.00
 J24 Misc \$20.00

Bank of America Advantage
 RECEIPT#
 Account 41
 Fund 0110
 Trans Amt
 J24 Misc
 9:13 AM
 EJC: ANNX
 TRAN# 0004
 RSDMM
 \$215.00
 \$235.00
 \$0.00

Thank You

CHANGE



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 11, 2004

4. Project # 1003542
04DRB-01081 Major-Vacation of Pub Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s).[REF:V-80-17](J-13)

At the August 11, 2004, Development Review Board meeting, the vacation was 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 August 26, 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.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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

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


Sheran Matson, AICP, DRB Chair

Cc:George & Lulu Sage-Allison, 1202 Gold Ave SW, 87102
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: 1003542 AGENDA#: 4 DATE: 8.11.04

1. Name: George + Lulu Sage Allison Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

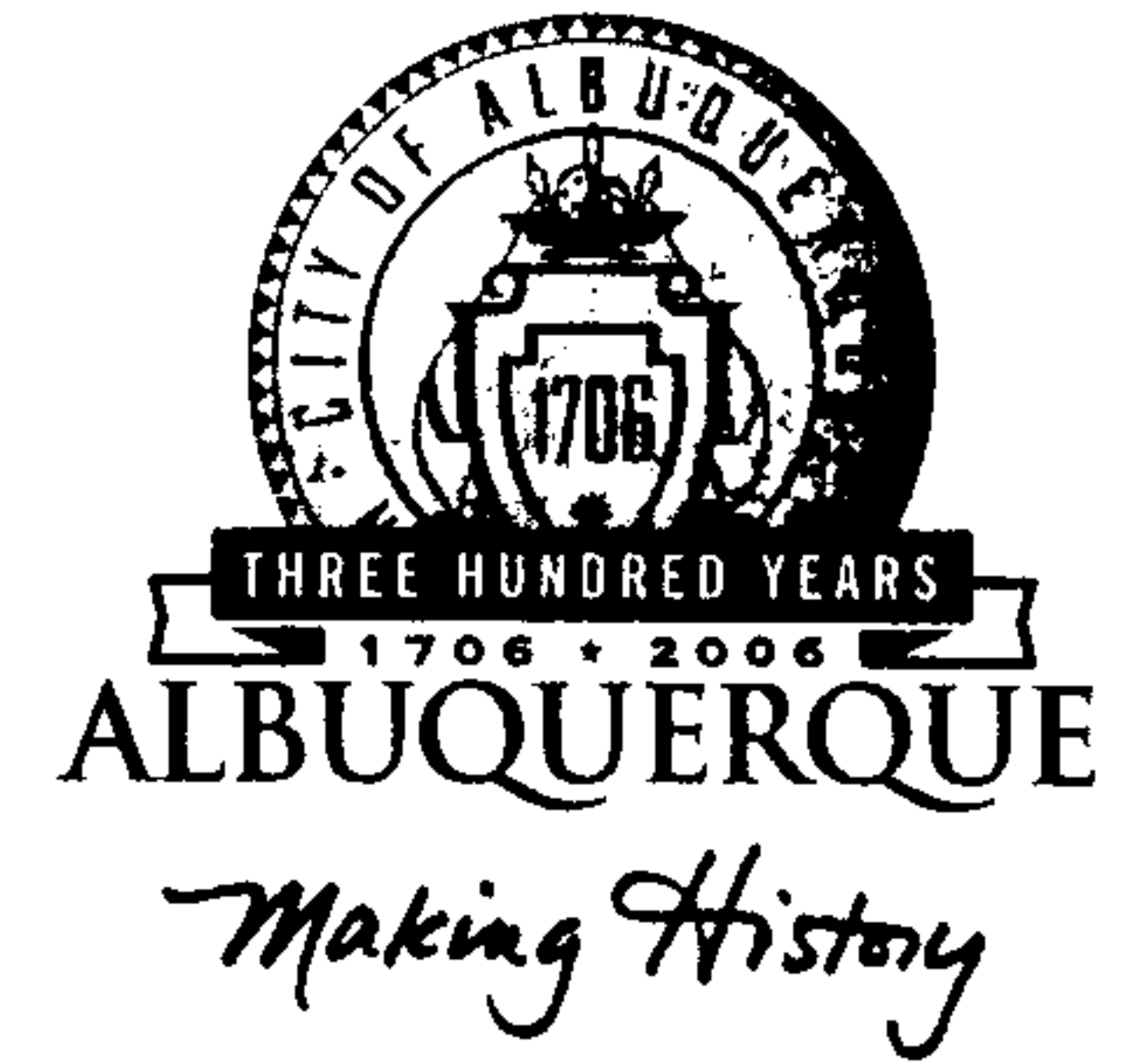
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003542

AGENDA ITEM NO: 4

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: August 11, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 11, 2004

Project # 1003542
04DRB-01081 Major-Vacation of Pub Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s).[REF:V-80-17](J-13)

AMAFCA No adverse comments.

COG No adverse comments.

Transit

The site is within walking distance (approximately 1/4 mile) of Lomas Blvd and Central Avenue. The City/County Comprehensive Plan identifies Lomas as an Enhanced Transit Corridor and Central as a Major Transit Corridor. Transit provides a substantial level of transit service in this area and is implementing an enhanced "Rapid Ride" service along Central Ave. Therefore, Transit does not object to the vacation only if sufficient right-of-way remains for a sidewalk to accommodate pedestrians along the north side of Orchard Place in its current configuration.

Zoning Enforcement No comments received.

Neighborhood Coordination

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

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Lighting issues, maintenance of landscaping, other - recommend fencing that provides a territorial re-enforcement but also offers visibility.

Fire Department

No adverse comments.

PNM Electric & Gas

Approves.

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development

Provide a sketch of x-section of Orchard Place. The property line needs to remain 9' from face of curb. Is the sidewalk in place? Width and condition?

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request.

Planning Department

Defer to Transportation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:George & LuLu Sage-Allison, 1202 Gold Ave SW, 87102



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 11, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001562

04DRB-01103 Major-Two Year SIA
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22)

Project # 1000296

04DRB-01109 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1 & 17P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11)

Project # 1002511

04DRB-01118 Major-Preliminary Plat Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9)

~~Project # 1003542~~

04DRB-01081 Major-Vacation of Pub Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: V-80-17] (J-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003554
04DRB-01099 Major-Vacation of Pub
Right-of-Way
04DRB-01100 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT
INC request(s) the above action(s) for all or a portion of
Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s)
1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2
community commercial zone, located on CENTRAL
AVE SE, between EUBANK BLVD SE and CONCHAS
ST SE containing approximately 7 acre(s). [REF: ZA-
88-406] (L-20)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 26, 2004.

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

Meeting Date: AUGUST 11, 2004
Zone Atlas Page: J-13-Z
Notification Radius: 100 Ft.

