

#13



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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.: <b>04DRB-01956 (P&amp;F)</b>           | Project # <b>1003705</b>   |
| Project Name: <b>Brownell &amp; Lails Highland Addition</b> |                            |
| Agent: <b>Forstbauer Surveying Inc.</b>                     | Phone No.: <b>268-2112</b> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/29/04 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.** *Okay*
- Copy of recorded plat for Planning.**

Handwritten mark resembling a large 'X' or checkmark

Project Number 1003705



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 29, 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

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:35 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 # 1000676**  
04DRB-01822 Major-Vacation of Public Easements  
04DRB-01823 Minor-Sketch Plat or Plan  
JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FLYING STAR CORRALES, 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 ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04EPC01345, 043EPC01353] (A-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1001370**  
04DRB-01857 Major-Bulk Land Variance  
04DRB-01858 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) A, UNPLATTED LAND, FOUR HILLS VILLAGE, 20TH INSTALLMENT, (to be known as **JUAN TABO HILLS**, zoned R-D, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 328 acre(s). [REF: Z-80-30, Z-92-20, DRB-93-48, DRB-94-257, DRB-98-20] (M-21/22) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR AMAFCA'S SIGNATURE, THE GONZALES EASEMENT AND TO PLANNING FOR RESPONSE TO PUBLIC QUESTIONS AND THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002134**  
04DRB-01804 Major-Preliminary Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**



4. **Project # 1000965**  
04DRB-01848 Major-Bulk Land Variance  
04DRB-01854 Major-Preliminary Plat Approval  
04DRB-01850 Major-Vacation of Public Easements  
04DRB-01849 Major-Vacation of Pub Right-of-Way  
04DRB-01851 Minor-Vacation of Private Easements  
04DRB-01853 Minor-Sidewalk Waiver  
04DRB-01852 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03DRB01559, 03 DRB01565] (F-11) **BULK LAND VARIANCE WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION: THERE ARE NO OTHER APPROVALS THAN THOSE GRANTED ON 10/29/03. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **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 & 12/29/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

6. **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 & 12/29/05] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

**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 # 1003826**  
04DRB-01905 Minor-SiteDev Plan Su`bd

LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY**, zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] [Deferred from 12/29/04] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

8. **Project # 1003829**  
04DRB-01911 Minor-SiteDev Plan  
BldPermit

SMPC ARCHITECTS agent(s) for QWEST COMMUNICATIONS request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 8, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 94<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 1 acre(s). [REF: Z-81-22] (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO ADDRESS COMMENTS.**

9. **Project # 1001043**  
04DRB-01971 Minor-SiteDev Plan  
BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 and B-2, **STONEBRIDGE POINTE**, zoned SU-1 FOR R-2, located on MCMAHON NW, between BANDELIER NW and DOVER NW containing approximately 1 acre(s). [REF: 04EPC01209, 04EPC01210] [Russell Brito for Debbie Stover, EPC Case Planner] (A-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002378**  
04DRB-01972 Minor-SiteDev Plan  
BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] [Russell Brito for Debbie Stover, EPC Case Planner] [*Deferred from 12/29/04*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

11. **Project # 1000602**  
01DRB-00160 Major-Vacation of Plat
- Westland Development Co., Inc., is requesting to Vacate plat of Lot 4A, **River Ranch Subdivision** (filed for record on 6-14-11 in Book 2000C at Page 156) and by implication is requesting to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Rd NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR FURTHER PROOF THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11) **WITHDRAWN AT THE AGENT'S REQUEST. THERE ARE FINDINGS FROM THE DEVELOPMENT REVIEW BOARD.**
12. **Project # 1001764**  
04DRB-01908 Minor-Ext of SIA for Temp Defer SDWK
- TIERRA WEST LLC agent(s) for THE HOMESITE GROUP ONE LLC request(s) the above action(s) for all or a portion of **VISTA PACIFICA SUBDIVISION**, zoned R-LT, located on CORRIGEDOR DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130-1, DRB-95-82, 02DRB0310, 02DRB01851] (K-11) **A TWO-YEAR EXTENSION TO THE ORIGINAL TWO-YEAR AGREEMENT OF THE SIA FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
13. **Project # -1003705**  
04DRB-01956 Minor-Prelim&Final Plat Approval
- FORSTBAUER SURVEYING INC agent(s) for DR. VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 4 THRU 9, Block(s) 22, **BROWNEWELL & LAIHS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: 04DRB01539, 04DRB01540] (K-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**



14. **Project # 1003782**  
04DRB-01909 Minor-Prelim&Final Plat  
Approval  
04DRB-01910 Minor-Vacation of Private  
Easements

PRECISION SURVEYS INC agent(s) for WALTON CHAPMAN BUILDERS CO INC request(s) the above action(s) for all or a portion of Tract(s) 12□1, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 2 acre(s). [REF: DRB-95-268, 04DRB01773] (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITIES SIGNATURES ON THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1001021**  
04DRB-01968 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for PIERRE J AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1-B-1 and C-1-B-2, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on IRVING BLVD NW, between SIERRA HILL NW and NEW VISTAS NW containing approximately 7 acre(s). [REF: 01DRB01591, 01DRB00095, 03DRB00221, 03DRB00222] (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI SIGNATURE AND AMAFCA'S SIGNATURE AND TO PLANNING FOR THE AGIS DXF FILE.**

16. **Project # 1001438**  
04DRB-01898 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) 349A TOWN OF ATRISCO GRANT, (to be known as **KENSINGTON, UNIT 5**, zoned RD, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 03DRB00079, 04DRB00872, 04DRB00872, 04DRB00074, 04DRB00876, 04DRB00878] (H-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**



17. **Project # 1003235**  
04DRB-01899 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET, LLC request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**) zoned RD, located on 72<sup>ND</sup> ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [Project #1003304 issued in error] [REF: 04DRB00362] (H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE PAYMENT AND NOTE ON THE PLAT.**

18. **Project # 1003533**  
04DRB-01808 Minor-Prelim&Final Plat Approval  
04DRB-01809 Minor-Sidewalk Waiver  
04DRB-01810 Minor-Sidewalk Variance  
04DRB-01811 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS**, zoned R-1 residential zone, located on MENAUL BLVD NW, between 8<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04*] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WITH THE CONDITION THAT IT WON'T PRECLUDE FUTURE PLACEMENT OF SIDEWALK. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

19. **Project # 1001946**  
04DRB-01965 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC agent(s) for LOWE'S COMPANIES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C, A-1-D and A-1-E, **LOS ANGELES CENTER**, zoned M-1, located on I-25 NE, between PASEO DEL NORTE NE and SAN PEDRO BLVD NE containing approximately 34 acre(s). [REF: 02DRB00732, 02DRB01008, 03DRB01271, 04DRB01176, 04DRB01177, 04DRB01178, 04DRB01670] (D-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXHIBIT OF SAN PEDRO IMPROVEMENT OF NEW RIGHT-OF-WAY DEDICATION AND EASEMENT THRU CEMCO SITE AND TO PLANNING FOR AGIS DXF FILE.**
20. **Project # 1003855**  
04DRB-01966 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for MICHAEL DEWITTE request(s) the above action(s) for all or a portion of Lot(s) 57-A, **THE OVERLOOK @ HIGH DESERT, UNIT 2**, zoned SU-2 HD RLT, located on HIGH DESERT RD NE, between OSAGE ORANGE RD NE and RED YUCCA AVE NE containing approximately 1 acre(s). (E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HOME OWNERS ASSOCIATION SIGNATURE.**
21. **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 & 12/29/04*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

22. **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). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04] (C-20)* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1003854**  
04DRB-01964 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION**, zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). *[Deferred from 12/29/04] (K-20)* **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

24. **Project # 1001990**  
04DRB-01963 Minor-Sketch Plat or Plan

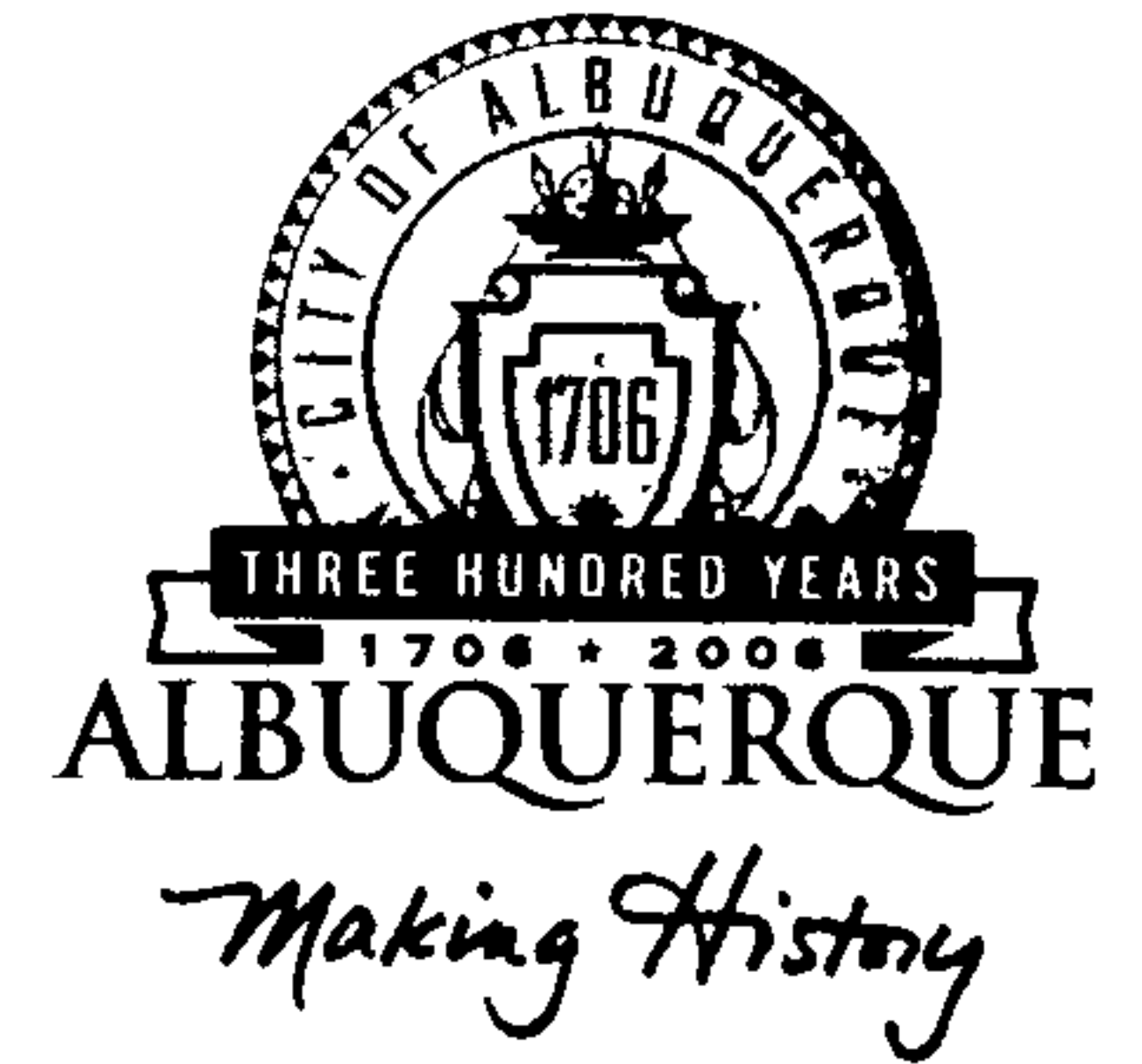
WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). [REF: 02DRB00844] *[Deferred from 12/29/04] (G-21)* **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

25. **Project # 1003828**  
04DRB-01907 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 and 114A, **MRGCD MAP # 34**, zoned R-1, located on CANDELARIA RD NW, between 12<sup>TH</sup> STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: Z-70-114] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. **Project # 1003856**  
04DRB-01969 Minor-Sketch Plat or Plan
- COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1, **DON FELIPE NO. 02**, zoned RA-2 residential and agricultural zone, located on WEST GLENN SW & WEST LEA SW, between METZGAR SW and PAJARITO ELEMENTARY SCHOOL containing approximately 9 acre(s). (Q-10/Z-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. **Project # 1003857**  
04DRB-01973 Minor-Sketch Plat or Plan
- PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) D, C1, C2 and 31B1, LANDS OF BROMO GONZALES, (to be known as **BARELAS TOWN HOMES**, zoned SU-2 NCR AND SU-2 RT, located on SIMPIER LN SW, between 8<sup>TH</sup> ST SW and 4<sup>TH</sup> ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. Approval of the Development Review Board Minutes for December 8 and December 15, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR DECEMBER 8 AND DECEMBER 15 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:35 P.M.



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003705**

**AGENDA ITEM NO: 13**

**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:** December 29, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DECEMBER 29, 2004  
DRB Comments**

**ITEM # 13**

**PROJECT # 1003705**

**APPLICATION # 04-01956**

**RE: Lots 4 - 9, Block 22, Brownell & Lails Highland Addition / Minor  
Prelim & Final Plat Approval**

Planning has no objection to the request.

---

Sheran Matson, AICP DRB Chair  
924-3880 fax 924-3864 [smatson@cabq.gov](mailto:smatson@cabq.gov)

**3705**

### DXF Electronic Approval Form

DRB Project Case #: 1003705

Subdivision Name: BROWNEWELL & LAILS HIGHLAND ADD LOT 9A BLOCK 22

Surveyor: RONALD A FORSTBAUER

Contact Person: TERESE FORSTBAUER


Contact Information:

DXF Received: 12/20/2004

Hard Copy Received: 12/20/2004

Coordinate System: NMSP Grid (NAD 27)

  
\_\_\_\_\_  
Approved

  
\_\_\_\_\_  
Date

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

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**AGIS Use Only**  
Copied cov **3705** to agiscov on **12/20/2004** Contact person notified on **12/20/2004**

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

|   |   |
|---|---|
| <p><b>SUBDIVISION</b> <span style="float: right;">S</span></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation <span style="float: right;">V</span></p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b> <span style="float: right;">P</span></p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) <span style="float: right;">L</span></p> | <p><b>ZONING &amp; PLANNING</b> <span style="float: right;">Z</span></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Subdivision Regulations)</p> <p><b>APPEAL / PROTEST of...</b> <span style="float: right;">A</span></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p> |
|---|---|

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: DR. VIJAY AGARWAL PHONE: 766-5471

ADDRESS: 200 OAK ST NE FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112

ADDRESS: 4116 LOMAS BL NE FAX: 268-2032

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSV@AOL.COM

DESCRIPTION OF REQUEST: REPLAT CONSOLIDATING LOTS 7, 8 & 9, THE 5.47' OR LOTS 4, 5 & 6 AND VACATED EAST-WEST ALLEY INTO ONE LOT & REPECT VARIATION OF UTILITY EASEMENT RESERVED WITHIN VACATED ALLEY

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 7, 8 & 9, the 5.47' & lots 4, 5, & 6 and Block: 22 Unit: \_\_\_\_\_

Subdiv. / Adn. vacated east-west alley Brownwell and lots Highland Addition

Current Zoning: SU-2 MC Proposed zoning: NO CHANGE

Zone Atlas page(s): K-15 No. of existing lots: 6 + vac. alley No. of proposed lots: 1

Total area of site (acres): 0.7059 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. 101505712139022201 MRGCD Map No \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: OAK ST. NE (200)

Between: Tijeras and COPPER

**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-145 Vac.

Ord. #1303(1/21/58); Project # 1003705 (04 DRB-01539 & 1, 01540)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 12/8/04

SIGNATURE [Signature] DATE 12/17/04

(Print) RONALD A. FORSTBAUER, FORSTBAUER SURVEYING LLC Applicant  Agent

**FOR OFFICIAL USE ONLY**

|   |  |   |
|---|--|---|
| <p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>04DRB</u> - <u>01956</u> Action <u>PLF</u> S.F. _____ Fees \$ <u>215.00</u></p> <p>_____ - _____ Action _____ S.F. _____ Fees \$ <u>20.00</u></p> <p>_____ - _____ Action _____ S.F. _____ Fees \$ _____</p> <p>_____ - _____ Action _____ S.F. _____ Fees \$ _____</p> <p>_____ - _____ Action _____ S.F. _____ Fees \$ _____</p> <p>_____ - _____ Action _____ S.F. _____ Fees \$ _____</p> <p>Hearing date <u>12.29.04</u> Total \$ <u>235.00</u></p> | <p>Planner signature / date <u>[Signature] 12/17/04</u></p> <p>Project # <u>1003705</u></p> |
|---|--|---|

Form revised 9/01, 3/03



SKETCH PLAT REVIEW AND COMMENT

- 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.  
Extension of preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

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, 4 copies for internal routing
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

RONALD A. FORSTBAUER, FORSTBAUER SURVEYING LLC  
Applicant name (print)

[Signature]  
Applicant signature / date

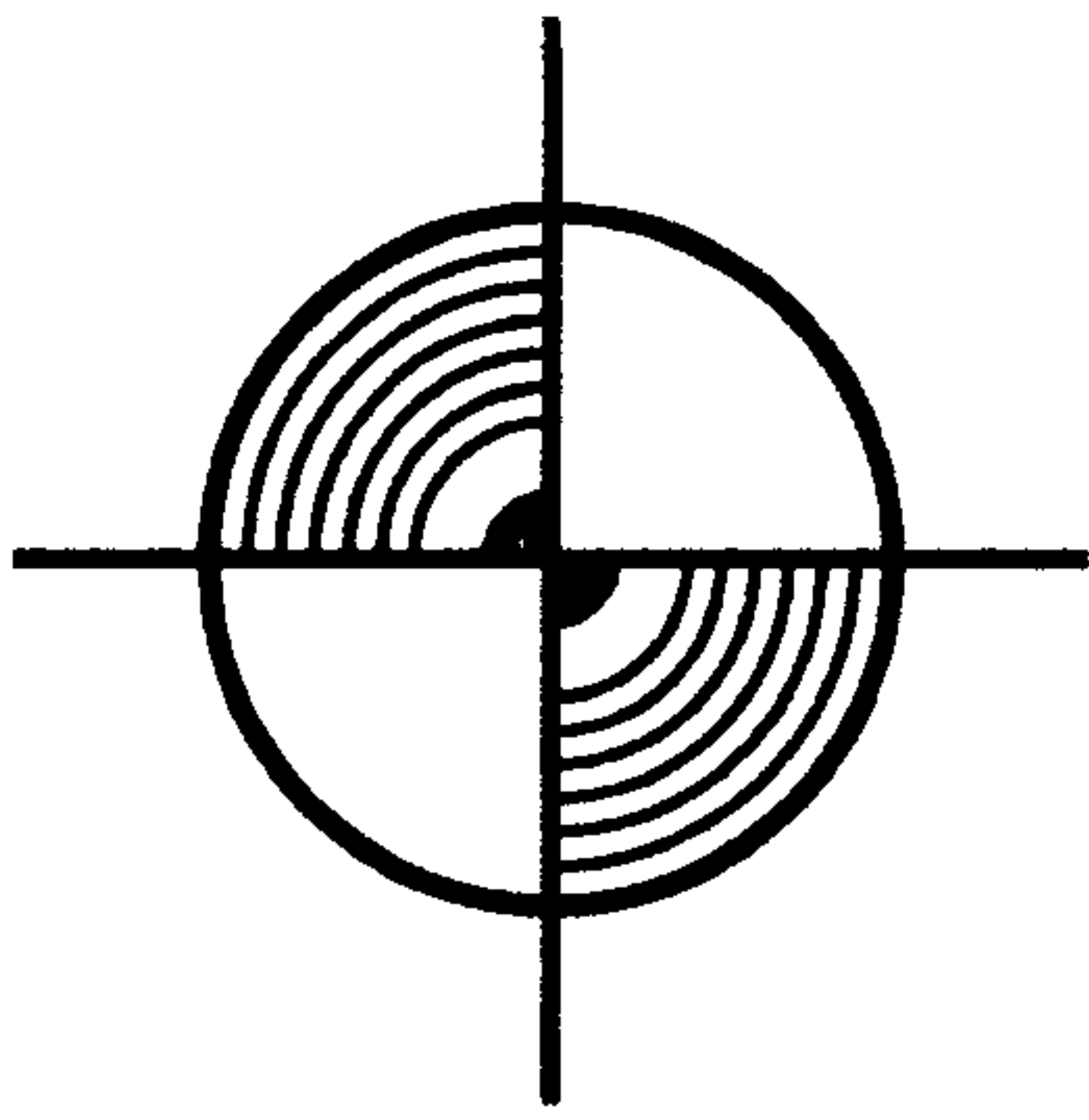


Form revised September 2001

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

Application case numbers  
04DRB-01956  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 12/17/04  
 Planner signature / date  
 Project # 1003705



# **Forstbauer Surveying Company, LLC**

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

December 16, 2004

To: Development Review Board

Re: 200 Oak Street (Oak Street Medical)  
Lots 7, 8, & 9, south 47' of Lots 4, 5, & 6 together with the vacated east –  
west alley, Brownell & Lails Highland Addition

Forstbauer Surveying LLC requests Preliminary / Final plat approval regarding the platting action associated with vacation of reserved easements within the vacated east-west alley (Official Notice of Decision dated December 8, 2004 – 04DRB-01540, Project # 1003705) and consolidation of the above referenced property into one lot. The replat is intended to match the platting to the site's current use.

