

#16



Completed  
1/26/05  
ag

# 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-01877 (P&F)**

Project # **1003568**

Project Name: **Sandia Hills**

Agent: Rhombus PA

Phone No.: 881-6690

Project Number

1003568

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/15/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

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.**
- Copy of recorded plat for Planning.**

#16



# 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-01877 (P&F)  
Project Name: Sandia Hills  
Agent: Rhombus PA

Project # 1003568  
Phone No.: 881-6690

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
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  - 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.**
- Copy of recorded plat for Planning.**

~~\_\_\_\_\_~~ *OK*

Project Number 1003568

**3568**

### DXF Electronic Approval Form

DRB Project Case #: 1003568

Subdivision Name: SANDIA HILLS - LOT 44A

Surveyor: JOHN L MIERS

Contact Person: RITA GUETSCHOW

Contact Information: 881-6690

DXF Received: 12/10/2004      Hard Copy Received: 12/10/2004

Coordinate System: Ground rotated to NMSP Grid

  
\_\_\_\_\_  
Approved

12/10/04  
\_\_\_\_\_  
Date

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

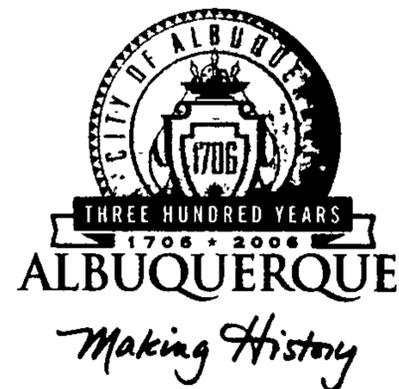
\_\_\_\_\_

\_\_\_\_\_

**AGIS Use Only**

Copied cov **3568** to agiscov on **12/10/2004** Contact person notified on **12/10/2004**

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003568**

**AGENDA ITEM NO: 16**

**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

Minor 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:** December 15, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DECEMBER 15, 2004  
DRB Comments**

**ITEM # 16**

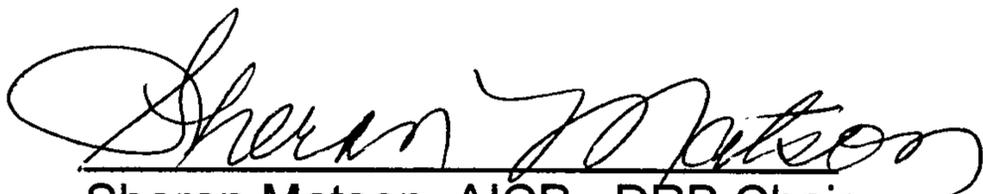
**PROJECT # 1003568**

**APPLICATION # 04-01877**

**RE: Lot 44, Sandia Hills/minor plat**

What is SU1 for PRV zoning? Is it perhaps SU1 for PRD?

No objection to the replat.



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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 15, 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. Adjourned: 1:15 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat Approval  
04DRB-01568 Minor-Temp Defer SDWK  
04DRB-01863 Minor-Subd Design (DPM) Variance  
MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04, 12/1/04 & 12/15/04] 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

2. **Project # 1002779**  
04DRB-01730 Major-Preliminary  
Plat Approval  
04DRB-01731 Major-Vacation of  
Public Easements  
04DRB-01732 Minor-Temp Defer  
SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061][*Deferred from 12/1 & 12/8/04*](M-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/15/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE FINAL PLAT CAN NOT BE APPROVED UNTIL THE CITY HAS ACCEPTED DRC PROJECT #705581 WHICH CONSTRUCTED THE PUBLIC LINES IN COORS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002397**  
04DRB-01784 Major-Two Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003778**  
04DRB-01750 Major-Preliminary  
Plat Approval  
04DRB-01751 Major-Vacation of  
Pub Right-of-Way  
04DRB-01753 Minor-Temp Defer  
SDWK  
04DRB-01752 Minor-Sidewalk  
Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

5. **Project # 1003779**  
04DRB-01754 Major-Preliminary  
Plat Approval  
04DRB-01765 Major-Vacation of  
Pub Right-of-Way  
04DRB-01756 Minor-Sidewalk  
Variance  
04DRB-01757 Minor-Temp Defer  
SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

6. **Project # 1003757**  
04DRB-01688 Major-Vacation of  
Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04 & 12/15/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**



**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.**

7. **Project # 1003384**  
04DRB-01874 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) MM-1A, SEVEN BAR RANCH, (to be known as **IRONSTONE BANK**) zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX85-28 Z-85-34-1(2), 04EPC01035] [**Juanita Garcia, EPC Case Planner**] (B-14) **THE INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR EASEMENT THROUGH TRACT MM-1-B AND UNIDIRECTIONAL RAMPS.**
  
8. **Project # 1000134**  
04DRB-01867 Minor-SiteDev Plan  
BldPermit/EPC

ALEX HARRISON, ARCHITECT agent(s) for TEAM SPECIALTY PRODUCTS request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 1-A-1, **SANDIA RESEARCH PARK**, zoned SU-1, IP, located on EUBANK RD SE, between DEVELOPMENT SE and RESEARCH SE containing approximately 2 acre(s). [REF: 02EPC00451, DRB-99-351, Z-99-122, 00DRB00061] [**Makita Hill, EPC Case Planner**] (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WIDTH AND DRIVE LOCATION.**
  
9. **Project # 1003816**  
04DRB-01879 Minor-SiteDev Plan  
BldPermit  
04DRB-01878 Minor-Prelim&Final  
Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY FOR JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-6-A & 2-F-1, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 PLANNED IP, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 5 acre(s). [REF: Z-92-57, AA-97-45] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1000676**  
04DRB-01798 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01800 Minor-SiteDev Plan  
BldPermit/EPC

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] [Elvira Lopez, EPC Case Planner] [*Deferred from 12/1/04*] (A-14) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE 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 UTILITIES DEVELOPMENT FOR NMUI APPROVAL AND REVISED LANDSCAPING PLAN AND CITY ENGINEER FOR SIA AND COORDINATION OF ENTRANCE WITH NMDOT AND SITE PLAN FOR BUILDING PERMIT TITLE.**

11. **Project # 1001946**  
04DRB-01670 Minor-SiteDev Plan  
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] [Makita Hill, EPC Case Planner] [*Deferred from 11/3/04 & 11/17/04*] (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE.**

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

12. **Project # 1000029**  
04DRB-01873 Minor-Amnd Prelim  
Plat Approval
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1A-1 **DUKE CITY LUMBER COMPANY AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 26 acre(s). [REF: 03DRB01785,03DRB01786] (H-13) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
13. **Project # 1000922**  
04DRB-01880 Major-Amnd  
Prelim Plat Approval  
04DRB-01881 Minor-Temp  
Defer SDWK
- WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). (C-10/11, D-10/11) **AN AMENDED INFRASTRUCTURE LIST DATED 12/15/04 AND AN APPROVED AMENDED GRADING PLAN ENGINEER STAMP DATED 12/7/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1002194**  
04DRB-01836 Minor-Final Plat  
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] [Deferred from 12/15/04] (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

15. **Project # 1003188**  
04DRB-01876 Minor-Prelim&Final  
Plat Approval

COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Lot(s) 26R, Tract(s) 144-B-1, 145-A, 145-A-2, MRGCD MAP 31, **LUKE ADDITION**, zoned RA-2, located on SAN MARTIN PL NW, between GRIEGOS NW and MILLER CIRCLE NW containing approximately 2 acre(s). [REF: 04DRB-00038] (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

16. ~~Project # 1003568~~  
04DRB-01877 Minor-Prelim&Final  
Plat Approval

RHOMBUS, PA INC agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS**, zoned SU-1 FOR PRD, located on NARCISCO ST NE, between LOMAS NE and MONTE VERDE NE containing approximately 1 acre(s). [REF: Z-81-46, DRB-94-135, DRB-83-391, V-88-6] (J-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003604**  
04DRB-01794 Minor-Final Plat  
Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68<sup>TH</sup> ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] [Deferred from 12/1/04 & 12/8/04] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