Project# 1003542
App# 04DRB-01081

Cross Reference and Location:

Applicant: GEORGE & LULU SAGE-ALLISON
Address: 1202 GOLD AVE SW
ALBUQUERQUE NM 87102

Agent:
Address:

Special Instructions:

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

Date Mailed: JULY 23, 2004

Signature: KYLE TSEHLIKAI *KT*



<mainframe@coa1mp3.cabq.gov>

07/20/2004 08:03 AM

To:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01013058 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101305834123944402 LEGAL: 023 031P EREA ADDN & L 24
LAND USE:
PROPERTY ADDR: 00000 15TH
OWNER NAME: JOJOLA JUANITA P
OWNER ADDR: 03801 OAKMOUNT DR SE
RIO RANCHO NM 87124
0101305834224444403 LEGAL: 021 031P EREA ADDN & L 22
LAND USE:
PROPERTY ADDR: 00000 15TH
OWNER NAME: OTERO MAXIMILIANO
OWNER ADDR: 00603 15TH ST NW
ALBUQUERQUE NM 87104
0101305834324844404 LEGAL: 031P EREA ADDN LOTS 19 X 20
LAND USE:
PROPERTY ADDR: 00000 15TH
OWNER NAME: ARAGON LOUIS E
OWNER ADDR: 13205 EXECUTIVE RIDGE DR NE
ALBUQUERQUE NM 87112
0101305833024144401 LEGAL: 004 004C HACON ADDN
LAND USE:
PROPERTY ADDR: 00000 16TH
OWNER NAME: WHITE HERBERT D & JESSICA F
OWNER ADDR: 00092 HAUONE ST
KAPOLEI HI 96707
0101305833024844413 LEGAL: 003 004C HACON ADDN
LAND USE:
PROPERTY ADDR: 00000 16TH
OWNER NAME: BENSCH TAMBRA L
OWNER ADDR: 00606 16TH ST NW
ALBUQUERQUE NM 87104
0101305833425144412 LEGAL: 031P EREA ADD S67FT FRAC PORT BLK 31 W OF ALLEY
LAND USE:
PROPERTY ADDR: 00000 MARBLE
OWNER NAME: BENSCH TAMBRA L
OWNER ADDR: 00606 16TH ST NW
ALBUQUERQUE NM 87104
0101305833025244411 LEGAL: 2A R EPL OF NWLY POR OF BLK 31 PEREA ADD'N
TOGETHER LAND USE:
PROPERTY ADDR: 00000 16TH
OWNER NAME: CHAVEZ LONNIE J
OWNER ADDR: 00618 16TH ST NW
ALBUQUERQUE NM 87104
0101305834425344406 LEGAL: LOTS 17 & 18 & S 20 FT OF E 100 FT OF LOT 16
BLK 3 LAND USE:
PROPERTY ADDR: 00000 15TH
OWNER NAME: THOMS PATRICK S
OWNER ADDR: ~~00000~~ PO Box 951
ESTANCIA NM 87016
0101305836424944507 LEGAL: 032P EREA ADDN LOTS 5 X 6

LAND USE:

PROPERTY ADDR: 00000 15TH
OWNER NAME: HASBROOK R L & LAWTON R S &
OWNER ADDR: 00823 ALAMEDA RD NE

ALBUQUERQUE NM 87114
0101305836324444508
LAND USE:

LEGAL: 007 032P EREA ADDN & L8

PROPERTY ADDR: 00000 15TH
OWNER NAME: ASHLEY RENEE
OWNER ADDR: 00608 15TH ST NW

ALBUQUERQUE NM 87104
0101305836223944509
LAND USE:

LEGAL: 009 032P EREA ADDN & L10

PROPERTY ADDR: 00000 15TH
OWNER NAME: SANDOVAL ARTURO & CLARA P
OWNER ADDR: 00604 15TH ST NW

ALBUQUERQUE NM 87104
1 R E C O R D S W I T H L A B E L S PAGE
2

0101305836123544510
LAND USE:

LEGAL: A 32 REP LAT OF LOTS 11 & 12 BLK 32 PEREA ADDN

PROPERTY ADDR: 00000 15TH
OWNER NAME: GREASON ROBERT A
OWNER ADDR: 02342 VERO BEACH AV

VERO BEACH FL 32960
0101305836923444501
LAND USE:

LEGAL: B 32 REP LAT OF LOTS 11 & 12 BLK 32 PEREA ADDN

PROPERTY ADDR: 00000 ORCHARD
OWNER NAME: POWERS CHARLES M
OWNER ADDR: ~~00000~~ PO Box 7414

ALBUQUERQUE NM 87104
0101305837823344502
LAND USE:

LEGAL: 022 032P EREA ADDN & L23 & 24

PROPERTY ADDR: 00000 14TH
OWNER NAME: DEL FRATE EMMA G
OWNER ADDR: 00601 14TH ST NW

ALBUQUERQUE NM 87104
0101305837924044503
LAND USE:

LEGAL: 019 032P EREA ADDN L20 & 21

PROPERTY ADDR: 00000 14TH
OWNER NAME: ROACH MARY A
OWNER ADDR: 00605 14TH ST NW

ALBUQUERQUE NM 87104
0101305831722543705
LAND USE:

LEGAL: 014 002C HACON ADDN

PROPERTY ADDR: 00000 16TH
OWNER NAME: MYHRE LISA &
OWNER ADDR: 00511 16TH ST NW

ALBUQUERQUE NM 87104
0101305831723343706
LAND USE:

LEGAL: 015 002C HACON ADDN

PROPERTY ADDR: 00000 16TH
OWNER NAME: ELLIOTT WRIGHT ANDREW III
OWNER ADDR: 05405 9TH ST NW

ALBUQUERQUE NM 87107
0101305831723943707
LAND USE:

LEGAL: 016 002C HACON ADDN

PROPERTY ADDR: 00000 16TH
OWNER NAME: GROVE GEORGE D
OWNER ADDR: 00601 16TH ST NW

ALBUQUERQUE NM 87104

"Attachment A"

George Sage-Allison
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 17th St. NW/87104 764-8186 (h) 764-9144 (w)

Eric Rajala

1824 Slate NW/87104 243-9884 (h)

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

GEORGE & LU SAGE-ALLISON
 1202 Gold Ave SW
 Albuquerque, New Mexico 87102
 843-7733

June 25, 2004

Plaza Vieja Neighborhood Association
 Eric Rajala
 1824 Slate Ave NW
 Albuquerque, NM 87104

Dear Mr. Rajala,

We recently purchased the property at 601 15th Street NW. The Plat Reference for which is Lots Numbered Twenty-three (23) and Twenty-four (24) in Block Numbered Thirty-one (31) of the Perea Addition as the same are shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1 1891, in Volume C2, folio 43.

This property is on the northwest corner of the intersection of 15th Street NW and Orchard Place NW.

We are requesting that the City of Albuquerque Development Review Board vacate five (5) feet of public right of way along the southern boundary of our property.

Sincerely,

George Sage-Allison

Lu Sage-Allison

7003 3110 0001 2312 8448

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

ALBUQUERQUE, NM 87104

Postage	\$ 0.37	UNIT ID: 0103
Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	2.30	Clerk: KDJOJP
Restricted Delivery Fee (Endorsement Required)	1.75	06/25/04
Total Postage & Fees	\$ 4.42	

Sent To: ERIC RAJALA
 Street, Apt. No., or PO Box No.: 1824 SLATE AVE NW
 City, State, ZIP+4: ALB NM 87104

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: ERIC RAJALA/PLAZA VIEJA NA 1824 SLATE AVE NW ALB NM 87104		B. Received by (Printed Name) C. Date of Delivery 6-24-04	
2. Article (Transfere)		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