Dr. Vijay Agarwal of Oak Street Medical is the owner of the above referenced property and the leaseholder for the northerly remaining portion of Lots 4, 5, & 6 (portion of the parking area). A copy of a 1931 deed was provided at sketch plat hearing to illustrate that Lots 4, 5, & 6 were divided long before the existence of the subdivision ordinance.

All utilities have signed off on the plat.





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

**PAID RECEIPT**

APPLICANT NAME Dr Vijay Agarwal

AGENT Forstbauer Schneider

ADDRESS \_\_\_\_\_

PROJECT & APP # 1003705 / 04DRB01956

PROJECT NAME Brownwell & Falls

\$ 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

12/17/2004 11:43AM LOC: ANN  
 X  
 RECEIPT# 00033448 WSH 008 TRANSH 0021  
 Account 441032 Fund 0110  
 Activity 3424000 TRSDMM  
 Trans Amt \$235.00  
 J24 Misc \$20.00

12/17/2004 11:43AM LOC: ANN  
 X  
 RECEIPT# 00033449 WSH 008 TRANSH 0021  
 Account 441006 Fund 0110  
 Activity 4983000 TRSDMM  
 Trans Amt \$235.00  
 J24 Misc \$215.00  
 CK \$235.00  
 CHANGE \$0.00

Thank You

Thank You





**FRONT COUNTER ROUTING  
FAX FORM**

**TO:** Ron Joubert

**FAX NUMBER:** \_\_\_\_\_

**SENT BY:** Clare  
Initial

**DATE:** 12/17/04

**PROJECT NO:** 1003705 **APPLICATION NO:** \_\_\_\_\_

\*\*\*\*\*

*Your receipt. Thank you.*

268 2032

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

PAID RECEIPT

APPLICANT NAME Dr Vijay Agarwal

AGENT Forstbauer Schneider

ADDRESS \_\_\_\_\_

PROJECT & APP # 1003705 / 04DRB01956

PROJECT NAME Brownwell & Falls

\$ 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.

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

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

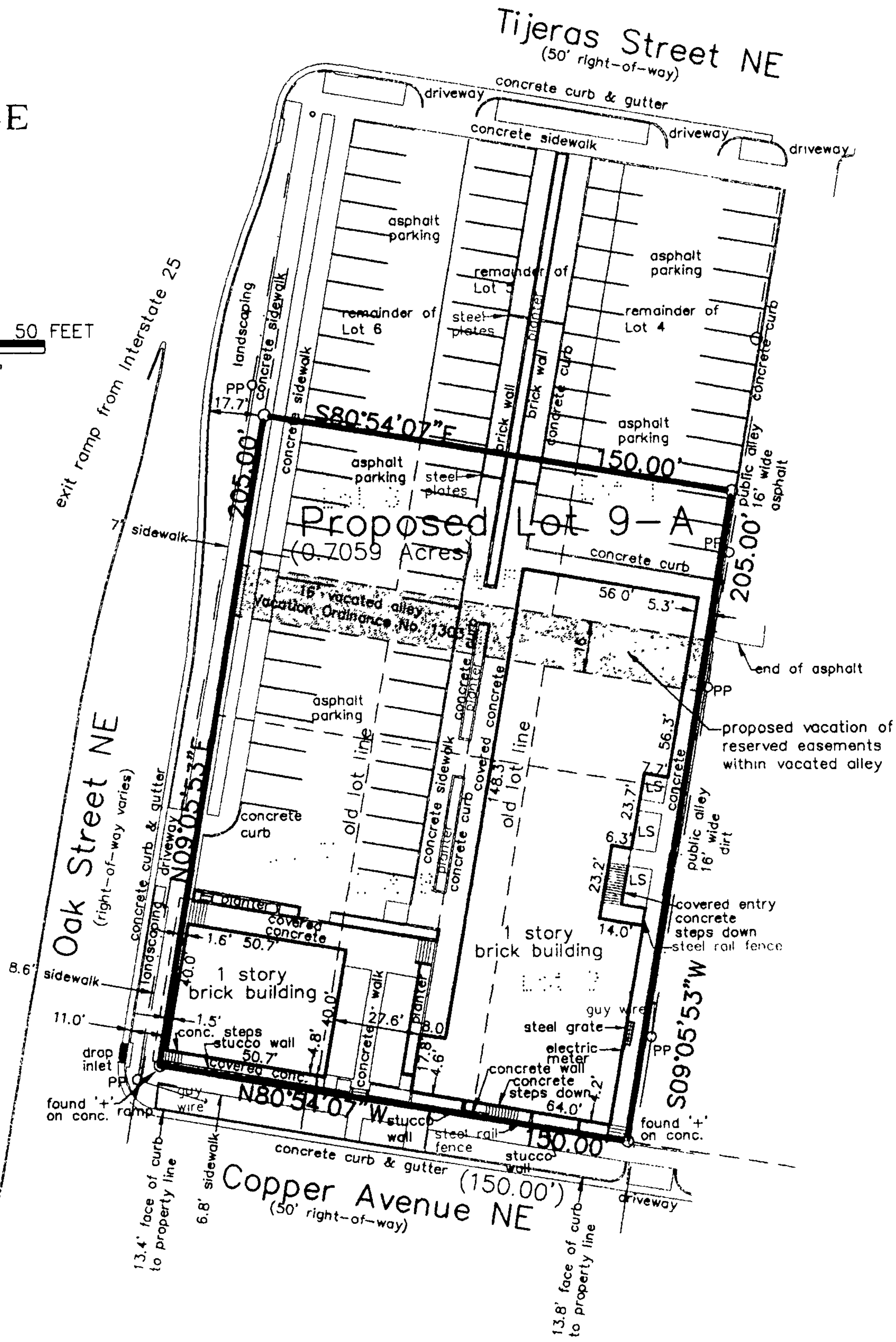
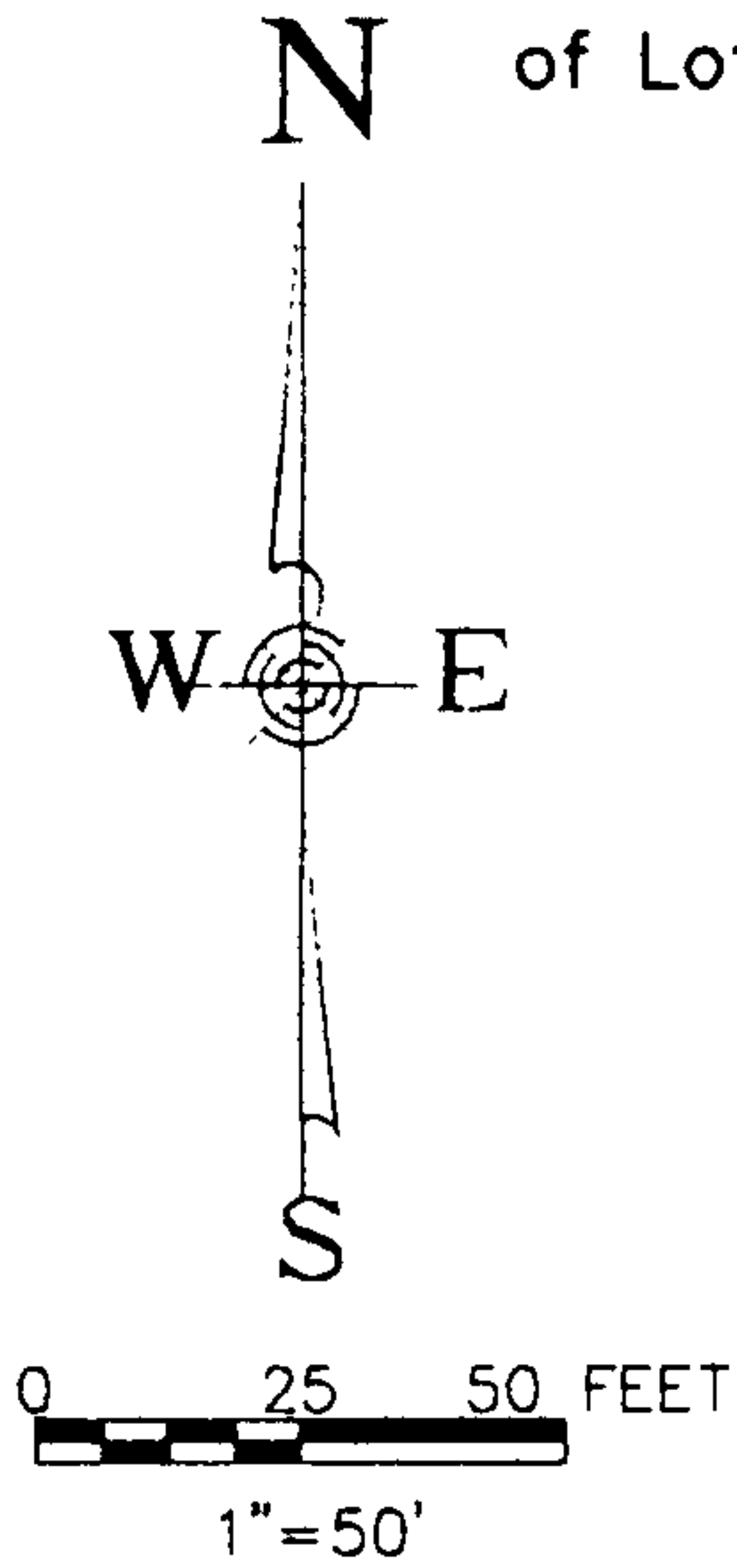
12/17/2004 11:43AM LOC: ANN  
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Thank You

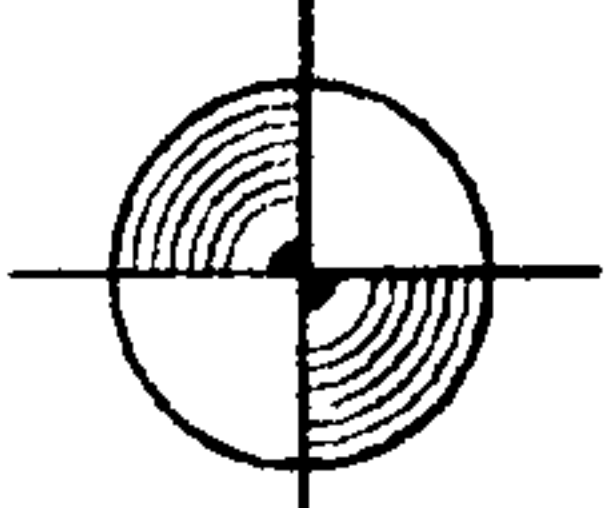
12/17/2004 11:43AM LOC: ANN  
X Y  
RECEIPT# 00033449 WSH 008 TRANSH 0021  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$235.00  
J24 Misc \$215.00  
CK \$235.00  
CHANGE \$0.00  
Thank You

Sketch Plat  
 Public Easement Vacation/Consolidation  
 Proposed Lot 9-A, Block 22  
 Brownwell & Lail's Highland Addition  
 Being a Replat of

Lots 7 through 9, the vacated alley and a portion of Lots 4, 5 and 6  
 Block 22, Brownwell & Lail's Highland Addition  
 Projected Section 6, T.10N., R.3E., N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 October 2004

The purpose of this plat is to vacate the reserved easements within the vacated alley, and to consolidate Lots 7, 8 and 9 and a portion of Lots 4, 5 and 6 and the vacated alley into one (1) lot.




 Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 8, 2004

**5. Project # 1003705**  
04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04, Indefinitely Deferred on 11/10/04]* (K-15)

At the December 8, 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.

The sketch plat was reviewed and comments were given.

If you wish to appeal this decision, you must do so by December 23, 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 Department form, to the Planning Department, 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: Dr. Vijay Agarwal, 200 Oak St NE, 87106  
Forstbauer Surveying LLC, 4116 Lomas Blvd NE, 87110  
Mike Chappell, 83 Blanco Drive, Edgewood, NM 87015  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003705 AGENDA#: 5 DATE: 12.8.04

1. Name: Ron Zornbauer Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: Ido Address: Renewal Agent Zip: \_\_\_\_\_

3. Name: Mike Chappell Address: 83 Blanco Dr Edgewood NY Zip: \_\_\_\_\_ 87015

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: \_\_\_\_\_

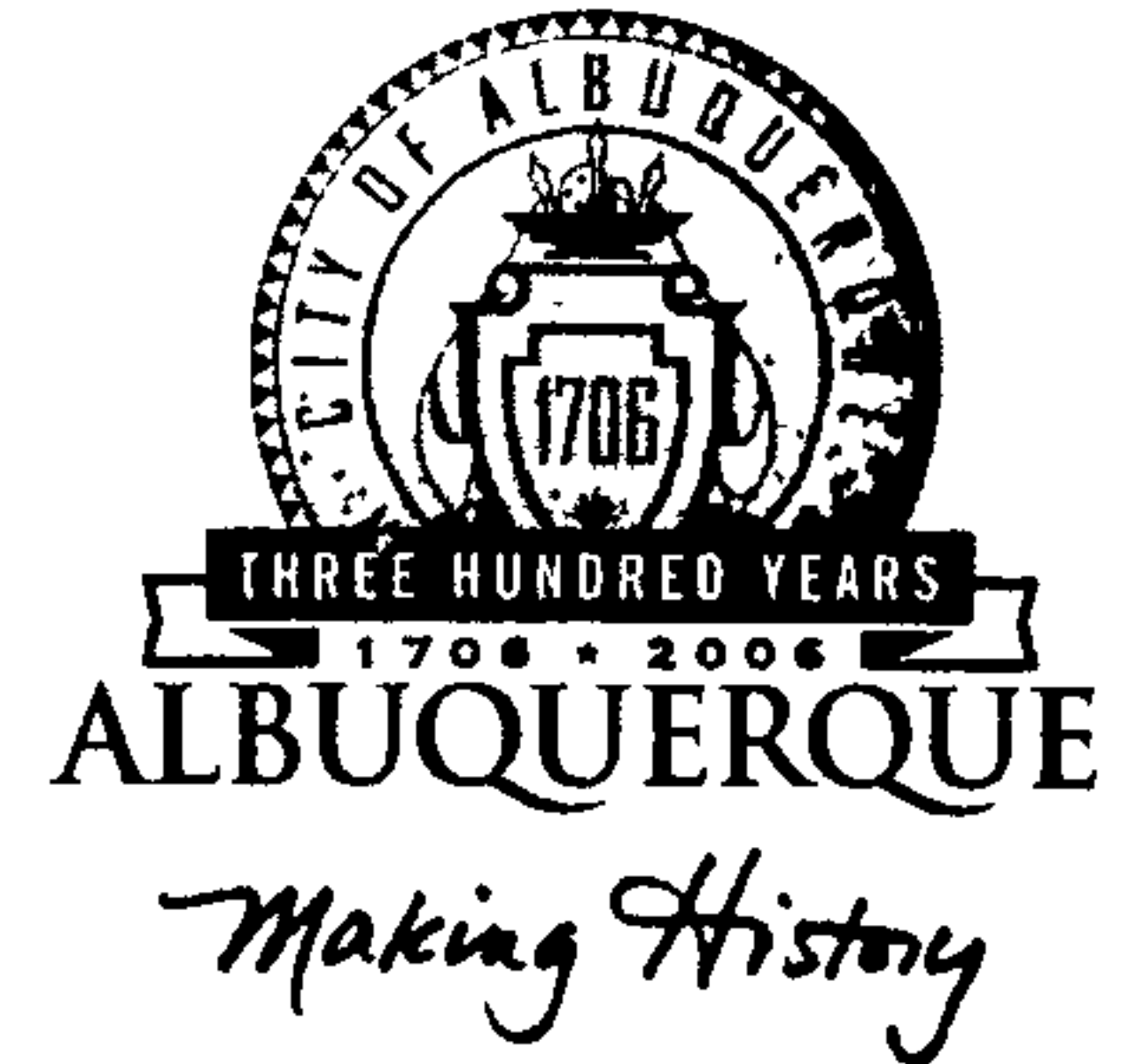
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003705**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

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:** December 8, 2004





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 8, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002337**

04DRB-01758 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19)

**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). (C-19)

**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). (C-19)

**Project # 1002051**

03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW, containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04][REF: 02DRB-00963](B-10)

**[NO NEW SUBMITTAL]**

**Project # 1003705**

04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] [Deferred from 11/3/04, Indefinitely Deferred on 11/10/04] (K-15)

**[NO NEW SUBMITTAL]**

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1003125**

04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04] [REF: 03EPC02054](F-6/G-6)

**[NO NEW SUBMITTAL]**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] [Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04] (F-5/G-6)

**[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.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 22, 2004.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 10, 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: 9:25 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1002092**  
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**



2. **Project # 1002464**  
04DRB-01576 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
  
3. **Project # 1003420**  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/17/04]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
  
4. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat  
Approval  
03DRB-02009 Major-Vacation of Public  
Easements  
03DRB-02010 Minor-Vacation of Private  
Easements  
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04]* [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003470**  
04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION, KASSUBA-MONTBEL LANDS**, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

7. ~~**Project # 1003705**~~  
04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: V-78-38] *[Deferred from 11/3/04]* (K-15) NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.

12/8

8. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

- 04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

**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.**

9. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**



10. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**  
04DRB-01700 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**  
04DRB-01701 Minor-Ext of SIA for Temp  
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**  
04DRB-01698 Minor-Vacation of Private Easements
- PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
14. **Project # 1002405**  
04DRB-01703 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
15. **Project # 1002858**  
04DRB-01683 Minor-Amnd Prelim Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK
- ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-12) **DEFERRED TO 11/17/04.**
17. **Project # 1003467**  
04DRB-01706 Minor-Prelim&Final Plat Approval
- WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
18. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-20) **DEFERRED TO 11/17/04.**



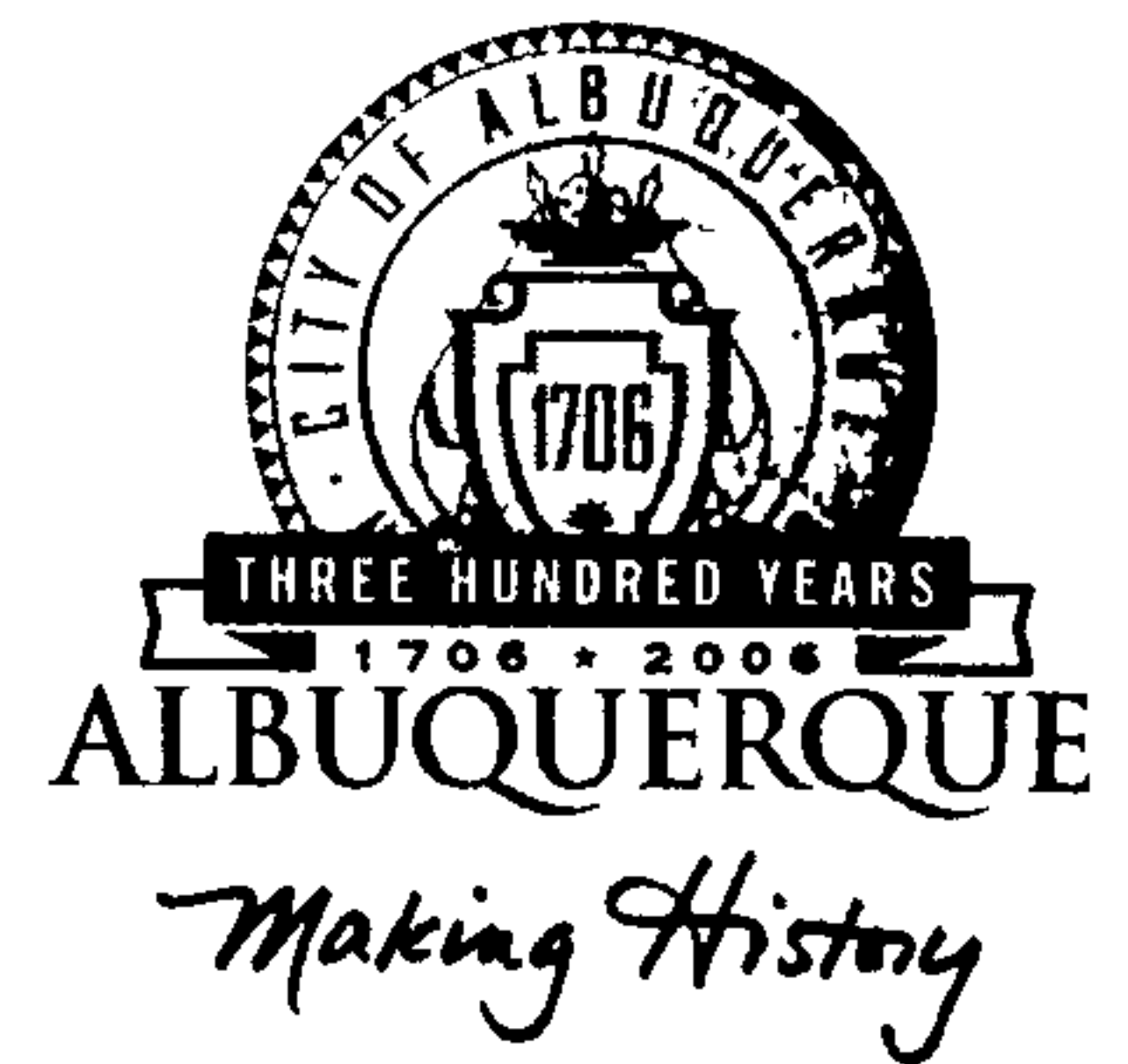
19. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04](E-12) DEFERRED TO 11/17/04.*
20. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04](K-14) DEFERRED TO 11/17/04.*
21. **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). *[Was indefinitely deferred at the agent's request,11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-20) DEFERRED TO 11/17/04.*