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

18. **Project # 1003814**  
04DRB-01870 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Tract(s) H-1, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M-1, located on WASHINGTON ST NE, between PASEO DEL NORTE NE and ALAMEDA NE containing approximately 5 acre(s). [REF: 02DRB00491] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003815**  
04DRB-01871 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on SAN MATEO BLVD NE, between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 1 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1001043**  
04DRB-01872 Minor-Sketch Plat or Plan  
BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **STONEBRIDGE POINTE SUBDIVISION**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between BANDELIER DR NW and MCMAHON NW containing approximately 9 acre(s). [REF: 04EPC01209, 04EPC01210, 03DRB01288, 01289, 01290 & 01377] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003442**  
04DRB-01864 Minor-Sketch Plat or Plan  
WILKS COMPANY agent(s) for BRENT HEISCH request(s) the above action(s) for all or a portion of Tract(s) 37, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, W7 located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS NW containing approximately 2 acre(s). [REF: 04ZHE00742, 04ZHE00744] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003811**  
04DRB-01865 Minor-Sketch Plat or Plan  
MORRIS R GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, **BEL-AIR SUBDIVISION**, zoned C-1, located on SAN MATEO BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003612**  
04DRB-01868 Minor-Sketch Plat or Plan  
THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT, (to be known as **SUNDORO, UNIT 9**, zoned A-1, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 7 acre(s) REF: 04EPC01552, 04EPC01259, 04EPC01550, 04EPC01652] (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003813**  
04DRB-01869 Minor-Sketch Plat or Plan
- THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-2, Lot(s) 24 & 25, TOWN OF ATRISCO GRANT, GURULE ESTATES, (to be known as **SUNDORO, UNIT 8**), zoned SU-2 RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for December 1, 2004. **THE DRB MINUTES FOR DECEMBER 1, 2004 WERE APPROVED.**

ADJOURNED: 1:15 P.M.



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S 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)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** 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: MIGUEL SHERMAN PHONE: NA  
 ADDRESS: 1183 NARCISO STREET NE FAX: NA  
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: NA  
 Proprietary interest in site: OWNER List all owners: TERESA K. SHERMAN  
 AGENT (if any): RHOMBUS P.A. INC. PHONE: 881-6690  
 ADDRESS: 2620 SAN MATEO NE STE B FAX: 881-6896  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: rhombusenma.com

**DESCRIPTION OF REQUEST:**

REPLAT OF EXIST. LOT W/ VACATED PORTION OF EASEMENT

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

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

Lot or Tract No. 44 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. SANDIA HILLS  
 Current Zoning: SU-1 FOR PRD Proposed zoning: SU1 FOR PRD  
 Zone Atlas page(s): J-23 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 0.16 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 102 325 828 006 040 712 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 1183 NARCISO ST NE  
 Between: EAST OF LOMAS and SOUTH OF MONTE VERDE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): V-88-6  
2-81-46, DRB-94-135, DRB-93-391, DRB 1003568

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

SIGNATURE Rita Guetschow DATE 12.7.2004  
 (Print) RITA GUETSCHOW Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

| INTERNAL ROUTING  | Application case numbers     | Action     | S.F.        | Fees                   |
|---|------------------------------|------------|-------------|------------------------|
| <input checked="" type="checkbox"/> All checklists are complete         | <u>04 DRB 01877</u>          | <u>PEF</u> | <u>5(3)</u> | <u>\$ 215.00</u>       |
| <input checked="" type="checkbox"/> All fees have been collected        |                              | <u>CMF</u> |             | <u>\$ 20.00</u>        |
| <input checked="" type="checkbox"/> All case #s are assigned            |                              |            |             | \$ _____               |
| <input type="checkbox"/> AGIS copy has been sent <u>Recd</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>12-15-04</u> |            |             | Total <u>\$ 235.00</u> |

[Signature] 12-7-04 Project # 1003568  
 Planner signature / date



- 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)
  - 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. Pending**

- 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.

RITA GUETSCHOW 12-7-2004  
 Applicant name (print) / date

Rita Guetschow  
 Applicant signature / date



Form revised 7/03, 8/03 and 11/03

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

Application case numbers  
64DRB - 01877

[Signature] 12-7-04  
 Planner signature / date

**Project # 1003568**



VISIT US! [WWW.RHOMBUSPA.COM](http://WWW.RHOMBUSPA.COM)

December 7, 2004

Development Review Board  
CITY OF ALBUQUERQUE  
600 2<sup>ND</sup> Street NW  
Albuquerque, New Mexico 87102

SUBJECT: REPLAT OF LOT 44-A, 1183 NARCISCO STREET NE,  
SANDIA HILLS SUBDDIVISION

Ladies and Gentlemen:

This letter serves as our formal request for your consideration to re-plat the lot after the partial easement vacation granted by DRB action, August 18, 2004.

We appreciate your consideration of this request.

Sincerely,  
RHOMBUS P.A., Inc.

Celia S. Tomlinson, PE  
Principal



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

PAID RECEIPT

APPLICANT NAME Miguel Sherman  
 AGENT Rhombus PA INC  
 ADDRESS 2620 San Mateo NE  
 PROJECT & APP # 1003568/04 DRB 01877  
 PROJECT NAME Sandia Hills Cot 44

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 215.00 441006/4983000 DRB Actions

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

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

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

\$ 235.00 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

12/7/2004 11:37AM LOC: ANNX  
 RECEIPT# 00032912 WSH 008 TRANSH 0030  
 Account 441006 Fund 0110  
 Counterreceipt.doc 12/21/04 TRSKAL  
 Trans Amt \$235.00  
 J24 Misc \$215.00  
 CK \$235.00  
 CHANGE \$0.00

Thank You

12/7/2004 11:37AM LOC: ANNX  
 RECEIPT# 00032911 WSH 008 TRANSH 0030  
 Account 441032 Fund 0110  
 Activity 3424000 TRSMAL  
 Trans Amt \$235.00  
 J24 Misc \$20.00

Thank You



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 18, 2004

**3. Project # 1003568**  
04DRB-01131 Major-Vacation of Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION**, zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23)

At the August 18, 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. 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.
2. 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 September 2, 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:Miguel Sherman, 1183 Narcisco St NE, 87123  
Rhombus P.A., Inc., 2620 San Mateo NE, Suite B, 87110  
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: 100 3568 AGENDA#: 3 DATE: 8.18.04

1. Name: Rita Address: Rhombus PA Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

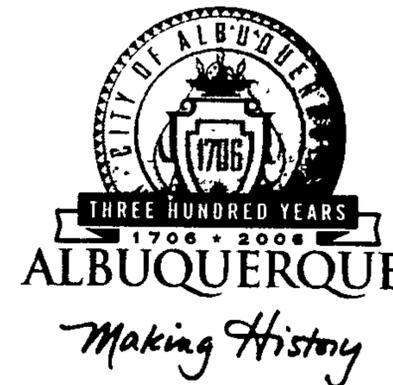
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003568**

**AGENDA ITEM NO: 3**

**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 X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** August 18, 2004





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 18, 2004

**Project # 1003568**  
04DRB-01131 Major-Vacation of Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION**, zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23)

AMAFCA No comment.

COG No adverse comments.

Transit No objection.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letter sent to Vista Del Mundo (R) Neighborhood Assn.

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. No adverse comments, reference voiding 4 ft. of drainage easement

Fire Department No comments received.

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      Defer to Hydrology

Parks & Recreation      Defer to Hydrology.