7003 3110 0001 2312 8448

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

Project# 1003542

GEORGE LULU SAGE-ALLISON
1202 GOLD AVE SW
ALBUQUERQUE NM 87102

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

101305834224444403

OTERO MAXIMILIANO
603 15TH ST NW
ALBUQUERQUE NM 87104

101305833024844413

BENSCH TAMBRA L
606 16TH ST NW
ALBUQUERQUE NM 87104

101305836424944507

HASBROOK R L & LAWTON R S &
823 ALAMEDA RD NE
ALBUQUERQUE NM 87114

101305836123544510

GREASON ROBERT A
2342 VERO BEACH AV
VERO BEACH FL 32960

101305837924044503

ROACH MARY A
605 14TH ST NW
ALBUQUERQUE NM 87104

101305831723943707

GROVE GEORGE D
601 16TH ST NW
ALBUQUERQUE NM 87104

101305833122943806

BEAUCHAMP MARTHA
520 16TH ST NW
ALBUQUERQUE NM 87104

101305836022443909

GONZALES BERT F & BARBARA
128 VELARDE RD NW
ALBUQUERQUE NM 87107

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

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

101305834324844404

ARAGON LOUIS E
13205 EXECUTIVE RIDGE DR NE
ALBUQUERQUE NM 87112

101305833025244411

CHAVEZ LONNIE J
618 16TH ST NW
ALBUQUERQUE NM 87104

101305836324444508

ASHLEY RENEE
608 15TH ST NW
ALBUQUERQUE NM 87104

101305836923444501

POWERS CHARLES M
PO BOX 7414
ALBUQUERQUE NM 87104

101305831722543705

MYHRE LISA &
511 16TH ST NW
ALBUQUERQUE NM 87104

101305833921743804

REYNOLDS JUDITH H
511 15TH ST NW
ALBUQUERQUE NM 87104

101305833022343807

HERBERT SHIRLEY J
516 16TH ST NW
ALBUQUERQUE NM 87104

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

101305834123944402

JOJOLA JUANITA P
3801 OAKMOUNT DR SE
RIO RANCHO NM 87124

101305833024144401

WHITE HERBERT D & JESSICA F
92 HAUONE ST
KAPOLEI HI 96707

101305834425344406

THOMS PATRICK S
PO BOX 951
ESTANCIA NM 87016

101305836223944509

SANDOVAL ARTURO & CLARA P
604 15TH ST NW
ALBUQUERQUE NM 87104

101305837823344502

DEL FRATE EMMA G
601 14TH ST NW
ALBUQUERQUE NM 87104

101305831723343706

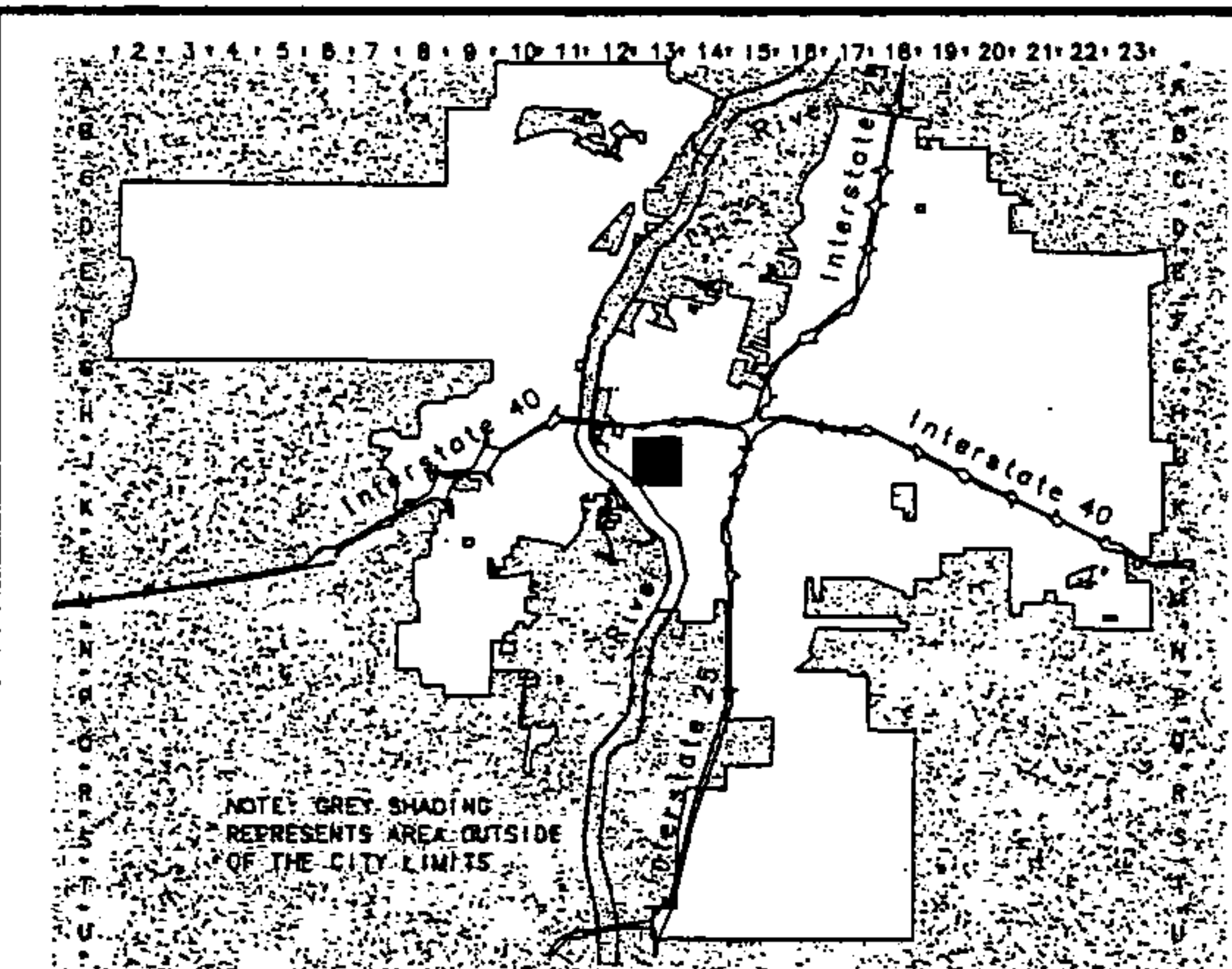
ELLIOTT WRIGHT ANDREW III
5405 9TH ST NW
ALBUQUERQUE NM 87107

101305834122543805

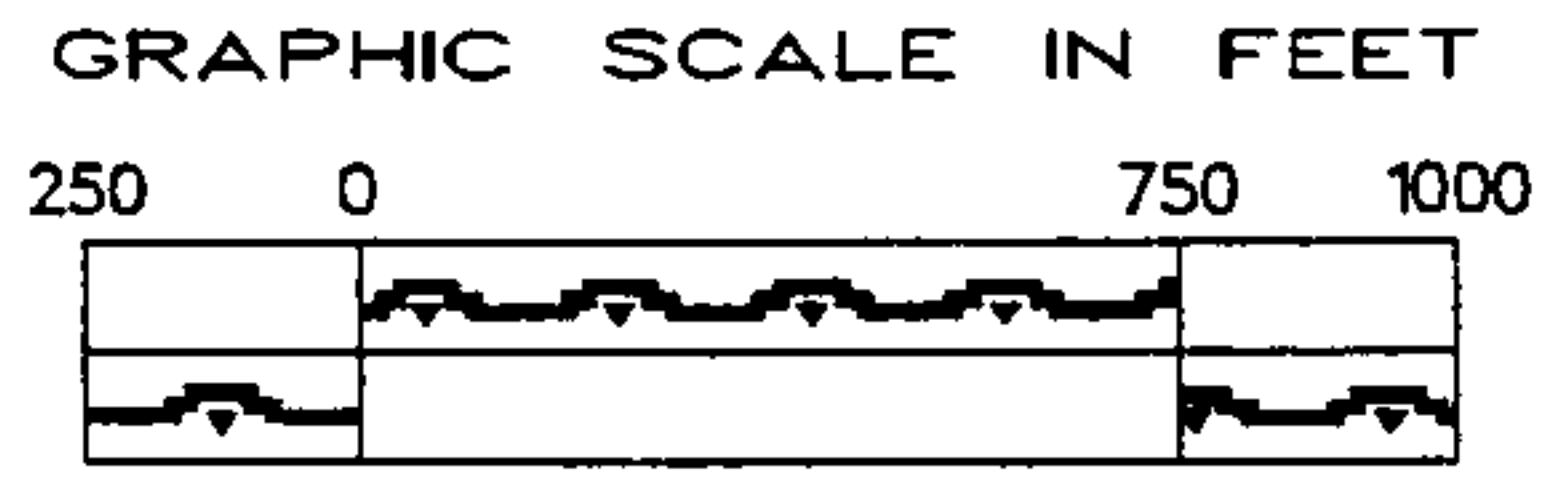
TATE JUSTINE M
515 15TH ST NW
ALBUQUERQUE NM 87104

