

#11



COMPLETED 11/30/05 SH
DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 05DRB-01740 (P&F)

Project # 1004022

Project Name: VISTA DEL SOL SUBDIVISION

Agent: Wilks Company

Phone No.: 888-3066

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Prop. Mgmt's signature

-
-
-
-

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- 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.

Project Number 1004022

#11



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 05DRB-01740 (P.F.)	Project # 1004022
Project Name: VISTA DEL SOL SUBDIVISION	
Agent: Wilks Company	Phone No.: 888-3066

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/23/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Prop. Mgmt's signature
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
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- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk**
- Property Management's signature must be obtained prior to Planning Department's signature.**

- AGIS DXF File approval required.**
- Copy of recorded plat for Planning:**

OKay

Project Number

1004022



CITY OF ALBUQUERQUE
Planning Department
November 23, 2005
DRB Comments

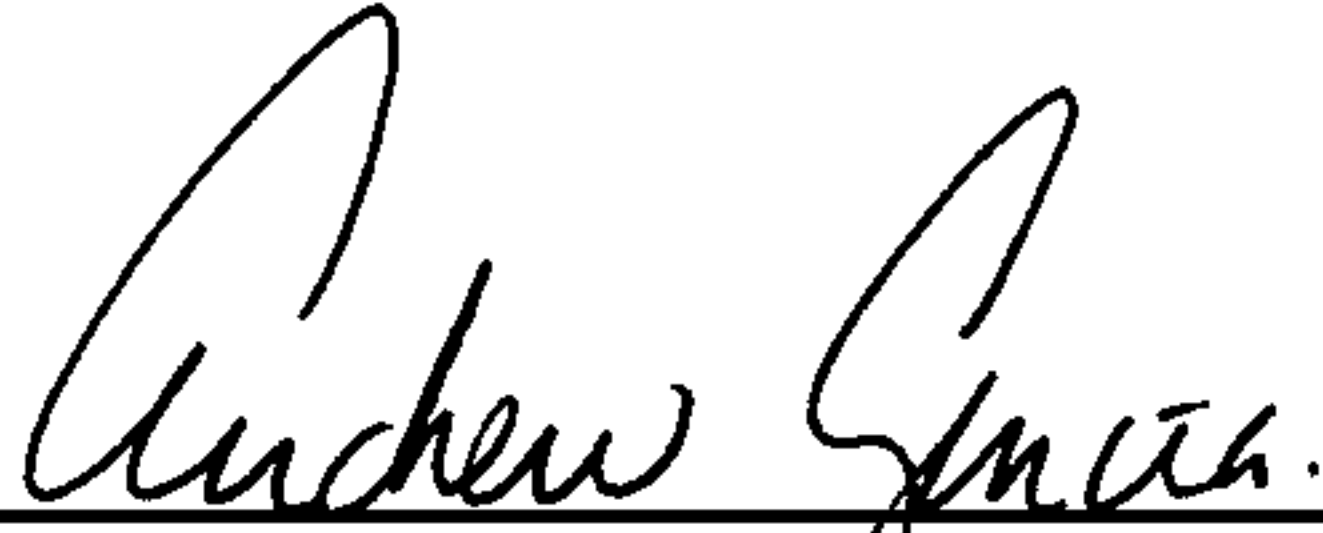
ITEM # 11

PROJECT # 1004022 APPLICATION # 05-01740

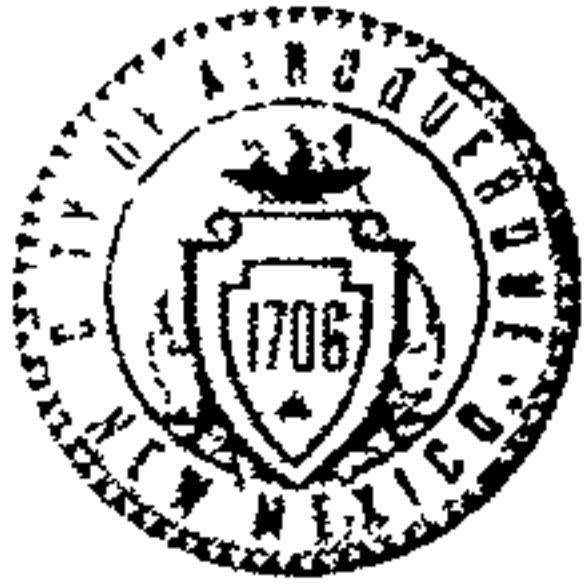
RE: Vista Del Sol Subdivision/p&f plat

There is no objection to this request.

Planning will take delegation for the AGIS dxg approval.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 23, 2005

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: 11:30 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 # 1003885

05DRB-01674 Major-Vacation of Pub
Right-of-Way
05DRB-01676 Major-Preliminary Plat
Approval
05DRB-01675 Minor-Subd Design (DPM)
Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057][Deferred from 11/23/05. (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2. **Project # 1004522**
05DRB-01667 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 2, **MESA VERDE ADDITION**, zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF: ZA-94-315] (K-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT IS A PUBLIC SANITARY SEWER EASEMENT SHALL BE RETAINED.**

3. **Project # 1004526**
05DRB-01678 Major-Vacation of Pub
Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat
Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05] (D-12) **DEFERRED AT THE BOARD'S REQUEST TO 11/30/05.**

5. **Project # 1003523**
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF: 04EPC-01003, 04EPC-01352, 04EPC-01489] [*Deferred from 9/28/05 & 11/2/05 & 11/9/05 & 11/23/05*] (J-8) **DEFERRED AT THE BOARD'S REQUEST TO 11/30/05.**
6. **Project # 1002254**
05DRB-01643 Major-SiteDev Plan BldPermit
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] [*Deferred from 11/16/05*] (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
7. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. **Project # 1000316**
05DRB-01652 Minor-SiteDev Plan
Subd/EPC
- DEKKER PERICH SABATINI agent(s) for GSL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) A-C (formerly Tract(s) H, Parcel(s) A-C, (to be known as **COTTONWOOD APARTMENTS**) zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR LOOP NW, between OLD AIRPORT RD NW and COTTONWOOD DR NW containing approximately 17 acre(s). [REF: 00EPC00290, AX-85-28, Z-85-134, SD-78-3-2, Z-93-35] [**Carmen Marrone, EPC Case Planner**] [*Indef Deferred from 11/2/05 & 11/23/05*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**
- 05DRB-01742 Minor-Prelim&Final Plat
Approval
- HUITT ZOLLARS INC. agent(s) for GSL PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD APARTMENTS**, zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR RANCH LOOP NW, between COTTONWOOD DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 00DRB00737, 05DRB01652][*Deferred from 11/23/05*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**
9. **Project # 1004366**
05DRB-01744 Minor-SiteDev Plan
BldPermit/EPC
- CBL ARCHITECTS agent(s) for FAHIM ADI request(s) the above action(s) for all or a portion of Tract(s) C1A4 & C1A3, SEVEN BAR RANCH SUBDIVISION (to be known as **THE FALLS RESTAURANT**) zoned SU-1 IP, located on COTTONWOOD DR NW, between AMERICAN RD NW and NM 528 containing approximately 2 acre(s). REF: Z-79-146-5, V-97-106, 05EPC01262, DRB-97-248][**Stephanie Shumsky,EPC Case Planner**](A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VARIOUS COMMENTS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

10. **Project # 1002459**
05DRB-01738 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 3, 4, 2A, 3-A-1 & 4-A-1, **QUAIL RIDGE**, zoned SU-1 FOR COMM & RELATED C-2 USE, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 04AA00871, 05DRB00615, 05DRB00616, 05AA01258, 05AA01259] (H-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
11. ~~Project # 1004022~~
05DRB-01740 Minor-Prelim&Final Plat
Approval
- WILKS COMPANY agent(s) for EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL SUBDIVISION**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PL SW and CENTRAL AVE SW containing approximately 1 acre(s). [REF: 05DRB00428] (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PROPERTY MANAGEMENT'S SIGNATURE.**
12. **Project # 1004528**
05DRB-01739 Minor-Prelim&Final Plat
Approval
- JOHN C LORENZO agent(s) for NORA G CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B & 176B1, **LANDS OF JOE B AND NORA G CHAVEZ**, zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB AND PLANNING FOR AGIS DXF FILE.**

13. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [Deferred from 11/16/05 & 11/23/05](K-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004546**
05DRB-01735 Minor-Prelim&Final Plat
Approval
- SURV-TEK, INC agent(s) for SOUTH COORS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1A-3, **HUBBELL PLAZA**, zoned C-2, SC located on CENTRAL AVE NW, between COORS BLVD NW and AIRPORT RD NW containing approximately 4 acre(s). [REF: DRB-92-194] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
15. **Project # 1003861**
05DRB-00731 Minor- Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] [*Indef deferred 5/11/05 for SIA*] (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE.**
16. **Project # 1004076**
05DRB-01403 Minor- Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, JOHN EDGE request(s) the above action(s) for all or a portion of Lot(s) 11-14, Block(s) 23,

THOMAS ADDITION (to be known as **HILTON AVENUE LOFTS**) zoned R-LT residential zone, located on HILTON AVE NE, between HENDRIX RD NE and PARSIFAL ST NE containing approximately 1 acre(s). [*Indef deferred 9/14/05 for SIA*] (G-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR P.U.E. LANGUAGE AND MAINTENANCE AND BENEFICIARIES OF PRIVATE DRAINAGE EASEMENT FOR LOTS 1 & 9.**

- 17. Project # 1004178**
05DRB-01013 Minor- Final Plat Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] [*Indef deferred 6/22/05 for SIA*] (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

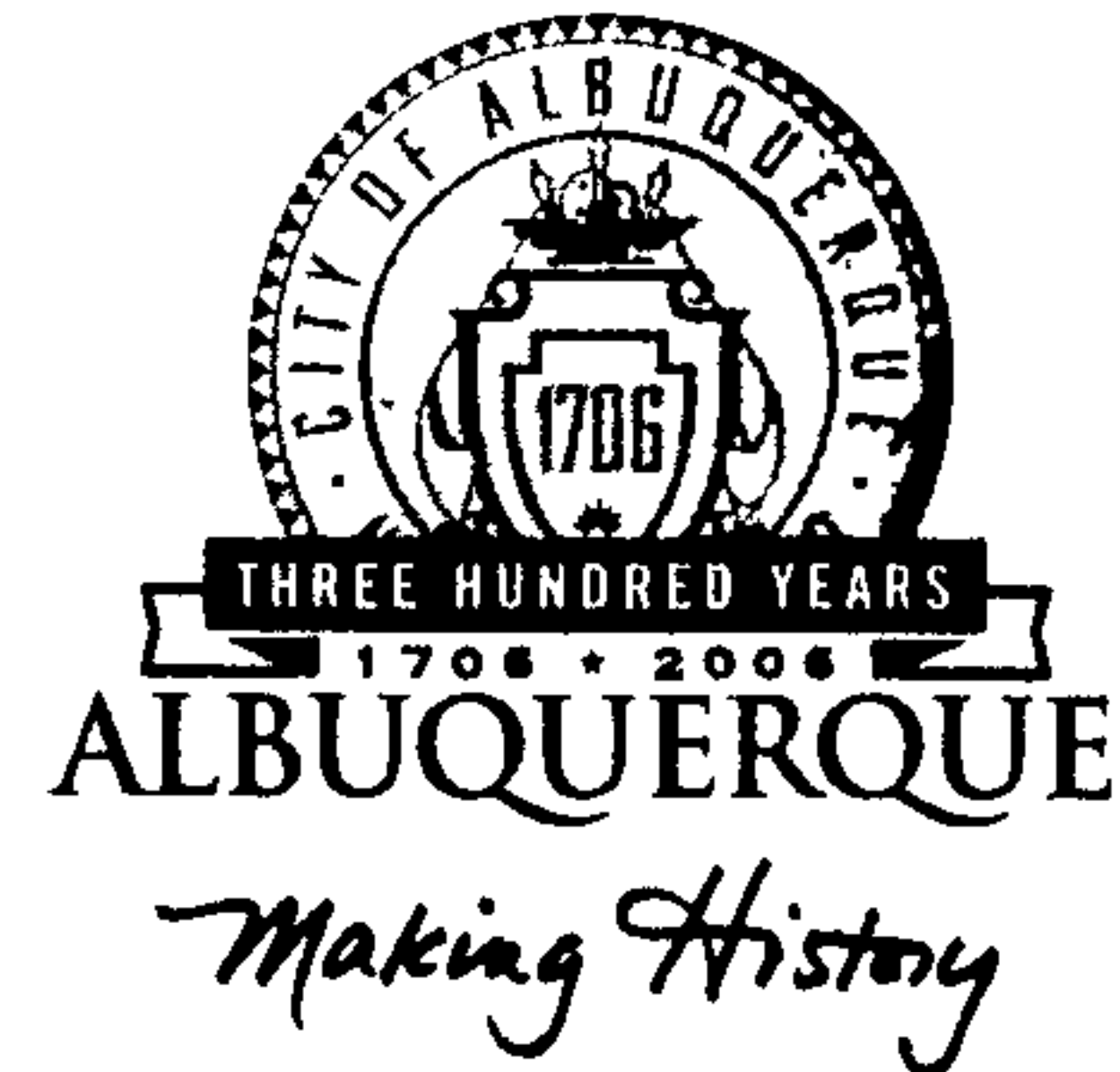
- 18. Project # 1004547**
05DRB-01743 Minor-Sketch Plat or Plan

MARTIN M GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1, 2, Block(s) 4, **LOWER BROADWAY ADDITION**, zoned SU-2 special neighborhood zone, located on ALAMO AVE SE, between MECHEM ST SE and WHEELER AVE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 19. Approval of the Development Review Board Minutes for November 9, 2005. THE DRB MINUTES FOR NOVEMBER 9, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004022

AGENDA ITEM NO: 11

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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 23, 2005

#11

4022

DXF Electronic Approval Form

DRB Project Case #: 1004022

Subdivision Name: VISTA DEL SOL LOTS 1A& 2A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 11/21/2005

Hard Copy Received: 11/21/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

11-21-2005
Date

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

AGIS Use Only
Copied fc **4022** to agiscov on **11/21/2005** Contact person notified on **11/21/2005**

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Edward G. Lopez PHONE: 265-4261
 ADDRESS: 4000 Constitution Ave NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): Wilks Co. PHONE: 888-3066
 ADDRESS: P.O. Box 10097 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: _____

DESCRIPTION OF REQUEST: Minor - ~~Sketch~~ / Final to show vacated portion of Crestview SW PRELIMINARY

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 1 & 2 Block: _____ Unit: _____
 Subdiv. / Addn. Vista Del Sol Subdivision
 Current Zoning: R-1 Proposed zoning: R-1
 Zone Atlas page(s): R-11 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.5630 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1 011 057 461 349 108 27 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near. Crestview Dr SW
 Between: Crestview Plaza SW and Central Ave SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
05 DRB-00428 Project # 1004022

Check-on if project was previously reviewed by Sketch Plat Plan , or Pro-application Review Team . Date of review: Nov 14, 05
 SIGNATURE Jim Wilks DATE Nov 14, 05
 (Print) Jim Wilks (Wilks Co) Applicant Agent

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>05DRB-01740</u>	<u>P&F</u>	<u>5(3)</u>	\$ <u>285.00</u>
	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
Hearing date <u>11/23/2005</u>	Total		\$ <u>305.00</u>	
<u>Jim Wilks</u> <u>11/15/05</u>	Project # <u>1004022</u>			

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

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

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

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

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

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

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

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

Jim Wilks (Wilks Co-Agent)
 Applicant name (print)
Jim Wilks 11/14/05
 Applicant signature / date