Utilities Development

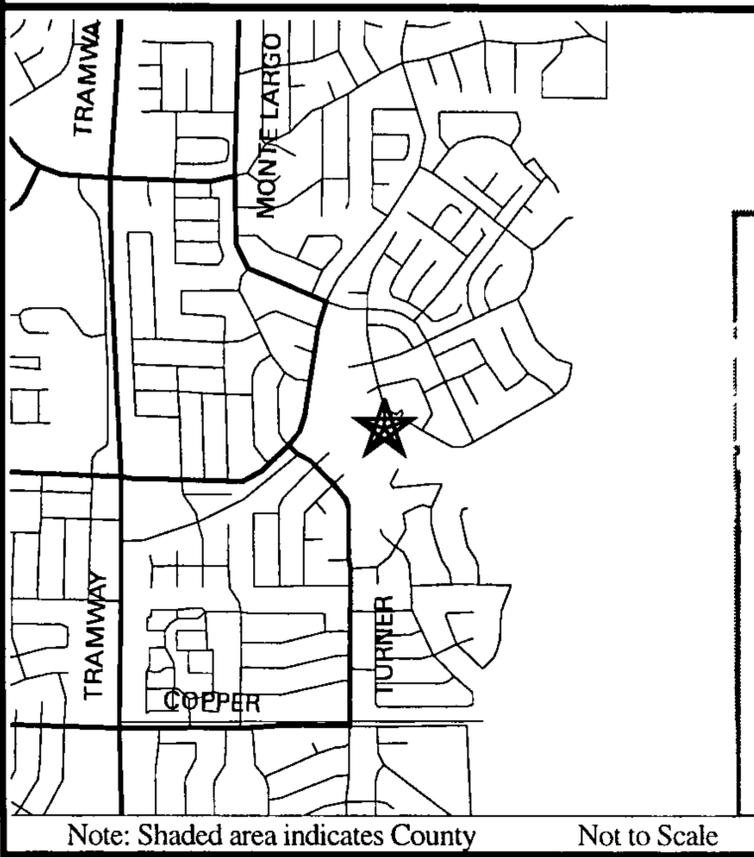
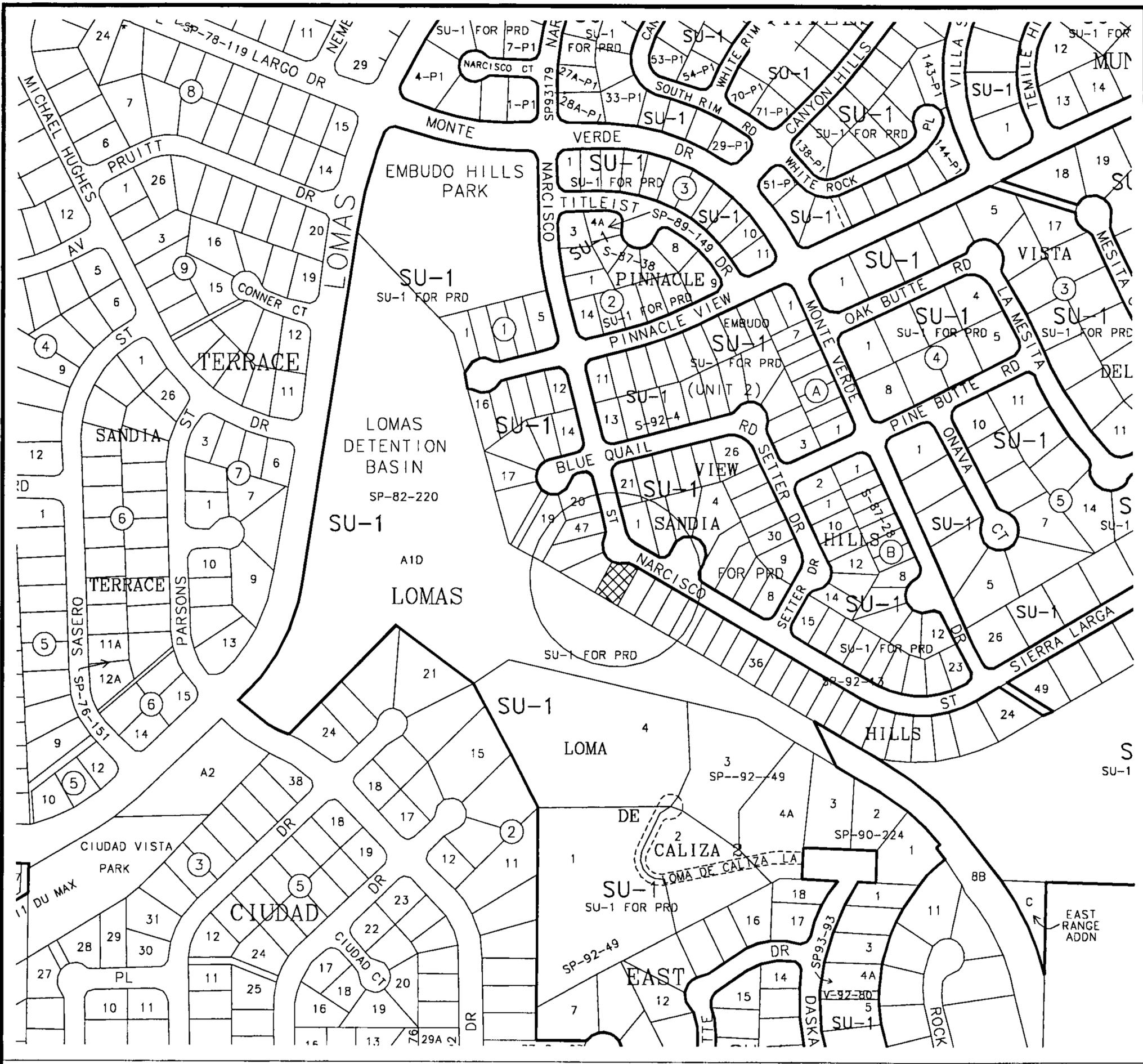
How deep is the storm drain buried? The City does have Encroachment Agreements that apply when a structure encroaches into an easement. This would eliminate the need for vacation.

Planning Department      Defer to Hydrology.

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

cc:Miguel Sherman, 1183 Narcisco St NE, 87123

Rhombus PA, Inc., 2620 San Mateo Blvd NE, Suite B, 87110



## ZONING MAP



Scale 1"= 370'

|   |
|---|
| PROJECT NO.<br><b>1003568</b>                   |
| HEARING DATE<br><b>8-18-04</b>                  |
| MAP NO.<br><b>J-23</b>                          |
| ADDITIONAL CASE NUMBER(S)<br><b>04DRB-01131</b> |

Note: Shaded area indicates County Not to Scale



**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 18, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000633**

04DRB-01143 Major-SiteDev Plan BldPermit  
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, **JOURNAL CENTER, PHASE 2, UNIT 2**, (to be known as **BRUNACINI @ JOURNAL CENTER**), zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] (D-16)

**Project # 1003080**

04DRB-01146 Major-Preliminary Plat Approval  
04DRB-01147 Minor-Sidewalk Waiver  
04DRB-01149 Minor-Temp Defer SDWK  
04DRB-01148 Minor-Subd Design (DPM)  
Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4**, zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16)

**Project # 1003568**

04DRB-01131 Major-Vacation of Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION**, zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23)

**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] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] (B-12)

**[NO NEW SUBMITTAL]**

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1002196**

04DRB-00873 Major-Preliminary Plat Approval  
04DRB-00877 Minor-Sidewalk Waiver  
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04, 7/14/04 & Indefinitely Deferred on 7/21/04]* (K-11)

**[NO NEW SUBMITTAL]**

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04]* (K-11)

**[NO NEW SUBMITTAL]**

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, AUGUST 2, 2004.**

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

**Meeting Date:** AUGUST 18, 2004  
**Zone Atlas Page:** J-23-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003568  
**App#** 04DRB-01131

**Cross Reference and Location:**

**Applicant:** MIGUEL SHERMAN  
**Address:** 1183 NARCISCO ST. NE  
ALBUQUERQUE NM 87123

**Agent:** RHOMBUS, P.A., INC.  
**Address:** 2620 SAN MATEO BLVD NE, STE# B  
ALBUQUERQUE NM 87110

**Special Instructions:**

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

**Date Mailed:** JULY 30, 2004

**Signature:** KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

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

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

Page    /    Of    /   

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence                  | Name & Address |
|-----------------|--------------|---------------|----------------------------------|----------------|
| J-23            | 1023058      | 280-060       | 407- <del>12</del> <sup>12</sup> | ✓              |
|                 |              | 264-081       | 04                               | ✓              |
|                 |              | 272-087       | 07                               | ✓              |
|                 |              | 272-074       | 33                               | ✓              |
|                 |              | 271-068       | 09                               | ✓              |
|                 |              | 274-062       | 11                               | ✓              |
|                 |              | 280-058       | 13                               | ✓              |
|                 |              | 290-055       | 14                               | ✓              |
|                 |              | 295-052       | 15                               | ✓              |
|                 |              | 299-050       | 16                               | ✓              |
|                 |              | 280-079       | 10                               | ✓ POA          |
|                 |              | 290-073       | 408-02                           | ✓              |
|                 |              | 285-092       | 01                               | ✓              |
|                 |              | 288-075       | 19                               | ✓              |
|                 |              | 294-075       | 18                               | ✓              |
|                 |              | 300-077       | 17                               | ✓              |
|                 |              | 308-079       | 16                               | ✓              |
|                 |              | 308-068       | 15                               | ✓              |



<mainframe@coa1mp3.cabq.gov>

To:
cc:
Subject:

07/27/2004 11:46 AM

1 RECORDS WITH LABELS PAGE
1
01023058 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102305828006040712 LEGAL: LT 4 4 CO RRECTED PLAT OF SANDIA HILLS CONT 6,829
SQ LAND USE:
PROPERTY ADDR: 00000 NARCISCO
OWNER NAME: SHERMAN MIGUEL & TERESA K
OWNER ADDR: 01183 NARCISCO ST NE
ALBUQUERQUE NM 87112
0102305826408140706 LEGAL: LOT 19 P INNACLE VIEW ESTATES UNIT II CONT
0.2425 A LAND USE:
PROPERTY ADDR: 00000 BLUE QUAIL
OWNER NAME: GRIFFITH HELEN M & DANIEL J
OWNER ADDR: 01110 BLUE QUAIL RD NE
ALBUQUERQUE NM 87112
0102305827208740707 LEGAL: LOT 20 P INNACLE VIEW ESTATES UNIT II CONT
0.2018 A LAND USE:
PROPERTY ADDR: 00000 BLUE QUAIL
OWNER NAME: SHELDON PAUL B &
OWNER ADDR: 01114 BLUE QUAIL RD NE
ALBUQUERQUE NM 87112
0102305827207440733 LEGAL: LT 4 7 CO RRECTED PLAT OF SANDIA HILLS CONT 6,189
SQ LAND USE:
PROPERTY ADDR: 00000 NARCISCO
OWNER NAME: MINATRE GARY D & KATHLEEN L
OWNER ADDR: 01195 NARCISCO ST NE
ALBUQUERQUE NM 87112
0102305827106840709 LEGAL: LT 4 6 CO RRECTED PLAT OF SANDIA HILLS CONT 8,614
SQ LAND USE:
PROPERTY ADDR: 00000 NARCISCO
OWNER NAME: FLYNN KENNETH D & JANICE N
OWNER ADDR: 01191 NARCISCO ST NE
ALBUQUERQUE NM 87112
0102305827406240711 LEGAL: LT 4 5 CO RRECTED PLAT OF SANDIA HILLS CONT 6,547
SQ LAND USE:
PROPERTY ADDR: 00000 NARCISCO
OWNER NAME: SCHLICHT MINDY
OWNER ADDR: 01187 NARCISCO ST NE
ALBUQUERQUE NM 87112
0102305828605840713 LEGAL: LT 4 3 CO RRECTED PLAT OF SANDIA HILLS CONT 5,610
SQ LAND USE:
PROPERTY ADDR: 00000 NARCISCO
OWNER NAME: BAIRD RICHARD L & CAROL A
OWNER ADDR: 01179 NARCISCO ST NE
ALBUQUERQUE NM 87123
0102305829005540714 LEGAL: LT 4 2 CO RRECTED PLAT OF SANDIA HILLS CONT 5,610
SQ LAND USE:
PROPERTY ADDR: 00000 NARCISCO
OWNER NAME: POTTER CLAUDE S III
OWNER ADDR: 01175 NARCISCO ST NE
ALBUQUERQUE NM 87123
0102305829505240715 LEGAL: LT 4 1 CO RRECTED PLAT OF SANDIA HILLS CONT 5,610



SQ LAND USE:

PROPERTY ADDR: 00000 NARCISCO  
OWNER NAME: MALCOE LORRAINE H  
OWNER ADDR: 01171 NARCISCO ST NE

ALBUQUERQUE NM 87112  
0102305829905040716 LEGAL: LT 4 0 CORRECTED PLAT OF SANDIA HILLS CONT 5,610  
SQ LAND USE:

PROPERTY ADDR: 00000 NARCISCO  
OWNER NAME: WASHBURN JOHN M & JANIK-  
OWNER ADDR: 01167 NARCISCO ST NE

ALBUQUERQUE NM 87112  
0102305823007940710 LEGAL: TR A -1-D LOMAS SUBD REPL OF A PORT OF TR A1 ALL  
OF LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
1 R E C O R D S W I T H L A B E L S PAGE  
2

0102305829009340802 LEGAL: LOT 22 P INNACLE VIEW ESTATES UNIT II CONT  
0.1313 A LAND USE:

PROPERTY ADDR: 00000 BLUE QUAIL  
OWNER NAME: HANOSH JOSEPH M & JANENE A  
OWNER ADDR: 01206 BLUE QUAIL RD NE

ALBUQUERQUE NM 87112  
0102305828509240801 LEGAL: LOT 21 P INNACLE VIEW ESTATES UNIT II CONT  
0.1522 A LAND USE:

PROPERTY ADDR: 00000 BLUE QUAIL  
OWNER NAME: HURLEY LOMAYE  
OWNER ADDR: 01202 BLUE QUAIL RD NE

ALBUQUERQUE NM 87112  
0102305828807540819 LEGAL: LT 1 CORRECTED PLAT OF SANDIA HILLS CONT 7,642  
SQ LAND USE:

PROPERTY ADDR: 00000 NARCISCO  
OWNER NAME: KEELING ROBERT A  
OWNER ADDR: 01192 NARCISCO ST NE

ALBUQUERQUE NM 87123  
0102305829407540818 LEGAL: LT 2 CORRECTED PLAT OF SANDIA HILLS CONT 7,252  
SQ LAND USE:

PROPERTY ADDR: 00000 NARCISCO  
OWNER NAME: DOWD HARDY M & EDITH M  
OWNER ADDR: 01188 NARCISCO ST NE

ALBUQUERQUE NM 87112  
0102305830007740817 LEGAL: LT 3 CORRECTED PLAT OF SANDIA HILLS CONT 8,046  
SQ LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: TANGYUNYONG PAIBOON & NAN  
OWNER ADDR: 01180 NARCISCO ST NE

ALBUQUERQUE NM 87112  
0102305830807940816 LEGAL: LT 4 CORRECTED PLAT OF SANDIA HILLS CONT 12,970  
SQ LAND USE:

PROPERTY ADDR: 00000 NARCISCO  
OWNER NAME: CHENEVEY NANCY L TRUSTEE CHENE  
OWNER ADDR: 01176 NARCISCO ST NE

ALBUQUERQUE NM 87112  
0102305830806840815 LEGAL: LT 5 CORRECTED PLAT OF SANDIA HILLS CONT 9,781  
SQ LAND USE:

PROPERTY ADDR: 00000 NARCISCO  
OWNER NAME: GAUBA ZULEKHA &  
OWNER ADDR: 01168 NARCISCO ST NE

ALBUQUERQUE NM 87112

# **"Attachment A"**

Celia Tomlinson, Rhombus P.A., Inc.  
Zone Map: J-23

**VISTA DEL MUNDO N.A. (R)**

**\*Gina Bell**

1520 Mimbres Canyon Pl. NE/87112 298-9808 (h)

Dennis Roach

13812 Spirit Trail Pl. NE/87112 296-0432 (h)

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

**AUTHORIZATION**

July 7, 2004

I hereby authorize RHOMBUS P.A. to represent me to the City of Albuquerque in matters concerning the vacation of four feet of the existing 15 feet wide drainage easement and replatting of the property on 1183 Narcisco Street NE (Lots 44 Sandia Hills).

 July 7 2004

Miguel Sherman  
Owner

Project# 1003568

MIGUEL SHERMAN  
1183 NARCISCO ST NE  
ALBUQUERQUE NM 87123

RHOMBUS, P.A., INC.  
2620 SAN MATEO BLVD NE, STE# B  
ALBUQUERQUE NM 87110

GINA BELL  
Vista Del Mundo Neigh. Assoc  
1520 MIMBRES CANYON PL. NE  
ALBUQUERQUE NM 87112

DENNIS ROACH  
Vista Del Mundo Neigh. Assoc.  
13812 SPIRIT TRAIL PL. NE  
ALBUQUERQUE NM 87112