101305837522143908

HODGSON BETH
523 14TH ST NW
ALBUQUERQUE NM 87104



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

J-13-Z

Map Amended through July 10, 2003

The property address is 601 15th Street NW. The Plat Reference for which is Lots Numbered Twenty-three (23) and Twenty-four (24) in Block Numbered Thirty-one (31) of the Perea Addition as the same are shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1 1891, in Volume C2, folio 43.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 11, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001562

04DRB-01103 Major-Two Year SIA
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as RESERVE @ FOUR HILLS, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22)

Project # 1000296

04DRB-01109 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1 & 17P1, OXBOW VILLAGE, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11)

Project # 1002511

04DRB-01118 Major-Preliminary Plat Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, SUNDANCE SUBDIVISION UNIT 2, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9)

Project # 1003542

04DRB-01081 Major-Vacation of Pub Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, PEREA ADDITION, zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: V-80-17] (J-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003554

04DRB-01099 Major-Vacation of Pub
Right-of-Way

04DRB-01100 Major-Vacation of Public
Easements

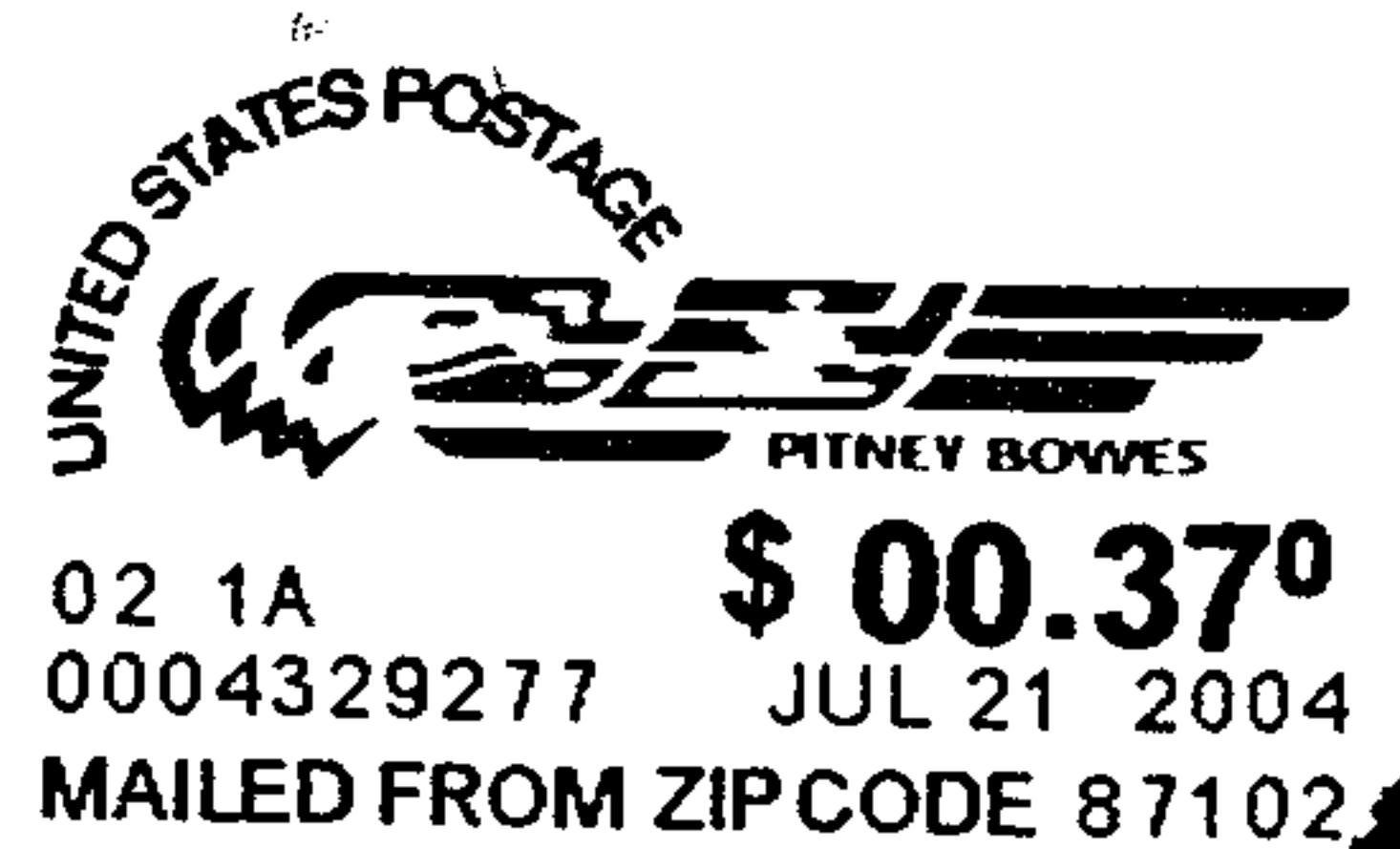
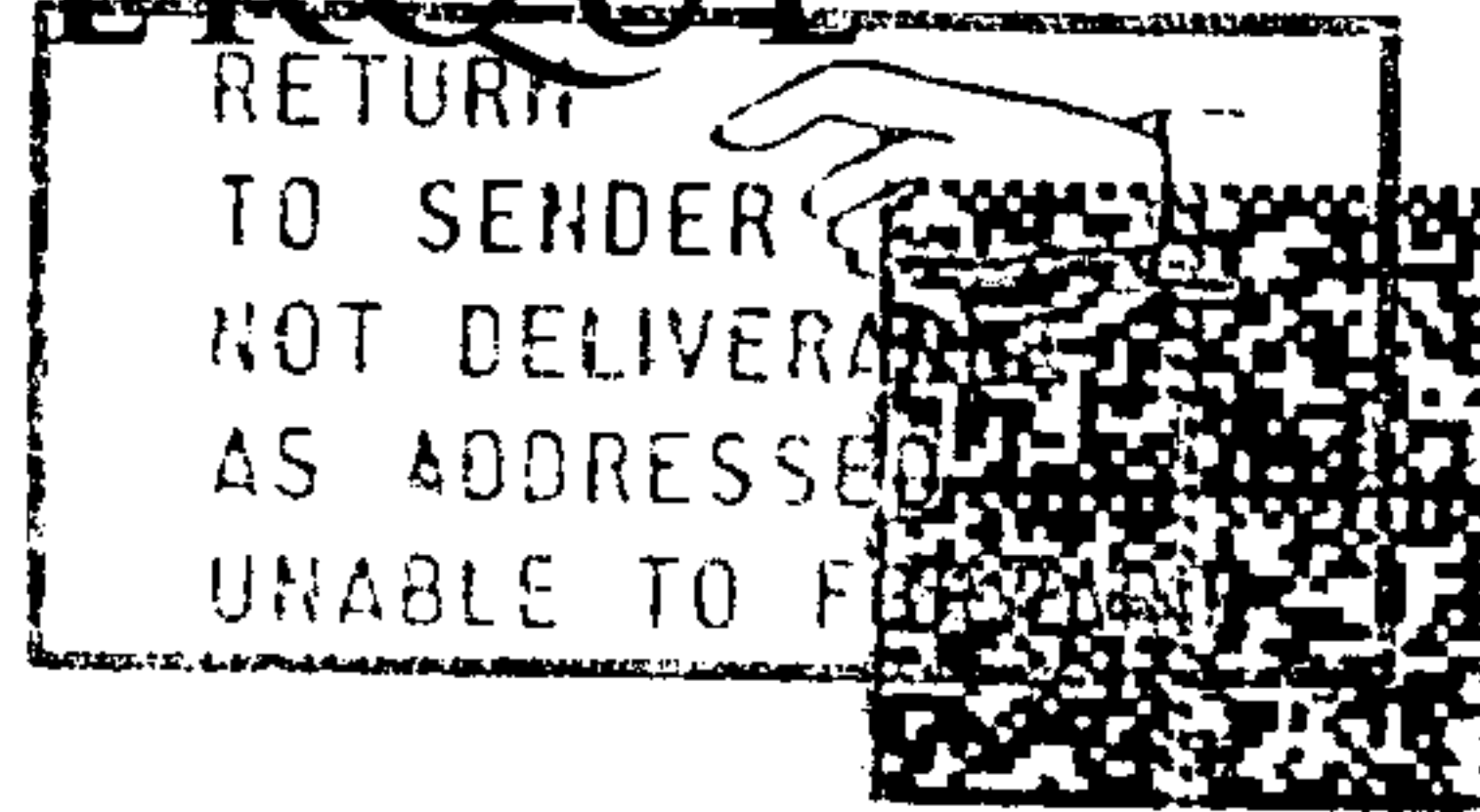
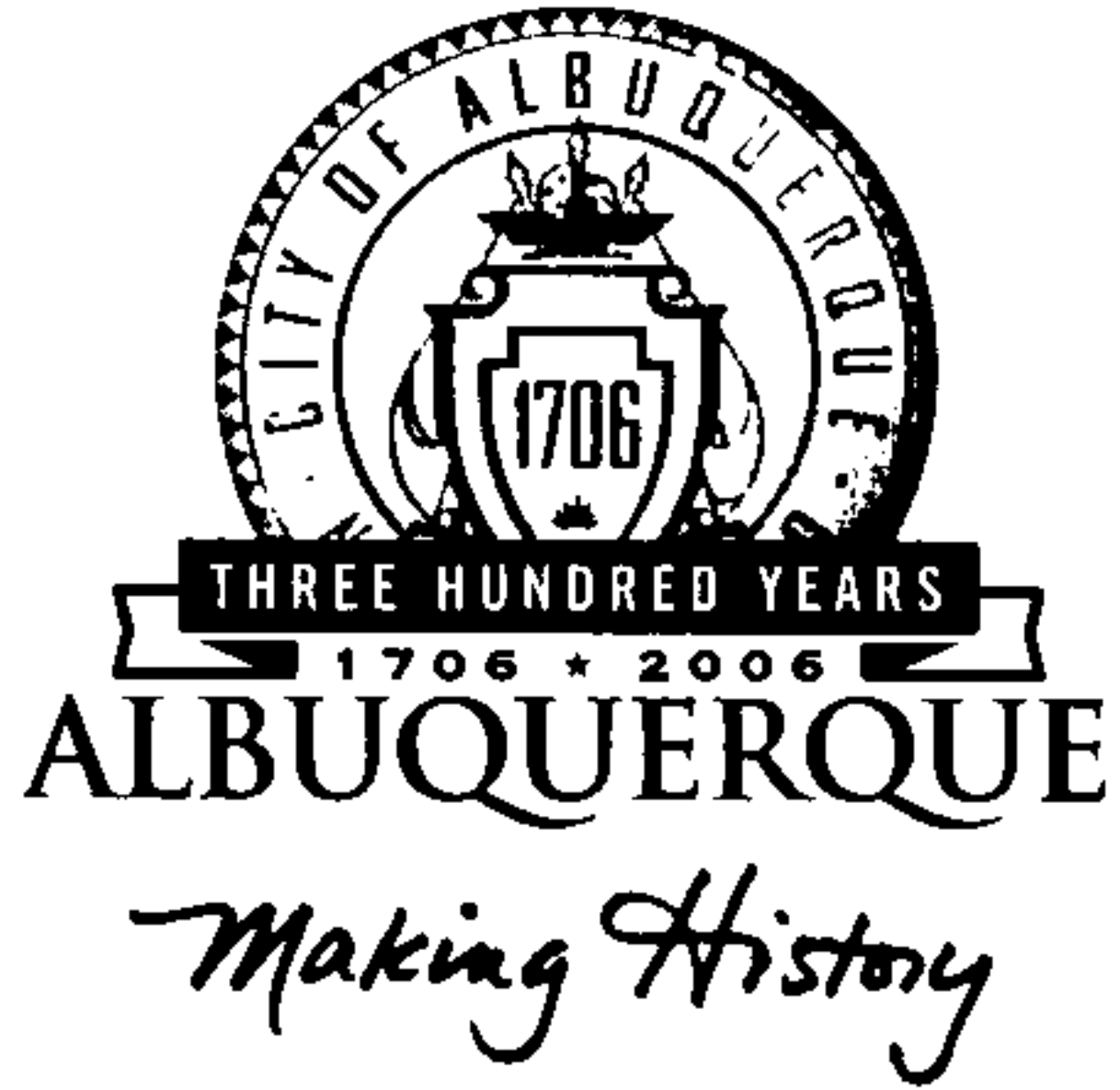
TIERRA WEST LLC agent(s) for AMC DEVELOPMENT
INC request(s) the above action(s) for all or a portion of
Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s)
1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2
community commercial zone, located on CENTRAL
AVE SE, between EUBANK BLVD SE and CONCHAS
ST SE containing approximately 7 acre(s). [REF: ZA-