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

22. **Project # 1003759**  
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003705**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

*indof*  
*no show*

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:** November 10, 2004



*only  
referred*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003705 AGENDA#: 7 DATE: 11.10.04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 3, 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: 11:40 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK  
MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

2. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat Approval  
04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK (WITHDRAWN)  
04DRB-01568 Minor-Temp Defer SDWK
- 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] (B-20) 04DRB-1570 WAS WITHDRAWN. **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
3. **Project # 1001685**  
04DRB-01566 Major-Vacation of Pub Right-of-Way
- WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH**, zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project # 1003470**  
04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK
- WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**



5. **Project # 1003238**  
04DRB-01569 Major-Preliminary Plat  
Approval  
04DRB-01573 Minor-Vacation of Private  
Easements  
04DRB-01571 Minor-Sidewalk Waiver  
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] [Deferred from 11/3/04] (H-12/H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. ~~**Project # 1003705**~~  
04DRB-01540 Major-Vacation of Public  
Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: V-78-38] [Deferred from 11/3/04] (K-15) ~~**DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**~~

7. **Project # 1003717**  
04DRB-01565 Major-Vacation of Pub  
Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **VACATION WAS DENIED.**

8. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for Storm  
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO JANUARY 12, 2005.**

9. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04] [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04 & 11/3/04] (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

**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.**

10. **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]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
11. **Project # 1003372**  
04DRB-01234 Minor-SiteDev Plan Subd
- DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING FOR 3 COPIES OF SITE PLAN.**
- 04DRB-01665 Minor-Prelim&Final Plat  
Approval
- Forstbauer Surveying agent(s) for Tijeras Place LLC request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352, 04DRB01369] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING TO RECORD.**



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

12. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] [Deferred from 11/3/04] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
13. **Project # 1002711**  
04DRB-01646 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VII, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC00907, 03EPC00908, 03EPC00915] (C-18) **FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND OPEN SPACE NOTE.**
14. **Project # 1002948**  
04DRB-01669 Minor-Final Plat Approval
- ISAACSON & ARFMAN, PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1,171A1BA, **LANDS OF JACK F CULLY** (to be known as **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504] (F-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND PARKS FOR CASH-IN-LIEU.**

15. **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 & 10/6/04]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat  
Approval  
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

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

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1003748**  
04DRB-01660 Minor-Sketch Plat or Plan

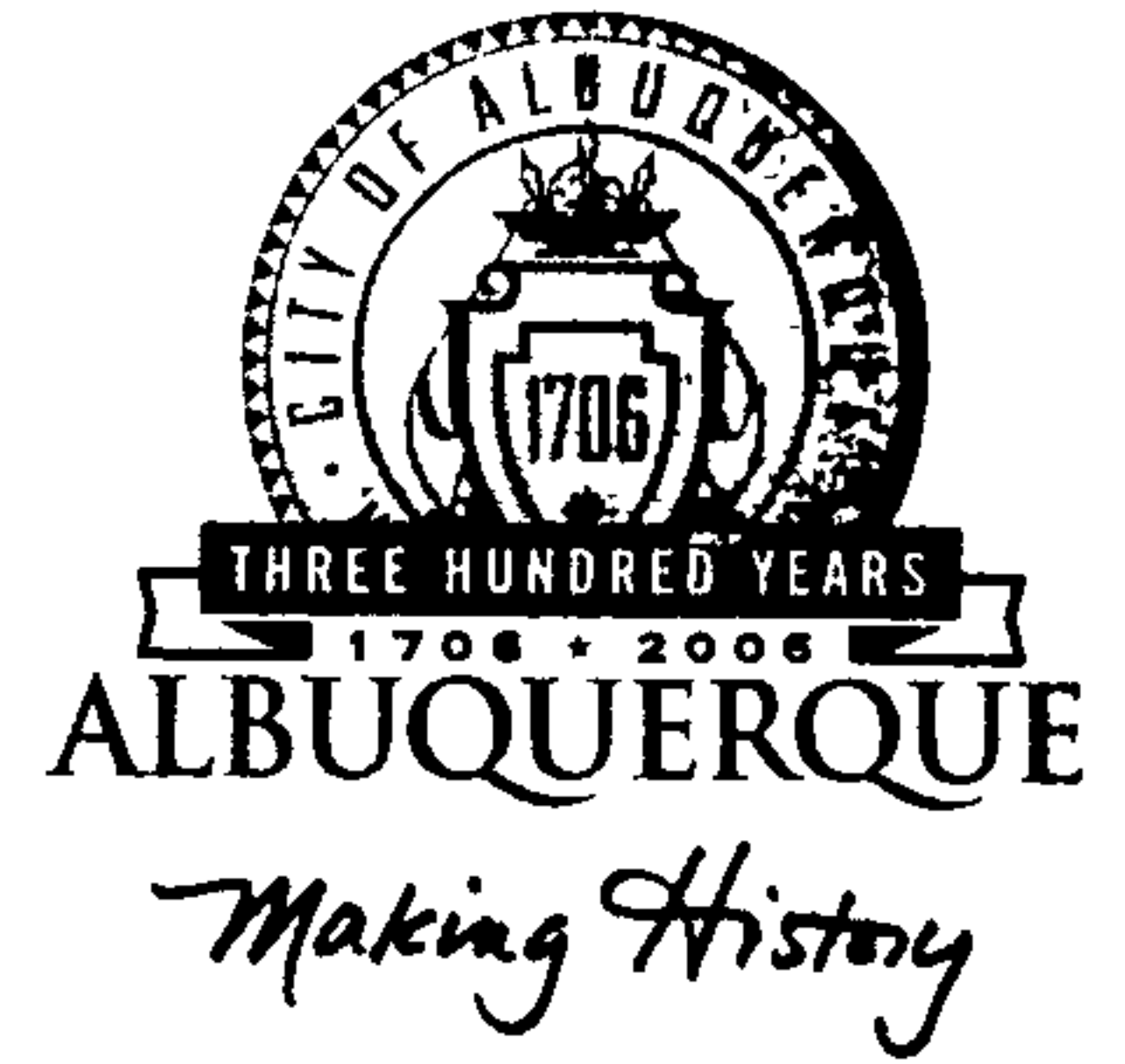
SANDRA DAVIS request(s) the above action(s) for all or a portion of Tract(s) 8-E & 9-E, **LANDS OF HOLLINGSWORTH**, zoned RA-2 residential and agricultural zone, located on ARCADIAN TRAIL NW, between VAN CLEAVE RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for October 20, 2004. **THE DRB MINUTES FOR OCTOBER 20, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003705**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>11-10-03</sup> **X** \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** November 3, 2004

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003705 AGENDA#: 6 DATE: 11.3.04

1. Name: ~~ERIC Johnson~~ Address: ~~3117 LOS ANAYAS RD~~ Zip: ~~89101~~

2. Name: David R. Vigil Address: 1240 Sunset Rd. Suite Zip: 87105

3. Name: Mike Chappell Address: 83 Blanco Dr Edgewood NM Zip: 87015

4. Name: MR FORST BAUER 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: \_\_\_\_\_



**Stephani I.  
Winklepleck**

10/14/04 10:55 AM

To: Sheran A. Matson/PLN/CABQ@COA  
cc: Herbert M. Howell/PLN/CABQ@COA, Claire A.  
Senova/PLN/CABQ@COA  
Subject: Project #'s 1001685 and 1003705

Sheran,

On the two following cases, we did not include one neighborhood association on each project to notify in regards to their applications to be heard at the **November 3, 2004 DRB Hearing.**

I have contacted the applicant/agent for each project and informed them that they need to get letters to these associations right away. I have also spoken/left messages with the neighborhood association representatives and when I do my letters to the neighborhood contacts will include a copy of the packet to them.

|  |  |
|--|--|
| <p><b>Project # 1001685</b><br/>04DRB-01566 Major-Vacation of Pub Right-of-Way<br/><b>Not notified: Paradise Heights (R)</b><br/><b>Notified: Paloma Del Sol (R), Cottonwood Heights (R), Saragossa (R), Paradise Hills (R), Horizon Hills</b></p>   | <p>WILSON &amp; COMPANY agent(s) for GOLF COURSE . MCMAHON LLC request(s) the above action(s) for a or a portion of Tract(s) 1-B, <b>PARADISE NORTH</b>, zone SU-1 FOR IP, located on GOLF COURSE RD NW between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12)</p>  |
| <p><b>Project # 1003705</b><br/>04DRB-01540 Major-Vacation of Public Easements<br/>04DRB-01539 Minor-Sketch Plat or Plan<br/><b>Not notified: Huning Highland Historic District (R)</b><br/><b>Notified: Silver Hill (R), Spruce Park (R), Sycamore (R), Broadway Central (R), Huning Highland</b></p> | <p>FORSTBAUER SURVEYING LLC agent(s) for DF VIJAY AGARWAL request(s) the above action(s) for a or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, <b>BROWNEWELL &amp; LAIL HIGHLAND ADDITION</b>, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER N containing approximately 1 acre(s).[REF:V-78-38](K-15)</p> |

If you have any questions or need to speak with me about these applications, please feel free to contact me.

Stephani Winklepleck  
Neighborhood Program Coordinator  
COA/Planning Department  
Office of Neighborhood Coordination  
P.O. Box 1293/Albuquerque, NM 87103  
Phone: (505) 924-3902 Fax: (505) 924-3913  
E-mail: swinklepleck@cabq.gov



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 3, 2004

**Project # 1003705**

04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38](K-15)

AMAFCA No comment.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letters sent to Silver Hill (R), Spruce Park (R), Sycamore (R) and Broadway Central Corridor (R) and Huning Highland Neighborhood Associations. Huning Highland Historic District Association (R) - not notified prior to hearing – see attached notice in DRB case file.

APS No comments received.

Police Department No adverse comments.

Fire Department No adverse comments.

PNM Electric & Gas

Easement was released by PNM Project # 11155 this is okay.

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 has no objection to the vacation request. No adverse comments on plat.

Transportation Development

Defer to agencies having an interest in the requested vacation action. Need distances from face of curb to property lines and widths of sidewalks for sketch plat.

Parks & Recreation Defer to Transportation regarding the vacation.

Utilities Development

No objection to Vacation. No adverse comments on Sketch Plat.

Planning Department

The exhibit from Rio Grande Title is unreadable. Please provide 6 new, readable copies.

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

cc: Dr. Vijay Agarwal, 200 Oak St NE, 87106

Forstbauer Surveying LLC, 4116 Lomas Blvd NE, 87110







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

**Project # 1003238**

04DRB-01569 Major-Preliminary Plat  
Approval  
04DRB-01573 Minor-Vacation of Private  
Easements  
04DRB-01571 Minor-Sidewalk Waiver  
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13)

**Project # 1003705**

04DRB-01540 Major-Vacation of Public  
Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: V-78-38] (K-15)

**Project # 1003717**

04DRB-01565 Major-Vacation of Pub  
Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

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, OCTOBER 18, 2004.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 3, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1003571**

04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] (N-9)

**Project # 1003520**

04DRB-01567 Major-Preliminary Plat Approval  
04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK  
04DRB-01568 Minor-Temp Defer SDWK

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] (B-20)

**Project # 1001685**

04DRB-01566 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH**, zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12)

**Project # 1003470**

04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

**SEE PAGE 2 . . .**



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

**Meeting Date:** DECEMBER 8, 2004  
**Zone Atlas Page:** K-15-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003705  
**App#** 04DRB-01540  
**App#** 04DRB-01539

**Cross Reference and Location:**

**Applicant:** DR. VIJAY AGARWAL  
**Address:** 200 OAK ST. NE  
ALBUQUERQUE NM 87106

**Agent:** FORSTBAUER SURVEYING, LLC  
**Address:** 4116 LOMAS BLVD NE  
ALBUQUERQUE NM 87110

**Special Instructions:**

TRIANGLE GROUP, LLC  
ATTN: MIKE CHAPPELL  
83 BLANCO DR.  
EDGEWOOD NM 87015

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

**Date Mailed:** NOVEMBER 19, 2004

**Signature:** KYLE TSEHLIKAI 

PROPERTY OWNERSHIP / LEGAL LIST

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

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

Page    / Of    /

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address |
|-----------------|--------------|---------------|-----------------|----------------|
| K-15            | 1615057      | 121-390       | 222-01          | ✓ mp           |
|                 |              | 132-386       | 02              | ✓ mp           |
|                 |              | 136-381       | 03              | ✓ mp           |
|                 |              | 137-386       | 04              | ✓ mp           |
|                 |              | 138-390       | 05              | ✓              |
|                 |              | 141-398       | 07              | ✓              |
|                 |              | 123-405       | 08              | ✓              |
|                 |              | 061-425       | 221-20          | ✓ mp           |
|                 |              | 065-375       | 215-07          | ✓ mp           |
|                 |              | 060-375       | 08              | ✓ mp           |
|                 |              | 055-376       | 09              | ✓ mp           |
|                 |              | 137-366       | 216-04          | ✓ mp           |
|                 |              | 129-365       | 05              | ✓ mp           |
|                 |              | 123-367       | 06              | ✓ mp           |
|                 |              | 114-371       | 07              | ✓ mp           |
|                 |              | 115-365       | 08              | ✓ mp           |
|                 |              |               |                 |                |
|                 |              |               |                 |                |
|                 |              |               |                 |                |
|                 |              |               |                 |                |



<mainframe@coa1mp3.cabq.gov>

11/16/2004 02:38 PM

To:  
cc:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01015057 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101505712139022201 LEGAL: 006 022B & L HIGHLAND & S40 FT L4 TO L9  
LAND USE:  
PROPERTY ADDR: 00000 OAK  
OWNER NAME: OAK STREET MEDICAL CENTER  
OWNER ADDR: 00200 OAK ST NE  
ALBUQUERQUE NM 87106  
0101505713238622202 LEGAL: LOT 10 B LK 22 PLAT OF BROWNEWELL AND LAIL'S  
LAND USE:  
PROPERTY ADDR: 00000 COPPER  
OWNER NAME: OAK STREET MEDICAL CENTER INC  
OWNER ADDR: 00200 OAK NE  
ALBUQUERQUE NM 87106  
0101505713638122203 LEGAL: S'LY 50 FT OF LOTS 11 & 12 BLK 22 PLAT OF  
BROWNEWE LAND USE:  
PROPERTY ADDR: 00000 MULBERRY  
OWNER NAME: COOPER EARL R & JOYCE  
OWNER ADDR: 01222 ROMA NE  
ALBUQUERQUE NM 87106  
0101505713738622204 LEGAL: N'LY 50 FT OF THE S'LY 100 FT OF LOTS 11 & 12  
BLK LAND USE:  
PROPERTY ADDR: 00000 MULBERRY  
OWNER NAME: COOPER EARL R & JOYCE  
OWNER ADDR: 01222 ROMA NE  
ALBUQUERQUE NM 87106  
0101505713839022205 LEGAL: N'LY 42 FT OF LOTS 11 & 12 BLK 22 PLAT OF  
BROWNEWE LAND USE:  
PROPERTY ADDR: 00000 MULBERRY  
OWNER NAME: COOPER FAMILY LLC  
OWNER ADDR: 01222 ROMA AV NE  
ALBUQUERQUE NM 87106  
0101505714139822207 LEGAL: TR A BLK 22 PLAT SHOWING TR A LTS 1 2 & 3 BLK  
22 O LAND USE:  
PROPERTY ADDR: 00000 TIJERAS  
OWNER NAME: SAKURA CHESTER Y ETUX  
OWNER ADDR: 12900 SANDIA POINT RD NE  
ALBUQUERQUE NM 87111  
0101505712340522208 LEGAL: 022B & L HIGHLAND N102 FT L4,5 & 6  
LAND USE:  
PROPERTY ADDR: 00000 COPPER  
OWNER NAME: GONZALES JUANITA ETAL  
OWNER ADDR: 01219 ISLETA BL SW  
ALBUQUERQUE NM 87105  
0101505706142522120 LEGAL: LT 1 2-A BLK 24 PLAT OF LT 12-A BLK 24 BROWNEWELL  
AN LAND USE:  
PROPERTY ADDR: 00000 LOCUST  
OWNER NAME: FIRST PRESBYTERIAN CHURCH  
OWNER ADDR: 00215 LOCUST NE  
ALBUQUERQUE NM 87102

PAGE 2

0101505706537521507 LEGAL: 001 001B ROWNWELL & LAIL HIGHLAND ADDN & POR VAC  
AL LAND USE:

PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: AMBICA INC  
OWNER ADDR: 00817 CENTRAL AV NE

ALBUQUERQUE NM 87102  
0101505706037521508 LEGAL: LT 2 AND THE ELY 7 INCHES OF LT 3 BLK 1  
BROWNWELL LAND USE:

PROPERTY ADDR: 00000 CENTRAL  
OWNER NAME: AMBICA INC  
OWNER ADDR: 00817 CENTRAL AV NE

ALBUQUERQUE NM 87102  
0101505705537621509 LEGAL: LT 3 EXC THE ELY 7 INCHES BLK 1 BROWNWELL AND  
LAIL LAND USE:

PROPERTY ADDR: 00000 COPPER  
OWNER NAME: FIRST PRESBYTERIAN CHURCH  
OWNER ADDR: 00215 LOCUST NE

ALBUQUERQUE NM 87102  
0101505713736621604 LEGAL: 003B X L HIGHLAND N 2/3 OF LTS 1 X 2  
LAND USE:

PROPERTY ADDR: 00000 COPPER  
OWNER NAME: VANGUARD PROPERTIES INC  
OWNER ADDR: ~~00000~~ *Po Box 26666*

ALBUQUERQUE NM 87125  
0101505712936521605 LEGAL: 003 003B X L HIGHLAND  
LAND USE:

PROPERTY ADDR: 00000 COPPER  
OWNER NAME: VANGUARD PROPERTIES INC  
OWNER ADDR: 00000

ALBUQUERQUE NM 87125  
0101505712336721606 LEGAL: 004 003B X L HIGHLAND  
LAND USE:

PROPERTY ADDR: 00000 COPPER  
OWNER NAME: PRESBYTERIAN PROPERTIES INC  
OWNER ADDR: ~~00000~~ *Po Box 26666*

ALBUQUERQUE NM 87125  
0101505711637121607 LEGAL: 003B X L HIGHLAND N1/2 FT L 5 X 6  
LAND USE:

PROPERTY ADDR: 00000 COPPER  
OWNER NAME: PRESBYTERIAN PROPERTIES INC  
OWNER ADDR: 00000

ALBUQUERQUE NM 87125  
0101505711536521608 LEGAL: 005 003B X L HIGHLAND S 71 FT LTS 5 X 6  
LAND USE:

PROPERTY ADDR: 00000 OAK  
OWNER NAME: PRESBYTERIAN PROPERTIES INC  
OWNER ADDR: 00000

ALBUQUERQUE NM 87125

QUIT



Project# 1003705

DR. VIJAY AGARWAL  
200 OAK ST. NE  
ALBUQUERQUE NM 87106

BILL COBB  
Silver Hill Neigh. Assoc.  
1701 SILVER AVE SE  
ALBUQUERQUE NM 87106

RHONDA REYNOLDS  
Spruce Park Neigh. Assoc.  
1510 ROMA AVE NE  
ALBUQUERQUE NM 87106

LEOF STRAND  
Broadway Central Corridor Partnership, Inc.  
PO BOX 91597  
ALBUQUERQUE NM 87199

101505713638122203

COOPER EARL R & JOYCE  
1222 ROMA NE  
ALBUQUERQUE NM 87106

101505712340522208

GONZALES JUANITA ETAL  
1219 ISLETA BL SW  
ALBUQUERQUE NM 87105

101505713736621604

VANGUARD PROPERTIES INC  
PO BOX 26666  
ALBUQUERQUE NM 87125

Project# 1003705

TRIANGLE GROUP, LLC  
Attn: Mike Chappell  
83 BLANCO DR.  
EDGEWOOD NM 87015

GORDON REISALT  
Silver Hill Neigh. Assoc.  
124 MAPLE ST. SE  
ALBUQUERQUE NM 87106

PETER SCHILLKE  
Sycamore Neigh. Assoc.  
1217 COAL AVE SE  
ALBUQUERQUE NM 87106