102305828006040712

102305826408140706

SHERMAN MIGUEL & TERESA K  
1183 NARCISCO ST NE  
ALBUQUERQUE NM 87112

GRIFFITH HELEN M & DANIEL J  
1110 BLUE QUAIL RD NE  
ALBUQUERQUE NM 87112

102305827208740707

102305827207440733

102305827106840709

SHELDON PAUL B &  
1114 BLUE QUAIL RD NE  
ALBUQUERQUE NM 87112

MINATRE GARY D & KATHLEEN L  
1195 NARCISCO ST NE  
ALBUQUERQUE NM 87112

FLYNN KENNETH D & JANICE N  
1191 NARCISCO ST NE  
ALBUQUERQUE NM 87112

102305827406240711

102305828605840713

102305829005540714

SCHLICHT MINDY  
1187 NARCISCO ST NE  
ALBUQUERQUE NM 87112

BAIRD RICHARD L & CAROL A  
1179 NARCISCO ST NE  
ALBUQUERQUE NM 87123

POTTER CLAUDE S III  
1175 NARCISCO ST NE  
ALBUQUERQUE NM 87123

102305829505240715

102305829905040716

102305829009340802

MALCOE LORRAINE H  
1171 NARCISCO ST NE  
ALBUQUERQUE NM 87112

WASHBURN JOHN M & JANIK-  
1167 NARCISCO ST NE  
ALBUQUERQUE NM 87112

HANOSH JOSEPH M & JANENE A  
1206 BLUE QUAIL RD NE  
ALBUQUERQUE NM 87112

102305828509240801

102305828807540819

102305829407540818

HURLEY LOMAYE  
1202 BLUE QUAIL RD NE  
ALBUQUERQUE NM 87112

KEELING ROBERT A  
1192 NARCISCO ST NE  
ALBUQUERQUE NM 87123

DOWD HARDY M & EDITH M  
1188 NARCISCO ST NE  
ALBUQUERQUE NM 87112

102305830007740817

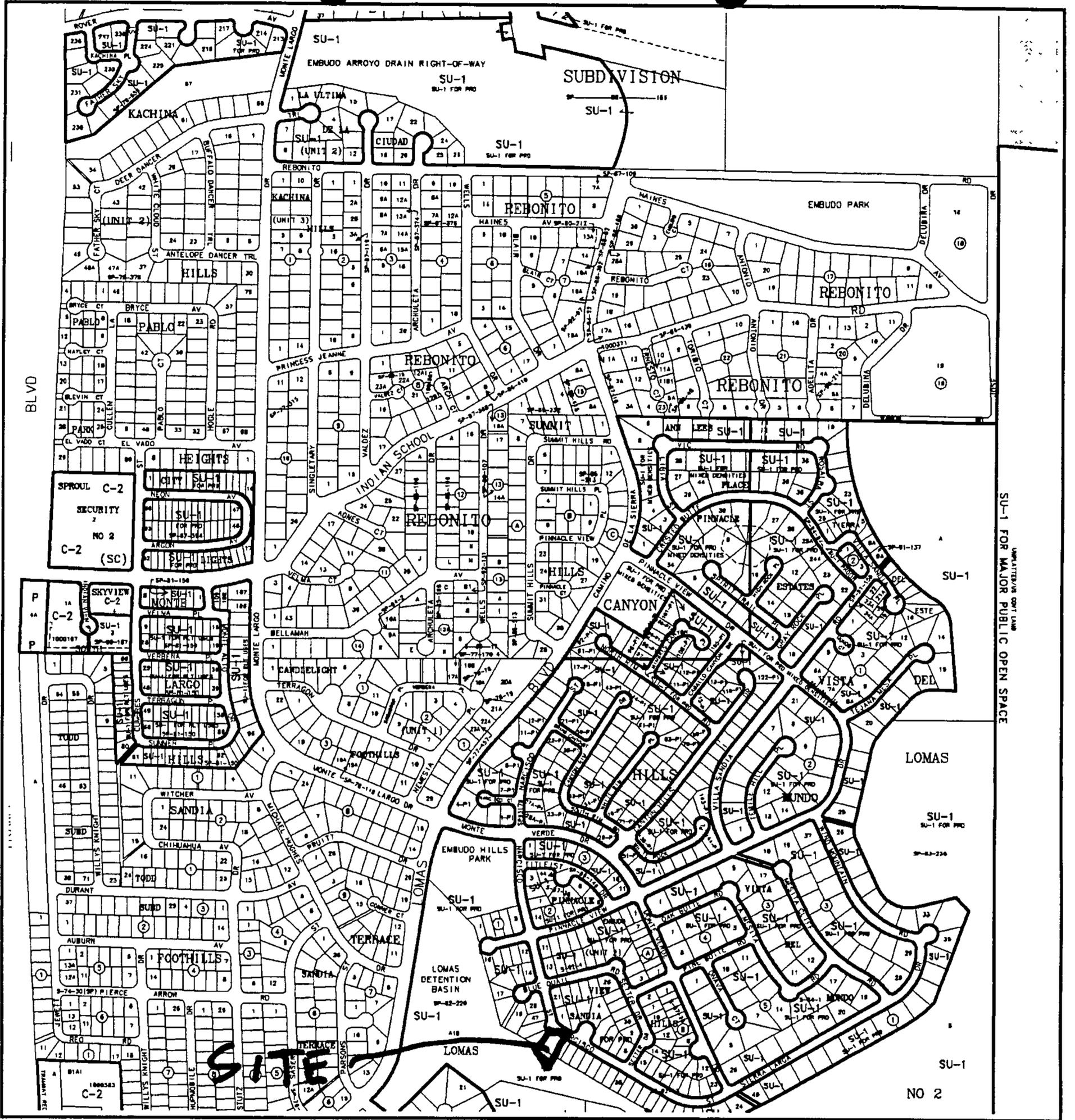
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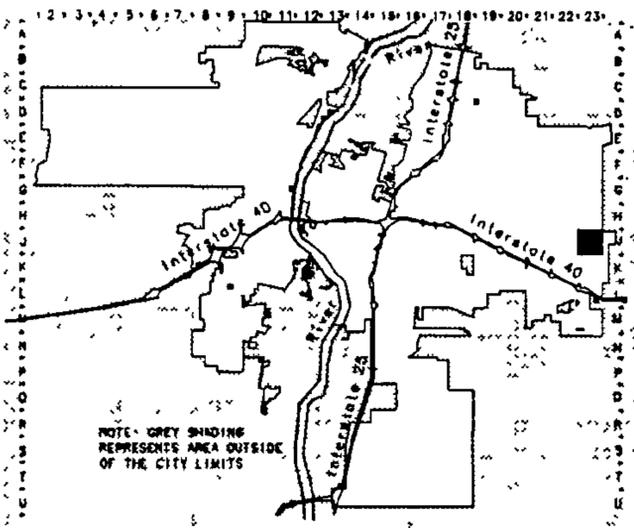
TANGYUNYONG PAIBOON & NAN  
1180 NARCISCO ST NE  
ALBUQUERQUE NM 87112

CHENEVEY NANCY L TRUSTEE CHEN  
1176 NARCISCO ST NE  
ALBUQUERQUE NM 87112

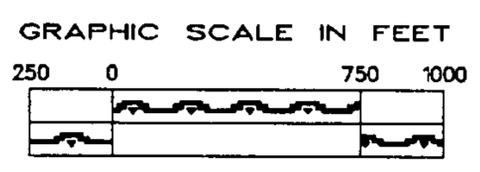
GAUBA ZULEKHA &  
1168 NARCISCO ST NE  
ALBUQUERQUE NM 87112



SU-1 FOR MAJOR PUBLIC OPEN SPACE



**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**

**J-23-Z**

Map Amended through July 06, 2004



VISIT US! [WWW.RHOMBUSPA.COM](http://WWW.RHOMBUSPA.COM)

July 7, 2004

Development Review Board  
CITY OF ALBUQUERQUE  
600 2<sup>ND</sup> Street NW  
Albuquerque, New Mexico 87102

SUBJECT: PROPOSED VACATION OF 4' OF 15'-WIDE DRAINAGE EASEMENT  
ON 1183 NARCISCO STREET (LOT 44 SANDIA HILLS SUBD)

Ladies and Gentlemen:

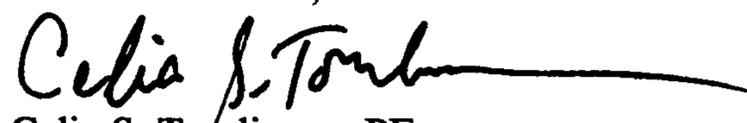
This letter serves as our formal request for your consideration to vacate four (4) feet of the existing 15 feet wide drainage easement that abuts and parallels the west property line of Lot 44 Sandia Hills Subdivision, street address 1183 Narcisco Street NE.

The reasons for this request are the following:

1. A recent boundary survey of the subject property revealed that approximately 3. 2 feet of the western portion of the house falls inside the drainage easement.
2. The same recent survey shows the storm drain line to be in the center of the 15-ft. drainage easement.
3. By vacating four feet of the easement, the house encroachment will be eliminated.
4. By keeping 11 feet of the easement, the storm drain pipe will still be within the easement.
5. The City of Albuquerque and the property owner will both benefit from the proposed vacation.

We appreciate your consideration of this request.

Sincerely,  
RHOMBUS P.A., Inc.