88-406] (L-20)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 26, 2004.

CITY OF ALBUQUERQUE



101305836324444508

ASHLEY RENEE
608 15TH ST NW
ALBUQUERQUE NM 87104

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87104+1331 10

B

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: George and Lulu Sage-Allison PHONE: 843:7733

ADDRESS: 1202 Gold Ave SW FAX: _____

CITY: Alb., STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: LU LU and George Sage-Allison

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF FIVE FEET OF PUBLIC RIGHT OF WAY.

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. (SEE ATTACHMENT) 23 & 24 Block: 31 Unit: _____

Subdiv. / Addn. PEREA ADDITION

Current Zoning: SU-2, TH Proposed zoning: N/A

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

Total area of site (acres): .16 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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

UPC No. 10/305834/23944402 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: 601 15th St. NW

Between: ORCHARD PL. NW and MARBLE AV. 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.): NA

V-80-17

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

SIGNATURE George Sage-Allison DATE 7-9-04

(Print) GEORGE SAGE-ALLISON Applicant Agent

FOR OFFICIAL USE ONLY

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01081</u>	<u>VRW</u>	<u>V</u>	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>NOT. & ADV. FEE</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CONEL MGMT Fee</u>		<u>\$ 20</u>
<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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 395.00</u>

Hearing date AUGUST 11th 04

Planner signature / date Robert 7/9/04

Project # 1003542

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

NA 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)

NA 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.