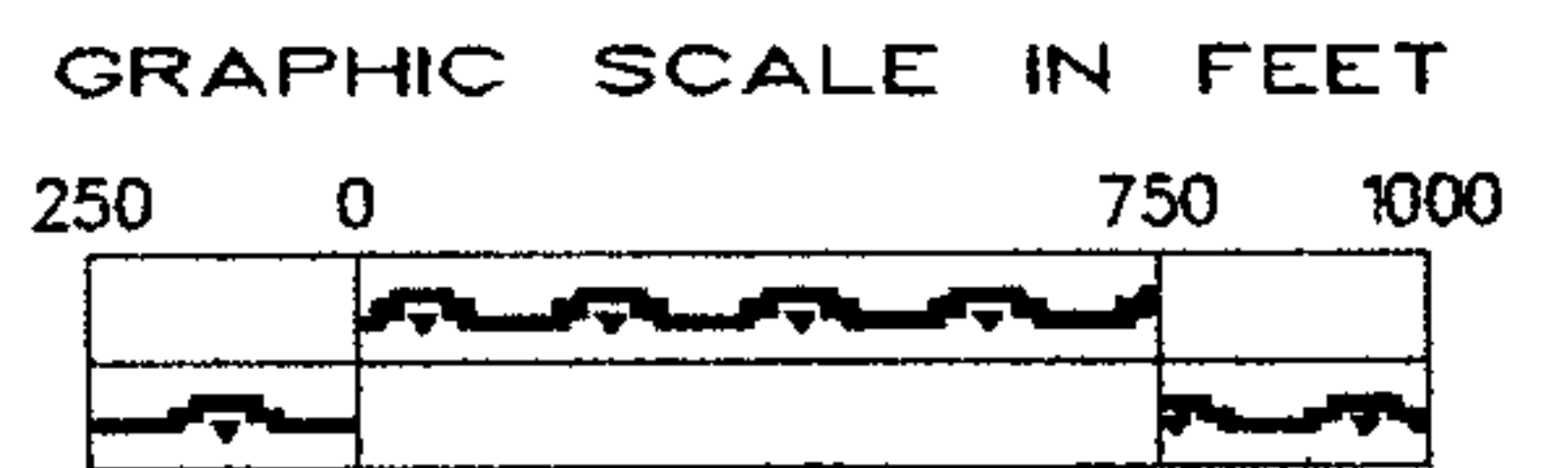
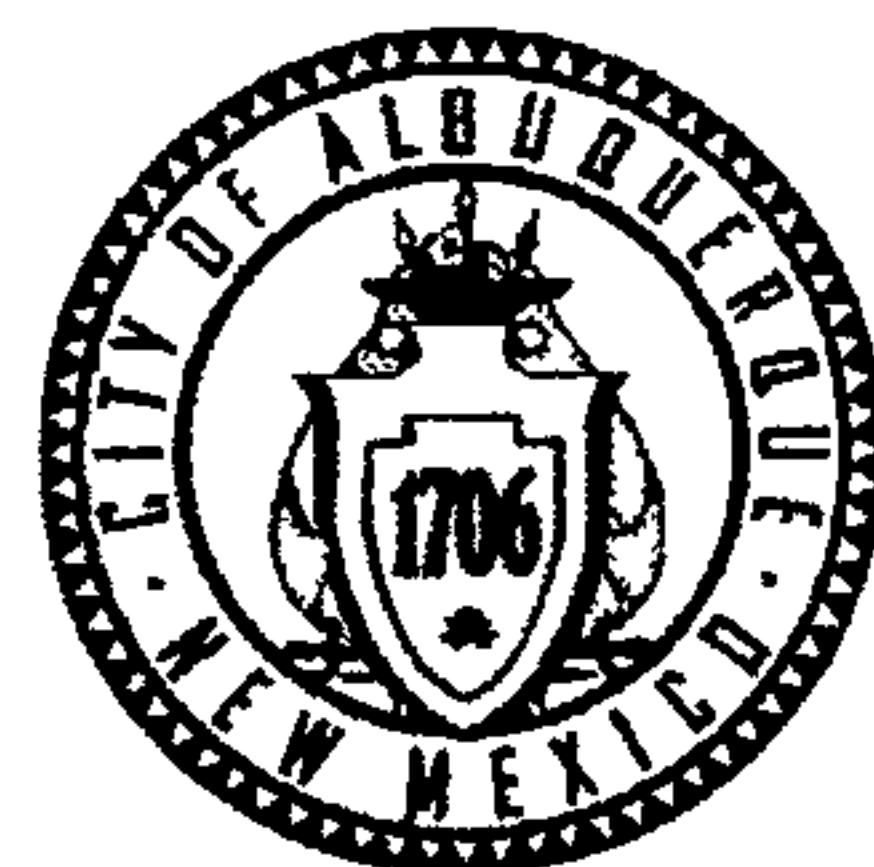
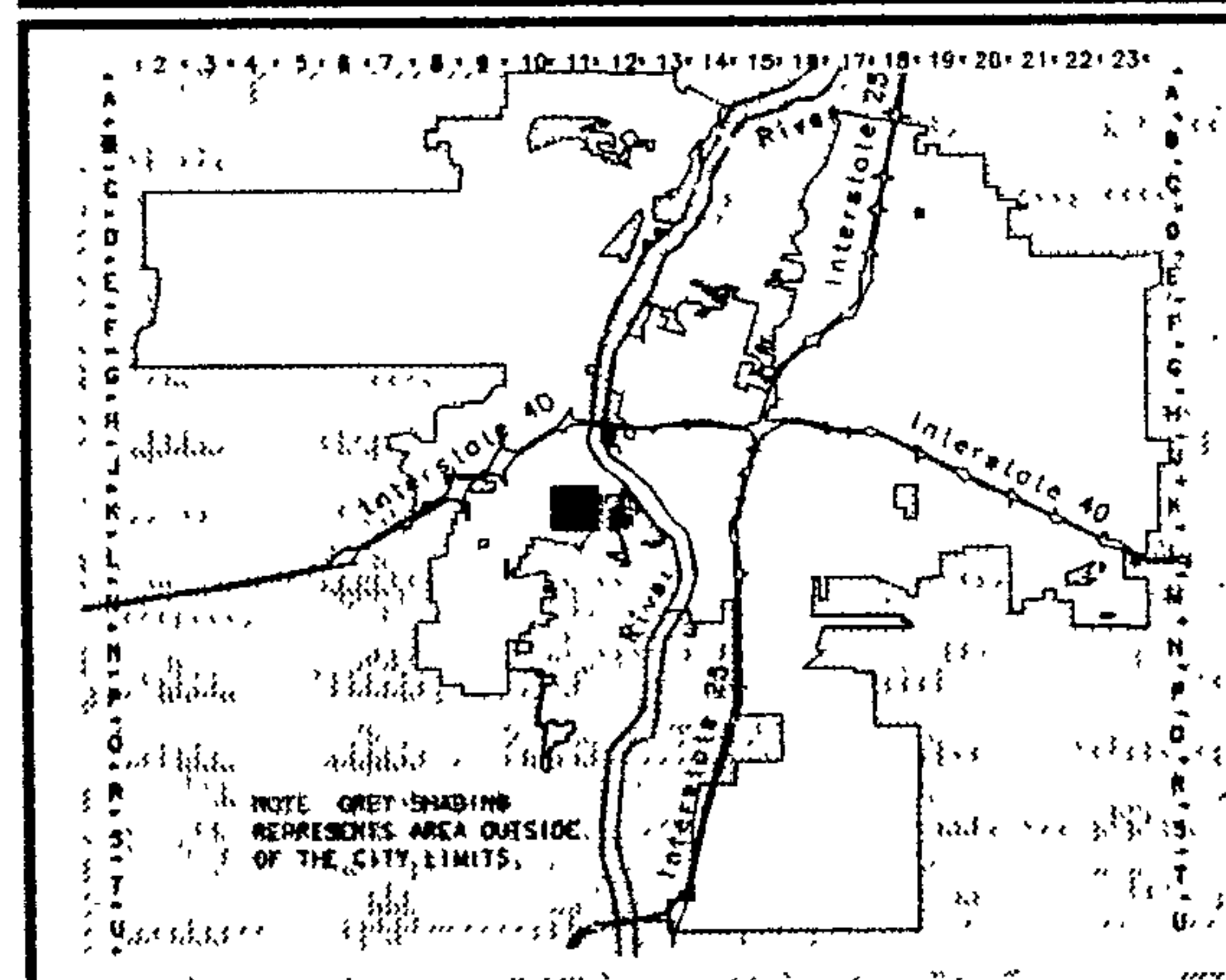
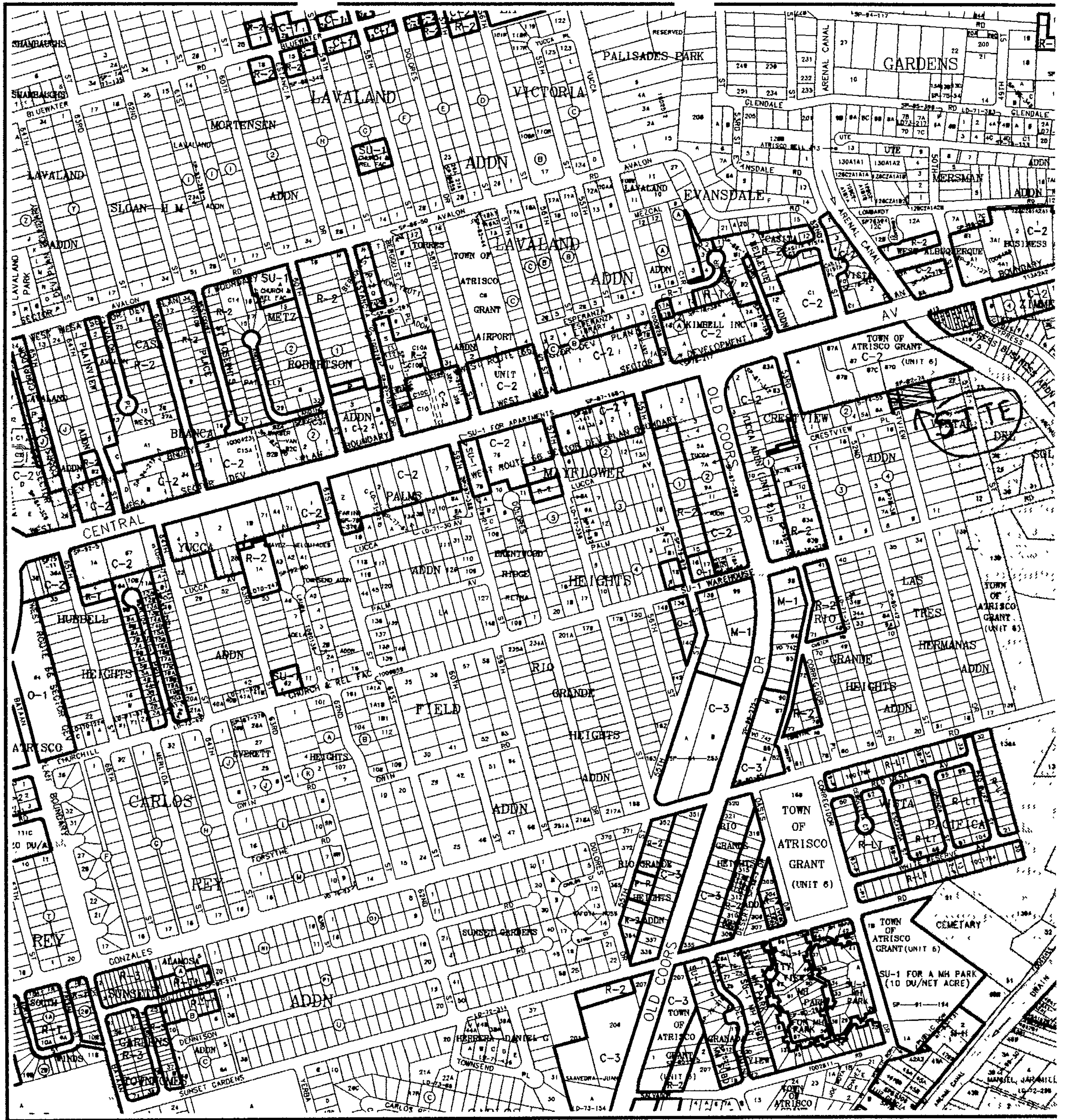


Form revised 3/03, 8/03 and 11/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 05DRB- _____ - 01740

Kim Sims 11/15/05
 Planner signature / date

Project # 1004022



A Albuquerque **G** Geographic **I** Information **S** System
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

K-11-Z

Map Amended through February 03, 2004

WILKS COMPANY
P.O. BOX 10097
ALBUQUERQUE, NM 87184

Phone or FAX (505) 888 3066

TO: DEVELOPMENT REVIEW BOARD; CITY OF ALBUQUERQUE

REFERENCE: Plat of Lots 1-A and 2-A, Vista Del Sol Subdivision

SUBJECT: Letter of plat request description.

The purpose of this plat request is to show the vacated portion of Crestview Drive and grant any easements as shown.

LETTER OF AUTHORIZATION

Subject Property *lots 1-A and 2-A*
Vista Del Sol Subdivision

I, the, undersigned owner of subject property hereby designate **WILKS COMPANY** to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.

Echegaray

Owner
[Signature]

11-3-05

Date

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

PAID RECEIPT

APPLICANT NAME EDWARD LOPEZ
AGENT Wilks Co.
ADDRESS P.O. Box 10097
PROJECT & APP # 1004022 / 05 DRB - 01740
PROJECT NAME _____

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 285.00 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
\$ 305.00 TOTAL AMOUNT DUE

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

EDWARD G. OR FRANCES K. LOPEZ
PH: 505-265-4261
4000 CONSTITUTION AVE NE
ALBUQUERQUE, NM 87110
DATE: 11-14-05 95-8365/3070 02 1985

PAY TO THE ORDER OF City of Albuquerque \$ 305.00
Three hundred five 00/100 DOLLARS

U.S. New Mexico
FEDERAL CREDIT UNION
P.O. BOX 129 ALB NM 87103-0129
(505) 342-8888

FOR: Conflict Mgmt Replat [Signature] MP

Counterrecd
⑆ 307083652⑆ 3031000002⑆ 1985
©Clarke American

DUPLICATE
City of Albuquerque
Treasury Division

11/15/2005 7:32AM LOC: ANNX
RECEIPT# 00053221 W3# 007 TRANSH 0011
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$305.00
J24 Misc
\$295.00
CK \$305.00
CHANGE \$0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

11/15/2005 9:31AM LOC: ANNX
RECEIPT# 00053220 W3# 007 TRANSH 0011
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$305.00
J24 Misc
\$20.00
Thank You



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2005

4. Project # 1004022
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11)

At the April 13, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by April 28, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. 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.

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).



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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.)

Roger A. Green
For Sheran Matson, AICP, DRB Chair

Cc:Edward Lopez, 4000 Constitution NE, 87110
Ray Martinez, 5101 Crestview PI SW, 87105
Rick Jenkins, 208 Crestview PI SW, 87105
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004022 AGENDA#: 4 DATE: 4.13.05

- 1. Name: Ed Lopez Address: 4000 (N. T. Johnson) NE Zip: 87110
Albany
- 2. Name: RAY Martinez Address: 5101 Crestview Pl SW Zip: 87105 6A Lot
- 3. Name: RICK Jenkins Address: 208 Crestview SW Zip: 87105 Lot 3
- 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: _____

#1004022

4/13/05

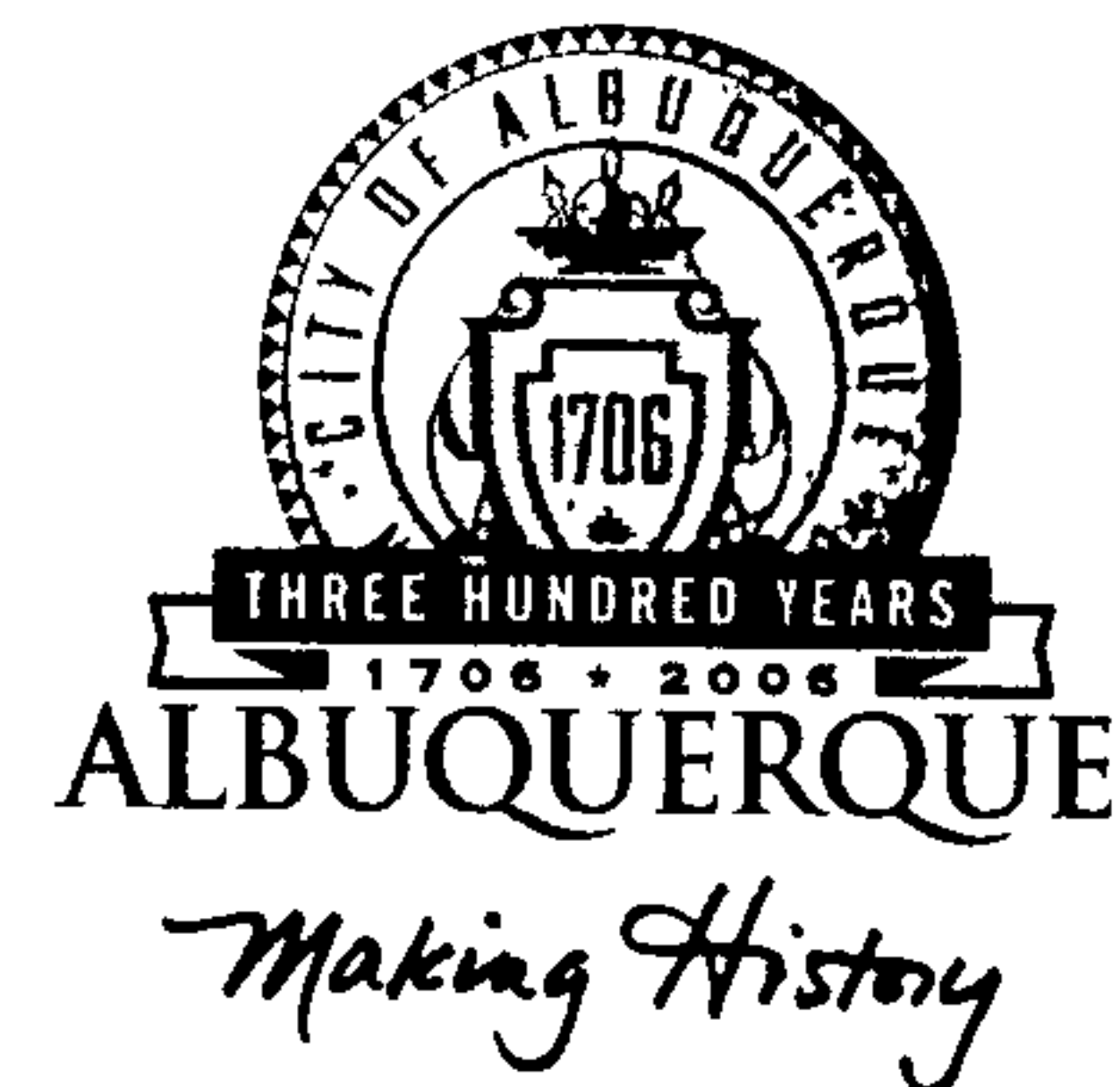
Ray Martinez -

- wants to know what's happening & maybe hear R/W

Rock Jenkins -

- N.A. rep
- no objection to vacation

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004022

AGENDA ITEM NO: 4

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 13, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2005

Project # 1004022
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objections.
Zoning Enforcement	
Access must be provided in some form to both Lots 1 and 2, Vista del Sol.	
Neighborhood Coordination	Letter sent to Crestview Bluff NA "R".
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

Not enough information was submitted with this application, thus I will defer my comments to the DRB hearing.

Transportation Development

No objection to request to vacate the proposed right-of-way to lots 1 & 2. However, a replat will be needed to consummate the procedure and access to lot one will need to be provided. (This can be accomplished via an access easement.) Also, lot 6A also has rights to half of the vacated street. Suggest that the applicant make contact with the owner of lot 6A to discuss their intentions. Are all the street improvements in place on Crestview including sidewalk and curb and gutter?