  
Celia S. Tomlinson, PE  
Principal

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

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

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**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: MIGUEL SHERMAN PHONE: NA

ADDRESS: 1183 NARCISCO STREET NE FAX: NA

CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: NA

Proprietary interest in site: OWNER LIST ALL OWNERS: TERESA K, SHERMAN

AGENT (if any): RHOMBUS P.A. INC. PHONE: 881-6690

ADDRESS: 2620 SAN MATEO NE SUITE B FAX: 881-6896

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: rhombus@NMIA.COM

DESCRIPTION OF REQUEST: REQUEST VACATION (VOIDING) OF 4 FEET OF THE EXISTING 15 FEET DRAINAGE EASEMENT

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

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

Lot or Tract No 44 Block: NONE Unit: \_\_\_\_\_

Subdiv / Addn SANDIA HILLS

Current Zoning R SU-1 FOR PRD Proposed zoning: (PRD) S4-1

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

Total area of site (acres): 0.16 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 (DRB jurisdiction.) Within 1000FT of a landfill? \_\_\_\_\_

UPC No 102305828006040712 MRGCD Map No \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS On or Near 1183 NARCISCO ST. NE

Between EAST OF LOMAS and SOUTH OF MONTE VERDE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.) V-88-6

Z-81-46, DRB-94-135 DRB-93-391

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

SIGNATURE Celia S. Tomlinson DATE \_\_\_\_\_

(Print) CELIA S. TOMLINSON  Applicant!  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

| Application case numbers | Action                   | S.F. | Fees                   |
|--------------------------|--------------------------|------|------------------------|
| <u>04DRB-01131</u>       | <u>VPE</u>               |      | \$ <u>45.00</u>        |
|                          | <u>ADV &amp; NOT FEE</u> |      | \$ <u>75.00</u>        |
|                          | <u>CMF</u>               |      | \$ <u>20.00</u>        |
|                          |                          |      | \$ _____               |
|                          |                          |      | \$ _____               |
|                          |                          |      | \$ _____               |
|                          |                          |      | \$ _____               |
|                          |                          |      | Total \$ <u>140.00</u> |

Hearing date AUG. 18<sup>TH</sup> 04

Patent 7/19/04 **Project #** 1003568

Planner signature / date

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
  - 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) \$45 + 75 + 20
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SEWAGE TREATMENT PLANT DESIGN VARIANCE**

**SEWAGE TREATMENT PLANT 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.

*Celia S. Tomlinson*  
**RHOMBUS P.A. Inc.**

*Celia S. Tomlinson*

Applicant name (print)

Applicant signature / date



Form revised September 2001

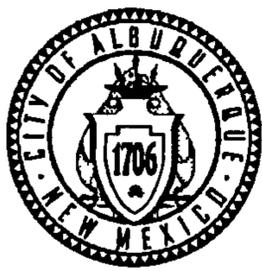
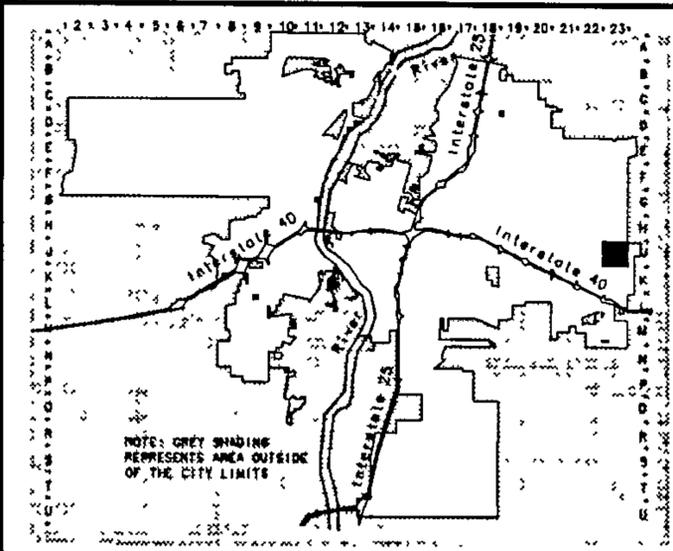
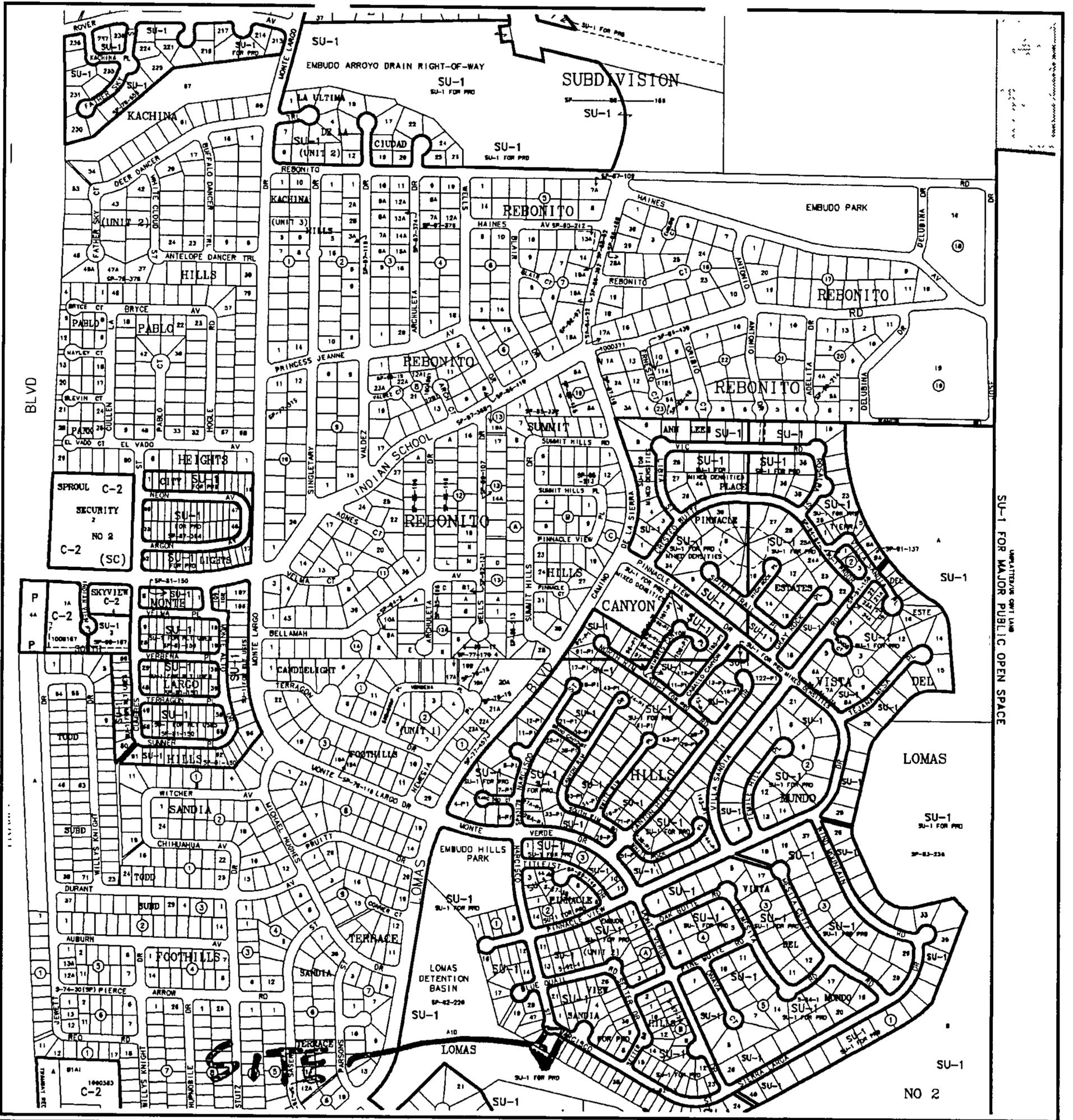
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 040RB - 01131

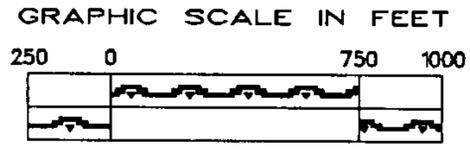
*Robert* 7/19/04  
 Planner signature / date

**Project # 1003568**





Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004



**Zone Atlas Page**

**J-23-Z**

Map Amended through July 06, 2004



VISIT US! WWW.RHOMBUSPA.COM

July 7, 2004

Development Review Board  
CITY OF ALBUQUERQUE  
600 2<sup>ND</sup> Street NW  
Albuquerque, New Mexico 87102

SUBJECT: PROPOSED VACATION OF 4' OF 15'-WIDE DRAINAGE EASEMENT  
ON 1183 NARCISCO STREET (LOT 44 SANDIA HILLS SUBD)

Ladies and Gentlemen:

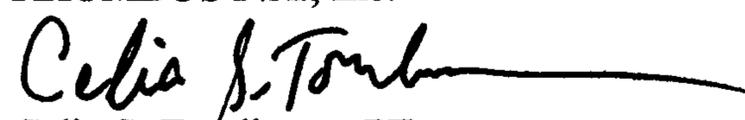
This letter serves as our formal request for your consideration to vacate four (4) feet of the existing 15 feet wide drainage easement that abuts and parallels the west property line of Lot 44 Sandia Hills Subdivision, street address 1183 Narcisco Street NE.