GEORGE SAGE-ALLISON
Applicant name (print)
George Sage-Allison 7-9-04
Applicant signature / date



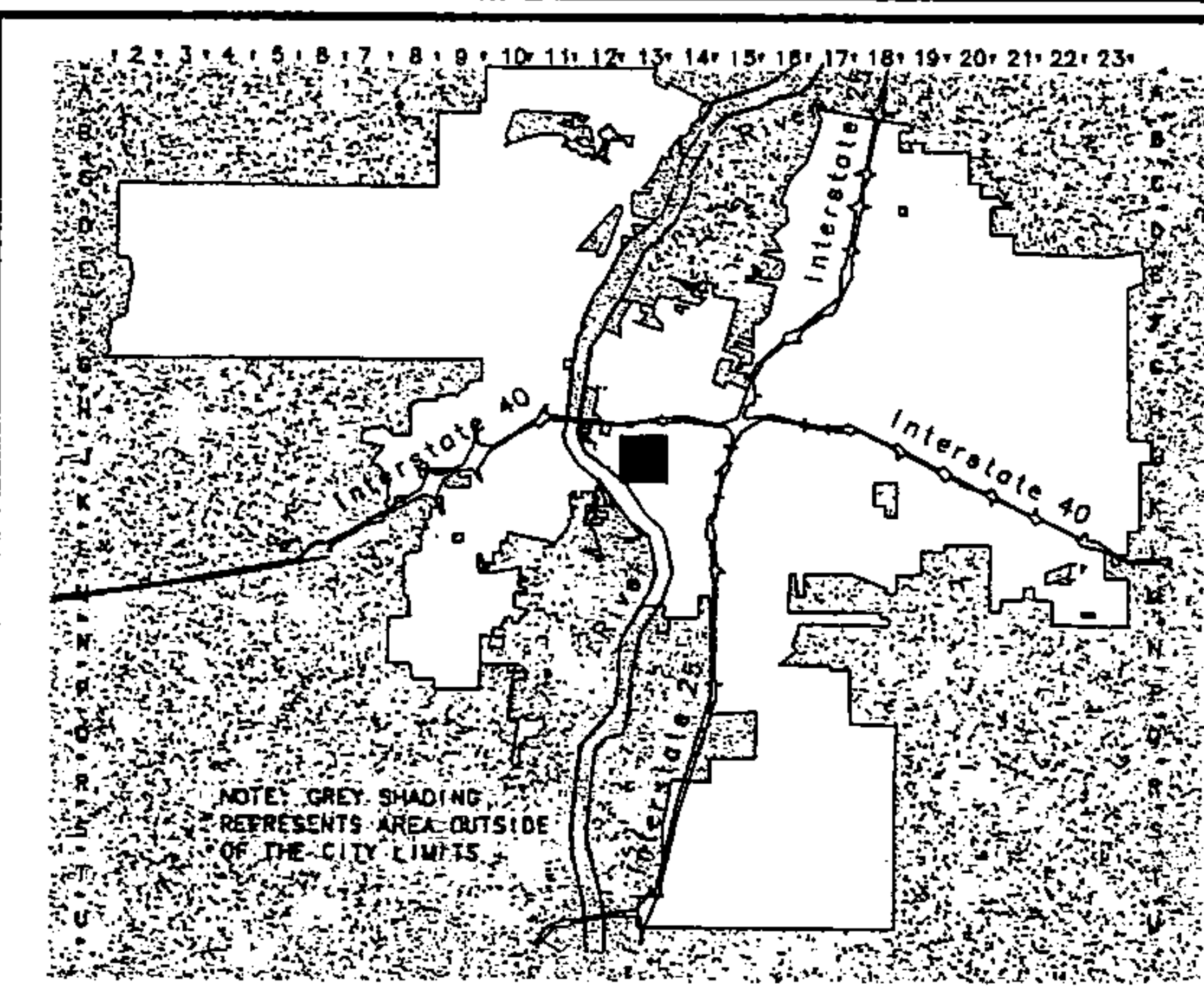
Form revised 4/03 and October 2003

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

Application case numbers
04DRB - - 01081

Bobert 7/9/04
Planner signature / date
Project # 1003542

The property address is 601 15th Street NW. The Plat Reference for which is Lots Numbered Twenty-three (23) and Twenty-four (24) in Block Numbered Thirty-one (31) of the Perea Addition as the same are shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1 1891, in Volume C2, folio 43.



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

J-13-Z

Map Amended through July 10, 2003

GEORGE & LU SAGE-ALLISON

1202 Gold Ave SW
Albuquerque, New Mexico 87102
843-7733

We recently purchased the property at 601 15th Street NW. The Plat Reference for which is Lots Numbered Twenty-three (23) and Twenty-four (24) in Block Numbered Thirty-one (31) of the Perea Addition as the same are shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1 1891, in Volume C2, folio 43. This property is on the northwest corner of the intersection of 15th Street NW and Orchard Place NW.

Our house currently extends two feet over our southern property line. We are requesting that the City of Albuquerque Development Review Board vacate five (5) feet of public right of way along the southern boundary of our property. Two feet of which will allow our house to be within our property boundary and the additional three feet for fencing and the landscaping of trees for shading the south side of our house.

Sincerely,


George Sage-Allison



GEORGE & LU SAGE-ALLISON
 1202 Gold Ave SW
 Albuquerque, New Mexico 87102
 843-7733

June 25 2004

Downtown Neighborhood Association
 Greg Blackwell
 1418 Roma Ave NW
 Albuquerque, NM 87102

Dear Mr. Blackwell,

We recently purchased the property at 601 15th Street NW. The Plat Reference for which is Lots Numbered Twenty-three (23) and Twenty-four (24) in Block Numbered Thirty-one (31) of the Perea Addition as the same are shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1 1891, in Volume C2, folio 43.

This property is on the northwest corner of the intersection of 15th Street NW and Orchard Place NW.

We are requesting that the City of Albuquerque Development Review Board vacate five (5) feet of public right of way along the southern boundary of our property.

Sincerely,

George Sage-Allison

Lu Sage-Allison

7003 3110 0001 2312 8417

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0103
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KDJ0JP
Total Postage & Fees	\$ 4.42	06/25/04

Sent To: GREG BLACKWELL
 Street, Apt. No. or PO Box No.: 1418 ROMA AVE NW
 City, State, ZIP+4: ALB 87102

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below _____</p>
<p>1. Article Addressed to:</p> <p>GREG BLACKWELL / DOWNTOWN N.A. 1418 ROMA AVE NW ALB NM 87102</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number</p> <p>(Trans) 7003 3110 0001 2312 8417</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-15

GEORGE & LU SAGE-ALLISON
 1202 Gold Ave SW
 Albuquerque, New Mexico 87102
 843-7733

June 25, 2004

Plaza Vieja Neighborhood Association
 Nancy Hoffman
 707 17th Street NW
 Albuquerque, NM 87104

Dear Ms. Hoffman,

We recently purchased the property at 601 15th Street NW. The Plat Reference for which is Lots Numbered Twenty-three (23) and Twenty-four (24) in Block Numbered Thirty-one (31) of the Perea Addition as the same are shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1 1891, in Volume C2, folio 43.

This property is on the northwest corner of the intersection of 15th Street NW and Orchard Place NW.