Parks & Recreation

Defer to Transportation.

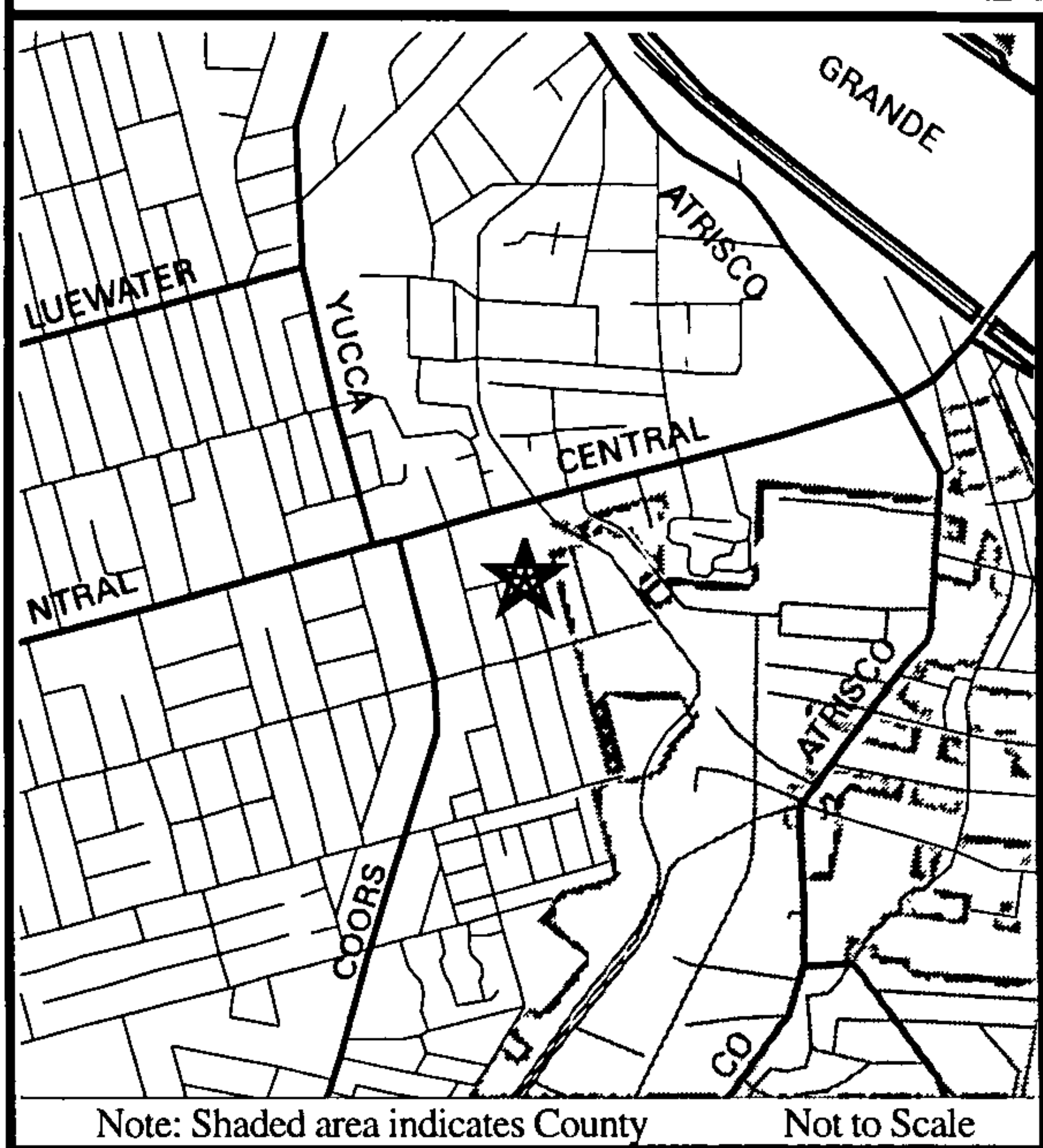
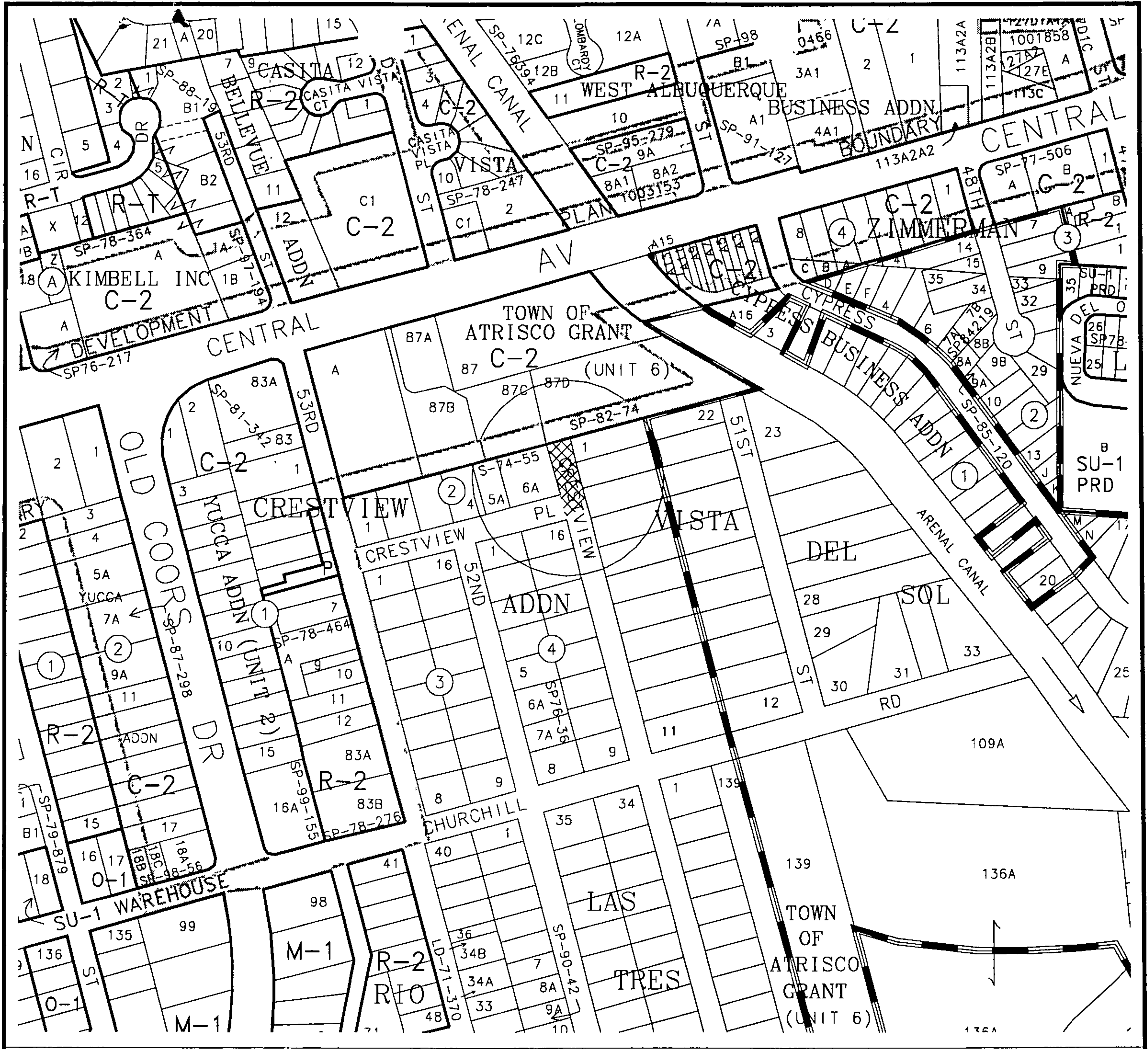
Utilities Development

No objection to Vacation request. The previous vacation approval is not valid since the Conditions of Approval were never satisfied by the property owner. These same conditions would still apply to this Vacation approval.

Planning Department

No objection to the requested vacation of a portion of Crestview Dr, SW. If approved, applicant has one year to apply for a replat of the property incorporating the vacation into existing lots. The replat must be recorded within one year of approval of the vacation action to complete the vacation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc: Edward G Lopez, 4000 Constitution NE, 87110



ZONING MAP



Scale 1"= 317'

PROJECT NO. 1004022
HEARING DATE 4-13-05
MAP NO. K-11
ADDITIONAL CASE NUMBER(S) 05DRB-00428

Note: Shaded area indicates County Not to Scale



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 13, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002315

05DRB-00477 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23)

Project # 1003011

05DRB-00439 Major-Vacation of Pub
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] (H-19)

Project # 1003236

05DRB-00452 Major-Vacation of Public
Easements
05DRB-00454 Major-Preliminary Plat
Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA, UNIT 1**, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] (B-10)

Project # 1004022

05DRB-00428 Major-Vacation of Pub
Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1001273
05DRB-00478 Major-Amnd SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16)

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number 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, MARCH 28, 2005.

F Y I

**NOTIFICATION OF HEARING for the DEVELOPMENT
REVIEW BOARD**

March 28, 2005

TO: Dolores Griego and Rick Jenkins, Crestview Bluff Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately six (6) acre(s): Major Vacation of Public Right-of-Way for Lots 1 and 2, Vista Del Sol North end of Crestview Drive SW.**

Proposed by: Edward G. Lopez at 265-4261

Agent for: Edward G. Lopez.

For property located: On or near Right-of-way north of the intersection of Crestview Drive SW and Crestview Place SW.

The case number(s) assigned is: 05DRB-00428, Project # ~~1004022~~

City Planning accepted application for this request on March 15, 2005.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested*.

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, April 13, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

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

Meeting Date: APRIL 13, 2005
Zone Atlas Page: K-11-Z
Notification Radius: 100 Ft.

Project# 1004022
App# 05DRB-00428

Cross Reference and Location:

Applicant: EDWARD G. LOPEZ
Address: 4000 CONSTITUTION NE
ALBUQUERQUE NM 87110

Agent:
Address:

Special Instructions:

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

Date Mailed: MARCH 25, 2005

Signature: KYLE TSEHLIKAI

R E C O R D S W I T H L E L S

PAGE 1

101105747036010813	LEGAL: TR 8 7-D OF SUMMARY PLAT OF PORT. OF TR 87 UNIT 6 T PROPERTY ADDR: 00000 CENTRAL OWNER NAME: THOMPSON CHESTER E OWNER ADDR: 05202 CENTRAL	AV SW ALBUQUERQUE NM	87105
101105744335610814	LEGAL: TR 8 7-C & THE WLY POR OF TR 87-D OF SUMMARY PLAT 0 PROPERTY ADDR: 00000 CENTRAL OWNER NAME: BELLA VISTA MOBILE HOME PARK L OWNER ADDR: 15685 SW 116TH	ST PORTLAND OR	97224
101105746134910827	LEGAL: 001 VIST A DEL SOL SUBD PROPERTY ADDR: 00000 CRESTVIEW OWNER NAME: LUTZ TOMME R & EUTIMIA F TRUST OWNER ADDR: 00770 MONTEREY	AV CHULA VISTA CA	91910
101105746334410828	LEGAL: 002 VIST A DEL SOL SUBD PROPERTY ADDR: 00000 CRESTVIEW OWNER NAME: LUTZ TOMME R & EUTIMIA F TRUST OWNER ADDR: 00770 MONTEREY	AV CHULA VISTA CA	91910
101105744632510826	LEGAL: 6A R EPLA T OF LTS 5&6 IN BLK 2 OF CRESTVIEW ADDITIO PROPERTY ADDR: 00000 CRESTVIEW OWNER NAME: MARTINEZ REYNALDD D OWNER ADDR: 05101 CRESTVIEW	PL SW ALBUQUERQUE NM	87105
101105743732210825	LEGAL: 5A R EPLA T OF LOTS 5&6 IN BLK 2 OF CRESTVIEW ADDITI PROPERTY ADDR: 00000 CRESTVIEW OWNER NAME: RICHARDSON BOB D & BEVERLY R OWNER ADDR: 05105 CRESTVIEW	PL SW ALBUQUERQUE NM	87105
101105746433710829	LEGAL: 003 VIST A DEL SOL SUBD PROPERTY ADDR: 00000 CRESTVIEW OWNER NAME: JENKINS RICHARD W ETUX OWNER ADDR: 00208 CRESTVIEW	DR SW ALBUQUERQUE NM	87105
101105746533110830	LEGAL: 004 VIST A DEL SOL SUBD PROPERTY ADDR: 00000 CRESTVIEW OWNER NAME: CHAVEZ ERNESTINE AND OWNER ADDR: 00210 CRESTVIEW	DR SW ALBUQUERQUE NM	87105
101105744732710507	LEGAL: 016 004C RESTVIEW ADD PROPERTY ADDR: 00000 CRESTVIEW OWNER NAME: CORDERO DORIS A & OWNER ADDR: 00201 CRESTVIEW	SW ALBUQUERQUE NM	87105
101105746732510831	LEGAL: 005 VIST A DEL SOL SUBD PROPERTY ADDR: 00000 CRESTVIEW OWNER NAME: GRANT DEAN ROY OWNER ADDR: 00212 CRESTVIEW	DR SW ALBUQUERQUE NM	87105
101105743632510508	LEGAL: 001 004C RESTVIEW ADD PROPERTY ADDR: 00000 52ND OWNER NAME: MACHUCA MANUEL E & ALETHEA K OWNER ADDR: 00200 52ND	ST SW ALBUQUERQUE NM	87105

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

PAGE 2

101105745031810506	LEGAL: 014 004C RESTVIEW ADD & L15 PROPERTY ADDR: 00000 CRESTVIEW OWNER NAME: CREEL WILLIAM R & LILLIAN M TR OWNER ADDR: 04722 TRAILS END	NW ALBUQUERQUE NM	87120
--------------------	--	-------------------	-------

"Attachment A"

2/24/05

EDWARD LOPEZ

4000 CONSTITUTION NE / 87110

PHONE: 265-4261

ZONE MAP: K-11

Crestview Bluff NA (R)

***Dolores Griego**

540 53rd Street SW / 87105 831-3702 (h)

Rick Jenkins

P.O. Box 7335 / 87194 831-1112 (h)

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

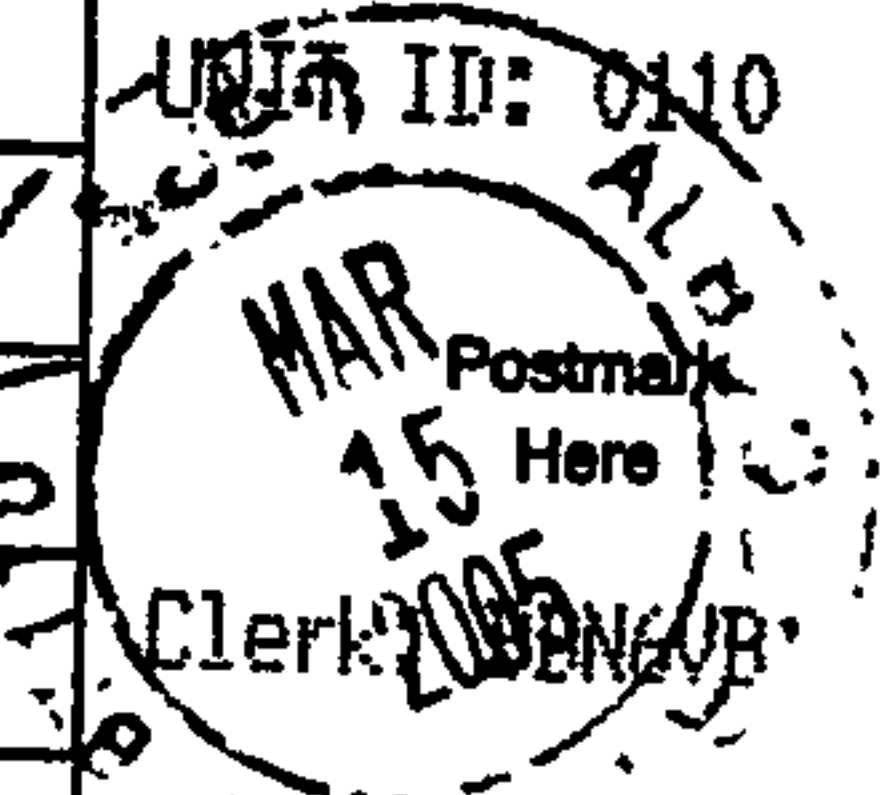
**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

7004 2890 0001 4449 4332

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

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

OFFICIAL USE
ALBUQUERQUE, NM 87105

Postage	\$ 0.37	UNIT ID: 0110  Postmark Here Clerk: 2005 03/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	


Sent To Dolores Griego
 Street, Apt. No.; or PO Box No. 540 53rd Street SW
 City, State, ZIP+4 Albuquerque NM 87105
 PS Form 3800, June 2002. See Reverse for Instructions

7004 2890 0001 4449 4349

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

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

OFFICIAL USE
ALBUQUERQUE, NM 87104

Postage	\$ 0.37	UNIT ID: 0110  Postmark Here Clerk: 2005 03/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Rick Jenkins
 Street, Apt. No.; or PO Box No. PO Box 7335
 City, State, ZIP+4 Albuquerque NM 87194
 PS Form 3800, June 2002. See Reverse for Instructions