MARGARET KEENER  
Broadway Central Corridor Partnership, Inc.  
312 CENTRAL AVE SE  
ALBUQUERQUE NM 87102

101505713839022205

COOPER FAMILY LLC  
1222 ROMA AV NE  
ALBUQUERQUE NM 87106

101505706142522120

FIRST PRESBYTERIAN CHURCH  
215 LOCUST NE  
ALBUQUERQUE NM 87102

101505712336721606

PRESBYTERIAN PROPERTIES INC  
PO BOX 26666  
ALBUQUERQUE NM 87125

FORSTBAUER SURVEYING, LLC  
4116 LOMAS BLVD NE  
ALBUQUERQUE NM 87110

DAVID BADER  
Spruce Park Neigh. Assoc.  
465 SYCAMORE ST. NE  
ALBUQUERQUE NM 87106

RUTH KOURY  
Sycamore Neigh. Assoc.  
411 MAPLE ST. NE  
ALBUQUERQUE NM 87106

101505712139022201

OAK STREET MEDICAL CENTER  
200 OAK ST NE  
ALBUQUERQUE NM 87106

101505714139822207

SAKURA CHESTER Y ETUX  
12900 SANDIA POINT RD NE  
ALBUQUERQUE NM 87111

101505706537521507

AMBICA INC  
817 CENTRAL AV NE  
ALBUQUERQUE NM 87102

258

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

**Meeting Date:** NOVEMBER 3, 2004  
**Zone Atlas Page:** K-15-Z  
**Notification Radius:** 100 Ft.

**Project#** <sup>1003705</sup> ~~1003405~~  
**App#** 04DRB-01540  
**App#** 04DRB-01539

**Cross Reference and Location:**

**Applicant:** DR. VIJAY AGARWAL  
**Address:** 200 OAK ST. NE  
ALBUQUERQUE NM 87106

**Agent:** FORSTBAUER SURVEYING, LLC  
**Address:** 4116 LOMAS BLVD NE  
ALBUQUERQUE NM 87110

**Special Instructions:**

TRIANGLE GROUP, LLC  
ATTN: MIKE CHAPPELL  
83 BLANCO DR.  
EDGEWOOD NM 87015

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

**Date Mailed:** OCTOBER 15, 2004

**Signature:** KYLE TSEHLIKAI

## RECORDS WITH LABELS

PAGE 1

|                    |  |                                   |       |
|--------------------|--|-----------------------------------|-------|
| 101505706142522120 | LEGAL: LT 1 2-A BLK 24 PLAT OF LT 12-A BLK 24 BROWNWELL AN<br>PROPERTY ADDR: 00000 LOCUST<br>OWNER NAME: FIRST PRESBYTERIAN CHURCH<br>OWNER ADDR: 00215 LOCUST   | LAND USE:<br>NE ALBUQUERQUE NM    | 87102 |
| 101505712340522208 | LEGAL: 022B & L HIGHLAND N102 FT L4.5 & 6<br>PROPERTY ADDR: 00000 COPPER<br>OWNER NAME: GONZALES JUANITA ETAL<br>OWNER ADDR: 01219 ISLETA                        | LAND USE:<br>BL SW ALBUQUERQUE NM | 87105 |
| 101505714139822207 | LEGAL: TR A BLK 22 PLAT SHOWING TR A LTS 1 2 & 3 BLK 22 O<br>PROPERTY ADDR: 00000 TIJERAS<br>OWNER NAME: SAKURA CHESTER Y ETUX<br>OWNER ADDR: 12900 SANDIA POINT | LAND USE:<br>RD NE ALBUQUERQUE NM | 87111 |
| 101505712139022201 | LEGAL: 006 022B & L HIGHLAND & S40 FT L4 TO L9<br>PROPERTY ADDR: 00000 OAK<br>OWNER NAME: OAK STREET MEDICAL CENTER<br>OWNER ADDR: 00200 OAK                     | LAND USE:<br>ST NE ALBUQUERQUE NM | 87106 |
| 101505713238622202 | LEGAL: LOT 10 B LK 22 PLAT OF BROWNWELL AND LAIL'S<br>PROPERTY ADDR: 00000 COPPER<br>OWNER NAME: OAK STREET MEDICAL CENTER INC<br>OWNER ADDR: 00200 OAK          | LAND USE:<br>NE ALBUQUERQUE NM    | 87106 |
| 101505713839022205 | LEGAL: N'LY 42 FT OF LOTS 11 & 12 BLK 22 PLAT OF BROWNE<br>PROPERTY ADDR: 00000 MULBERRY<br>OWNER NAME: COOPER FAMILY LLC<br>OWNER ADDR: 01222 ROMA              | LAND USE:<br>AV NE ALBUQUERQUE NM | 87106 |
| 101505713738622204 | LEGAL: N'LY 50 FT OF THE S'LY 100 FT OF LOTS 11 & 12 BLK<br>PROPERTY ADDR: 00000 MULBERRY<br>OWNER NAME: COOPER EARL R & JOYCE<br>OWNER ADDR: 01222 ROMA         | LAND USE:<br>NE ALBUQUERQUE NM    | 87106 |
| 101505705537621509 | LEGAL: LT 3 EXC THE ELY 7 INCHES BLK 1 BROWNWELL AND LAIL<br>PROPERTY ADDR: 00000 COPPER<br>OWNER NAME: FIRST PRESBYTERIAN CHURCH<br>OWNER ADDR: 00215 LOCUST    | LAND USE:<br>NE ALBUQUERQUE NM    | 87102 |
| 101505713638122203 | LEGAL: S'LY 50 FT OF LOTS 11 & 12 BLK 22 PLAT OF BROWNE<br>PROPERTY ADDR: 00000 MULBERRY<br>OWNER NAME: COOPER EARL R & JOYCE<br>OWNER ADDR: 01222 ROMA          | LAND USE:<br>NE ALBUQUERQUE NM    | 87106 |
| 101505706037521508 | LEGAL: LT 2 AND THE ELY 7 INCHES OF LT 3 BLK 1 BROWNWELL<br>PROPERTY ADDR: 00000 CENTRAL<br>OWNER NAME: AMBICA INC<br>OWNER ADDR: 00817 CENTRAL                  | LAND USE:<br>AV NE ALBUQUERQUE NM | 87102 |
| 101505706537521507 | LEGAL: 001 001B ROWNWELL & LAIL HIGHLAND ADDN & POR VAC AL<br>PROPERTY ADDR: 00000 CENTRAL<br>OWNER NAME: AMBICA INC<br>OWNER ADDR: 00817 CENTRAL                | LAND USE:<br>AV NE ALBUQUERQUE NM | 87102 |

## RECORDS WITH LABELS

PAGE 2

|                    |   |                             |       |
|--------------------|---|-----------------------------|-------|
| 101505711637121607 | LEGAL: 003B X L HIGHLAND N1/2 FT L 5 X 6<br>PROPERTY ADDR: 00000 COPPER<br>OWNER NAME: PRESBYTERIAN PROPERTIES INC<br>OWNER ADDR: <del>00000</del> <i>00000 N 1/2 X 2 1/2</i> | LAND USE:<br>ALBUQUERQUE NM | 87125 |
| 101505712336721606 | LEGAL: 004 003B X L HIGHLAND<br>PROPERTY ADDR: 00000 COPPER<br>OWNER NAME: PRESBYTERIAN PROPERTIES INC<br>OWNER ADDR: 00000   | LAND USE:<br>ALBUQUERQUE NM | 87125 |
| 101505712936521605 | LEGAL: 003 003B X L HIGHLAND<br>PROPERTY ADDR: 00000 COPPER<br>OWNER NAME: VANGUARD PROPERTIES INC<br>OWNER ADDR: <del>00000</del> <i>00000 N 1/2 X 2 1/2</i>                 | LAND USE:<br>ALBUQUERQUE NM | 87125 |
| 101505713736621604 | LEGAL: 003B X L HIGHLAND N 2/3 OF LTS 1 X 2<br>PROPERTY ADDR: 00000 COPPER<br>OWNER NAME: VANGUARD PROPERTIES INC<br>OWNER ADDR: 00000  | LAND USE:<br>ALBUQUERQUE NM | 87125 |
| 101505711536521608 | LEGAL: 005 003B X L HIGHLAND S 71 FT LTS 5 X 6<br>PROPERTY ADDR: 00000 OAK<br>OWNER NAME: PRESBYTERIAN PROPERTIES INC<br>OWNER ADDR: 00000                                    | LAND USE:<br>ALBUQUERQUE NM | 87125 |





# City of Albuquerque

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

Date: September 14, 2004

TO CONTACT NAME: Mike Chappell  
 COMPANY/AGENCY: Triangle Capital Group LLC  
 ADDRESS/ZIP: 83 Blaine Dr Englewood NM 87015  
 PHONE/FAX #: 259-7160 fax 286-0562

Thank you for your inquiry of 9/14/04 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at V-145 (Vacation of alley in Block 22, Brownwell Trails Addition Oak Street Medical Center, Inc.)

zone map page(s) K-15-2

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

Silver Hill N.A. (R)  
 Neighborhood Association  
 Contacts: Bill Cobb  
1701 Silver Avenue SE 87106  
247-8296  
Gordon Reisalt  
124 Maple SE 87106  
385-6466

Spruce Park (R)  
 Neighborhood Association  
 Contacts: David Bader  
465 B Dycamore St NE 87106  
243-4871  
Rhonda Reynolds  
1510 Roma Ave NE 87106  
242-7931

See reverse side for additional Neighborhood Association Information: YES  NO

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

Sincerely,  
  
 OFFICE OF NEIGHBORHOOD COORDINATION

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



Additional Neighborhood Association Information

Sycamore N/A CR

Neighborhood Association

Contacts: Peter Schillke  
1217 Coal Ave SE 87106  
244-9368

Ruth Koury

411 Maple St NE 87106  
243-3469

Neighborhood Association

Contacts:

Broadway Central Corridors Partnership Inc

Neighborhood Association

Contacts: Keof Stranl  
P.O. Box 915-97 87199  
247-2341

Margaret Keener

312 Central SE 87102  
842-5030

Neighborhood Association

Contacts:

As a common courtesy you may notify the surrounding Unrecognized NA(s) for your project.

Huning Highland N/A

Neighborhood Association

Contacts: Bill Hoch  
205 Highland Park Cir SE 87102  
242-7338

Ann Carson

416 Walter SE 87102  
242-1143

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:



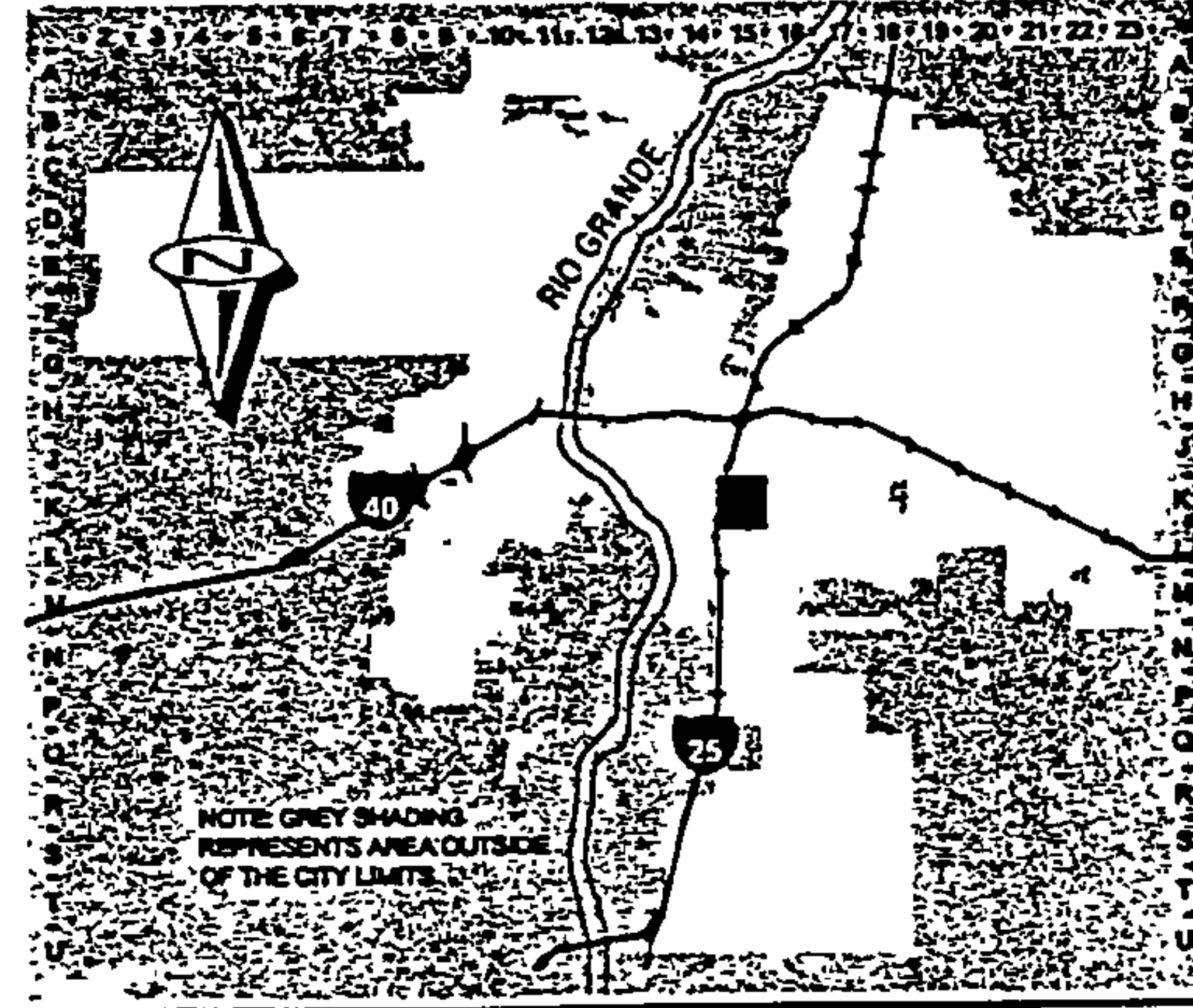
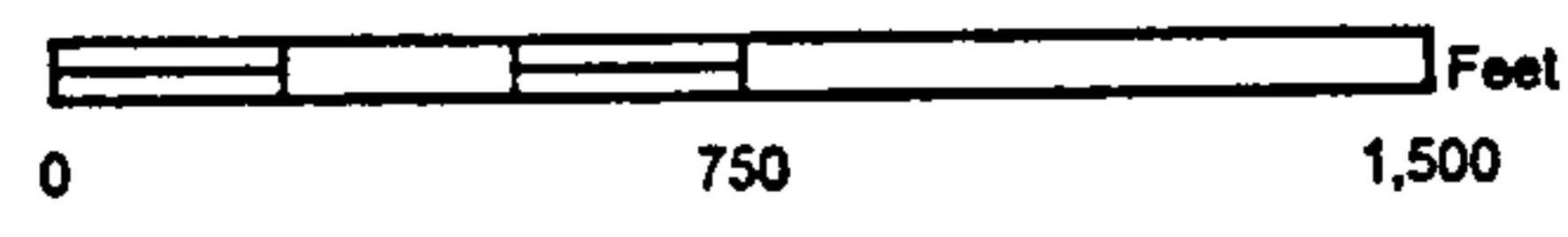


Zone Atlas Page: **K-15-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**CITY OF ALBUQUERQUE**  
**THREE HUNDRED YEARS**  
 1706 + 2006  
**ALBUQUERQUE**  
*Hacienda Historia*  
**A Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2004



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

SKETCH PLAT REVIEW AND COMMENT *(all submittals - see vacatis 24 copies)*

- 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

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, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Ron FOSTERMAN  
 Applicant name (print)

[Signature]  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
04DRB-01539

[Signature] 10-6-04  
 Planner signature / date

Project # 1003705



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

PAID RECEIPT

APPLICANT NAME Dr Vijay Agarwal

AGENT Forstner Surveying

ADDRESS \_\_\_\_\_

PROJECT & APP # 1003705 / 04DRB 01540

PROJECT NAME Brownwell & Lails

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 110<sup>00</sup> 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

\$ 110<sup>00</sup> 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

11/10/2004 2:46PM LOC: ANH  
RECEIPT# 00031529 LSH 005 TRAPSH 0034  
Account 441006 Fund 0110  
Activity 4983000 TRSEJA  
Trans Amt \$110.00  
J24 Misc \$110.00  
CK \$110.00  
CHANGE \$0.00

Thank You

# 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 11-23-04 To 12-8-04

5. REMOVAL

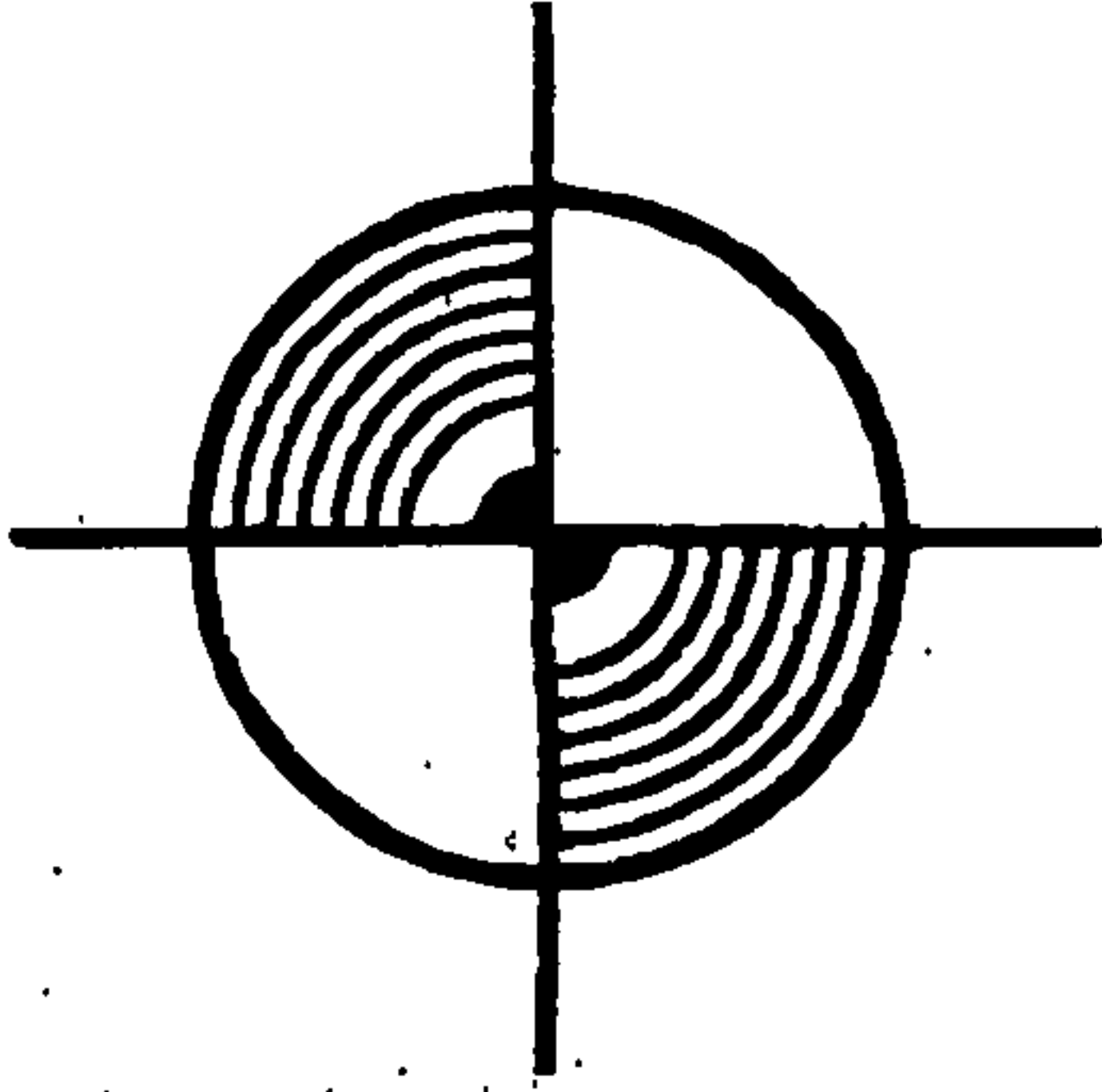
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

[Signature] 11/10/04  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11-10-04, [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003705



# Forstbauer Surveying Company, LLC

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

**To:** Neighborhood Associations Representatives  
Silver Hill NA: Bill Cobb, Gordon Reisalt  
Spruce Park NA Inc: David Bader, Rhonda Reynolds  
Sycamore NA: Peter Schillke, Ruth Koury  
Huning Highland Historic District Assoc: Charles Incendio, Kay Adams  
Broadway Central Corridors Partnership, Inc: Terrance Keene, Margaret Keener