The reasons for this request are the following:

1. A recent boundary survey of the subject property revealed that approximately 3.2 feet of the western portion of the house falls inside the drainage easement.
2. The same recent survey shows the storm drain line to be in the center of the 15-ft. drainage easement.
3. By vacating four feet of the easement, the house encroachment will be eliminated.
4. By keeping 11 feet of the easement, the storm drain pipe will still be within the easement.
5. The City of Albuquerque and the property owner will both benefit from the proposed vacation.

We appreciate your consideration of this request.

Sincerely,  
RHOMBUS P.A., Inc.

  
Celia S. Tomlinson, PE  
Principal

**AUTHORIZATION**

July 7, 2004

I hereby authorize RHOMBUS P.A. to represent me to the City of Albuquerque in matters concerning the vacation of four feet of the existing 15 feet wide drainage easement and replatting of the property on 1183 Narcisco Street NE (Lots 44 Sandia Hills).

*Miguel Sherman* July 7 2004

Miguel Sherman  
Owner

# "Attachment A"

Celia Tomlinson, Rhombus P.A., Inc.

Zone Map: J-23

**VISTA DEL MUNDO N.A. (R)**

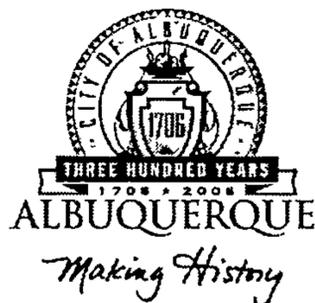
**\*Gina Bell**

1520 Mimbres Canyon Pl. NE/87112 298-9808 (h)

Dennis Roach

13812 Spirit Trail Pl. NE/87112 296-0432 (h)

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



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

July 13, 2004

Celia Tomlinson  
Rhombus P.A., Inc.  
2620 San Mateo NE, Suite B/87110  
Phone/Fax: 881-6690:

Thank you for your inquiry of **July 13, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 44, SANDIA HILLS LOCATED ON 1183 NARCISCO ST. NE BETWEEN LMOAS AND TRAMWAY NE**, zone map J-23.

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.



VISIT US! WWW.RHOMBUSPA.COM

**CERTIFIED MAIL**

July 13, 2004

Dennis Roach  
VISTA DEL MUNDO NEIGHBORHOOD ASSOCIATION  
13812 Spirit Trail Place NE  
Albuquerque, New Mexico 87112

**SUBJECT: PROPOSED VACATION OF 4' OF 15'-WIDE DRAINAGE EASEMENT  
ON 1183 NARCISCO STREET (LOT 44 SANDIA HILLS SUBD)**

Dear Mr. Roach

This letter serves as our formal request for your consideration to vacate four (4) feet of the existing 15 feet wide drainage easement that abuts and parallels the west property line of Lot 44 Sandia Hills Subdivision, street address 1183 Narcisco Street NE.

The reasons for this request are the following:

1. A recent boundary survey of the subject property revealed that approximately 3.2 feet of the western portion of the house falls inside the drainage easement.
2. The same recent survey shows the storm drain line to be in the center of the 15-ft. drainage easement.
3. By vacating four feet of the easement, the house encroachment will be eliminated.
4. By keeping 11 feet of the easement, the storm drain pipe will still be within the easement.
5. The City of Albuquerque and the property owner will both benefit from the proposed vacation.

Sincerely,  
RHOMBUS P.A., Inc.

Celia S. Tomlinson, PE  
Principal



VISIT US! WWW.RHOMBUSPA.COM

**CERTIFIED MAIL**

July 13, 2004

Gina Bell, President  
VISTA DEL MUNDO NEIGHBORHOOD ASSOCIATION  
1520 Mimbres Canyon Place NE  
Albuquerque, New Mexico 87112

**SUBJECT: PROPOSED VACATION OF 4' OF 15'-WIDE DRAINAGE EASEMENT  
ON 1183 NARCISCO STREET (LOT 44 SANDIA HILLS SUBD)**

Dear Ms. Bell:

This letter serves as our formal request for your consideration to vacate four (4) feet of the existing 15 feet wide drainage easement that abuts and parallels the west property line of Lot 44 Sandia Hills Subdivision, street address 1183 Narcisco Street NE.

The reasons for this request are the following:

1. A recent boundary survey of the subject property revealed that approximately 3.2 feet of the western portion of the house falls inside the drainage easement.
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Sincerely,  
RHOMBUS P.A., Inc.

Celia S. Tomlinson, PE  
Principal

7003 3110 0000 1568 9347

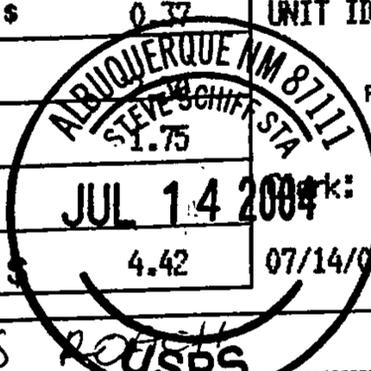
U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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

**OFFICIAL USE**

ALBUQUERQUE, NM 87112

|   |         |               |
|---|---------|---------------|
| Postage   | \$ 0.37 | UNIT ID: 0111 |
| Certified Fee                                     |         |               |
| Return Receipt Fee<br>(Endorsement Required)      | 1.75    | Postmark Here |
| Restricted Delivery Fee<br>(Endorsement Required) |         | Clerk: KW79Z  |
| Total Postage & Fees                              | \$ 4.42 | 07/14/04      |



Sent To DENNIS ROY  
 Street, Apt. No.; or PO Box No. 13812 SPIRIT TRAIL NE  
 City, State, ZIP+4 ALBU NM 87112

PS Form 3800, June 2002

See Reverse for Instructions

7003 3110 0000 1568 9330

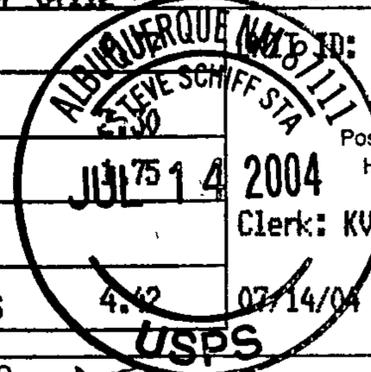
U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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**OFFICIAL USE**

ALBUQUERQUE, NM 87112

|   |         |               |
|---|---------|---------------|
| Postage   | \$      | UNIT ID: 0111 |
| Certified Fee                                     |         |               |
| Return Receipt Fee<br>(Endorsement Required)      |         | Postmark Here |
| Restricted Delivery Fee<br>(Endorsement Required) |         | Clerk: KW79Z  |
| Total Postage & Fees                              | \$ 4.42 | 07/14/04      |



Sent To GINA DELO  
 Street, Apt. No.; or PO Box No. 1520 MIMBRE CANYON PL NE  
 City, State, ZIP+4 ALBU NM 87112

PS Form 3800, June 2002

See Reverse for Instructions



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

**PAID RECEIPT**

APPLICANT NAME MIGUEL SHERMAN  
 AGENT RHOMBUS PA INC  
 ADDRESS 2620 SAN MATEO NE . 87110  
 PROJECT & APP # 1003568 / 04DRB-01131  
 PROJECT NAME SANDIA HILLS (D.E.VAC.)  
 \$ 20 441032/3424000 Conflict Management Fee  
 \$ 45 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75 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  
 \$ 140.00 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  
 7/19/2004 3:44PM LOC: ANNX  
 RECEIPT# 00026279 WSH 006 TRANSH 0046  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA  
 Trans Amt \$140.00  
 J24 Misc \$75.00

STEVEN OR RITA GUETSCHOW  
 PH. 505-832-4186 WK. 505-832-4186  
 P.O. BOX 574  
 MORIARTY, NM 87035-0574

95-219-620 2273  
 1070  
 1668042088  
 Date 7.19.2004

Pay to the Order of CITY OF ALBUQUERQUE \$ 140.00  
ONE HUNDRED FORTY DOLLARS AND 00/100

 Wells Fargo Bank New Mexico, N.A.  
 901 Route 66  
 Moriarty, NM 87035  
 www.wellsfargo.com

MEMO WAGAN ON FILING FEE  
MIGUEL SHERMAN Rita Guetschow MP

⑆ 10700 2192⑆ 166804 2088⑆ 02273

# 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 crosshairs 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 Aug. 3<sup>rd</sup> '04 to AUGUST 18<sup>th</sup> '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.