VACATION #
V-78

J-11-Z

J-10-Z

J-12-Z

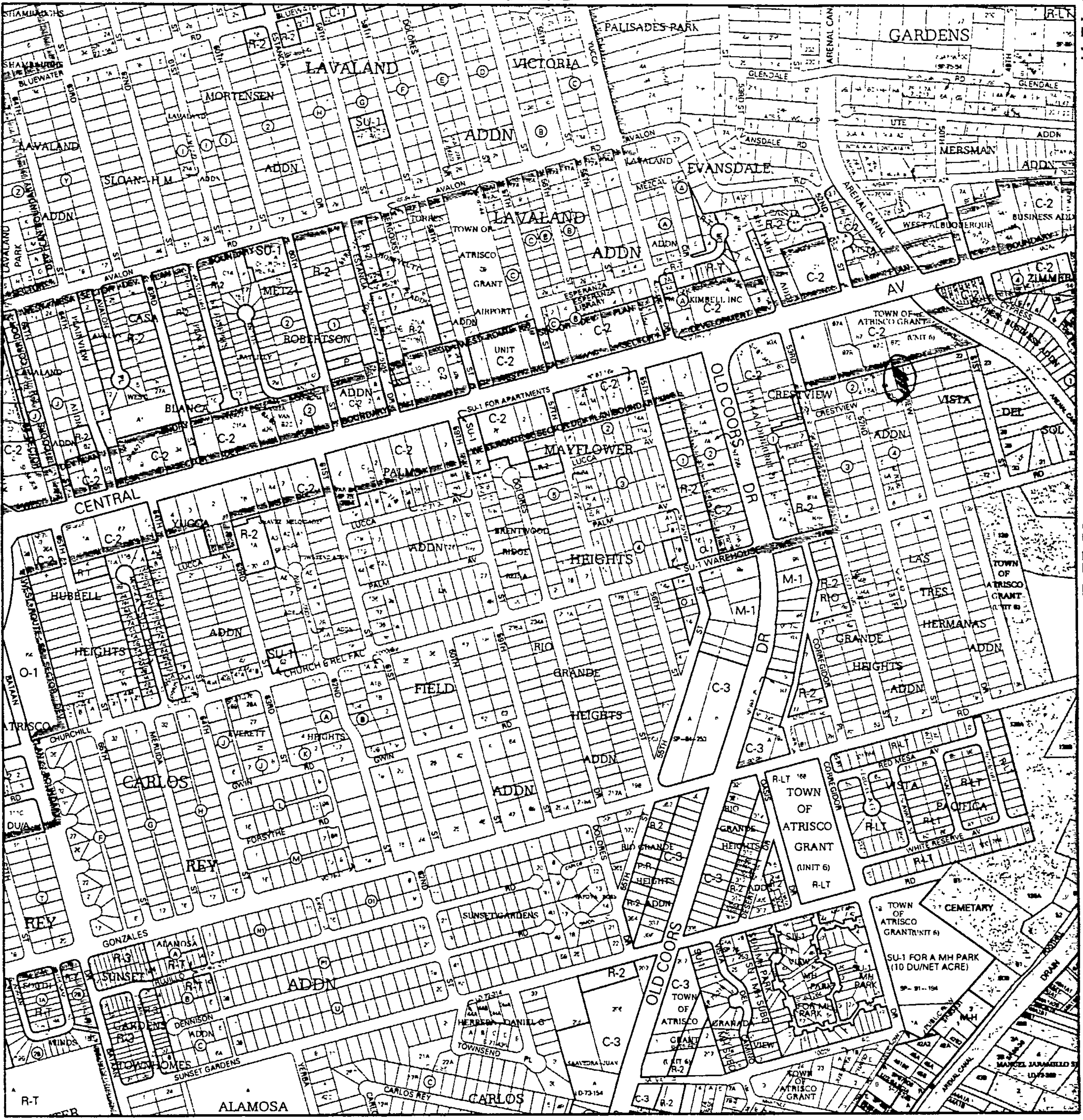
K-10-Z

K-12-Z

L-10-Z

L-12-Z

L-11-Z

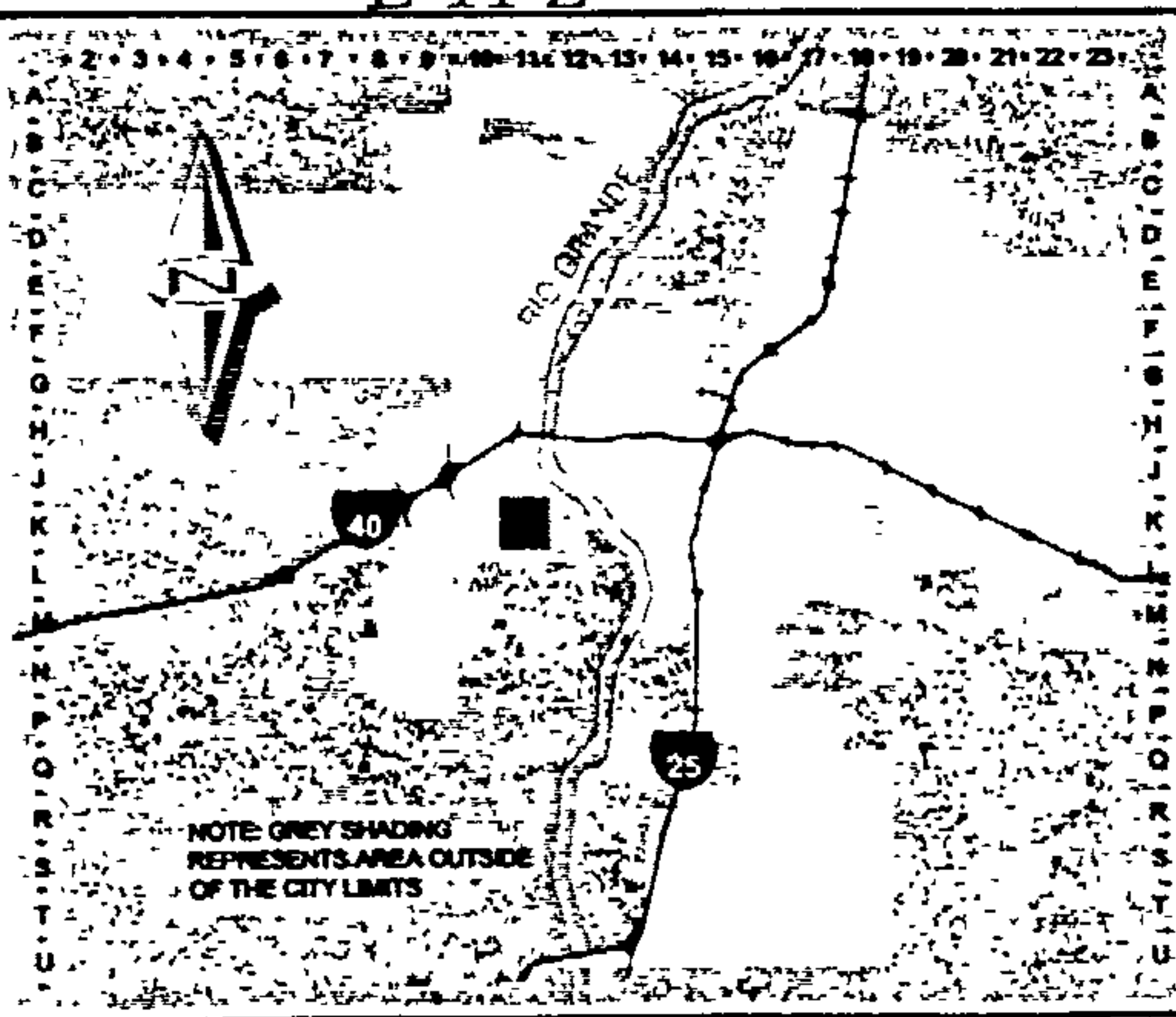
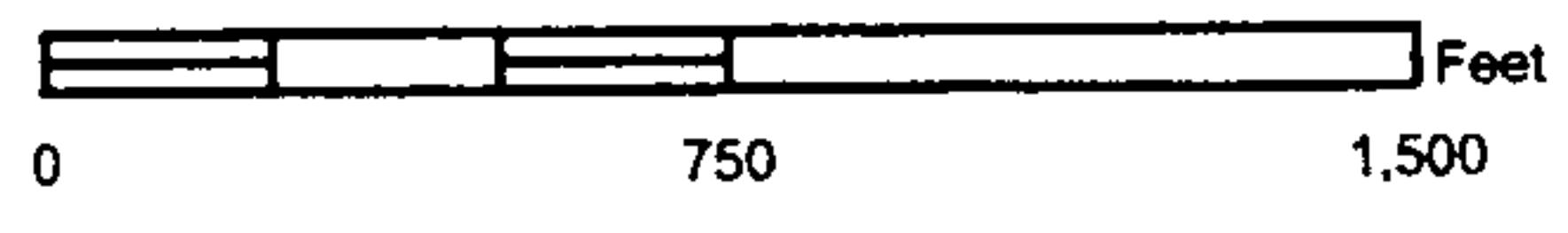


Zone Atlas Page: **K-11-Z**

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



ALBUQUERQUE
Hacienda Historia
AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

409 Colorado Apt.
Chula Vista, Ca. 92010

May 22, 1978

Val Valdez
Property Management Div.
P.O. Box 1293
Albuquerque, New Mexico

Re: V-78-11 (Vacation of Crestview Drive SW)

Dear Mr. Valdez:

I make reference to the letter dated April 19, 1978 from Phil Garcia, Principal Planner for the City of Albuquerque requesting that I contact you regarding the vacation of Crestview Drive S.W.

If my plan which I submitted with my letter of March 27, 1978 is not acceptable, I would like you to propose another plan giving legal access to Lots 1 and 2.

Mr. Garcia suggested I get a registered surveyor. This, however, would impose an expense on my part. The error was made by the Planning Department, Engineering Department or the Mapping Department whichever had the subdivision plat drawn as having a public street to lots 1 and 2. Therefore, I should not be liable for any cost incur in correcting this matter.

I have already suffer the consequence of purchasing Lots 1 and 2 which, according to your original plat, show as though they are Lots 3 and 4 as seen by actually viewing the property or by looking at your original plat.

I am most anxious to finalize this matter and would appreciate your help in doing so.

Sincerely,

Eutimia LeBlanc

cc: Phil Garcia, Principal Planner
City Engineering Department
Philip Hubbel Estate (seller)

5/22/78
NO P.W. Hubbel
be spent for
Hubb.
RECEIVED
MAY 26 1978
CITY ENGINEERING

RECEIVED
PLANNING DEPARTMENT
MAY 26 1978
ALBUQUERQUE, N.M.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Edward G Lopez PHONE: 505-265-4261
 ADDRESS: 4000 CONSTITUTION NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Edward G & Finco K List all owners: E' DAVID E. & KARINA LOPEZ
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Request city VACATE RIGHT OF WAY IN FRONT OF LOTS 1 & 2, VISTA DEL SOL SUBDIVISION, NORTH END OF CRESTVIEW DRIVE

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 1 & 2, VISTA DEL SOL Block: - Unit: -
 Subdiv. / Addn. VISTA DEL SOL
 Current Zoning: R-1 Proposed zoning: _____
 Zone Atlas page(s): K-11 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ 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? _____
 UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Right of way north of intersection of
 Between: Crestview Drive and Crestview Place

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
IMPORTANT: MAKING THIS APPLICATION UNDER PROTEST SINCE RIGHT OF WAY WAS VACATED IN 1978 (V-78-11) AND NO ONE ELSE HAS STEPPED UP TO NEGOTIATE FOR IT.

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: (March 1978)

SIGNATURE [Signature] DATE 3-15-05
 (Print) EDWARD G. LOPEZ Applicant Agent

*** PLEASE SEE ATTACHMENTS RE V-78-11**

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB 00428</u>	<u>VRW</u>	<u>V</u>	<u>\$ 300.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>AD Fee</u>	_____	<u>\$ 25.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
	Hearing date <u>4-13-05</u>			Total <u>\$ 395.00</u>

[Signature] 3-15-05
 Planner signature / date

Project # 1004022

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.

Edward G. Lopez
Applicant name (print)
[Signature]
Applicant signature / date
3-15-05