**From:** Terese Forstbauer

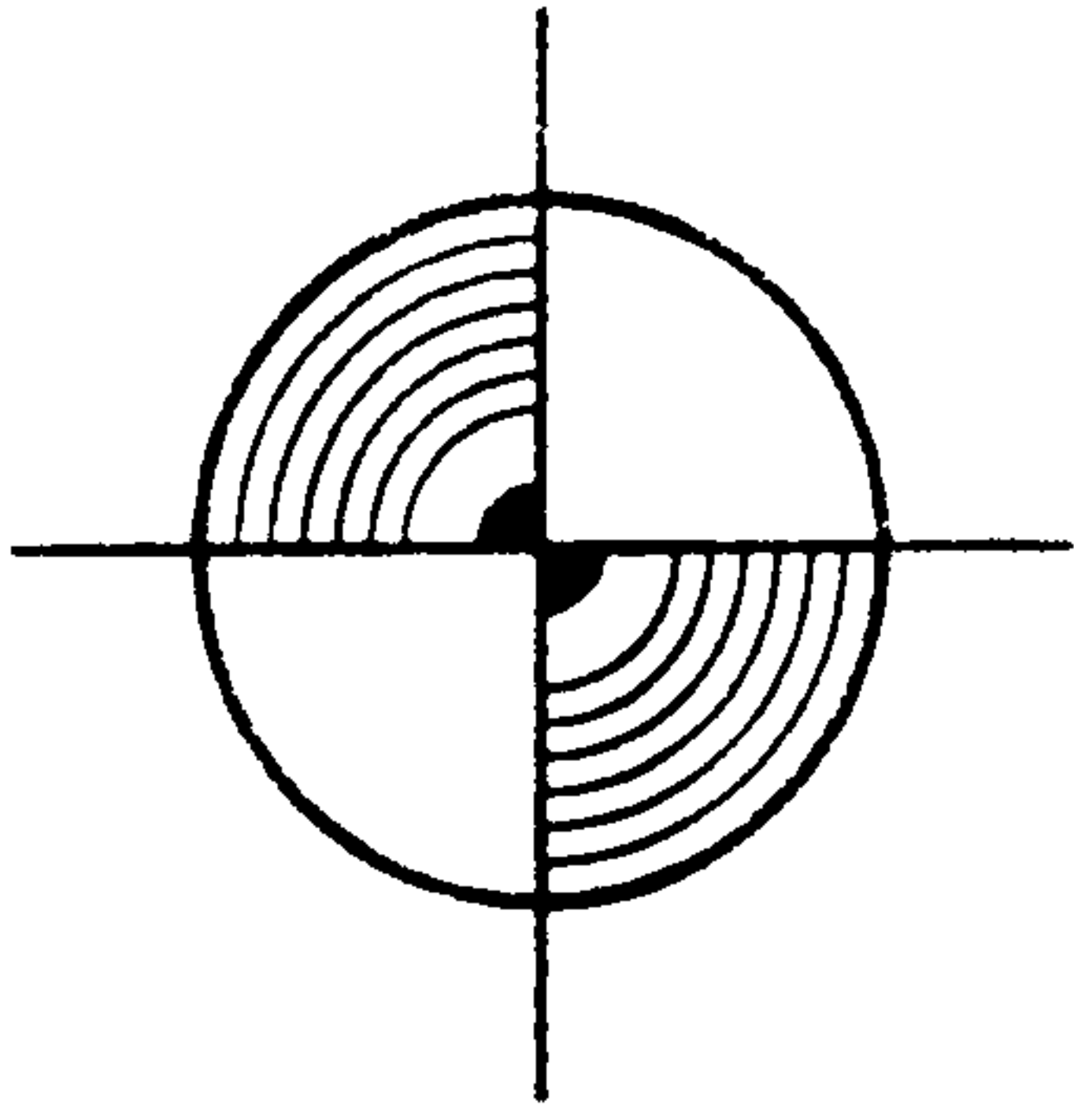
**Date:** November 10, 2004

**Re:** Vacation of Easement for Public Utilities reserved in vacated east-west alley at 200 Oak Street NE between Copper and Tijeras. (Alley in question is located between Lots 7, 8 & 9 and Lots 4, 5, & 6, Brownwell & Lails Highland Addition.) The property is being used as a Medical Center. A portion of the Medical Center and parking area occupy this vacated alley.

As hearing on the original application was deferred, we are required to notify you again regarding this vacation request. The request is solely to vacate an easement for public utilities reserved when the alley itself was vacated. Signs will be posted at the property regarding the hearing date.

Should you have any questions or concerns, please do not hesitate to contact me at 268-2112. Thank you.





# Forstbauer Surveying Company, LLC

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

To: Neighborhood Associations

From: Terese Forstbauer

Date: November 10, 2004

Re: Vacation of Easement for Public Utilities reserved in vacated east-west alley at 200 Oak Street NE between Copper and Tijeras. (Alley in question is located between Lots 7, 8 & 9 and Lots 4, 5, & 6, Brownwell & Lails Highland Addition.) The property is being used as a Medical Center. A portion of the Medical Center and parking area occupy this vacated alley.

As hearing on the original application was deferred, we are required to notify you again regarding this vacation request. The request is solely to vacate an easement for public utilities reserved when the alley itself was vacated. Signs will be posted at the property regarding the hearing date.

Should you have any questions or concerns, please do not hesitate to contact me at 268-2112. Thank you

7004 0750 0000 3627 0494

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

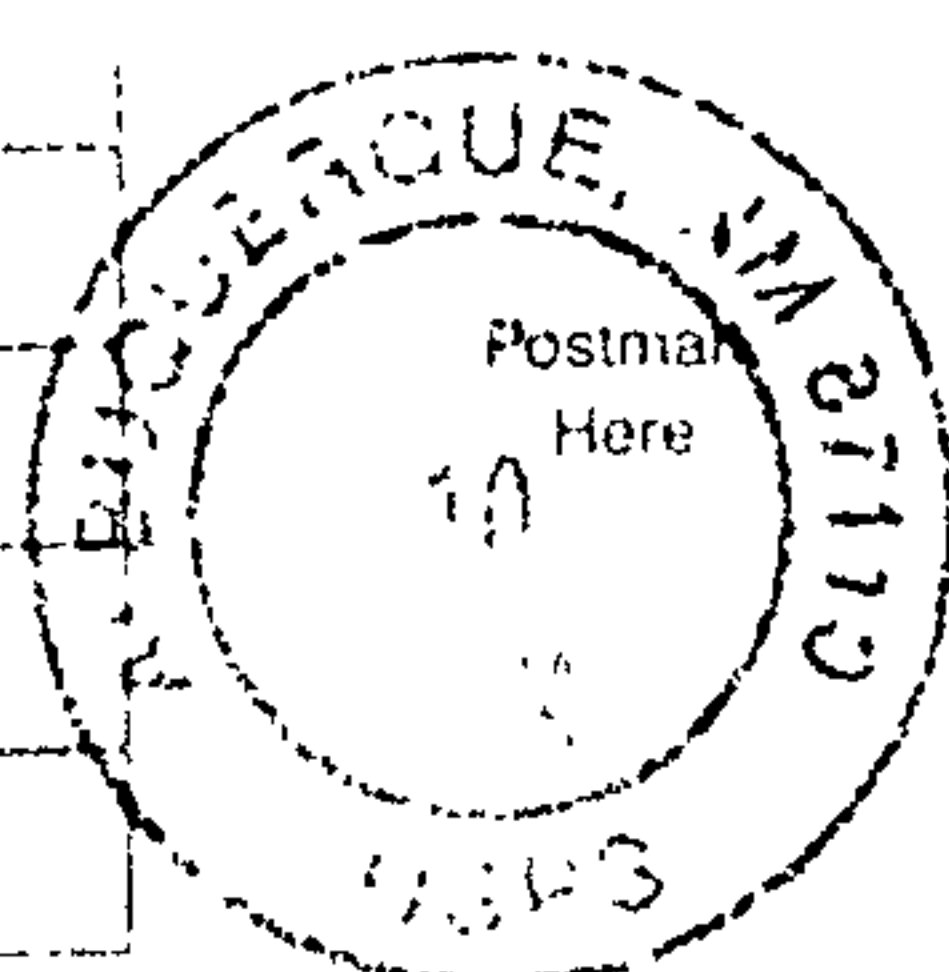
For delivery information, visit [www.usps.com](http://www.usps.com)

Return Receipt Fee (Endorsement Required)

Restricted Delivery (Endorsement Required)

Total Postage \$

Postmark Here



Sent To  
**SPRUCE PARK NA DAVID BADER**  
 Street, Apt. No. or PO Box No. **465 SYCAMORE ST NE**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87106**

7004 0750 0000 3627 0470

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

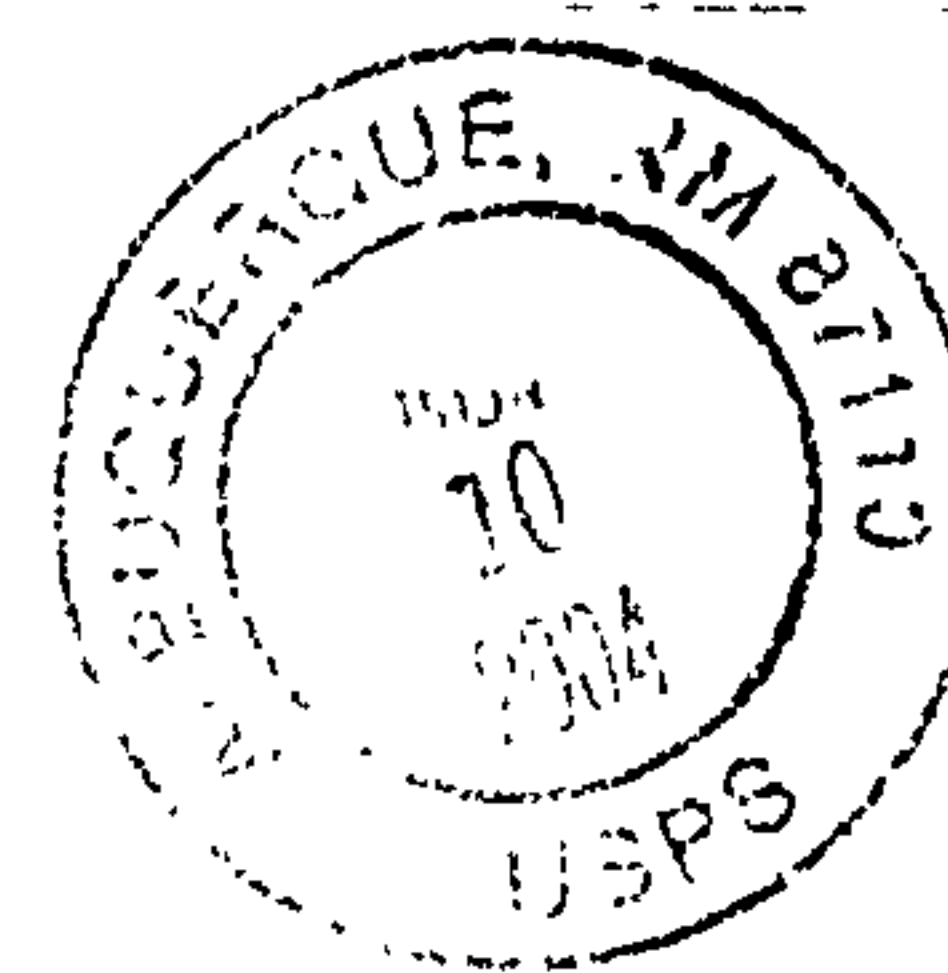
For delivery information, visit [www.usps.com](http://www.usps.com)

Return Receipt Fee (Endorsement Required)

Restricted Delivery (Endorsement Required)

Total Postage \$

Postmark Here



Sent To  
**SPRUCE PARK NA RHONDA REYNOLDS**  
 Street, Apt. No. or PO Box No. **1510 ROMA AVE NE**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87106**

7004 0750 0000 3627 0302

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

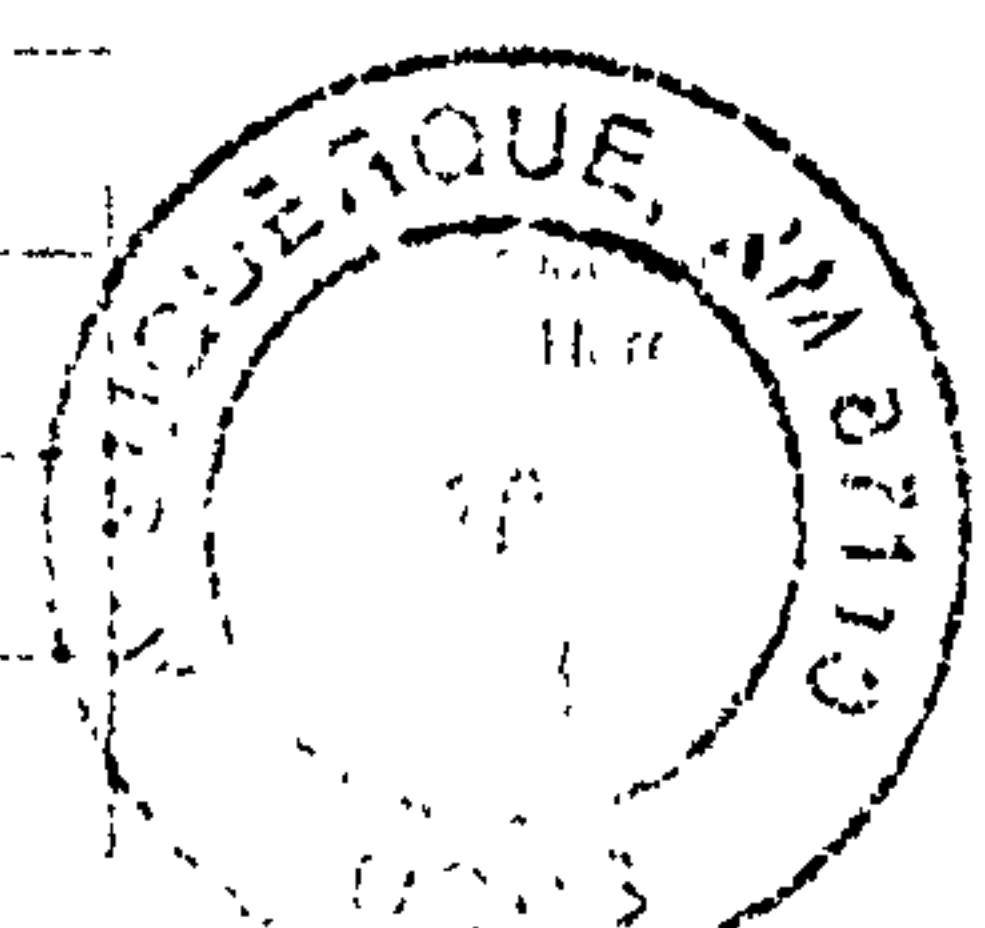
For delivery information, visit [www.usps.com](http://www.usps.com)

Return Receipt Fee (Endorsement Required)

Restricted Delivery (Endorsement Required)

Total Postage \$

Postmark Here



Sent To  
**SILVER HILL NA GORDON REISALT**  
 Street, Apt. No. or PO Box No. **124 MAPLE SE**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87106**

7004 0750 0000 3627 0456

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

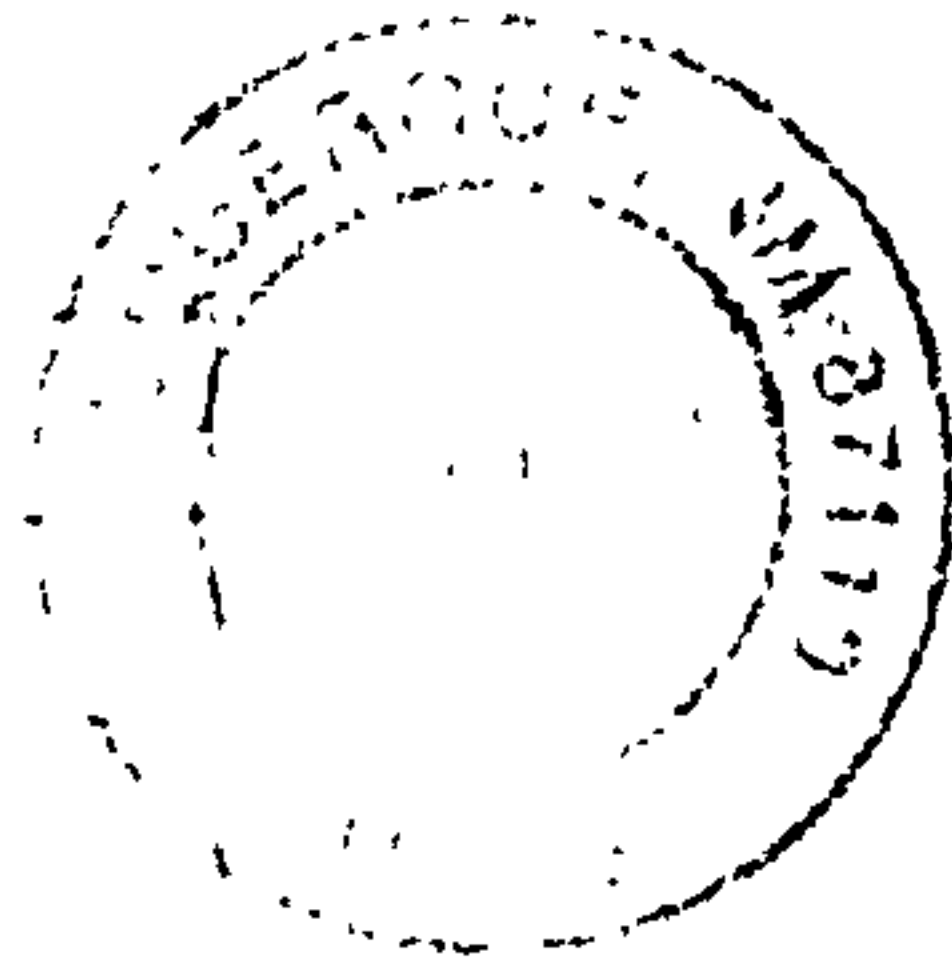
For delivery information, visit [www.usps.com](http://www.usps.com)

Return Receipt Fee (Endorsement Required)

Restricted Delivery (Endorsement Required)

Total Postage \$

Postmark Here



Sent To  
**SILVER HILL NA BILL COBB**  
 Street, Apt. No. or PO Box No. **1701 SILVER AVE SE**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87106**

7004 0750 0000 3627 0449

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

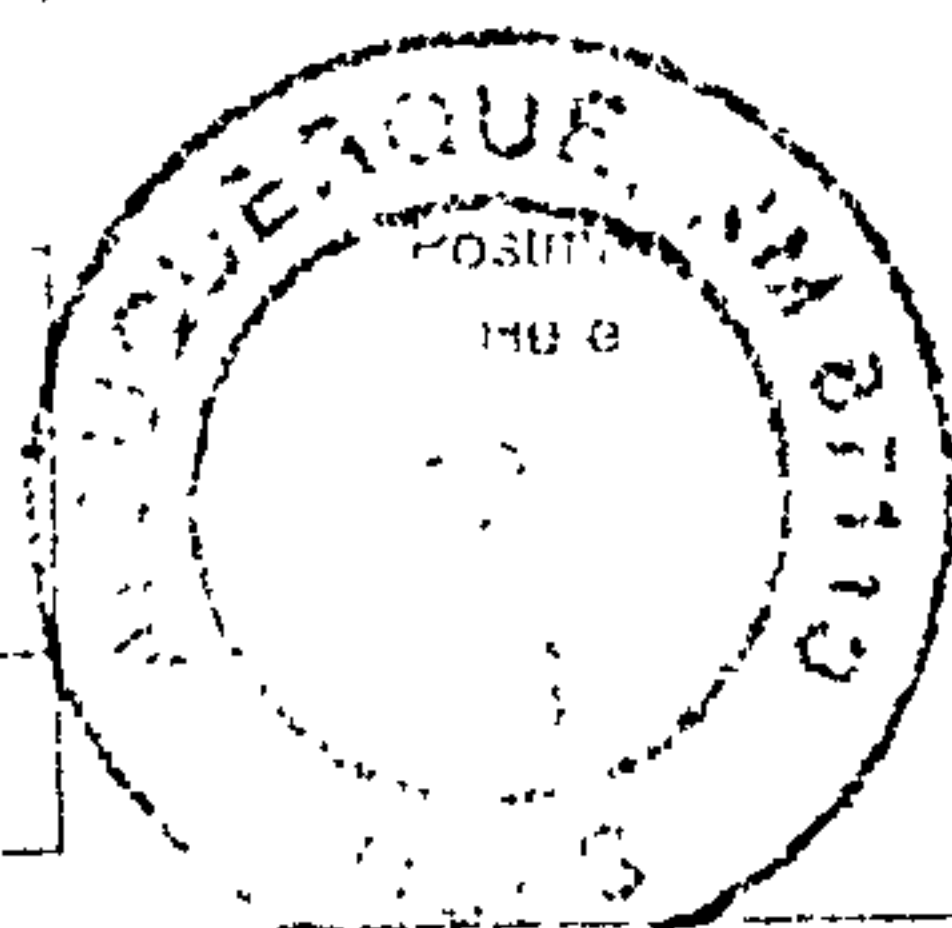
For delivery information, visit [www.usps.com](http://www.usps.com)