We are requesting that the City of Albuquerque Development Review Board vacate five (5) feet of public right of way along the southern boundary of our property.

Sincerely,

George Sage-Allison

Lu Sage-Allison

7003 3110 0001 2312 8400

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0103 Postmark Here Clerk: KDJOJP 06/25/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

ALBUQUERQUE, NM 87104

Sent To: NANCY HOFFMAN
 Street, Apt. No., or PO Box No. 707 17th ST NW
 City, State, ZIP+4 ALB NM 87104

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><u>NANCY HOFFMAN / PLAZA VIEJA NA</u> <u>707 17th ST. NW</u> <u>ALB NM 87104</u></p>	<p>3. Service Type <input 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>
<p>2. Article Number (Transfer from)</p> <p><u>7003 3110 0001 2312 8400</u></p>	

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-154

GEORGE & LU SAGE-ALLISON
 1202 Gold Ave SW
 Albuquerque, New Mexico 87102
 843-7733

June 25, 2004

Plaza Vieja Neighborhood Association
 Eric Rajala
 1824 Slate Ave NW
 Albuquerque, NM 87104

Dear Mr. Rajala,

We recently purchased the property at 601 15th Street NW. The Plat Reference for which is Lots Numbered Twenty-three (23) and Twenty-four (24) in Block Numbered Thirty-one (31) of the Perea Addition as the same are shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1 1891, in Volume C2, folio 43.

This property is on the northwest corner of the intersection of 15th Street NW and Orchard Place NW.

We are requesting that the City of Albuquerque Development Review Board vacate five (5) feet of public right of way along the southern boundary of our property.

Sincerely,

George Sage-Allison

Lu Sage-Allison

7003 3110 0001 2312 8448

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0103
Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	2.30	Clerk: KDJJP
Restricted Delivery Fee (Endorsement Required)	1.75	06/25/04
Total Postage & Fees	\$ 4.42	

Sent To: ERIC RAJALA
 Street, Apt. No.; or PO Box No. 1824 SLATE AVE NW
 City, State, ZIP+4 ALB NM 87104

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 		A. Signature <input checked="" type="checkbox"/> Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: ERIC RAJALA/PLAZA VIEJA NA 1824 SLATE AVE NW ALB NM 87104		B. Received by (Printed Name) C. Date of Delivery 6-24-04	
2. Article (Transfer) 7003 3110 0001 2312 8448		D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
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.		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

"Attachment A"

George Sage-Allison
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)

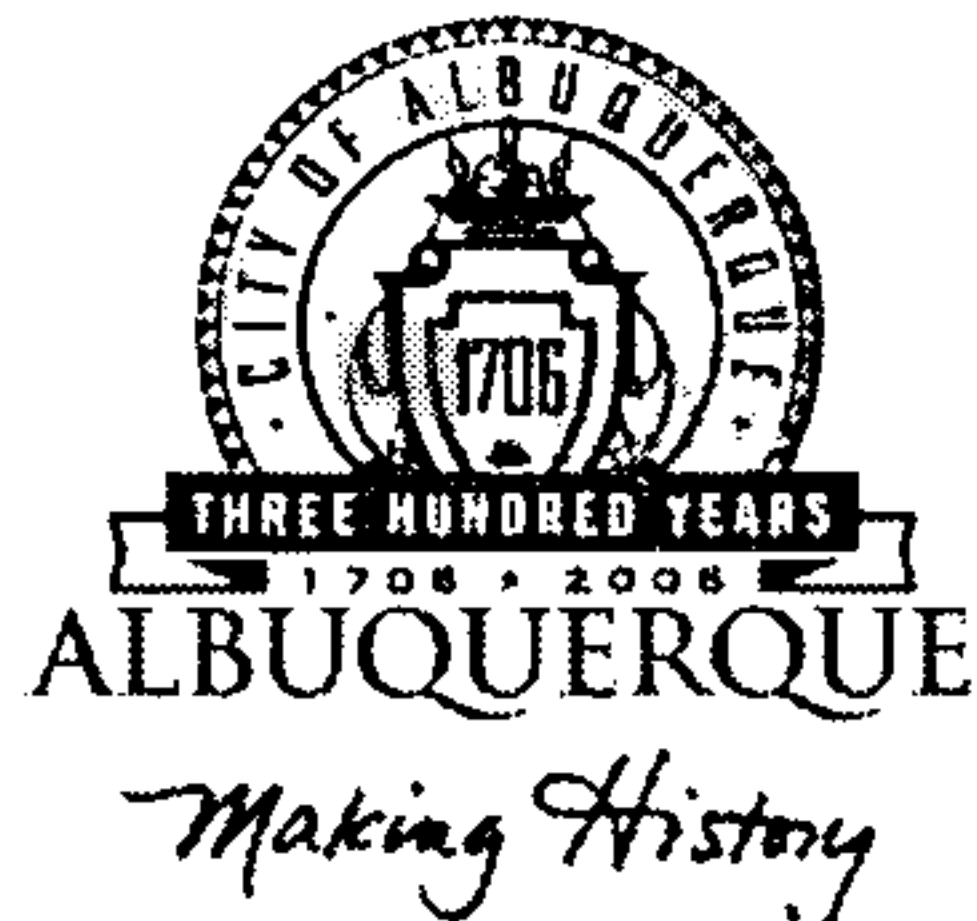
***Nancy Hoffman**

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

Eric Rajala

1824 Slate NW/87104 243-9884 (h)

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



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

June 24, 2004

George Sage-Allison
1202 Gold Ave. SW/87102
Phone: 843-7733

Dear George:

Thank you for your inquiry of **June 24, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 23 AND 24, BLOCK 31 OF THE PEREA ADDITION, LOCATED ON 601 15TH NW BETWEEN ORCHARD PLACE TO THE SOUTH 16TH NW TO THE WEST AND 16TH ST. NW TO THE WEST**, 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 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.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JULY 27TH '04 To AUG. 11TH '04

5. REMOVAL

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

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

George Seg-Allen (Applicant or Agent) 7-9-04 (Date)

I issued 2 signs for this application, 7/9/04 (Date), B. Berkert (Staff Member)

DRB PROJECT NUMBER: 1003542/04 DRB 01081

IMPROVEMENT LOCATION REPORT CONT.

- 7). Specific physical evidence of boundary lines on all sides: street curbing basis of improvement location report.
- 8). Is the property improved? (if structure appears to encroach or appears to violate setback lines, show approximate distance): property is improved, see sketch
- 9). Indications of recent building construction, alteration or repairs: none apparent
- 10). Approximate distance of structure from at least two lines must be shown: see sketch

NOTE: Improvement locations are based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fence, buildings or other future improvements.