Form revised 4/03 and October 2003

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

Application case numbers
25 DRB - 00428

[Signature]
Planner signature / date
3-15-05
Project # 1004022

VACATION #
V-78

J-11-Z

J-10-Z

J-12-Z

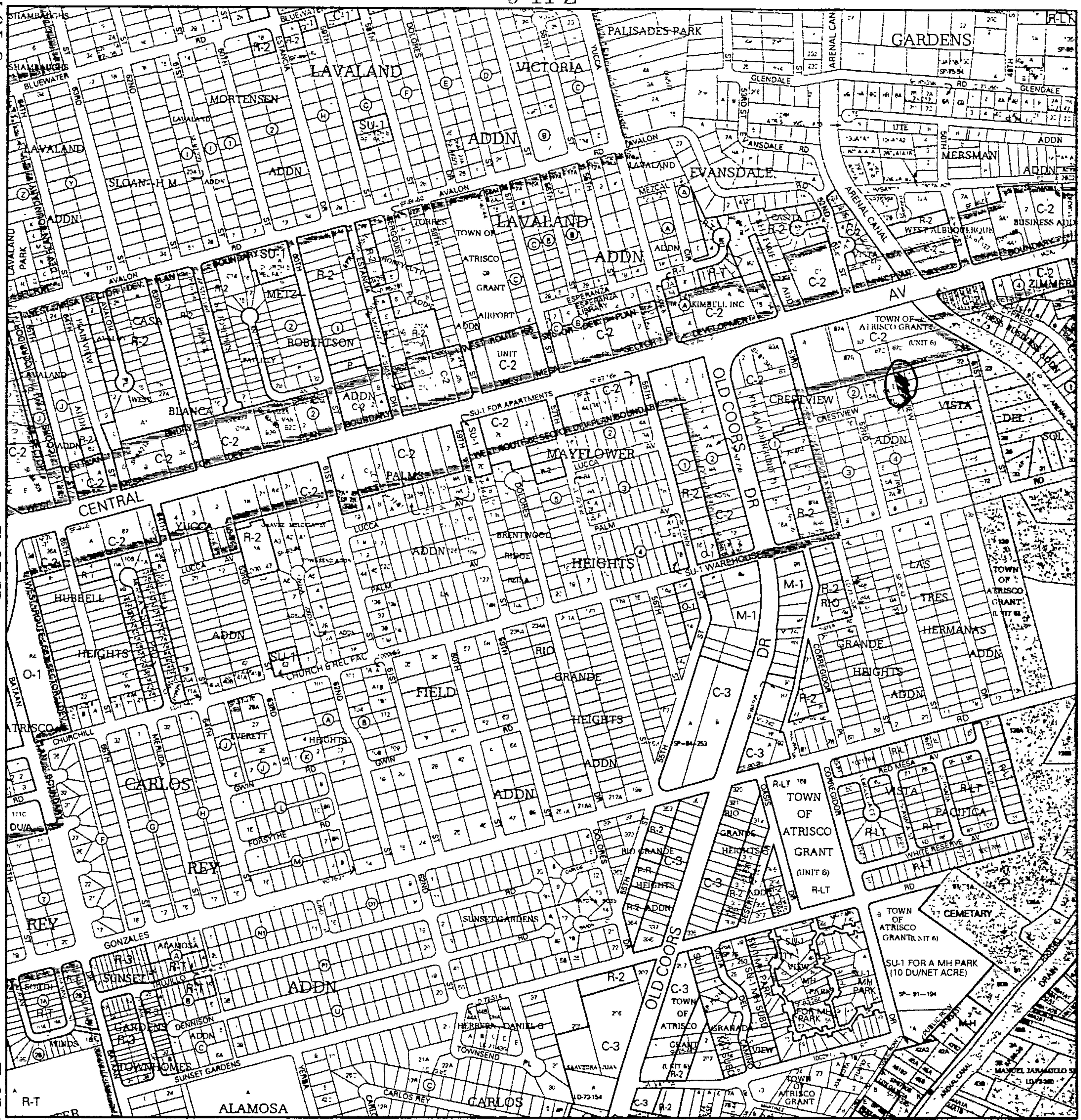
K-10-Z

K-12-Z

L-10-Z

L-12-Z

L-11-Z

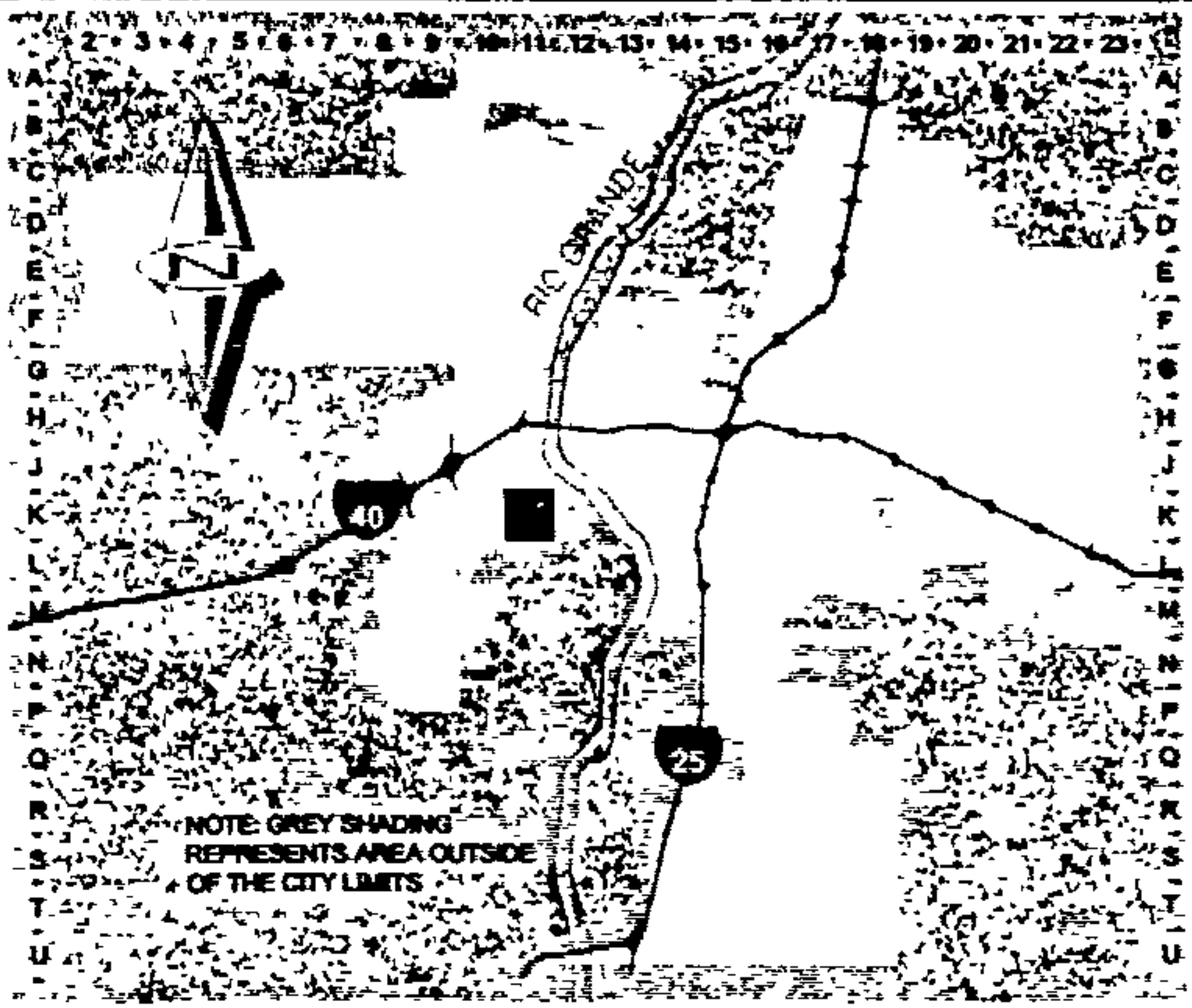
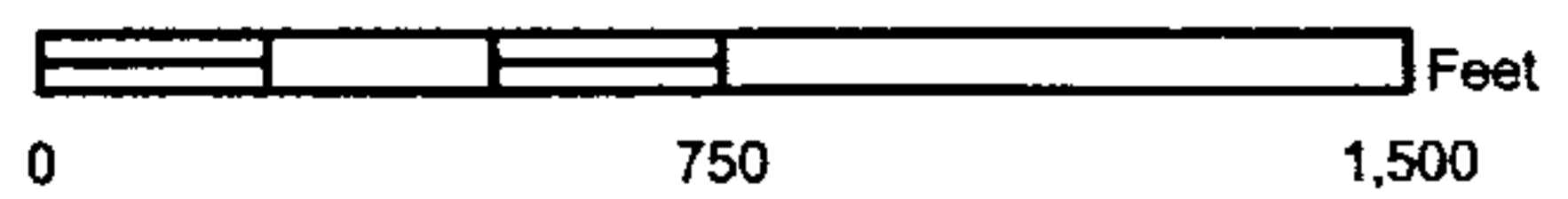


Zone Atlas Page: **K-11-Z**

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



THREE HUNDRED YEARS
1706 - 2006
ALBUQUERQUE

Hacienda Historia

A G I S
Albuquerque Geographic Information System

© Copyright 2004

March 15, 2005

City of Albuquerque
Planning Department

Re: Request for Vacation of
Right of Way
Lots 1&2, Vista Del Sol
North End of Crestview Drive

Please note that this right of way was already vacated by the city in 1978. See V-78-11. I don't think I should be having to jump through these hoops. The city invited the two adjacent land owners (Lots 1 and 2 on the east and Lot 6A on the west) in 1978 to negotiate for the vacated right of way and nobody ever stepped forward. My son and I are now the owners of Lots 1 and 2. We would like to negotiate for the property but have found no one in the city willing to take the bull by the horns and do it.

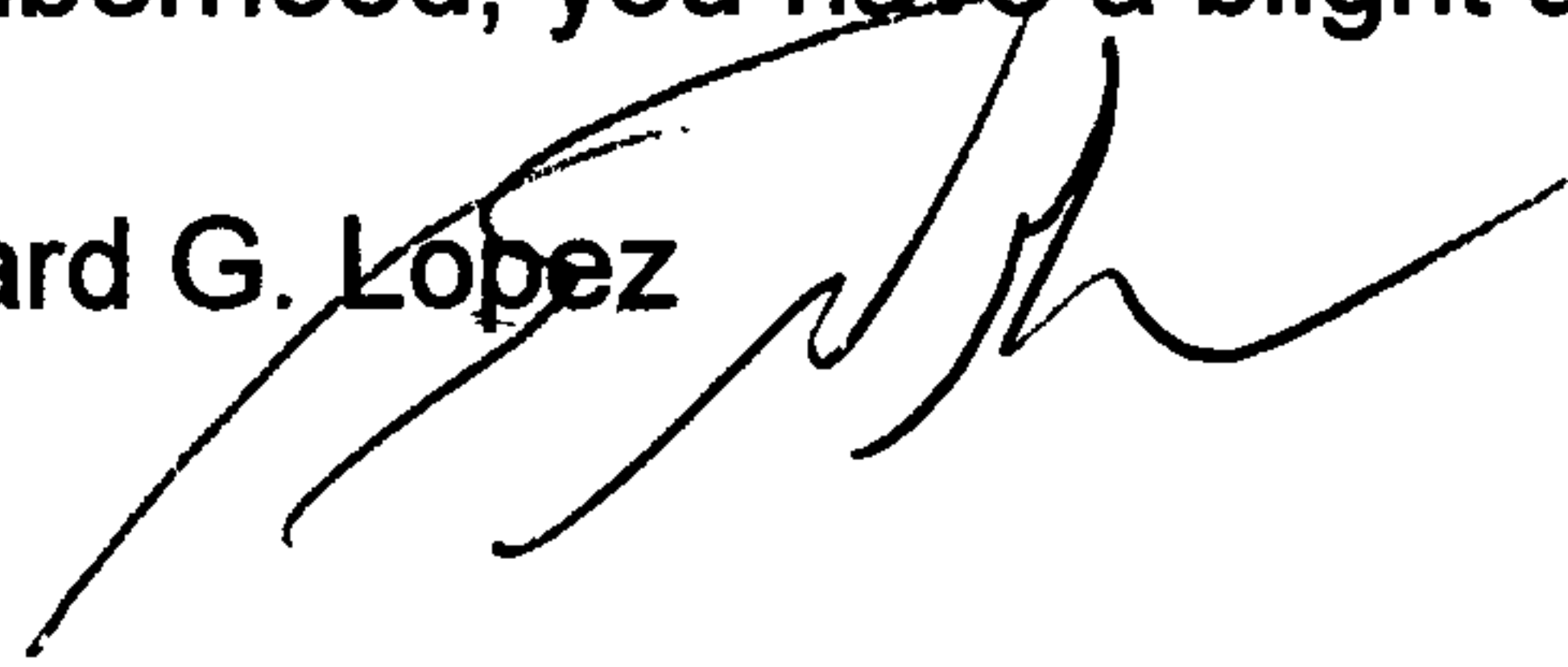
Please note the following chronology re V-78-11:

1. Early 1978 – City Engineer requests vacation. City does not want deal with the physical problems associated with the right of way.
2. Planning department supports request.
3. March 16, 1978 – EPC/LCB unanimously approves request.
4. March 20, 1978 – Interested parties notified, invited to submit suggestions.
5. March 27, 1978 – Eutimia LeBlanc (now Lutz), then owner of lots 1 and 2, submitted suggested plat and requested right of way be deeded to her so that she might assign $\frac{1}{4}$ of it to lot 2 and $\frac{3}{4}$ of it to lot 1.
6. April 19, 1978 – Principal Planner Phil Garcia replies that 6A must **also** have a chance at the right of way. Invites Eutimia to negotiate, suggests possibility that 6A may have no interest, and informs that if Eutimia succeeds in negotiations will have to employ surveyor to replat property. Invites Eutimia to deal with Val Valdez.
7. May 22, 1978 – Eutimia writes Val Valdez. Tells him that she should not have to pay for either the right of way or the surveyor since she is the party injured by the city's failings in the original mappings and development of the right of way.

That is it. There is no more. Valdez apparently never responded to Eutimia and Eutimia does not remember anything further happening. She says she just got tired of trying to deal with the city long distance (she lives in California).

So long as the ownership of that right away remains unresolved, nothing productive can begin to be accomplished with that property. Instead of a nice anchor for the north end of the neighborhood, you have a blight and a nuisance.

Edward G. Lopez

A handwritten signature in black ink, appearing to be 'E. Lopez', written over the printed name.

409 Colorado Apt.
Chula Vista, Ca. 92010

May 22, 1978

Val Valdez
Property Management Div.
P.O. Box 1293
Albuquerque, New Mexico

Re: V-78-11 (Vacation of Crestview Drive SW)

Dear Mr. Valdez:

I make reference to the letter dated April 19, 1978 from Phil Garcia, Principal Planner for the City of Albuquerque requesting that I contact you regarding the vacation of Crestview Drive S.W.

If my plan which I submitted with my letter of March 27, 1978 is not acceptable, I would like you to propose another plan giving legal access to Lots 1 and 2.

Mr. Garcia suggested I get a registered surveyor. This, however, would impose an expense on my part. The error was made by the Planning Department, Engineering Department or the Mapping Department whichever had the subdivision plat drawn as having a public street to lots 1 and 2. Therefore, I should not be liable for any cost incur in correcting this matter.

I have already suffer the consequence of purchasing Lots 1 and 2 which, according to your original plat, show as though they are Lots 3 and 4 as seen by actually viewing the property or by looking at your original plat.

I am most anxious to finalize this matter and would appreciate your help in doing so.

Sincerely,

Eutimia LeBlanc

Eutimia LeBlanc

cc Phil Garcia, Principal Planner
City Engineering Department
Philip Hubbel Estate (seller)

file

No P.V. will be expected for this

RECEIVED
MAY 26 1978
CITY ENGINEERING

RECEIVED
PLANNING DEPARTMENT
MAY 26 1978
ALBUQUERQUE, N.M.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT

April 19, 1978

Eutimia LeBlanc
409 Colorado, Apt. B
Chula Vista, California 92010

Dear Ms. LeBlanc:

Re: V-78-11 (Vacation of Crestview Drive, S.W.)

We are in receipt of your letter dated March 27, 1978 wherein you enclose a proposed plan adding the full width of the vacated right of way of Crestview Drive, S.W. to Lots 1 and 2.

Vacated right of way reverts equally to adjacent property owners; in this instance it would be Lot 6A to the west and your property, Lots 1 and 2. Conceivably, the owner of Lot 6A may not desire to negotiate for the right of way and you would have the opportunity to negotiate with the Property Management Division for the full width. You are urged to contact Val Valdez, Property Management Division, P.O. Box 1293, as soon as possible concerning this matter.

When negotiations are completed, you should contact a registered surveyor so that a summary plat may be prepared including the vacated right of way with the adjacent lots (Lots 1 & 2) and changing the property lines in such a manner so that legal access will not be denied to either lot. Your surveyor may contact this office if he has any questions.

Please note the vacation cannot be finalized until these conditions are met.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Phil Garcia
Principal Planner

PG:bg

cc: Property Management Office
City Engineer

March 27, 1978

City of Albuquerque
Planning Department
Box 1293
Albuquerque, New Mexico 87103

Re: Vacation (Closing) of Crestview Dr.
Lots 1 and 2, Bista Del Sol Subdivision

In reference to your Official Notice dated March 20, 1978,
I am submitting the attached plot plan recommending to subdivide
Lots 1 and 2 of the Vista Del Sol Subdivision with the vacated
right of way.

I desire 1/4 of the vacated right of way to be added as part
of Lot #1 and 3/4 to be added to Lot #2, as shown on the attached
plan, therefore, giving legal access to both lots. I definitely
do not want to combine the two lots. If the attached plot plan
is not permissible, please make other suggestions.

Would you also check the curb cut for Lot #3? I believe, that
the curb cut is on the right of way in question.

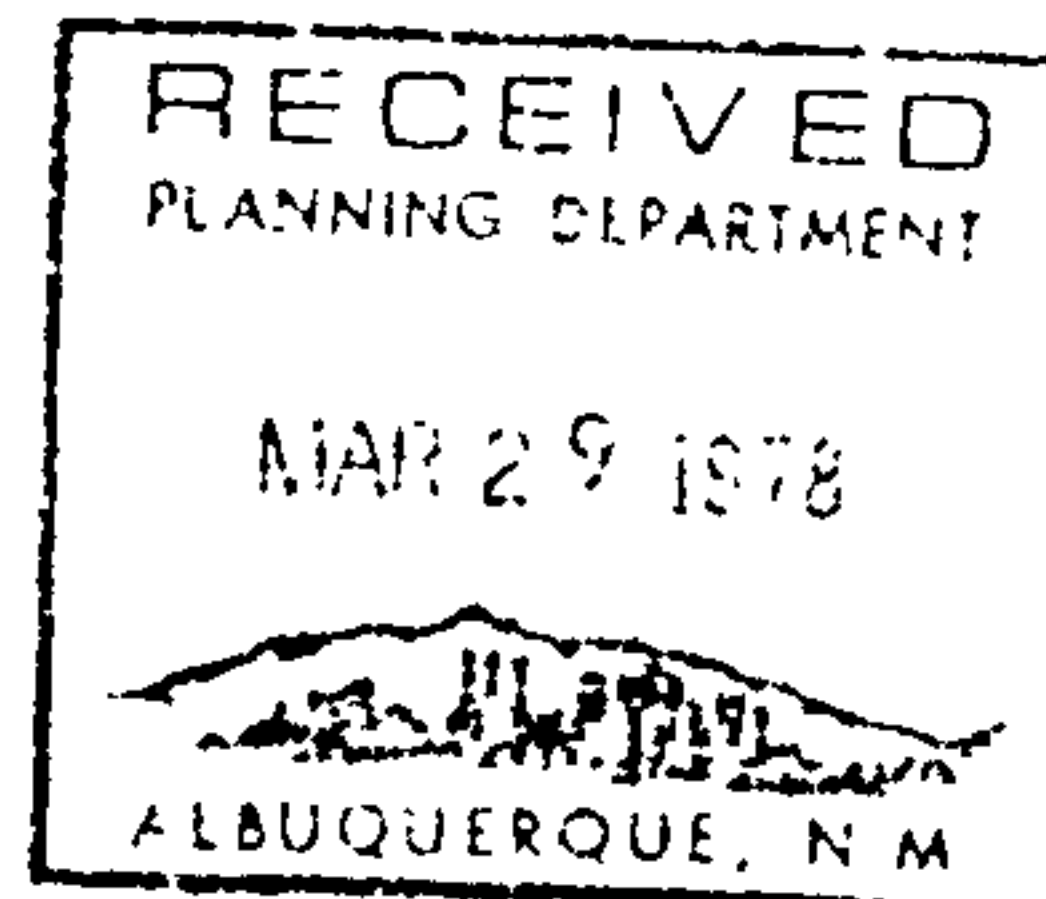
Sincerely,

Eutimia LeBlanc

Eutimia LeBlanc
409 Colorado, Apt B
Chula Vista, Ca. 92010

cc: Philip Hubbell Estate
Property Management Div.