Rita Probst  
(Applicant or Agent)

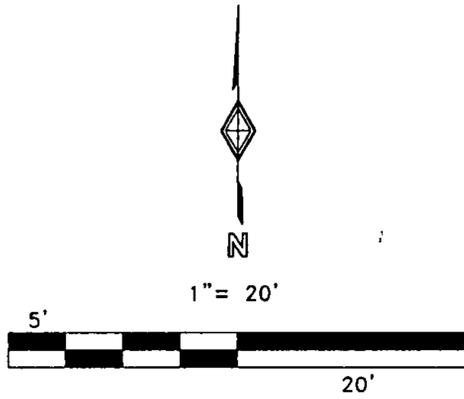
7/19/2004  
(Date)

I issued 1 signs for this application, 07/19/04, Rita Probst  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003568

LEGEND

- EM ■ ELECTRIC METER
- GM ● GAS METER



04-C-1-0891  
JOE/RHOMBUS

NARCISCO STREET N.E.  
50' RIGHT-OF-WAY

FOUR FEET  
(4') OF EXISTING  
15' DRAINAGE  
EASEMENT  
PROPOSED FOR  
VACATION

R=45.00'  
L=32.02'

R=25.00'  
L=19.38'

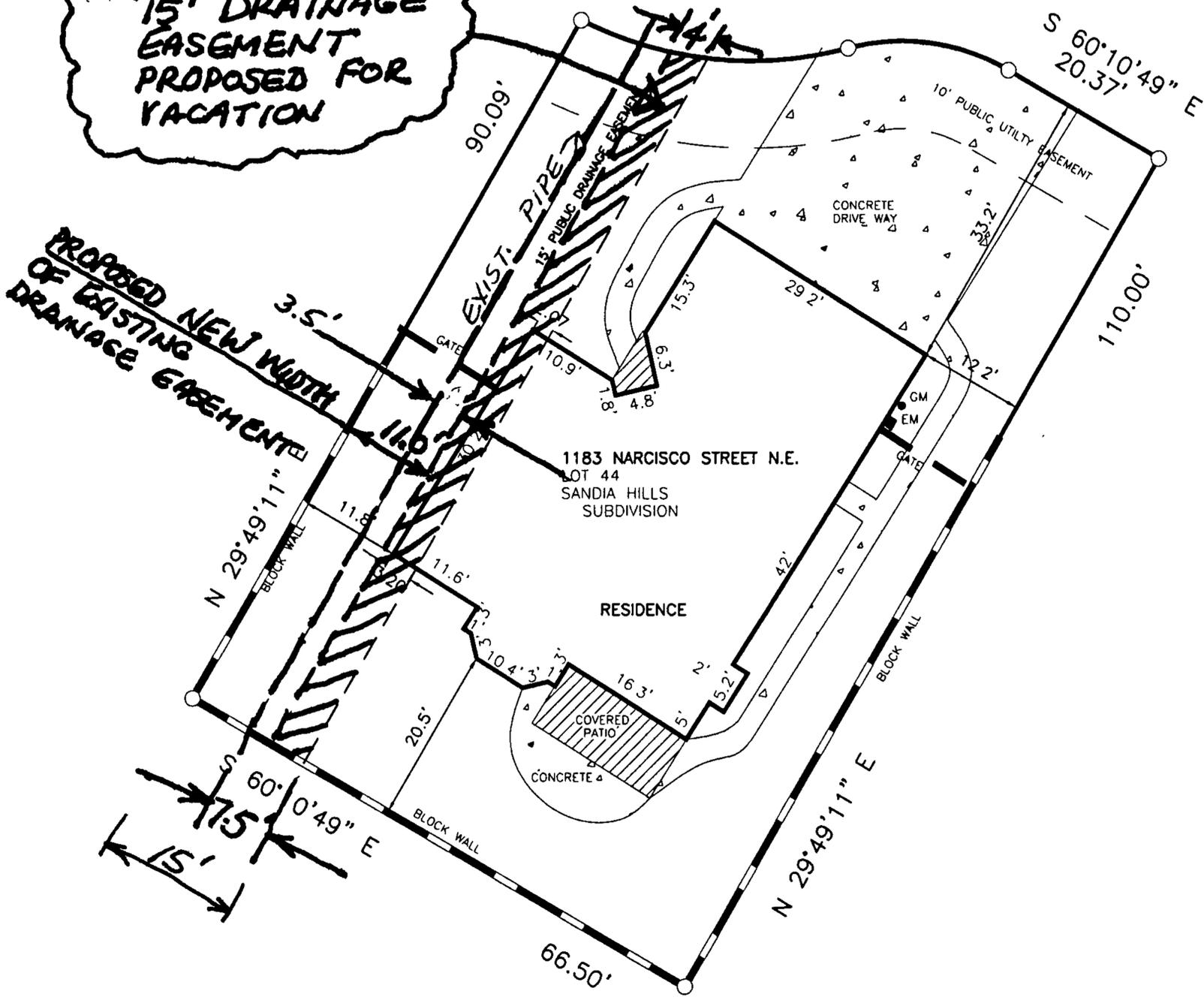


EXHIBIT B  
Date 3/18/04

930-05-20 92C-442(2)

53016289  
CORRECTED

# SUBDIVISION PLAT OF SANDIA HILLS

ALBUQUERQUE NEW MEXICO  
AUGUST, 1992



SCALE:  
1" = 60'

State of New Mexico }  
County of Bernalillo }  
This instrument was filed for record on  
FEB 17 1993  
12:01 JAN 20 1993  
Records in Vol 93-C  
of records of said County File # 92-  
Luis J. Woodhead, Clerk & Receiver  
D. J. Woodhead, Deputy Clerk

**CORRECTION NOTE:**  
THE PURPOSE OF THIS  
CORRECTED PLAT IS TO  
CORRECT THE LOT DIMEN-  
SIONS & THE STREET  
CENTERLINE AS SHOWN.

VISTA DEL MUNDO  
SUBDIVISION  
(12-5-84, VOL. C25, FOLIO 164)

**COPY OF  
ORIG. DOC.  
THAT GRANTED  
THE EASEMENT.**

12:01 JAN 20 1993  
Records in Vol 93-C  
of records of said County File # 92-  
Luis J. Woodhead, Clerk & Receiver  
D. J. Woodhead, Deputy Clerk

SESTER DR NE  
(50' R/W)

BLUE QUAIL RD NE  
PINNACLE VIEW ESTATES  
UNIT II  
(5-20-92)  
BOOK 92C, PAGE 93

NARCISCO ST  
NE (50' R/W)

PINNACLE VIEW ESTATES  
UNIT II  
(5-20-92, 92C, PG 93)

MONTE VERDE DR NE (50' R/W)

PINE BUTTE RD NE

PINNACLE VIEW ESTATES  
UNIT II  
(5-20-92, 92C, PG 93)

EMBUDO HILLS  
UNIT ONE  
(7-02-87)  
BOOK C34, PAGE 15

NARCISCO ST

LOMAS CHANNEL

R/W VARIES

## NOTES

- SEE SHEET 3 FOR THE INFORMATION
- SEE SHEET 3 FOR LOT AREA INFORMATION
- CENTERLINE MONUMENTS (Δ) TO BE INSTALLED AT ALL P.C.'S, P.T.'S, ANGLE POINTS & STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STD. 4" ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", PLUS #3243.
- 20' WATERLINE EASEMENT & ACCESS ROAD R/W (FILED 12-4-81, DOC. NO. 81-63251).
- EXISTING 7" UTILITY EASEMENT (FILED 7-2-87, BOOK C34, PG. 15)

## CURVE DATA

| NO. | DELTA     | RADIUS | LENGTH | NO. | DELTA     | RADIUS | LENGTH |
|-----|-----------|--------|--------|-----|-----------|--------|--------|
| 1.  | 172°16'   | 25.00  | 7.61   | 21. | 54°06'42" | 23.61  | 23.61  |
| 2.  | 26°58'39" | 25.00  | 11.77  | 22. | 03°06'04" | 245.87 | 13.31  |
| 3.  | 51°18'32" | 45.00  | 40.30  | 23. | 14°58'31" | 245.87 | 64.26  |
| 4.  | 42°57'35" | 45.00  | 37.74  | 24. | 15°16'10" | 245.87 | 66.98  |