[Signature]
SURVEYOR

N.M.P.S NO. 7002

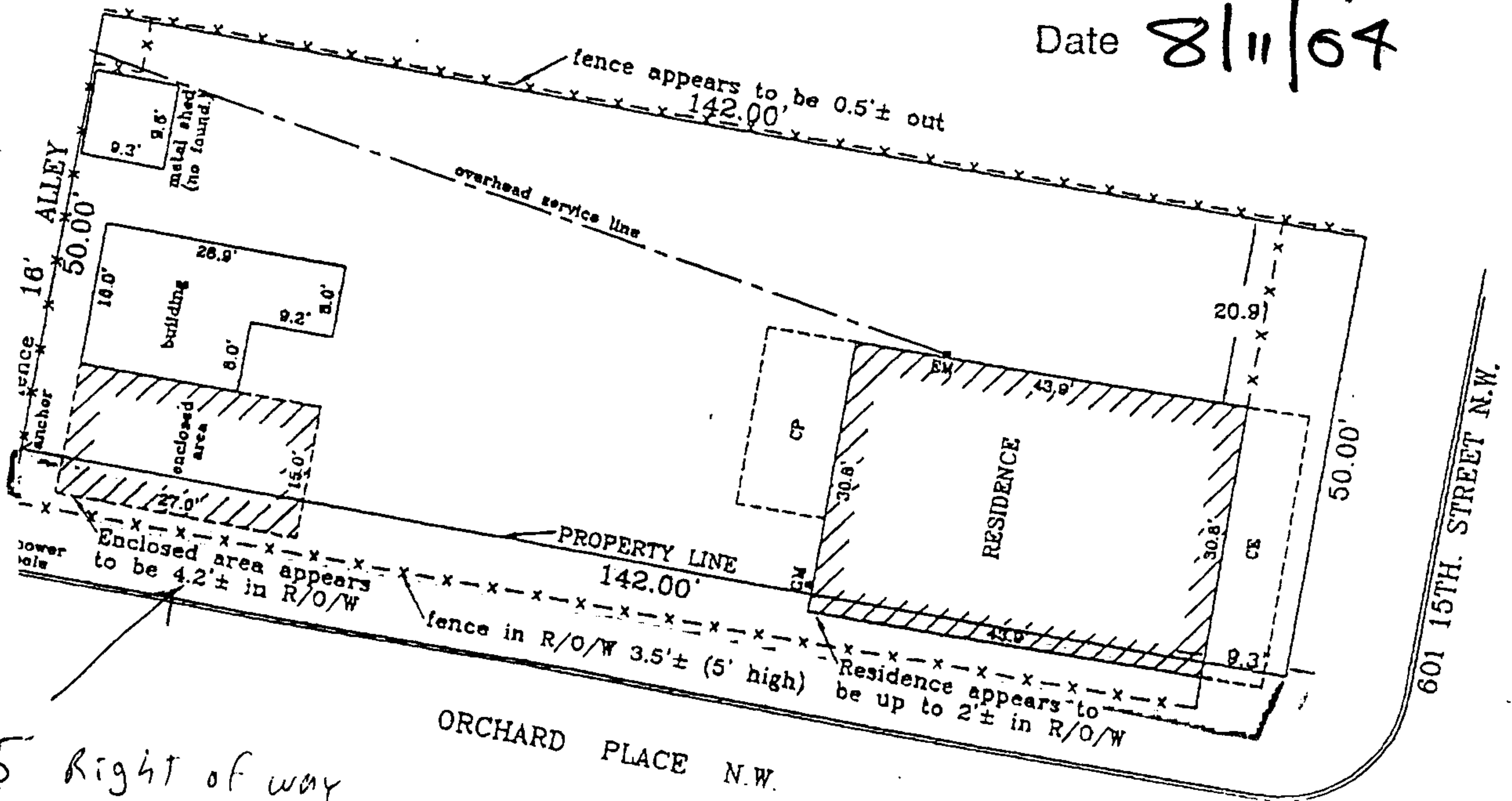
The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary survey.

SKETCH

(THIS IS NOT A BOUNDARY SURVEY)
(THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE)

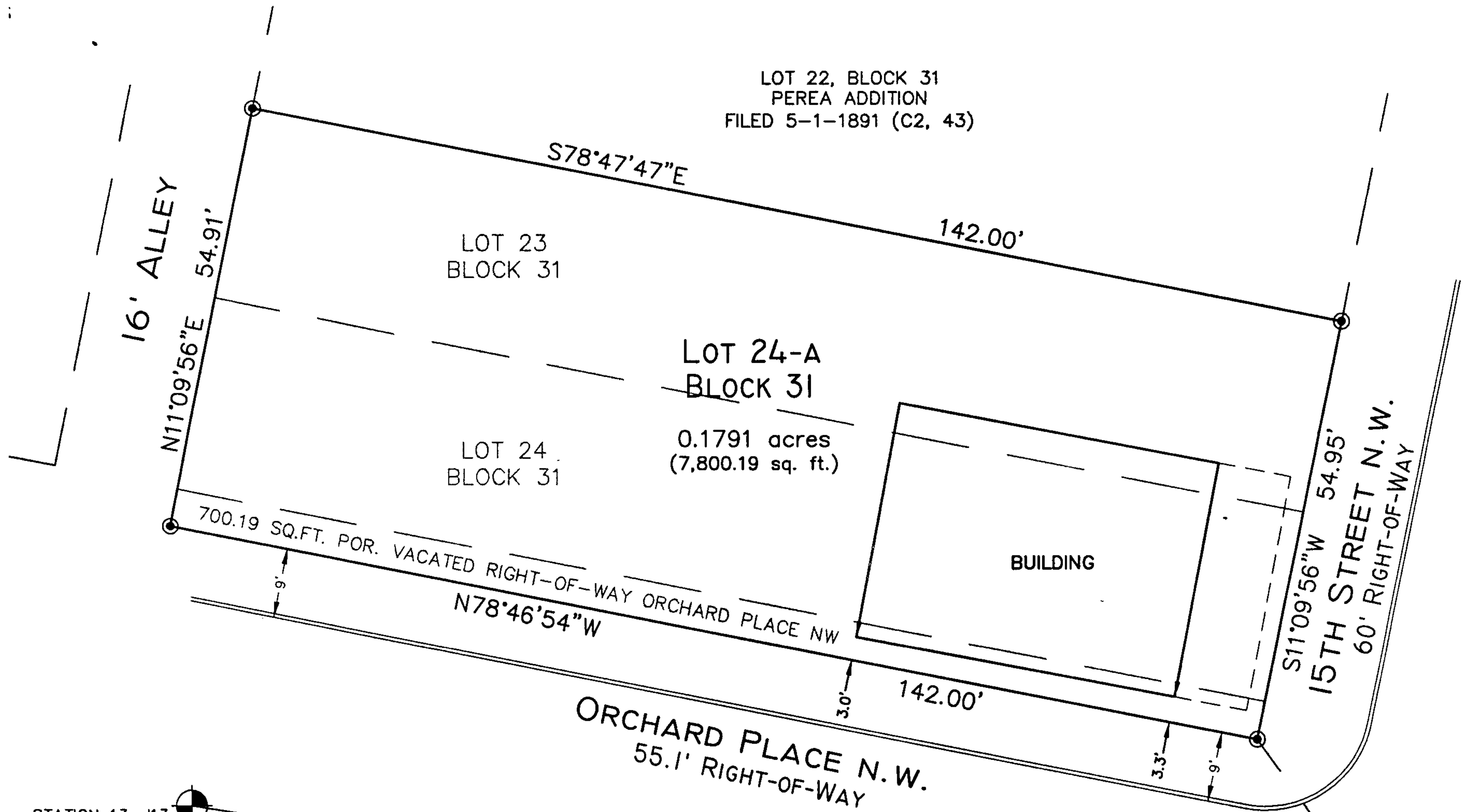


EXHIBIT B
Date 8/11/64



5 Right of way
To be vacated

LOT 22, BLOCK 31
PEREA ADDITION
FILED 5-1-1891 (C2, 43)



STATION 13-J13
X = 374,864.66
Y = 1,489,527.09
GROUND TO GRID = 0.9996810
DELTA ALPHA = -00°14'26"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION 12-J13
X = 376,922.94
Y = 1,489,212.34
GROUND TO GRID = 0.999680
DELTA ALPHA = -00°14'12"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM

N81°18'21"W
1890.86'

S35°40'57"E
488.24'