Attachment



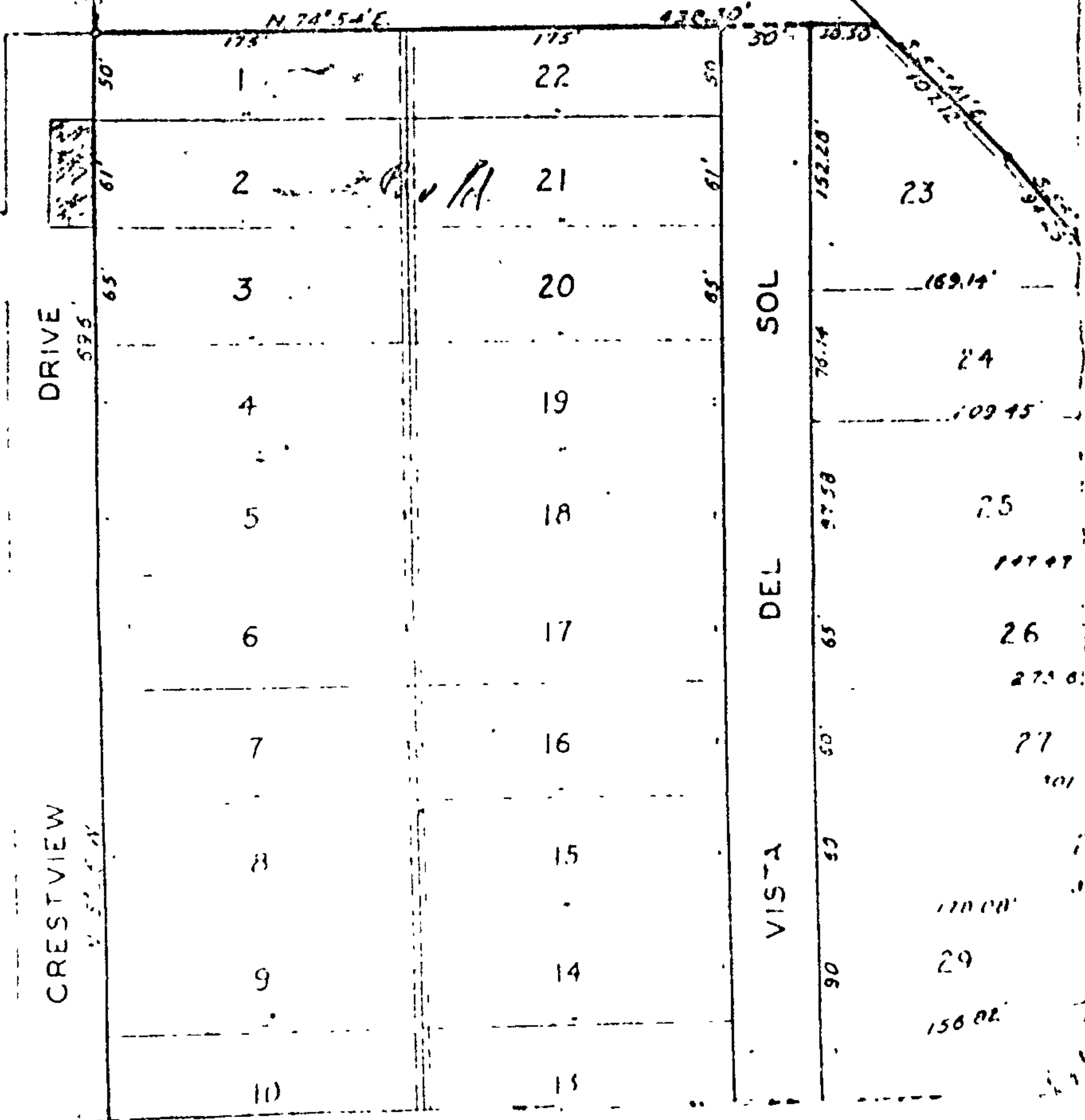
VISTA DEL SOL

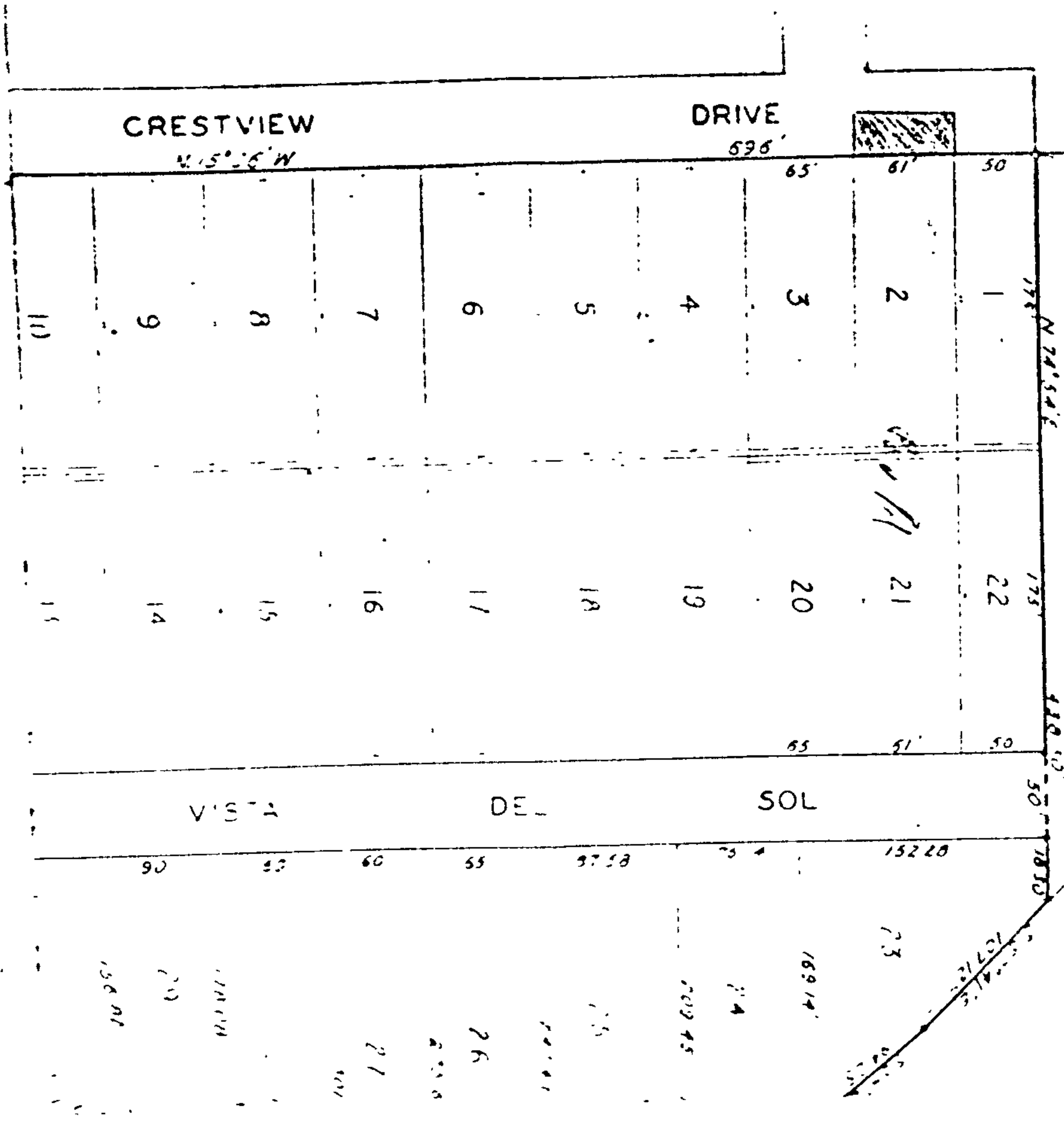
A SUBDIVISION
ALBUQUERQUE, NEW MEXICO

SCALE: 1 IN. = 200 FT.

ROSS-BEYER ENGINEERING OFFICE NOV. 1940 E.R.J.

N 16° 24' 50" W 127.95.04
To N.E. Cor. Sec. 9 T10N R2E
N 49° 30' 00" W 127.95.04
To 1/2 Mi. Cor. on N. Boundary
Town of Alrisco Creek





VISTA DEL SOL
 A SUBDIVISION
 ALBUQUERQUE, NEW MEXICO
 SCALE 1 IN = 200 FT.

ROSS-BEYER ENGINEERING OFFICE NOV 1940 E.H. JI

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1283, Albuquerque, NM 87103

Date March 20, 1978

City Engineer

NOTIFICATION OF DECISION

File: V-78-11

Location: Vacation (closing) of Crestview Dr., S.W. from the north right of way line of Crestview Place north approximately 110 ft.

At their meeting of March 16, 1978, the EPC Land Controls Board approved the above mentioned vacation subject to the following conditions: (1) Submission of a summary plat combining the two lots and including the vacated right of way or subdividing the two lots in such a manner that legal access will not be denied to either lot; (2) Discussion with the Property Management Division concerning the final disposition of the vacated right of way.

When the conditions have been complied with, the Planning Department will prepare the required resolution which must be recorded in the office of the Bernalillo County Clerk. Please note the vacation is not final until the resolution is recorded.

If you wish to appeal this decision, you may do so by 3-31-78 in the manner described below. A non-refundable filing fee of \$25 is required at the time of application.

A Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application on the Planning Department form to the Planning Department within 15 days after the date of the staff's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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 and decided by the Planning Commission within 60 days of its filing.

B Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A above). The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinance have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed it shall hear the appeal. Such appeal if heard shall be heard within 60 days of its filing.

You will receive notice if another person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

Sincerely,

Bea Gutierrez
Bea Gutierrez
Board Secretary

cc Eutimia LeBlanc, 409 Colorado Ave., Apt. 1
Chula Vista, CA 92010
Phillip Hubbell, 312 Gold, S.W. 87101
Property Management Div.

Letter of
Advice

Z-78-36 (cont'd)

- FINDINGS:**
1. The existing zoning is incompatible with the established land uses.
 2. The change of zone to C-3 will not adversely affect the adjacent property.

THEREFORE, BE IT RESOLVED THAT Z-78-36 be approved, thereby changing the zoning to C-3.

Moved by Commissioner Burns
Seconded by Commissioner Ashcraft

Commissioner Bicknell said that although she is not opposed to the proposed zoning, there is an adopted plan for this area and she feels they owe it to the surrounding neighborhood to bring this matter before them for discussion, particularly in view of the fact a new plan is eminent. She feels adoption of this request will prejudice discussions on the sector plan and is not in the best long range interest of the City. She emphasized that a deferral would not destroy Ever Ready's expansion plans as they can remain until 2009.

The motion for approval was then voted on. Motion Carried 3-2
(Commissioners Bicknell & Fife voted "no")

6. V-78-11

City of Albuquerque, City Engineer's Office, requests vacation (closing) of Crestview Drive, S.E., from the north right of way line of Crestview Place, north approximately 110 feet.

There were no objectors present.

Phil Garcia, Planning Department, explained this request and gave the staff's recommendation for approval subject to the two lots being replatted and the property owner purchasing the vacated right of way so that access will not be denied.

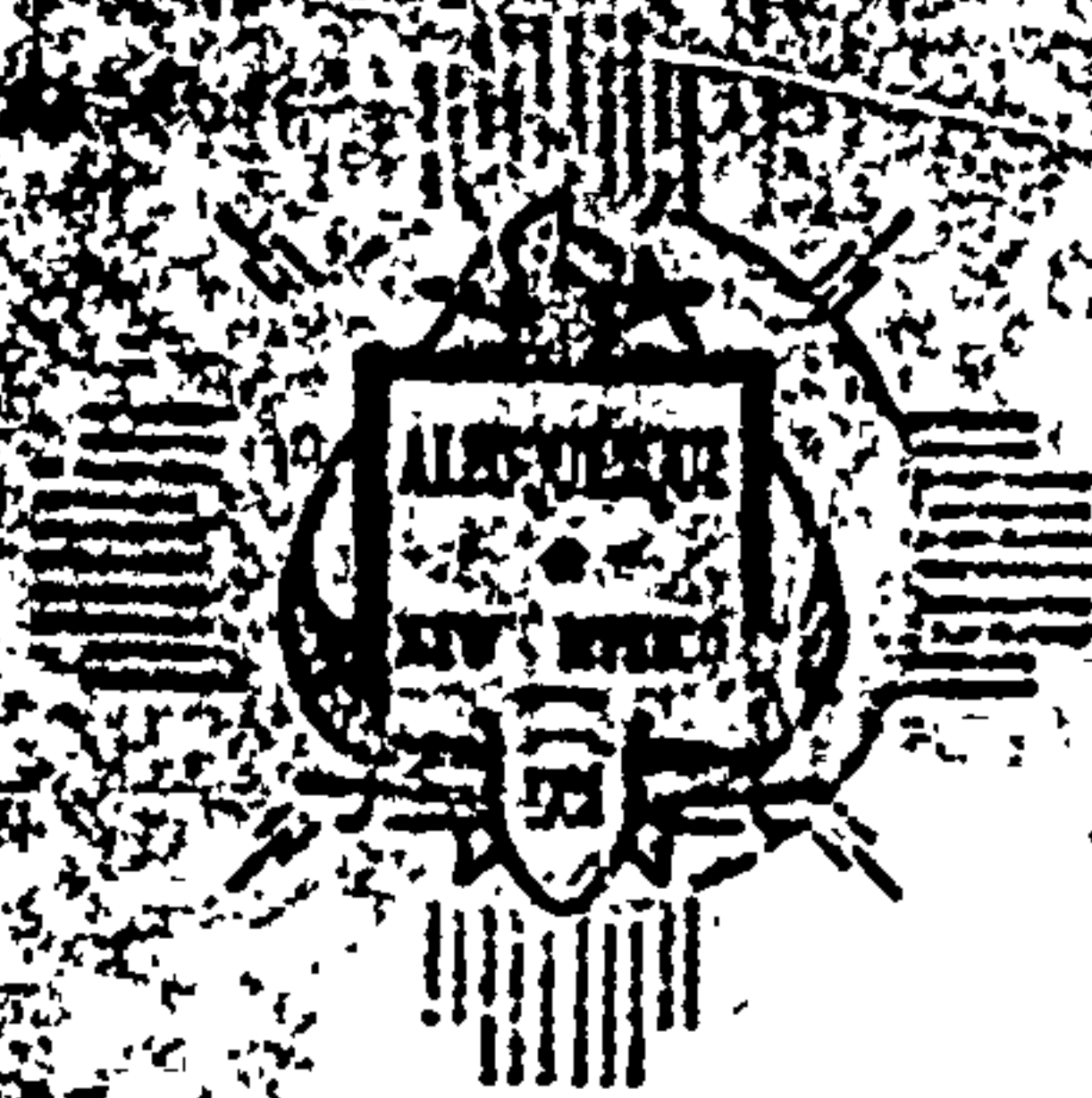
Commissioner Fife asked if the owner has been contacted concerning this matter.

Mr. Garcia replied that the two lots are under one ownership and the owner has been notified. The staff has not received any response since the report was prepared.

- FINDINGS:**
1. The subject right of way presently serves a public need, assuming the existing platting remains for Lots 1 & 2.
 2. The City Engineer's office has found that the street as it exists at this time is too steep for vehicular traffic and storm drainage.
 3. Submission of a summary plat will be required, combining the two lots and including the vacated right of way, or subdividing the two lots in such a manner that legal access will not be denied to either lot.
 4. Discussion with the Property Management Division concerning the final disposition of the vacated right of way will be required.

THEREFORE, BE IT RESOLVED THAT V-78-11 be approved, subject to the Findings.

Moved by Commissioner Fife
Seconded by Commissioner Bicknell
Motion Carried Unanimously



City of Albuquerque

P.O. BOX 1203 ALBUQUERQUE, NEW MEXICO 87103

February 9, 1978

Hubbell Agency, Inc.
312 Gold Ave. S.W.
Albuquerque, New Mexico 87102

Dear Sir:

Reference is made to a portion of Crestview Drive in Vista Del Sol Addition. At the present time, the portion of the street that lies North of Crestview Place has not been paved nor have the sewer and water mains been extended.

The City Engineer's Design Section made a field survey of the site and found that the terrain dropped steeply immediately North of Crestview Place. The grade was about 1 to 1 for both the right-of-way of Crestview Drive and Lots 1 & 2 of Vista Del Sol. This slope is too great for street grades - both for vehicular traffic and for storm drainage.

The recommendation of the Engineers reviewing the situation was that the portion of street in question should be vacated. When this action is taken, half of the right-of-way affected is given to the abutting property owners. In this case, a 25 foot wide strip of the right-of-way in front of Lots 1 & 2 would be deeded to the property owner. Should the property owner decide that it is practical to build on these two lots, the 25' strip would provide access.

Vacation action was requested by the Assistant City Engineer-Design on January 16, 1978. The request is on the agenda of the Environmental Planning Commission for March 16, 1978. You will be advised as to the action taken.

Yours Truly,

James D. Davis
James D. Davis
Administrative Assistant

JDD/tl

NOTICE OF PUBLIC HEARING
ENVIRONMENTAL PLANNING COMMISSION
LAND CONTROLS BOARD

TO ALL CITIZENS AND PARTIES IN INTEREST:

Notice is hereby given that the Environmental Planning Commission Land Controls Board will hold a public hearing in the City Council Chambers, City Hall, 400 Marquette, N.W., at 9:00 A.M., on Thursday, March 16, 1978, for the purpose of considering the following:

- V-78-11 City of Albuquerque, City Engineer's Office, requests vacation (closing) of Crestview Drive S.W., from the north right-of-way line of Crestview Place north approximately 110 feet. (K-11)
- V-78-12 Janet M. Leppke requests vacation (closing) of excess right-of-way of Hermosa Drive S.E. adjacent to Block 1, Granada Heights Addition. (K-17)
- V-78-13 Mrs. Carl A. Hatch & Mr. & Mrs. Stephen E. Bruckner, request vacation (closing) of Spruce Street N.E. from the north right-of-way line of Sigma Chi Road N.E. north approximately 125 feet. (J-15)
- V-78-9 Gordon Herkenhoff & Assoc., Inc., agent for Robert Rosner/Hoffman Trust, requests vacation (closing) of 94th Street S.W. between Sage & San Ygnacio Roads. (L/M-9)
- Z-78-36 James W. Shepherd, agent for Ever Ready Oil Co., Inc., requests a change of zone from R-2 to C-3 for Lot 1, Block 26; Lots 1, 2, & 3, Block 27, Torreon Addition, located on the west side of Commercial Street S.E. between Ogle & Thaxton Avenues, containing approximately 0.5 acre. (L-14)
- Z-78-39 Alfred M. & Marian B. Hoge request a change of zone from R-1 to R-T for Lots 4 thru 6, Block 2, Unit 2; Lots 7 thru 12, Block 2, Unit 1, Sunrise Call Addition, located on the west side of Girard Boulevard N.E., between Revere Place and Frontier Avenue, containing approximately 1.29 acres. (J-16)
- AX-78-5
Z-78-25 Lois T. L. Kao requests annexation and simultaneous establishment of R-1 zoning for Lots 1, 2, 3, & 6, Block C, Cacy Subdivision, located on the west side of Alamoqordo Drive and the east side of 51st Street N.W., between Quail Road and Flamingo Avenue, containing approximately 0.97 acre, also, that portion of Flamingo Avenue adjacent to Lot 1. (H-11)

The above applications may be reviewed in the Planning Department, Room 601, 400 Marquette, N.W.

Ralph Loken, Vice Chairman
(Chairman Pro Tem)
EPC Land Controls Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL ON WEDNESDAY, MARCH 1, 1978.

CITY/COUNTY PLANNING DEPARTMENT
P.O. BOX 1293
Albuquerque, New Mexico 87103

APPLICATION FOR: Subdivision S - SC - SC-5
Annexation AX-
Zone Map Change Z-
Vacation 78-11

PL Map No.: K-11
Hearing Date: 3-16-78

1. APPLICANT INFORMATION (Sections 1 thru 4 to be Completed by the Applicant)

Applicant: City of Albuquerque Phone: 766-7441
Mailing Address: _____

Agent: D. P. Kiech City Engineer Div Phone: 766-7441
Mailing Address: _____

Applicant's Interest in the Property: Drainage & Street Grades

Signature: D. P. Kiech Date: 16 Jan 78

2. REASON FOR REQUEST: (Please Use a Separate Sheet) ON ZONE CHANGE APPLICATIONS, YOUR REASON FOR REQUEST SHOULD ADDRESS ITSELF TO THE POLICIES FOR ZONE MAP CHANGES ATTACHED TO THIS APPLICATION.