Return Receipt Fee (Endorsement Required)

Restricted Delivery (Endorsement Required)

Total Postage \$

Postmark Here



Sent To  
**SYCAMORE NA PETER SCHILKE**  
 Street, Apt. No. or PO Box No. **1217 COAL AVE SE**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87106**

7004 0750 0000 3627 0463

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

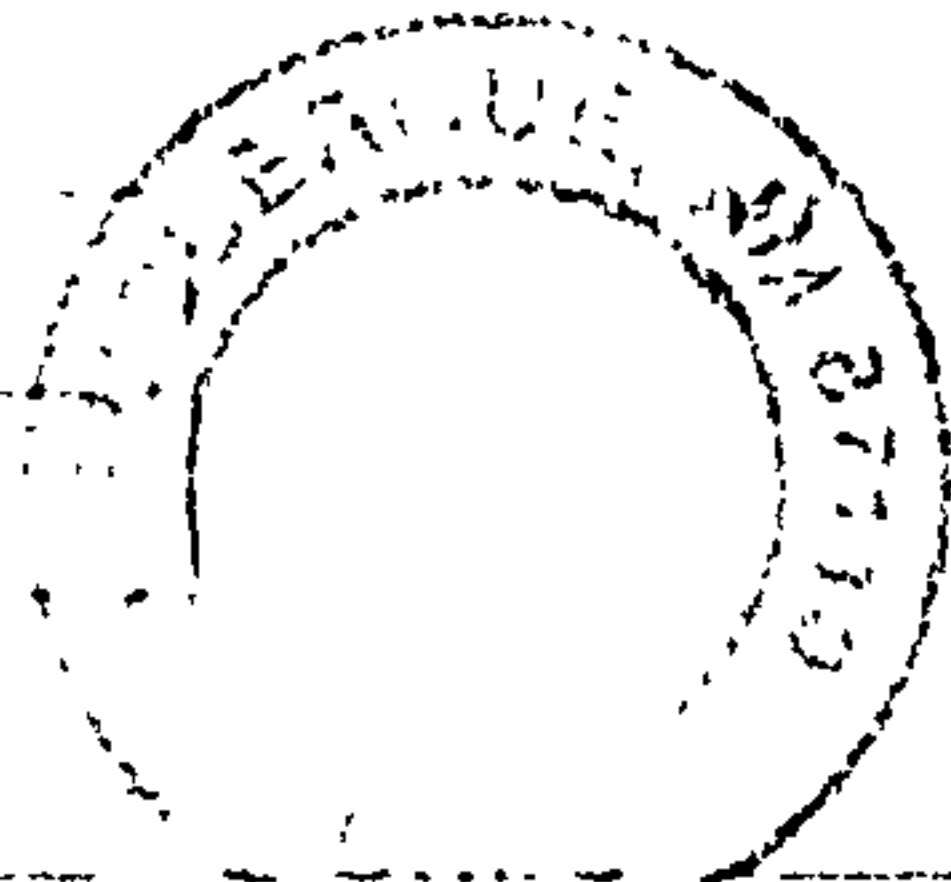
For delivery information, visit [www.usps.com](http://www.usps.com)

Return Receipt Fee (Endorsement Required)

Restricted Delivery (Endorsement Required)

Total Postage \$

Postmark Here



Sent To  
**SYCAMORE NA RUTH KOURY**  
 Street, Apt. No. or PO Box No. **411 MAPLE ST NE**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87106**



7004 0750 0000 3627 0338

**U.S. Postal Service™**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

|  |    |
|--|----|
| Postage  | \$ |
| Certified Fee                                  |    |
| Return Receipt Fee (Endorsement Required)      |    |
| Restricted Delivery Fee (Endorsement Required) |    |
| Total Postage & Fees                           | \$ |

ALBUQUERQUE, NM 87102  
 Here

Sent To  
 HUNTER HILMAN CHARLES INCENDIO  
 Street, Apt. No., or PO Box No. 201 HIGH ST NE  
 City, State, ZIP+4 ALBUQUERQUE NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3627 0326

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

|  |    |
|--|----|
| Postage  | \$ |
| Certified Fee                                  |    |
| Return Receipt Fee (Endorsement Required)      |    |
| Restricted Delivery Fee (Endorsement Required) |    |
| Total Postage & Fees                           | \$ |

ALBUQUERQUE, NM 87102  
 Here

Sent To  
 HUNTER HILMAN KAY ADAMS  
 Street, Apt. No., or PO Box No. 816 SILVER SE  
 City, State, ZIP+4 ALBUQUERQUE NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3627 0314

**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)

|  |    |
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| Postage  | \$ |
| Certified Fee                                  |    |
| Return Receipt Fee (Endorsement Required)      |    |
| Restricted Delivery Fee (Endorsement Required) |    |
| Total Postage & Fees                           | \$ |

ALBUQUERQUE, NM 87102  
 Postmark  
 JUN 10 2004  
 USPS

Sent To  
 BOWY CENTRAL COMM'DORS RHOPE INC  
 ATTN: TERRANCE KEENE  
 Street, Apt. No., or PO Box No. 424 CENTRAL AV SE  
 City, State, ZIP+4 ALBU, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3627 0314

**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)

|  |    |
|--|----|
| Postage  | \$ |
| Certified Fee                                  |    |
| Return Receipt Fee (Endorsement Required)      |    |
| Restricted Delivery Fee (Endorsement Required) |    |
| Total Postage & Fees                           | \$ |

ALBUQUERQUE, NM 87102  
 Postmark  
 JUN 10 2004  
 USPS

Sent To  
 BROADWAY CENTRAL PTN MARGARET KEENER  
 Street, Apt. No., or PO Box No. 312 CENTRAL SE  
 City, State, ZIP+4 ALBUQUERQUE NM 87102

PS Form 3800, June 2002 See Reverse for Instructions





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

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

November 10, 2004

Terese Forstbauer  
Forstbauer Surveying, LLC  
4116 Lomas Blvd. NE / 87110  
Phone: 268-2112 Fax: 268-2032

Dear Terese:

Thank you for your inquiry of November 10, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at V-145 (Vacation of Alley in Block 22, Brownwell and Lail's Addition, Oak Street Medical Center, Inc.) zone map K-15-Z

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) 924-3914 or via an e-mail message at [juliaking@cabq.gov](mailto:juliaking@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Julia King*

*Julia King*  
Senior Office Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningnaform(10/27/04)

# "Attachment A"

Terese Forstbauer  
Zone Map: K-15

**Silver Hill NA (R)**

**\*Bill Cobb**

1701 Silver Ave. SE / 87106 247-8296

Gordon Reisalt

124 Maple SE / 87106 385-6466

**Spruce Park NA, Inc. (R)**

**\*David Bader**

465 Sycamore St. NE / 87106 243-4871

Rhonda Reynolds

1510 Roma Ave. NE / 87106 242-7931

**Sycamore NA (R)**

**\*Peter Schillke**

1217 Coal Ave. SE / 87106 244-9368

Ruth Koury

411 Maple St. NE / 87106 243-3469

**Huning Highland Historic District Assoc. (R)**

**\*Charles Incendio**

201 High St. NE / 87102 242-4660

Kay Adams

816 Silver SE / 87102 224-9535

**Broadway Central Corridors Partnership, Inc. (R)**

**\*Terrance Keene**

424 Central SE / 87102 238-1213

Margaret Keener

312 Central Ave. SE / 87102 842-5030

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

**Huning-Highland NA**

**\*Bill Hoch**

205 Highland Park Cir. SE / 87102 242-7338

Ann Carson

416 Walter SE / 87102 242-1143

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*

*(below this line for ONC use only)*

Date of Inquiry: 11/10/04 Time Entered: 2:00 pm ONC Rep. Initials: JK



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

|   |   |   |  |
|---|---|---|--|
| <p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> | <p><b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p> | <p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Subdivision Regulations)</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p> | <p>Supplemental form</p> <p><b>Z</b></p> <p><b>A</b></p> |
|---|---|---|--|

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: DR. VIJAY AGARWAL PHONE: 505-766-5471  
 ADDRESS: 200 OAK ST NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): FORSTBAUER SURVEYING LLC (see attached additional agent) PHONE: 268-2112  
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

DESCRIPTION OF REQUEST: VACATION OF RESERVED EASEMENTS WITHIN VACATED ALLEY (V-145, 1/21/58); SKETCH PLAT REVIEW COMMENTS FOR CONSOLIDATION/VACATION PK ORD.# 1303; AND SKETCH PLAT REVIEW COMMENT Replat  
 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 7, 8, + 9, the S 47' OF lots 4, 5, + 6 AND VACATED EAST-WEST ALLEY Block: 22 Unit: \_\_\_\_\_  
 Subdiv. / Addn. BROWNELL & CALLS Highland Addition  
 Current Zoning: SU-2 MC1 Proposed zoning: NO CHANGE  
 Zone Atlas page(s): K-15 No. of existing lots: 6 + vac. alley No. of proposed lots: 1  
 Total area of site (acres): 7059 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. 101505712139022201 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: OAK ST. N.E.  
 Between: TIJERAS and COPPER

**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-145, vac. Ord. # 1303 (1/21/58)

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

SIGNATURE [Signature] DATE 10/6/04  
 (Print) RON FORSTBAUER Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

- 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 - 01540</u>        | <u>VPE</u>    | <u>V</u> | <u>\$ 45.00</u>        |
| -                           | <u>AD Fee</u> | -        | <u>\$ 75.00</u>        |
| -                           | <u>CMF</u>    | -        | <u>\$ 20.00</u>        |
| <u>04DRB - 01539</u>        | <u>SK</u>     | -        | <u>\$ -0-</u>          |
| -                           | -             | -        | <u>\$</u>              |
| Hearing date <u>11-3-04</u> | -             | -        | Total <u>\$ 140.00</u> |

[Signature]  
 Planner signature / date

Project # 100 3705



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

**VACATION OF PRIVATE EASEMENT**

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

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

Row Folstrom

Applicant name (print)

[Signature]

Applicant signature / date

10/6/04



Form revised 4/03 and October 2003

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

Application case numbers  
04DRB-01540

[Signature] 10-6-04  
 Planner signature / date

Project # 1003705



- SKETCH PLAT REVIEW AND COMMENT** *(all submittals - see vacation) (24 copies)*
    - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**
    - Preliminary Plat reduced to 8.5" x 11"
    - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - Letter briefly describing, explaining, and justifying the request
    - Copy of previous D.R.B. approved infrastructure list
    - Copy of the Official D.R.B. Notice of approval
    - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL**
    - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
    - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
    - Property owner's and City Surveyor's signatures on the Mylar drawing
    - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**
    - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)**
  - 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, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Ron Forstman  
 Applicant name (print)

[Signature]  
 Applicant signature / date



Form revised September 2001

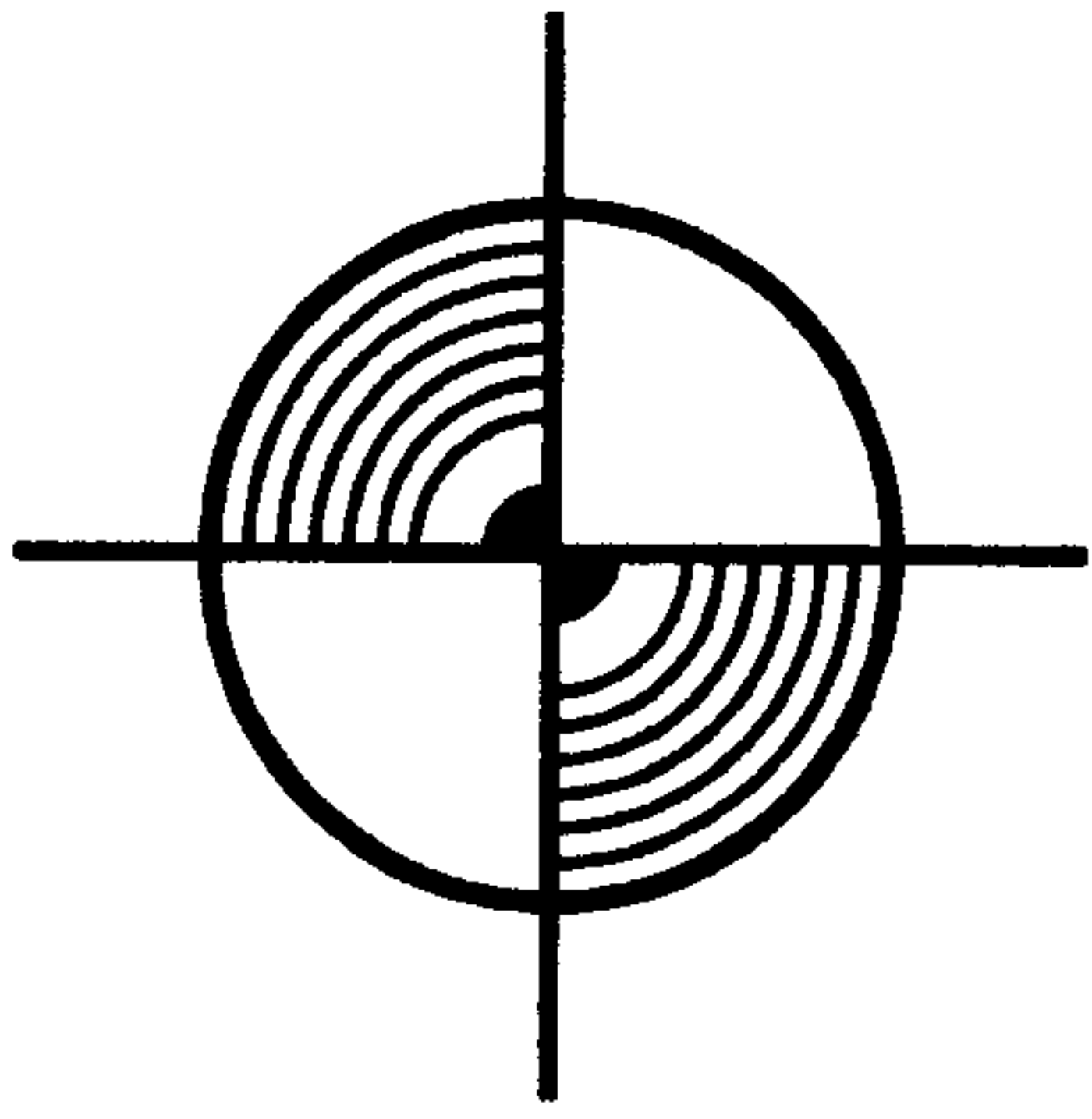
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04DRB-01539  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 10-6-04  
 Planner signature / date

Project # 1003705





# **Forstbauer Surveying Company, LLC**

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

October 5, 2004

To: Development Review Board

Re: 200 Oak Street (Oak Street Medical)  
Lots 7, 8, & 9, south 47' of Lots 4, 5, & 6 together with the vacated east --  
west alley, Brownwell & Lails Highland Addition

Forstbauer Surveying LLC requests DRB sketch plat review and comments regarding the platting action associated with vacation of reserved easements within the vacated east-west alley and consolidation of the above referenced property into one lot. The replat is intended to match the platting to the site's current use.

Dr. Vijay Agarwal of Oak Street Medical is the owner of the above referenced property and the leaseholder for the northerly remaining portion of Lots 4, 5, & 6 (portion of the parking area). A copy of a 1931 deed is enclosed to illustrate that Lots 4, 5, & 6 were divided long before the existence of the subdivision ordinance.

The enclosed letter from Dr. Agarwal explains his request, reason and justification for the vacation of easements reserved within the east west alley. The property has long ago been developed across a portion of this vacated alley. A copy of PNM's release of any easements is enclosed with this submittal. Qwest has been contacted and claims no use of this vacated alley but provided no documentation.

9/15/2004

D.R.B (Development Review Board)  
City of Albuquerque  
600 2<sup>nd</sup> Street  
Albuquerque, New Mexico

RE: Vacation/release of easements on 200 Oak St (the Oak St Medical Center)( Block 22, Brownwell and Lail's Addition

This letter highlights our request, reason(s), and justification(s) for the vacation process. Please carefully review this information:

**Request:**

I request all public easements on 200 Oak Street (Block 22, Brownwell and Lail's Addition) be released. In 1957 the vacation process was completed but the city reserved all easement/access rights. In 2000, the city issued a quitclaim deed regarding the same easement. The quitclaim stated the reservation of rights to access the easement. In effect, this quitclaim is ineffective in the realm of lending and financing. As mentioned before, I request the vacation be completed in full and all easement be permanently released.

**Reason:**

I request this vacation for the purposes of refinancing the property for a better rate and completing capital improvements. My intent is to renovate/update the existing property. Lending institutions will not lend while the property maintains easements, thus I will not have the resources to complete the renovation.

**Justification:**

Recently, we have requested easement releases from PNM and Qwest. PNM has granted our request for release and a letter of intent is provided. Qwest, does not maintain any easements. Furthermore, I have reviewed maps containing the locations of all water, sewer, and water runoffs on and around the property, there are no lines running into the easement let alone the property. With no public and/or private organization that requires the easements, I request all easements be released.

Sincerely,



Dr. Vijay P. Agarwal  
Albuquerque Gastroenterology Associates  
Owner: Oak Street Medical Center



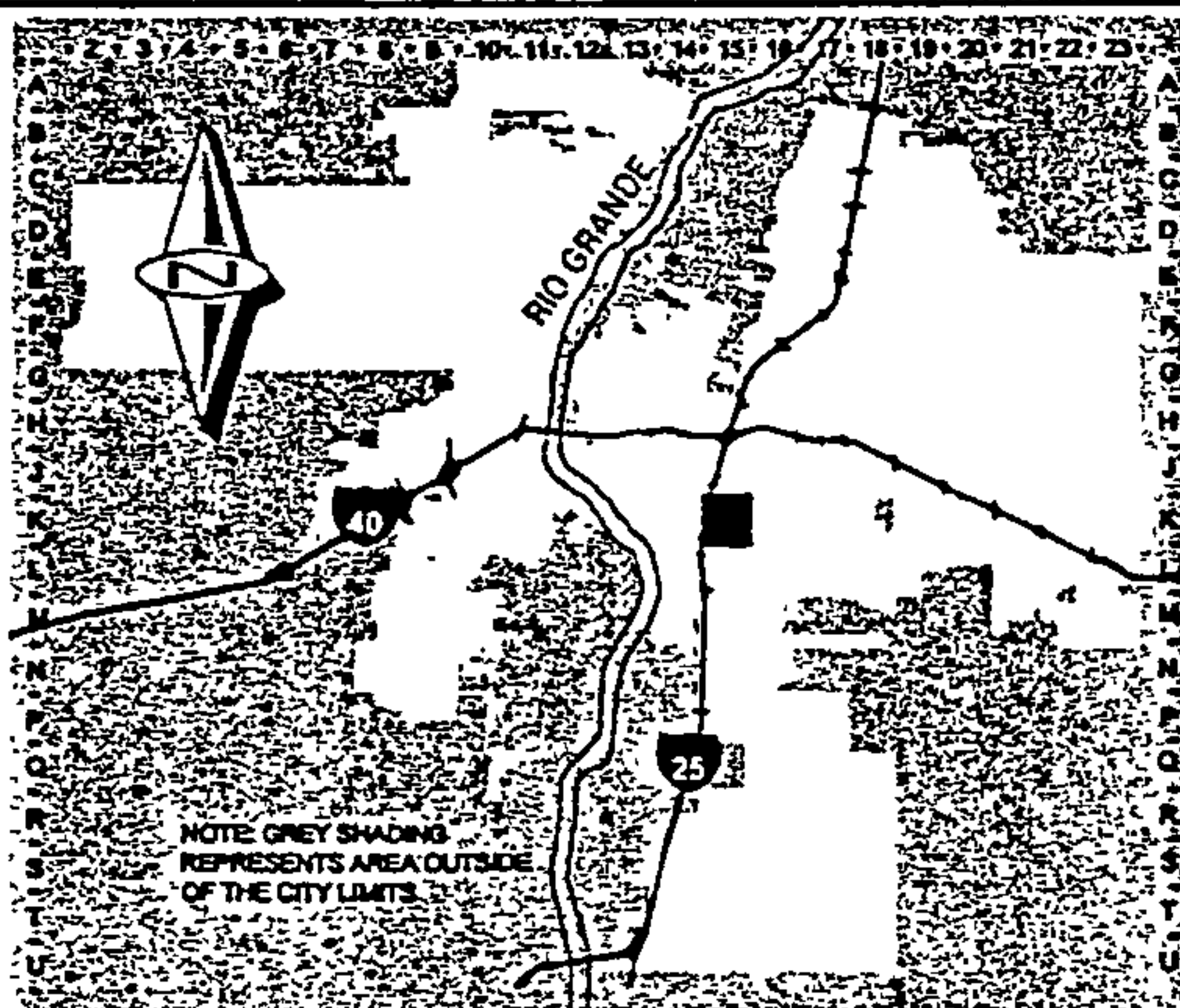
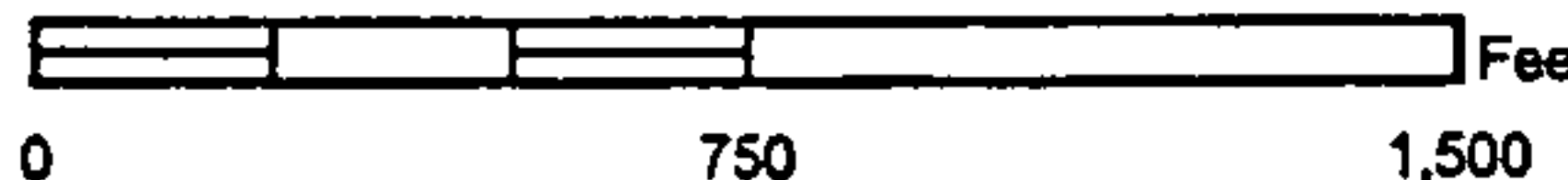


Zone Atlas Page: **K-15-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- |  |                      |
|--|----------------------|
|  | X — Grant Boundaries |
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**CITY OF ALBUQUERQUE**  
**THREE HUNDRED YEARS**  
 1706 \* 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

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*Registered*

**PUBLIC SERVICE COMPANY OF NEW MEXICO  
WAIVER AND RELEASE OF EASEMENT**

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, does hereby release, waive, quitclaim and discharge its right, title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Easement or Grant of Right of Way recorded in Bernalillo County, on August 3, 1886, in Book B2, Page(s) 22, Document No. N/A. As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein the right, title and interest of PNM shall not be affected by this release.