3. PROJECT DETAILS:

Zoning Present Proposed Development	Land Area Land Area Acres or Sq. Ft.	Dwelling Units		Estimated		Date(s) of	
		No. of Owner Units	No. of Rental Units	Per Gross Acre	Per Net Acre	Start	Finish

4. LOCATION OF REQUEST:

Legal Description (Use Extra Sheet If Necessary)

Lot(s): _____ Block: _____ Plat: _____

request vacation of ~~street~~ ^{Crestview} Dr. SW from
north side of intersection of Crestview Dr. SW and
Crestview Pl. SW to north end of Crestview Dr SW
Drainage and street grades present a problem. Owner of 2 lots
Street Address (No. If Any): could easily construct private drives
in vacation.
Between (Streets): _____ and _____

FOR OFFICE USE ONLY

5. Legal Ad: _____

6. Internal Data:
Application Received By: Per Ky Date: 1-19-78
Fee: None Paid: _____ Due: _____
Cross-Ref.: AX- _____ Z- _____ V- _____ S- _____ Other: _____
S.A.S. Needed: Yes: _____ No: _____
E.I.S. Needed: Yes: _____ No: _____
Comment Request Sent: 2-6-78 By: Della

- | | |
|--------------------------|-----------------------------------|
| 1. Comment Request | 5. Development Plan |
| 2. Planning Dept. Sketch | 6. Service Availability Statement |
| 3. Application | 7. Environmental Impact Statement |
| 4. Plat | 8. |

<input checked="" type="checkbox"/> Mt. Bell	_____ Chief Admin. Officer	_____ CIP
<input checked="" type="checkbox"/> PSC	<input checked="" type="checkbox"/> Env. Health Dept.	<input checked="" type="checkbox"/> AMAFCA
<input checked="" type="checkbox"/> SUG	_____ Police Dept.	<input checked="" type="checkbox"/> APS
<input checked="" type="checkbox"/> City Engineer	<input checked="" type="checkbox"/> Fire Dept.	_____ MRGCD
<input checked="" type="checkbox"/> Traffic Engineer	_____ Parks & Recr. Dept.	_____ SHD
<input checked="" type="checkbox"/> Liquid Waste Engr.	<input checked="" type="checkbox"/> Zoning Administrator	<input checked="" type="checkbox"/> COG
<input checked="" type="checkbox"/> Water Engineer	<input checked="" type="checkbox"/> City Real Estate Officer	_____ Co. Mgr.
<input checked="" type="checkbox"/> Refuse Rem. Div.	<input checked="" type="checkbox"/> Transportation Dept.	_____

No. of Signs Issued: 1

PROPERTY OWNERSHIP LIST

ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DEPARTMENT

cont

Meeting Date: March 16, 1978

Index Map: K-11

Notification Radius: 100 Feet

Cross Reference _____

ZA- _____	Z- _____
AX- _____	V- <u>78-11</u>
CZ- _____	CSU- _____
	S- _____

Legal Description and Location: Crestview Dr SW from north side of intersection of Crestview Dr SW and Crestview Pl SW to north ^{and} of Crestview Dr SW

Request Vacation

Applicant: City of Alt Phone: 766 7441

Address: _____

Agent: O. R. Keelock Phone: 766 7441

Address: _____

Copy of Legal Ad to be sent to Applicant and Agent by:

Certified Mail No. _____ Applicant

Certified Mail No. _____ Agent

SPECIAL INSTRUCTIONS

Notices must be mailed from the City 11 Days prior to the meeting

Date Mailed: _____

Signature: ML 2/138

The Following Prepared By: _____ Date

Property Description: _____

Ownership Search: _____

March 14, 2005

Dolores Griego
540 53rd Street SW
Albuquerque, NM 87105

Rick Jenkins
PO Box 7335
Albuquerque, NM 87194

Re: Right of Way Vacation Request
Notification to Crestview Bluff NA

Dear Dolores and Rick,


As you know, my son Davin and I have recently purchased lots 1 and 2 of the Vista Del Sol subdivision. One of the reasons these lots have lain fallow for so long, in addition to the obvious grade challenges, is the fact that the city has never done anything with its right of way. I did some research and found that back in early 1978, the city engineer requested that that the right of way be vacated apparently because the city had no interest in providing what would be needed to provide access. The request was titled or designated V-78-11. The request was seconded by the planning department and approved unanimously on March 16, 1978, by the planning commission land controls board which noted that the lots would either have to be combined or subdivided in a manner such that none of the resulting properties be denied access.

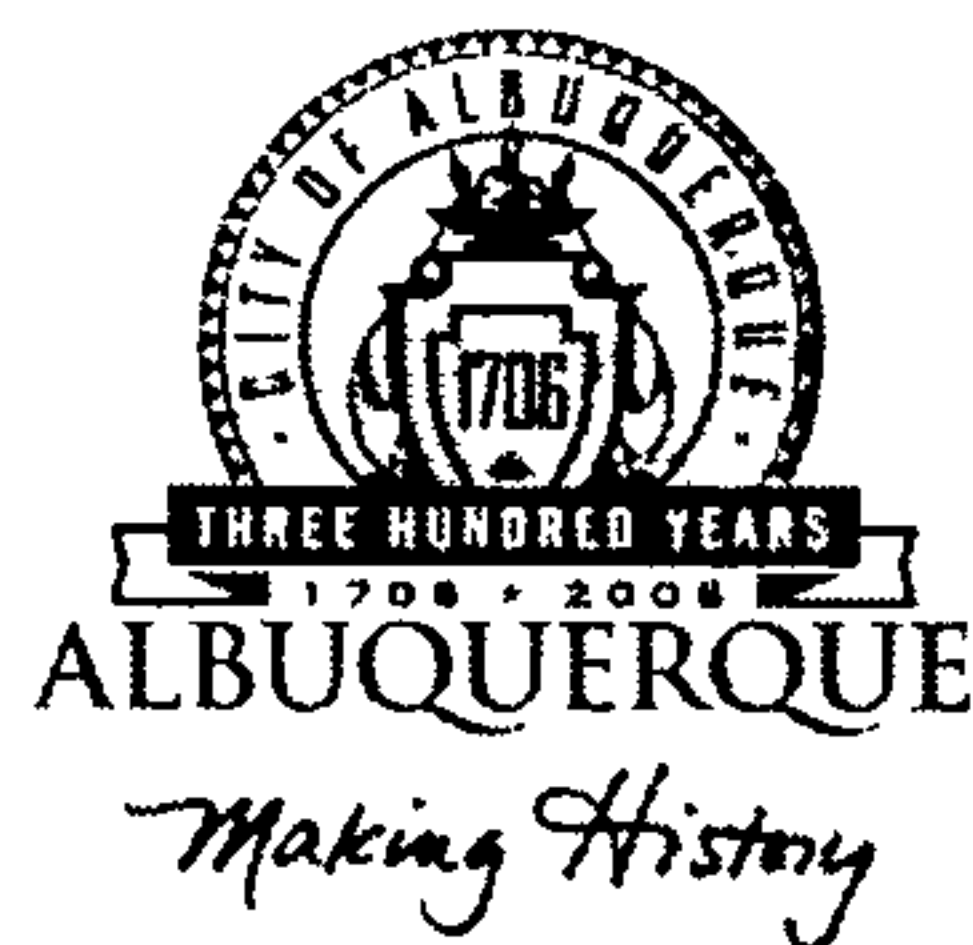
Interested parties were notified of the decision on March 20, 1978, by letter from Bea Gutierrez, board secretary, and invited to submit a plat with their suggested solution to the conundrum. Eutimia LeBlanc (now Lutz), then owner of lots 1 and 2, submitted a suggested plat, by letter, on March 27, 1978, requesting that the right of way be deeded to her so that she could assign one fourth of it to Lot 2 and three fourths of it to Lot 1. By letter dated April 19, 1978, the planning department, by principal planner Phil Garcia, replied that the other adjacent property owner (lot 6A to the west) had to be given an equal shot at buying half the right of way. Of course, half the right of way would not have helped Eutimia. The right of way is 50 foot wide and she would only have gotten 25 feet which would not have been sufficient to give access to both lots.

Garcia's letter suggested that perhaps 6A might not be interested in negotiating for the right of way. It invited Eutimia to contact Val Valdez of the property management division to negotiate for the land. It also noted that when negotiations were completed, a surveyor would have to be employed to replat the lots so as to include the right of way as part of the properties. Well, Eutimia wrote back to Valdez on May 22, 1978, saying she should not have to pay for either the right of way or the surveyor since she was the party injured by the city's failings with regard to the original mappings and the development of the right of way. It doesn't look like Valdez ever replied. I talked to Eutimia recently and she doesn't recall anything ever having happened after that. She said she just got tired of trying to deal with the city at long distance.

I have talked to various people in various departments recently including zoning, county clerk and the real properties division. You would think that since the vacation was originally thoroughly considered and approved, that all I would have to do would be to find the person with the authority to negotiate and negotiate for the purchase of the property, since no one else ever stepped forward to negotiate for the property. But do you think I can find anybody like that? Part of the problem is that none of the present departments have the same names as the departments back in 1978 and their management people do not have the same titles. So nobody's responsible. The closest thing I have gotten to an answer is real properties' telling me that I probably will just have to start all over again with an application request for the city to vacate the right of way. And none of this stuff is free or cheap.

So I guess what I am informing the neighborhood of by this letter is that I am going to make application to the city to once again vacate the right of way so that we can negotiate for its purchase. So long as ownership of that right of way remains unresolved, nothing productive will be done with those lots, and instead of being a nice anchor for the north end of the neighborhood, they will remain a blight and a nuisance.

Wish me luck,
Ed Lopez 
4000 Constitution NE
Albuquerque, NM 87110
505-265-4261



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

February 24, 2005

Edward Lopez
4000 Constitution NE / 87110
Phone: 265-4261

Dear Edward:

Thank you for your inquiry of February 24, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1 AND 2, VISTA DEL SOL SUBDIVISION LOCATED ON CRESTVIEW DRIVE SW JUST NORTH OF CORNER OF CRESTVIEW DRIVE AND CRESTVIEW PLACE Zone Map K-11**

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 or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

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

"Attachment A"

2/24/05

EDWARD LOPEZ

4000 CONSTITUTION NE / 87110

PHONE: 265-4261

ZONE MAP: K-11

Crestview Bluff NA (R)

***Dolores Griego**

540 53rd Street SW / 87105 831-3702 (h)

Rick Jenkins

P.O. Box 7335 / 87194 831-1112 (h)

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

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

7004 2890 0001 4449 4332

U.S. Postal Service™
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OFFICIAL USE
ALBUQUERQUE, NM 87105

Postage	\$ 0.37	UNIT ID: 0110 MAR 15 Here Clerk: 2005 03/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To Dolores Griego
 Street, Apt. No.;
 or PO Box No. 540 53rd Street SW
 City, State, ZIP+4 Albuquerque NM 87105
 PS Form 3800, June 2002. See Reverse for Instructions.

7004 2890 0001 4449 4349

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

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

OFFICIAL USE
ALBUQUERQUE, NM 87194

Postage	\$ 0.37	UNIT ID: 0110 MAR 15 Here Clerk: 2005 03/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Rick Jenkins
 Street, Apt. No.;
 or PO Box No. PO Box 7335
 City, State, ZIP+4 Albuquerque NM 87194
 PS Form 3800, June 2002. See Reverse for Instructions.

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

PAID RECEIPT

APPLICANT NAME Edward Galopez
 AGENT ~~Ed~~ Same
 ADDRESS 4000 Constitution NE
 PROJECT & APP # 1004022 / 05DRB 00428
 PROJECT NAME Vista Del Sol

City of Albuquerque
Treasury Division

3/15/2005 12:20PM LOC: ANNX
 RECEIPT# 00036822 WSH 006 TRANSH 0020
 Account 441018 Fund 0110 TR5EJA
 Activity 4971000 \$395.00
 Trans Amt \$75.00
 J24 Misc \$395.00
 CK \$0.00
 CHANGE

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 300.00 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
- \$ 395.00 TOTAL AMOUNT DUE

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

EDWARD G. OR FRANCES K. LOPEZ
 PH. 505-265-4261
 4000 CONSTITUTION AVE NE
 ALBUQUERQUE, NM 87110

1821
95-8365/3070
01

DATE 3-15-05

PAY TO THE ORDER OF City of Albuquerque \$ 395.00
Three Hundred Ninety Five DOLLARS

U.S. New Mexico
 FEDERAL CREDIT UNION
 P.O. BOX 129 ALB. NM 87103-0129
 (505) 342-8888

FOR Cost View

⑆ 307083652⑆ 3031000002⑆ 1821 3424000

Trans Amt \$395.00
J24 Misc \$20.00

Thank You

3/15/2005 12:20PM LOC: ANNX
 RECEIPT# 00036822 WSH 006 TRANSH 0020
 Account 441018 Fund 0110 TR5EJA
 Activity 4983000 \$395.00
 Trans Amt \$395.00
 J24 Misc \$20.00

Thank You

Counterreceipt.do

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 \$3.75 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.

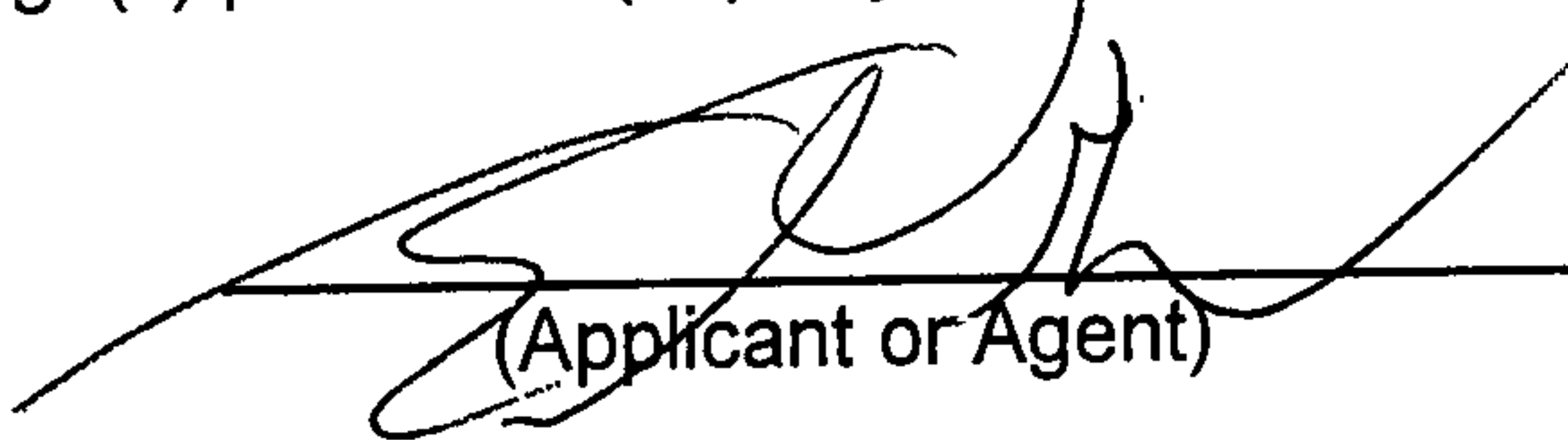
4. TIME

Signs must be posted from 3-29-05 To 4-13-05


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.