The easement (or portion thereof) being released herein is described as lying and being within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM ROWT NO. 11155

The easement being released is within a 16' Public Alley in Block 22, BROWNEWELL AND LAIL'S HIGHLAND ADDITION situate in Section 21, T. 10N., R. 3E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County on August 3, 1886 in Plat Book B2, Page 32, and being more particularly described as follows:

Said easement being released is for public and private easements retained within said 16' Public Alley per Document No. 200051946 in Book A6, Page 1736 (#14). This Alley is also known as the East-West Alley East of Oak Street NE, being the Westerly portion (approximately 150 feet) of the East-West Alley in said Block 22 vacated by the City of Albuquerque in City Commission Ordinance No. 1303, V-145, section 4, adopted January 21, 1958 as located within said Block 22, any utility reservations are hereby released.

Easement being released is shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 2ND day of September 20 04

FOR RECORDER'S USE ONLY

PUBLIC SERVICE COMPANY OF NEW MEXICO

**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

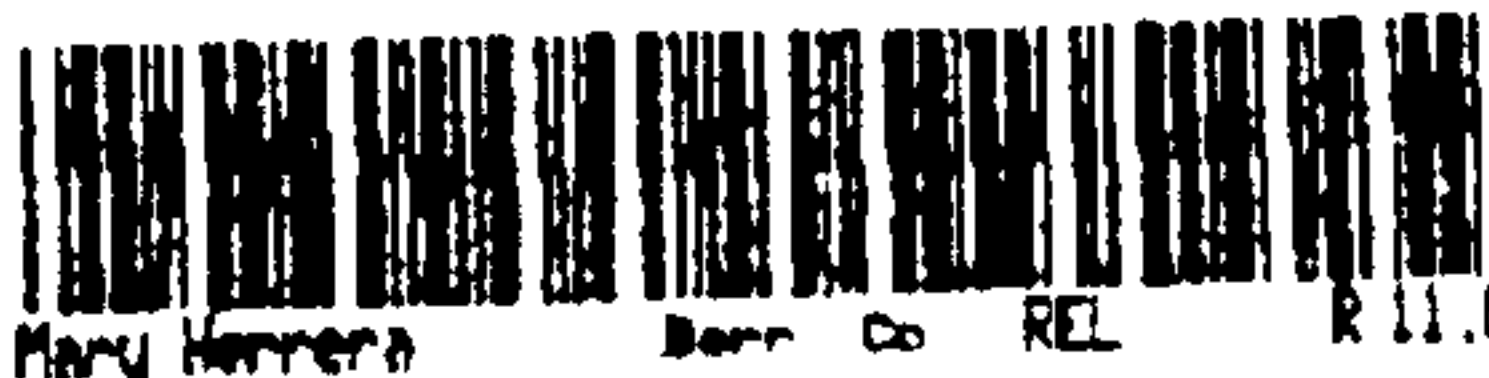
This instrument was acknowledged before me on  
September 2nd 20 04

By ROB ROBERTS, MANAGER, RIGHT OF WAY DEPT.  
of Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.



OFFICIAL SEAL  
**CHARLES F. BROWN**  
NOTARY PUBLIC - NEW MEXICO  
Notary Seal Filed with Secretary of State  
% Commission Expires 11/2/2007 Notary Public  
*Charles F. Brown*

PNM REFERENCE NUMBER



Mary Herrera

Bern Co REL

R 11.00

2884134327  
8147824  
Page 1 of 2  
09/23/2004 01:18P  
BX-084 Pg-3358









# City of Albuquerque

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

Date: September 14, 2004

TO CONTACT NAME: Mike Chappell  
COMPANY/AGENCY: Triangle Capital Group LLC  
ADDRESS/ZIP: 83 Blaine Dr Englewood NM 87015  
PHONE/FAX #: 259-7160 fax 286-0562

Thank you for your inquiry of 9/14/04 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at V-145 (Vacationg alley in Block 22 Brownwell  
Wails Addition Oak Street Medical Center, Inc.)

zone map page(s) K-15-2

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

Silver Hill N/A (R)  
Neighborhood Association  
Contacts: Bill Cobb  
1701 Silver Ave SE 87106  
247-8296  
Gordon Reissalt  
124 Maple SE 87106  
385-6466

Spruce Park (R)  
Neighborhood Association  
Contacts: David Baden  
465 B Aycamore St NE 87106  
243-4871  
Rhonda Reynolds  
1510 Roma Ave NE 87106  
242-7931

See reverse side for additional Neighborhood Association Information: YES  NO

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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



Additional Neighborhood Association Information

Supanone NA (CR)

Neighborhood Association

Contacts: Peter Schillke

1217 Co. 1 Ave SE 87106

244-9368

Ruth Koury

411 Maple St NE 87106

243-3469

Neighborhood Association

Contacts:

Broadway Central Corridors Partnership Inc

Neighborhood Association

Contacts: Leo Stran

P.O. Box 1915-97 87199

247-2341

Margaret Keener

312 Central SE 87102

842-5030

Neighborhood Association

Contacts:

As a common courtesy you may notify the surrounding Unrecognized NA(s) for your project.

Juning Highland NA

Neighborhood Association

Contacts: Bill Hoch

205 Highland Park Cir SE 87102

242-7338

Ann Carson

416 Walter SE 87102

242-1143

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT**, a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*  
(Below this line for ONC use only)

Date of Inquiry: 9/14/04 Time Entered: 4:45 ONC Rep. Initials: [Signature]



Oct 04 04 06:24p

Mike Chappell

505-286-0562

9/16/2004

Broadway Central Corridors Partnership, Inc.

Leaf Strand

P.O. Box 91597

Albuquerque NM, 87199

RE: Vacation of alley in Block 22, Brownwell & Lail's addition Oak Street Medical Center, Inc.

This letter is to inform you that the vacation process of the public alley at 200 Oak Street (Oak Street Medical Center) is commencing. The ally currently resides within the Brownwell & Lail's addition, Block 22 within the premise of the Oak Street Medical Center located at 200 Oak Street between Copper and Tijeras. The vacation process involves requesting release of all public easements for the purpose of refinancing. The alley is currently developed. It is being used for medical purposes.

Contact:

Mike Chappell, Agent  
Triangle Capital Group, LLC  
505-259-7160

Sincerely,

Dr Vijay P. Agarwal, Applicant  
Albuquerque Gastroenterology Associates  
505-766-5471



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| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |

Sent To Margaret Keener  
 Street, Apt. No., or PO Box No. 312 Central SE  
 City, State, ZIP+4 Albuquerque NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

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| Return Receipt Fee (Endorsement Required)      | 1.75           |
| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |

Sent To Ann Carson  
 Street, Apt. No., or PO Box No. 416 Walker SE  
 City, State, ZIP+4 Albuquerque NM 87102

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| Return Receipt Fee (Endorsement Required)      | 1.75           |
| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |

Sent To David Barber  
 Street, Apt. No., or PO Box No. 465 Sycamore St NE  
 City, State, ZIP+4 Albuquerque NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

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| Return Receipt Fee (Endorsement Required)      | 1.75           |
| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |

Sent To Bill Cobb  
 Street, Apt. No., or PO Box No. 1701 Silver Ave SE  
 City, State, ZIP+4 Albuquerque NM 87106

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| Certified Fee                                  | 2.30           |
| Return Receipt Fee (Endorsement Required)      | 1.75           |
| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |

Sent To Bill Hoch  
 Street, Apt. No., or PO Box No. 205 Highland Park Cir SE  
 City, State, ZIP+4 Albuquerque NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

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|--|----------------|
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| Certified Fee                                  | 2.30           |
| Return Receipt Fee (Endorsement Required)      | 1.75           |
| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |

Sent To Gordon Reisselt  
 Street, Apt. No., or PO Box No. 124 Maple St  
 City, State, ZIP+4 Albuquerque NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

2002 0110 0005 1218 9500

2002 0110 0005 1218 9500

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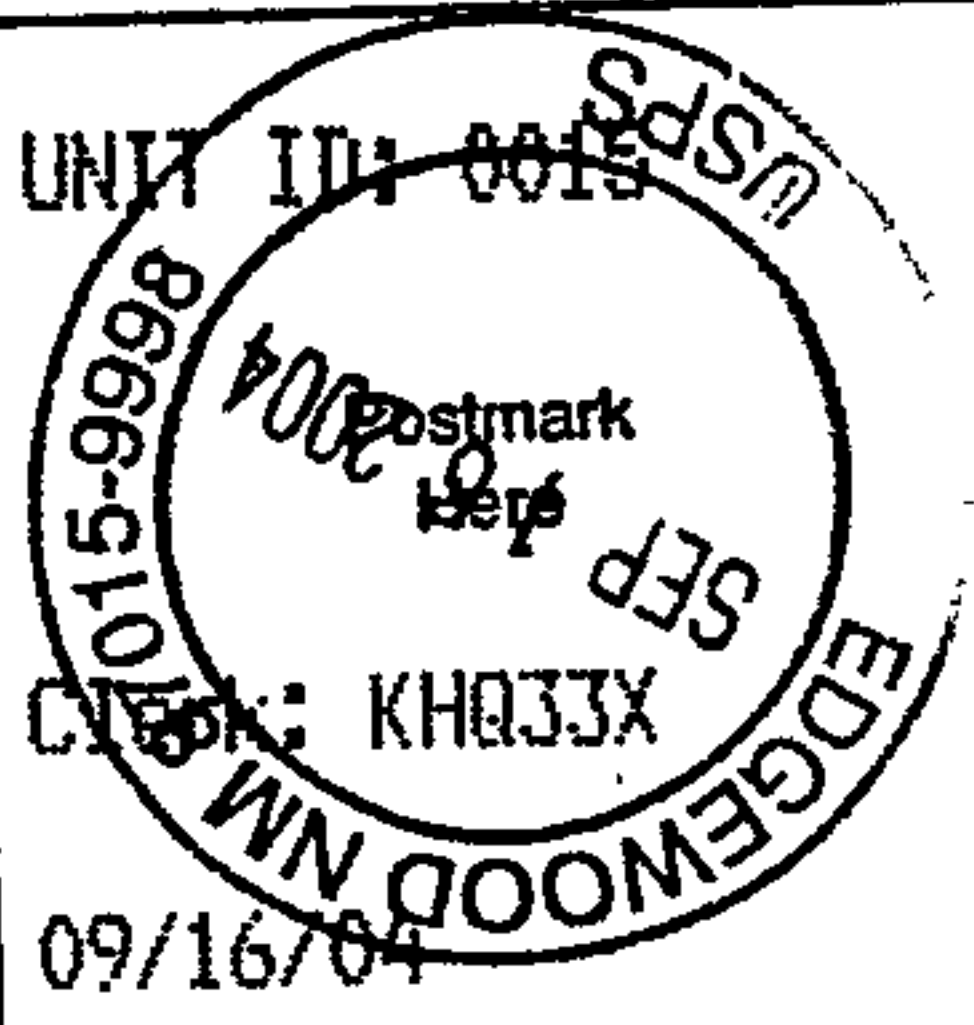
7003 3110 0005 1318 9387

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| Certified Fee                                  | 2.30           |   |
| Return Receipt Fee (Endorsement Required)      | 1.75           |   |
| Restricted Delivery Fee (Endorsement Required) |                |   |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |   |

Sent To Rhonda Reynolds  
 Street, Apt. No.; or PO Box No. 1510 Roma Ave NE  
 City, State, ZIP+4 Albuquerque NM 87106

PS Form 3800, June 2002 See Reverse for Instructions

0267 9387 1318 5000 011E E002

**U.S. Postal Service™**  
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ALBUQUERQUE, NM 87106

|  |                |  |
|--|----------------|--|
| Postage  | \$ 0.37        | UNIT ID: 0015<br> |
| Certified Fee                                  | 2.30           |  |
| Return Receipt Fee (Endorsement Required)      | 1.75           |  |
| Restricted Delivery Fee (Endorsement Required) |                |  |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |  |

Sent To Ruth Kory  
 Street, Apt. No.; or PO Box No. 411 Maple St NE  
 City, State, ZIP+4 Albuquerque NM 87015

PS Form 3800, June 2002 See Reverse for Instructions

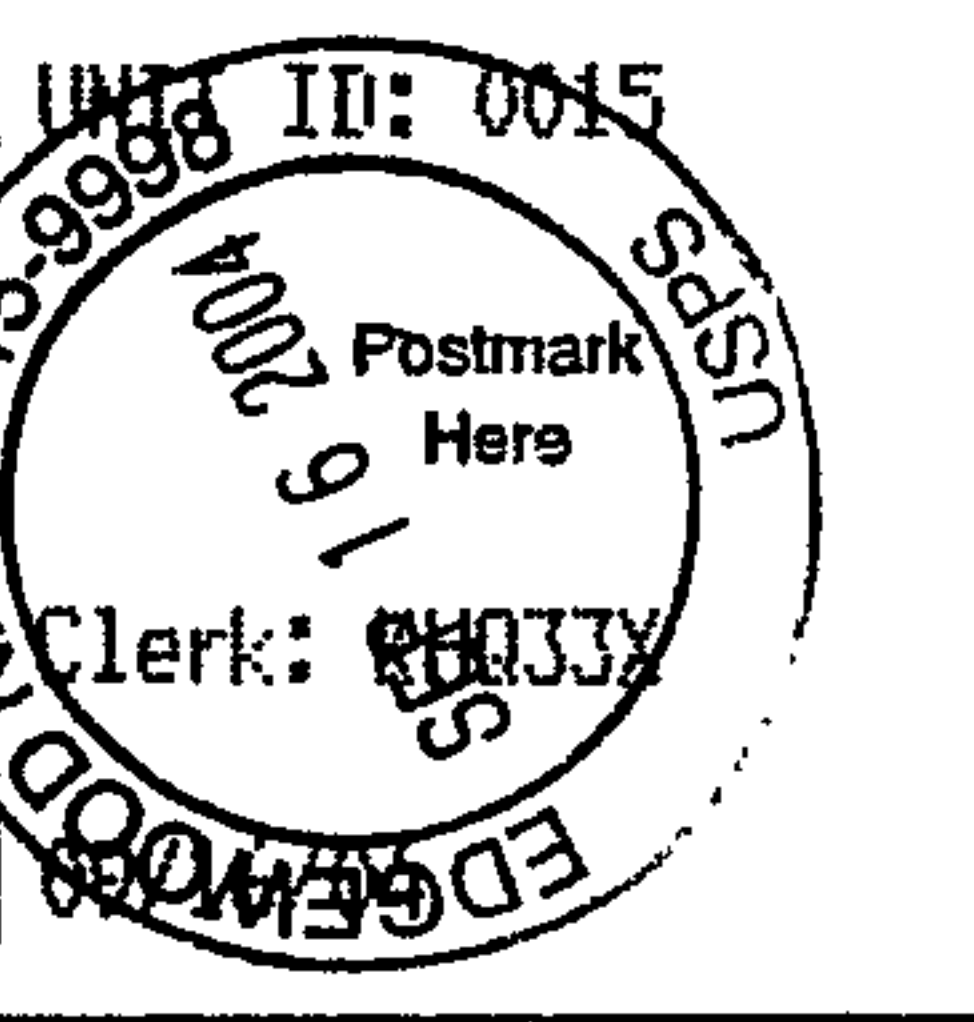
9387 9387 1318 5000 011E E002

**U.S. Postal Service™**  
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ALBUQUERQUE, NM 87106

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|--|----------------|---|
| Postage  | \$ 0.37        | UNIT ID: 0015<br> |
| Certified Fee                                  | 2.30           |   |
| Return Receipt Fee (Endorsement Required)      | 1.75           |   |
| Restricted Delivery Fee (Endorsement Required) |                |   |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |   |

Sent To Pete Schilke  
 Street, Apt. No.; or PO Box No. 1217 Coal Ave SE  
 City, State, ZIP+4 ABQ NM 87106

PS Form 3800, June 2002 See Reverse for Instructions

9387 9387 1318 5000 011E E002

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ALBUQUERQUE, NM 87106

|  |                |  |
|--|----------------|--|
| Postage  | \$ 0.37        | UNIT ID: 0015<br> |
| Certified Fee                                  | 2.30           |  |
| Return Receipt Fee (Endorsement Required)      | 1.75           |  |
| Restricted Delivery Fee (Endorsement Required) |                |  |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 4.42</b> |  |

Sent To Leaf Strand  
 Street, Apt. No.; or PO Box No. P.O. Box 91597  
 City, State, ZIP+4 ABQ NM 87199

PS Form 3800, June 2002 See Reverse for Instructions



Additional agent for 200 Oak Street N.E. Vacation / Sketch Plat Submittal:

Mike Chappell

Triangle Group, LLC

83 Blanco Dr.

Edgewood, NM 87015

Phone: 505-259-7160

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

PAID RECEIPT

APPLICANT NAME Dr Vijay Agarwal  
AGENT Forstbauer Surveying  
ADDRESS 4116 Lomas Bl NE  
PROJECT & APP # Bownewell / Lairs Highland  
PROJECT NAME 1003705/04 DRB 01540

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 45.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

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

\$ 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.

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

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

10/6/2004 10:49AM LOC: ANNX  
RECEIPT# 00029891 WSH 008 TRANSH 0011  
Account 441006 Fund 0110  
Activity 4983000 6/21/04 TRSKAL  
Trans Amt \$140.00  
J24 Misc \$45.00

Thank You

10/6/2004 10:49AM LOC: ANNX  
RECEIPT# 00029892 WSH 008 TRANSH 0011  
Account 441018 Fund 0110  
Activity 4971000 TRSKAL  
Trans Amt \$140.00  
J24 Misc \$75.00  
CK \$140.00  
CHANGE \$0.00

Thank You



\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

10/6/2004            10:48AM            LOC: ANX  
RECEIPT# 00029890    WS# 008    TRANS# 0011  
Account 441032            Fund 0110  
Activity 3424000                            TRSKAL  
Trans Amt                            \$140.00  
J24 Misc    \$20.00

Thank You

# 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 10-19-04 To 11-3-04

#### 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.

[Signature]  
(Applicant or Agent)

10/6/04  
(Date)

I issued 2 signs for this application, 10-6-04  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1003705

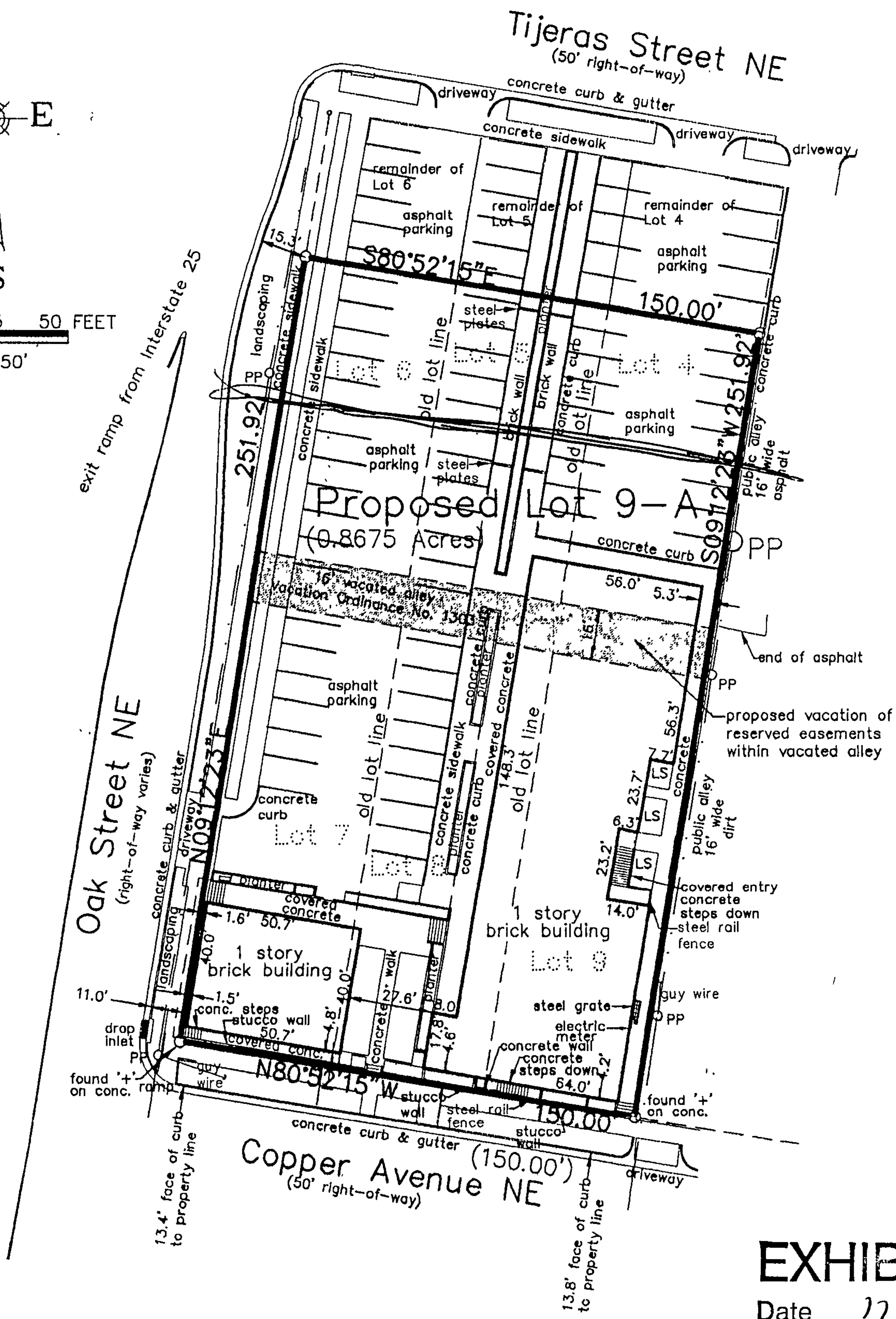
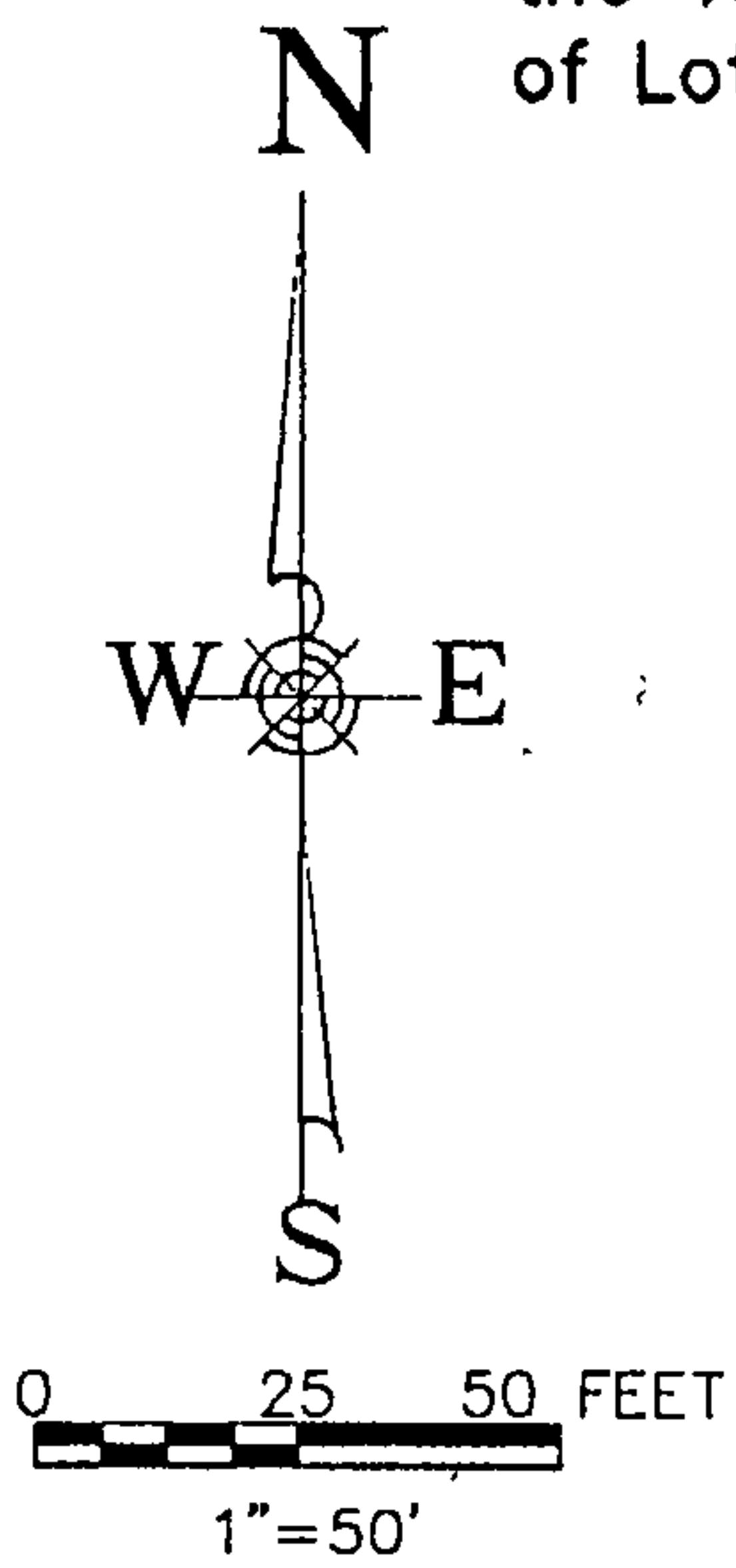


Sketch Plat

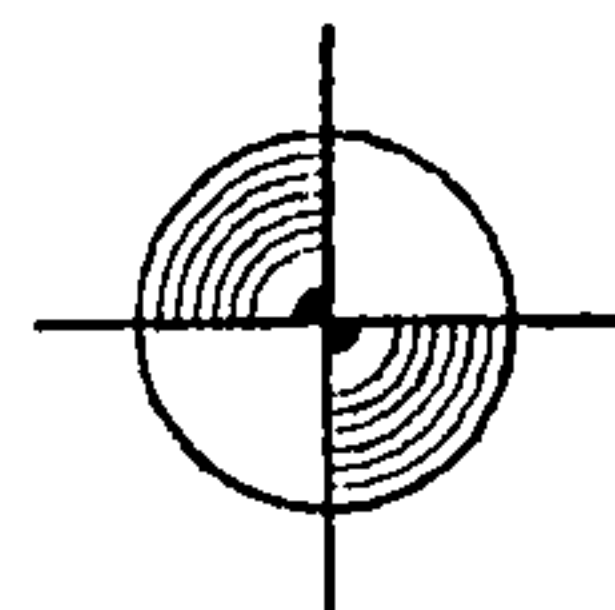
Public Easement Vacation/Consolidation  
Proposed Lot 9-A, Block 22  
 Brownwell & Lail's Highland Addition  
 Being a Replat of

Lots 7 through 9, the vacated alley and a portion of Lots 4, 5 and 6  
 Block 22, Brownwell & Lail's Highland Addition  
 Projected Section 6, T.10N., R.3E., N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 October 2004

The purpose of this plat is to vacate the reserved easements within the vacated alley, and to consolidate Lots 7, 8 and 9 and a portion of Lots 4, 5 and 6 and the vacated alley into one (1) lot.



**EXHIBIT B**  
 Date 11/3/04



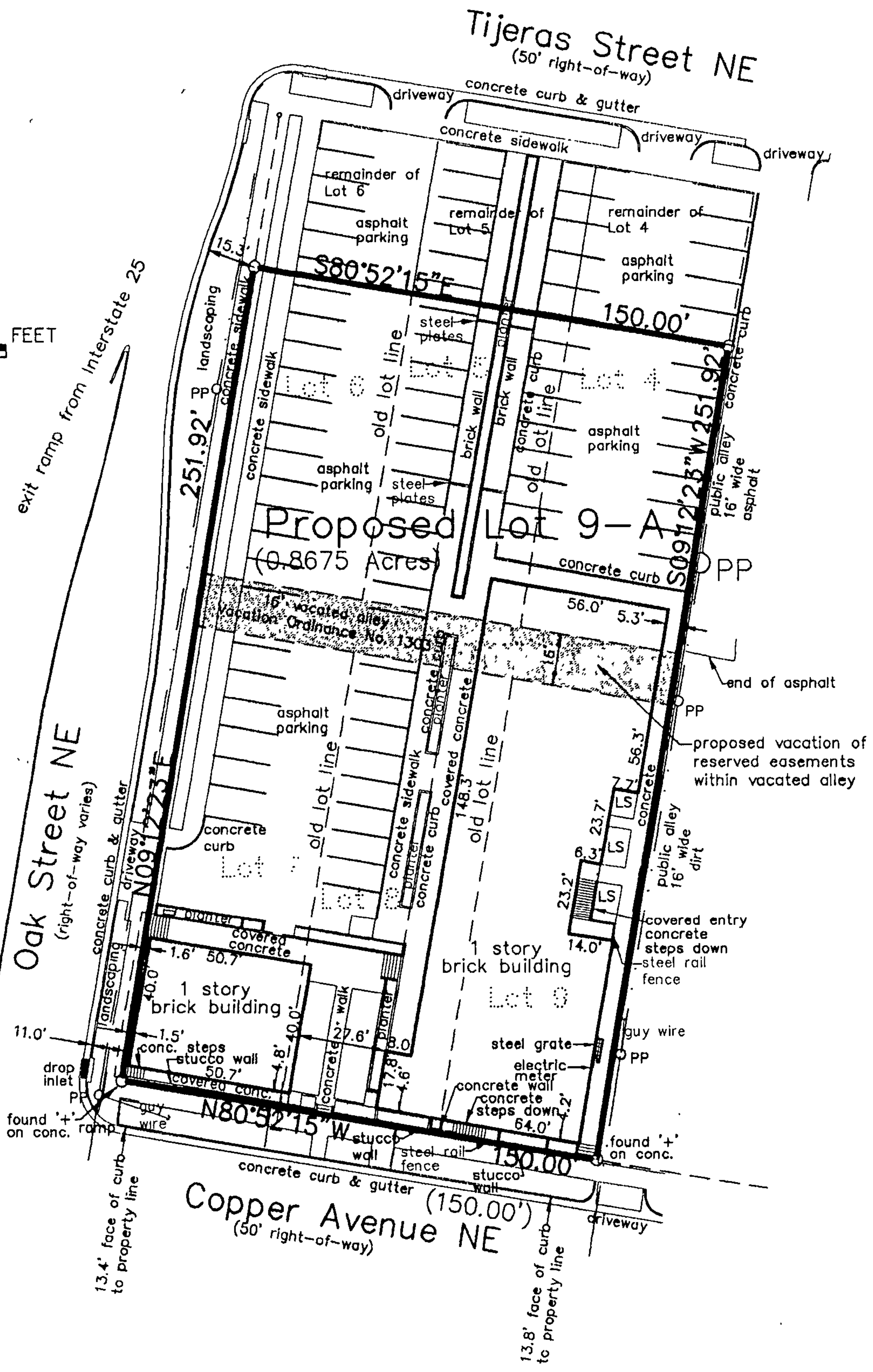
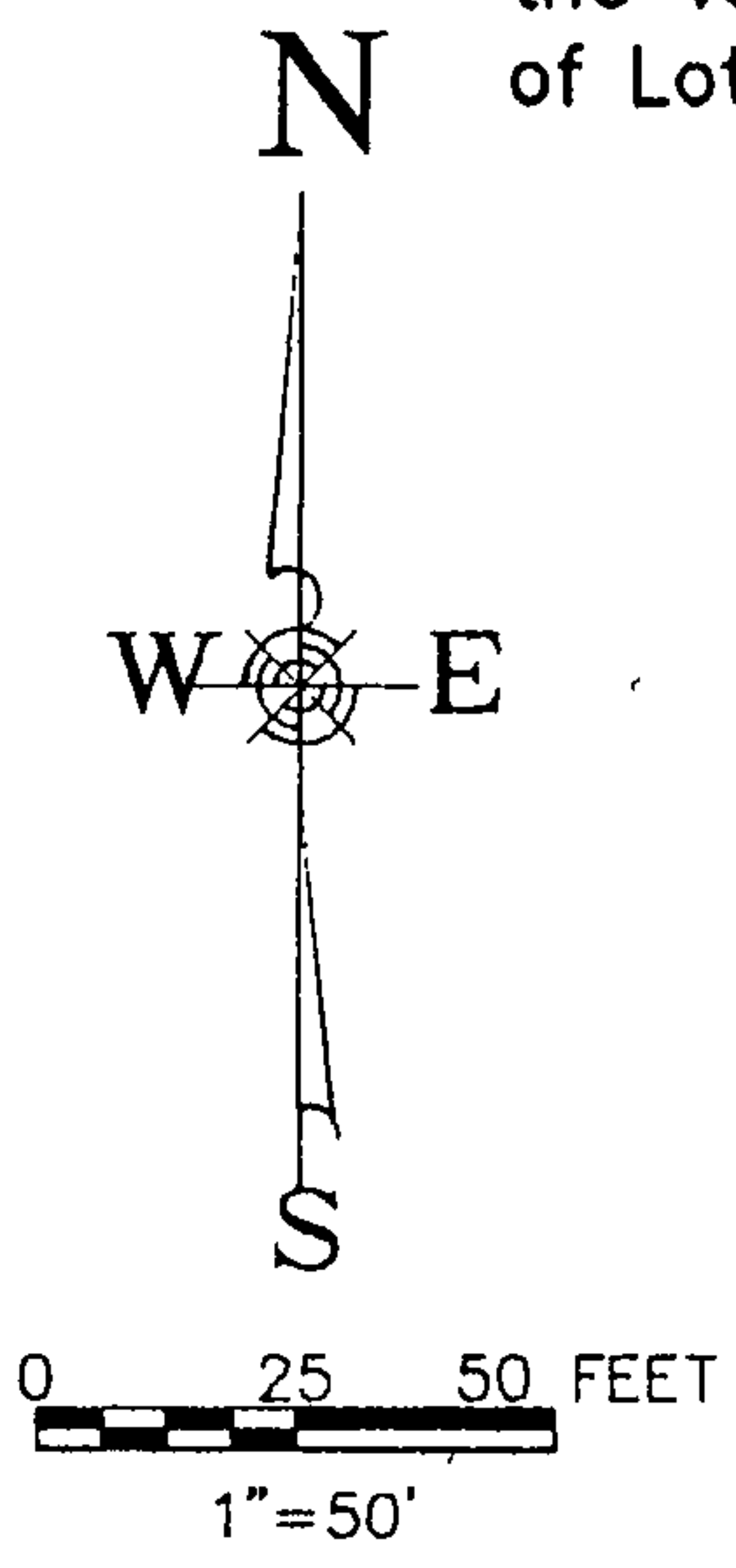
Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

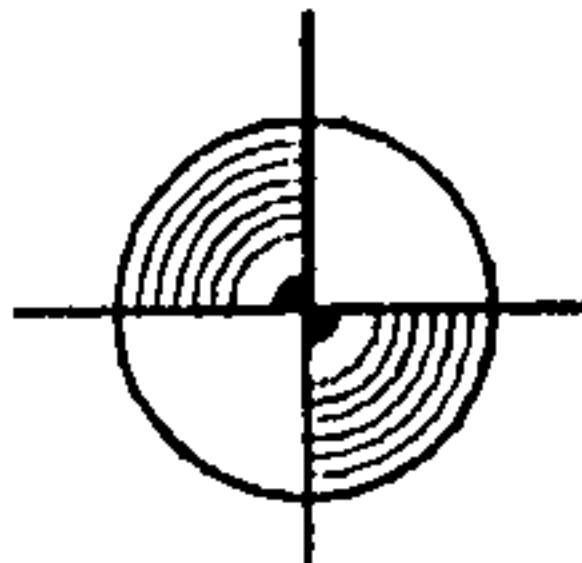
Sketch Plat

Public Easement Vacation/Consolidation  
Proposed Lot 9-A, Block 22  
Brownwell & Lail's Highland Addition

Being a Replat of  
Lots 7 through 9, the vacated alley and a portion of Lots 4, 5 and 6  
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 Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032



Wesley R. Ollman et ux

TO

Mary Ollman

STATE OF NEW MEXICO,

County of Bernalillo.

I hereby certify that this instrument was filed for record on the 22nd day of January, A. D. 1931 at 3:04 o'clock P. M., and was duly recorded in Book 118 of Records of Deeds and Conveyances, Page 374, on this 23rd day of January, A. D. 1931.

Lucy B. Scott

Clerk and Ex-Officio Recorder.

By Ida D. Bacon

Deputy.

THIS INDENTURE, Made this 13th day of January in the year of our Lord One Thousand Nine Hundred and Thirty One, between Wesley R. Ollman and Myrtle B. Ollman, his wife parties of the first part, and Mary Ollman, party of the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten and 00/100 DOLLARS, lawful money of the United States, to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, he granted, bargained, sold, remise, conveyed, released and confirmed, and by these presents do grant, bargain, sell, remise, convey, release and confirm unto the said party of the second part, her heirs and assigns forever, all the following described lot or parcel or of land and real estate, situate, lying and being in the County of Bernalillo, and State of New Mexico, to-wit:

The South Forty Seven feet (S.47') of Lots numbered Four (4), Five (5), and Six (6) in Block numbered Twenty-two (22) of the Brownell & Lail Addition to the City of Albuquerque, as the same are shown and designated on the plat of said addition filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on the 3rd day of August, 1886.

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances therunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the part of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, her heirs and assigns forever. And the said party of the first part, for their heirs, executors and administrators, do covenant and agree, to and with the said party of the second part, her heirs and assigns, that at the time of the sealing and delivery of these presents they are well seized of the premises above conveyed, of a good, sure, perfect, absolute and indefeasible estate of inheritance in law and in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, leases, tenements, assessments and incumbrances of what kind and nature soever; and the above bargained premises, in the quiet and peaceable possession of the party of the second part, her heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said party of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, the said party of the first part by their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

Wesley R. Ollman (SEAL)

Myrtle B. Ollman (SEAL)

(SEAL)

(SEAL)

STATE OF NEW MEXICO,

County of Bernalillo.

On this 13th day of January, 1931, before me personally appeared

Wesley R. Ollman and Myrtle B. Ollman

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires June 4, 1932

Frederick K. Howell

Notary Public.

(Notarial Seal)

COMPARED

TO G.C.L.

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

TRANSMISSION OK

TX/RX NO 2324  
CONNECTION TEL 92682032  
SUBADDRESS  
CONNECTION ID  
ST. TIME 10/12 15:59  
USAGE T 02'15  
PGS. 2  
RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Ron Forstbauer FAX # 248-2032

# PAGES (INCLUDING COVER SHEET) 2

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

**COMMENTS:**

Planning comments on  
1003705.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Project # 1003238**

04DRB-01569 Major-Preliminary Plat Approval  
04DRB-01573 Minor-Vacation of Private Easements  
04DRB-01571 Minor-Sidewalk Waiver  
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTROYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00061, 04DRB01227] (H-12/H-13)

A note should be added to the plat stating the minimum lot width as well as the lot size (already on the plat).

No objection to the requested actions as soon as the perimeter wall design submittal is approved.

**Project # 1003705**

04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38](K-15)

The exhibit from Rio Grande Title is unreadable. Please provide 6 new, readable copies.

**Project # 1003717**

04DRB-01565 Major-Vacation of Pub Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

Defer to Transportation.

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.

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

PAID RECEIPT

APPLICANT NAME Dr. Vijay Agarwal  
AGENT Forstbauer Surveying  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1003705  
PROJECT NAME Brownwell & Lails Highland Addition

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 110<sup>00</sup> 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  
\$ 110<sup>00</sup> TOTAL AMOUNT DUE

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

11974  
FORSTBAUER SURVEYING LLC 6-90  
4116 LOMAS BLVD. NE  
ALBUQUERQUE, NM 87110  
(505) 268-2112  
DATE 11/4/04 95-32-1070  
PAY TO THE ORDER OF City of Albuquerque \$ 110<sup>00</sup>  
One hundred ten and no/100 DOLLARS  
Bank of America  
ACH R/T 107000327  
FOR TAB Proj # 1003705 def fee TERESA C Forstbauer  
⑈011974⑈ ⑆107000327⑆ 000126995596⑈ 441006  
⑈011974⑈

J24 Misc \$110.00  
CK \$110.00  
CHANGE \$0.00  
Thank You