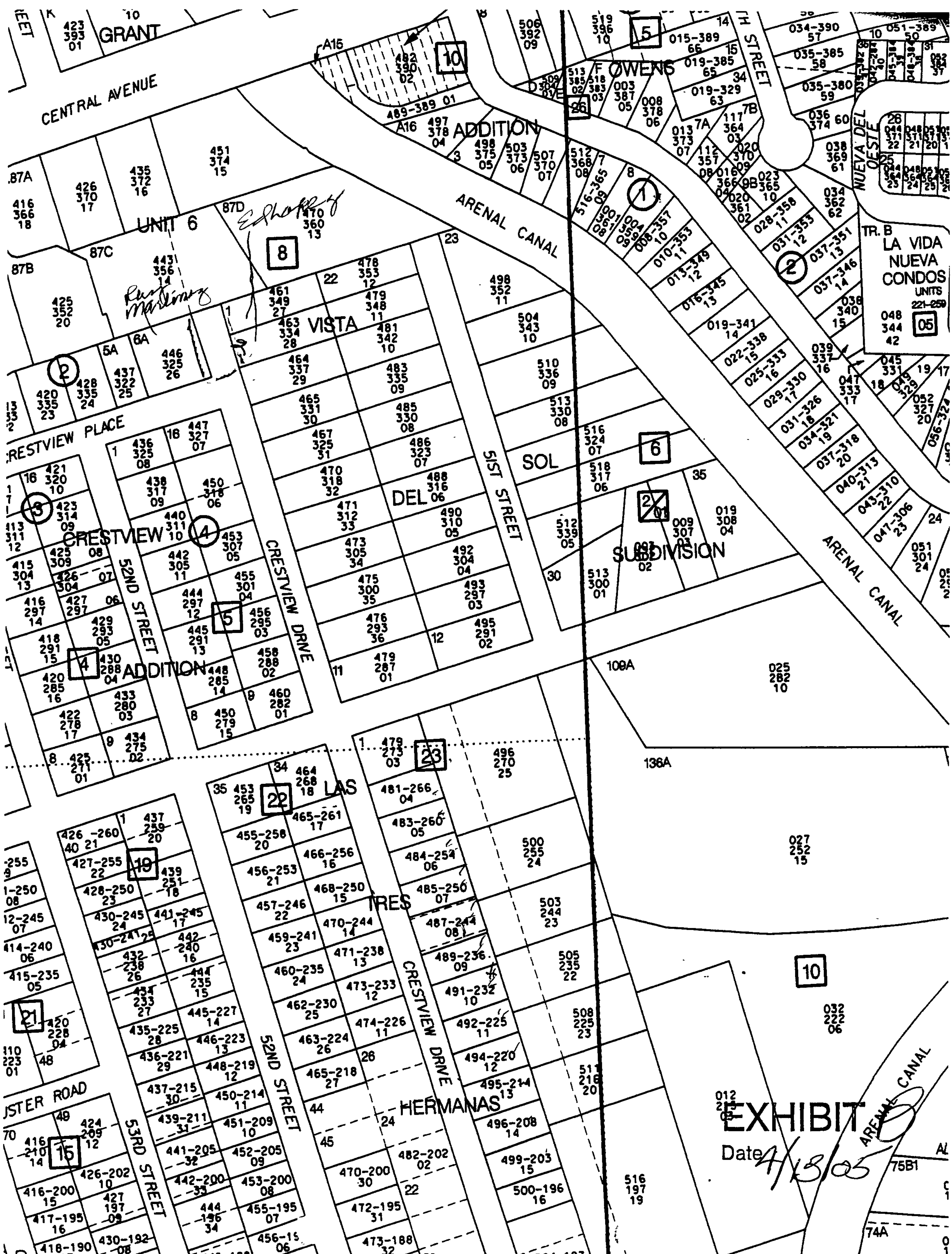
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent) 3-15-05
(Date)

I issued 1 signs for this application, 3-15-05, 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004022



GRANT

CENTRAL AVENUE

ADDITION

ARENAL CANAL

OWENS

UNIT 6

VISTA

DEL

SOL

SUBDIVISION

CRESTVIEW

ADDITION

LAS

RES

HERMANAS

EXHIBIT

Date 4/13/05

LA VIDA NUEVA CONDOS UNITS 221-250

ARENAL CANAL

74A

AL C 1 0 1

FEET K

.87A 416 366 18

.87B 425 352 20

420 335 23

16 421 320 10

415 304 13

418 291 15

420 285 16

426-260 40 21

1-250 08

114-240 06

415-235 05

416-200 15

417-195 16

435 372 16

443 356 14

437 322 25

18 436 325 08

425 309 08

429 293 05

430 288 04

427-255 22

428-250 23

430-245 24

432-238 26

434 233 27

435-225 28

451 374 15

461 349 27

463 334 28

464 337 29

465 331 30

467 325 31

470 318 32

471 312 33

473 305 34

475 300 35

476 293 36

479 287 01

479 273 03

497 378 04

498 375 05

503 373 06

507 370 07

512 368 08

516 365 09

519 362 10

506 392 09

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112 357 08

117 351 09

122 346 10

127 341 11

132 338 12

516 365 09

519 362 10

506 392 09

513 385 02

503 381 05

008 378 06

013 373 07

112 357 08

117 351 09

122 346 10

127 341 11

132 338 12

137 333 13

519 362 10

506 392 09

513 385 02

503 381 05

008 378 06

013 373 07

112 357 08

117 351 09

122 346 10

127 341 11

132 338 12

137 333 13

142 328 14

506 392 09

513 385 02

503 381 05

008 378 06

013 373 07

112 357 08

117 351 09

122 346 10

127 341 11

132 338 12

137 333 13

142 328 14

147 323 15

March 3, 2005

Scott Howell
Property Management Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Vacation Right of Way
Crestview Dr and Crestview Pl

Dear Mr. Howell:

Following your and Linda Adamsco's suggestion, I ran the above vacation request by the Development Review Board again, even though it had already been vacated back in 1978 (V-78-11). Following a hearing on 5-13-05, the DRB approved the vacation (see attached). They noted that we (my son and I, current owners), before the vacation could be finalized, and within a year, should negotiate with you for the purchase, and get the property replatted. I told them that that we did not have the money to risk on a three to four thousand dollar replat before we knew if we could afford to pay what the city might ask for the right of way, or, for that matter, to risk that money on a replat that planning department might not approve. They said that we could negotiate or discuss informally regarding these matters prior to spending the money on the actual replat.

In that spirit, therefore, I am sending you this letter. I am also copying the planning department. I have enclosed photographs of the right of way and I note that in his request to vacate the right of way back in 1978, the City Engineer stated with regard to the right of way, "the terrain drops steeply immediately north of Crestview Place....grade is about 1 to 1 for both the right of way and lots 1 and 2too great for street grades, vehicular traffic and storm drainage ...existing curb at south end of right of way cannot be removed ...as it would allow storm drainage to flow into mobile home park." I would appreciate your giving me a call at 265-4261 to arrange a time for us to sit down and talk about what the city might want for this property. I am retired so I am pretty free to meet with you anytime at your convenience.

I have discussed the right of way with the neighboring land owner (6A – Ray Martinez) and he has no interest in the property, particularly, since it would require an expensive replat to add it to his land. You can perhaps explain to us what would be required by way of a formal waiver by him.

I am also enclosing a copy of the diagram submitted by Eutimia LeBlanc, the former owner, back in 1978 by way of a suggested replat of the right of way to which, according to LeBlanc, the City never responded. It didn't seem like a bad idea to me, but I have no way of knowing what planning requires as to access. By her suggestion, $\frac{3}{4}$ of the right of way would attach to Lot 1 and $\frac{1}{4}$ of it to Lot 2.

Thank you,
Ed Lopez
4000 Constitution NE
Albuquerque, NM 87110
505-265-4261

A handwritten signature in black ink, appearing to read 'Ed Lopez', is written over the typed name and address.

cc Marilyn Maldonado
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2005

4. Project # 1004022
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on **CRESTVIEW DR SW**, between **CRESTVIEW PLACE SW** and **CENTRAL SW**. [REF: V-78-11] (K-11)

At the April 13, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by April 28, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. 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.

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).

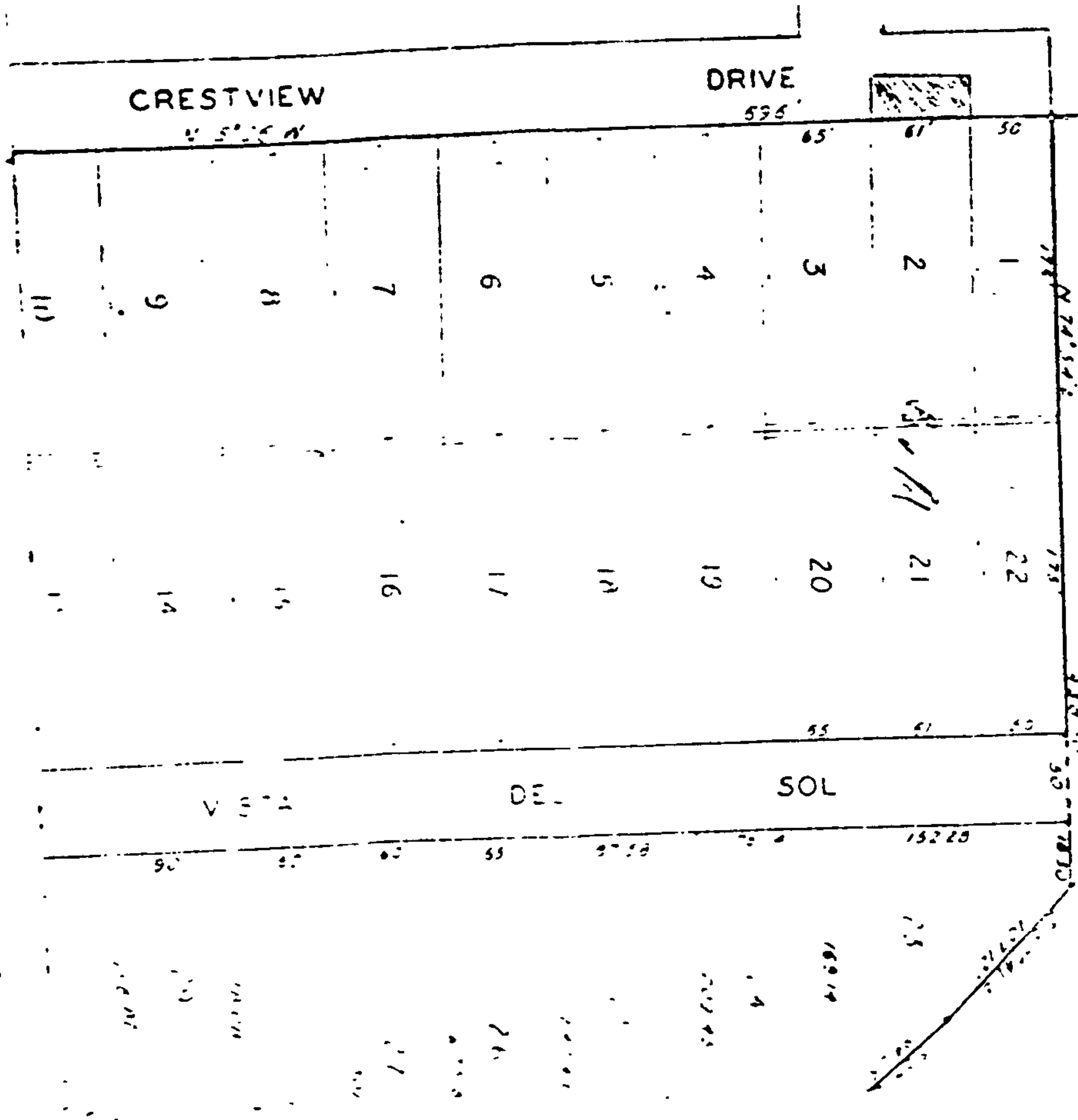


OFFICIAL NOTICE OF DECISION
PAGE 2

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.)

For Sheran Matson, AICP, DRB Chair

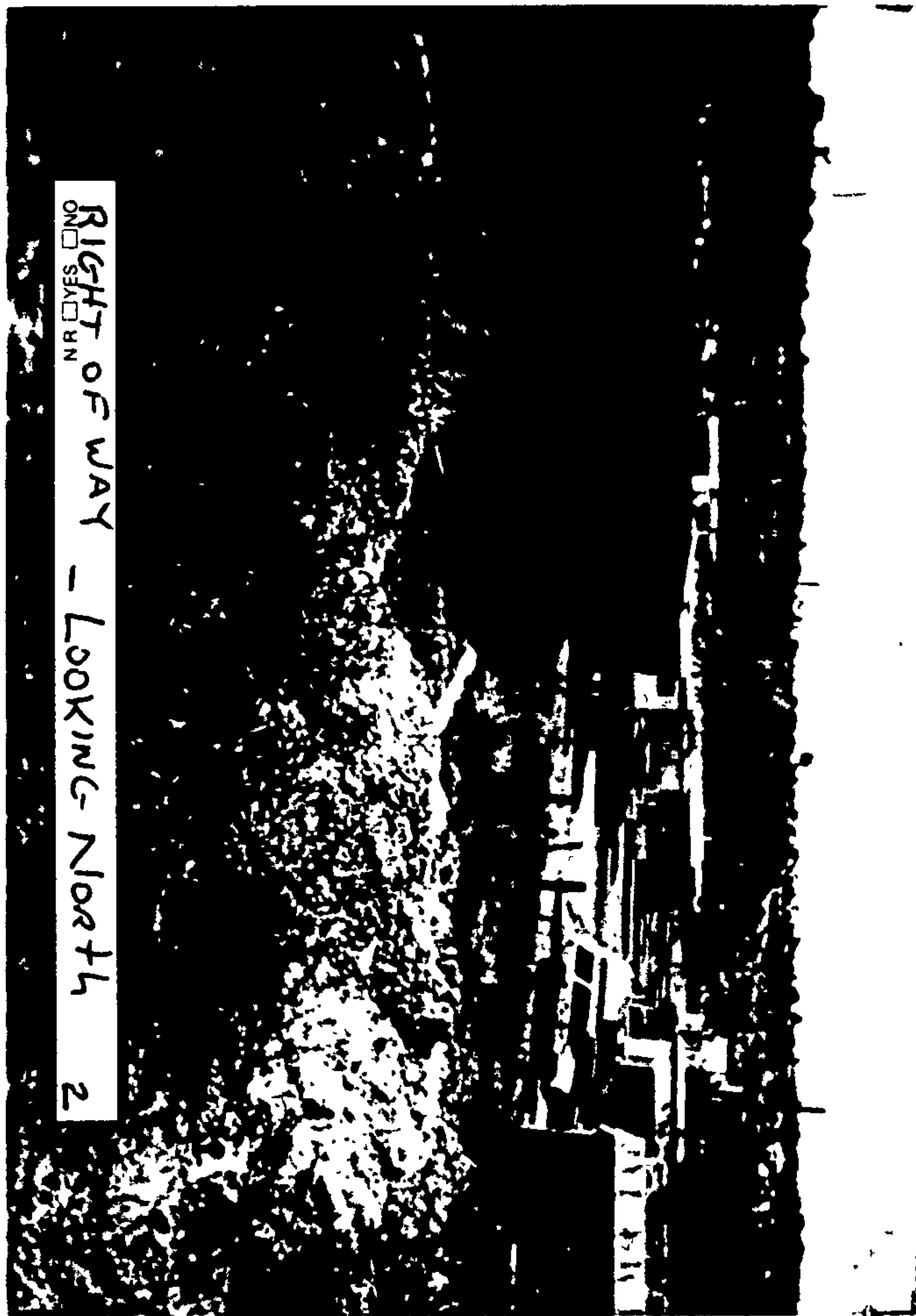
Cc:Edward Lopez, 4000 Constitution NE, 87110
Ray Martinez, 5101 Crestview PI SW, 87105
Rick Jenkins, 208 Crestview PI SW, 87105
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



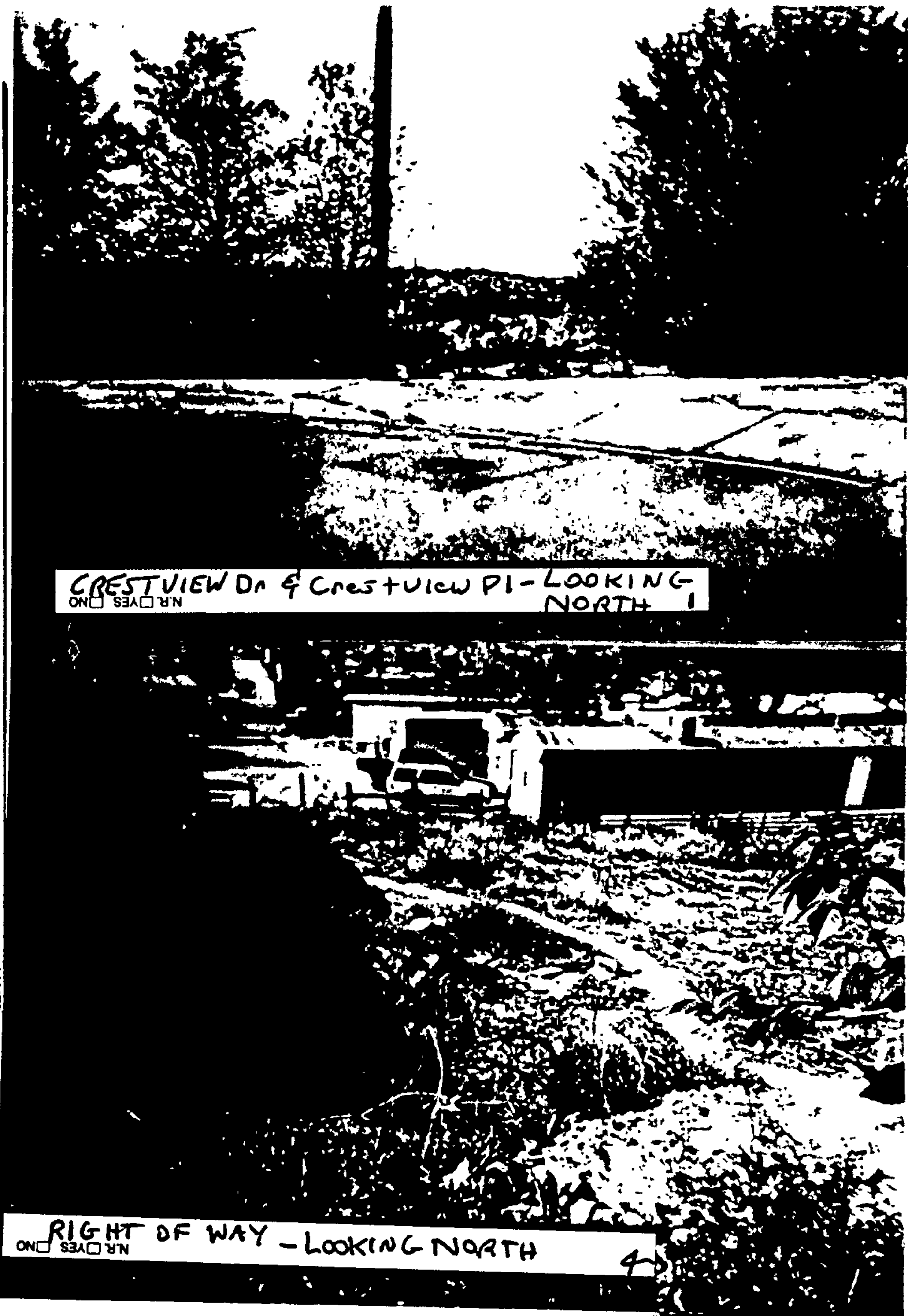
N 16° 28' 53" W 107.95 04
 TO NE COR SEC 9 T10N R2E
 N 23° 36' 00" W 57.00 14
 TO SW COR OF 4 BEING
 TOWN OF ALBUQUERQUE

ROSS BEYER ENGINEERING OFFICE NOV 1949 L.H.J.

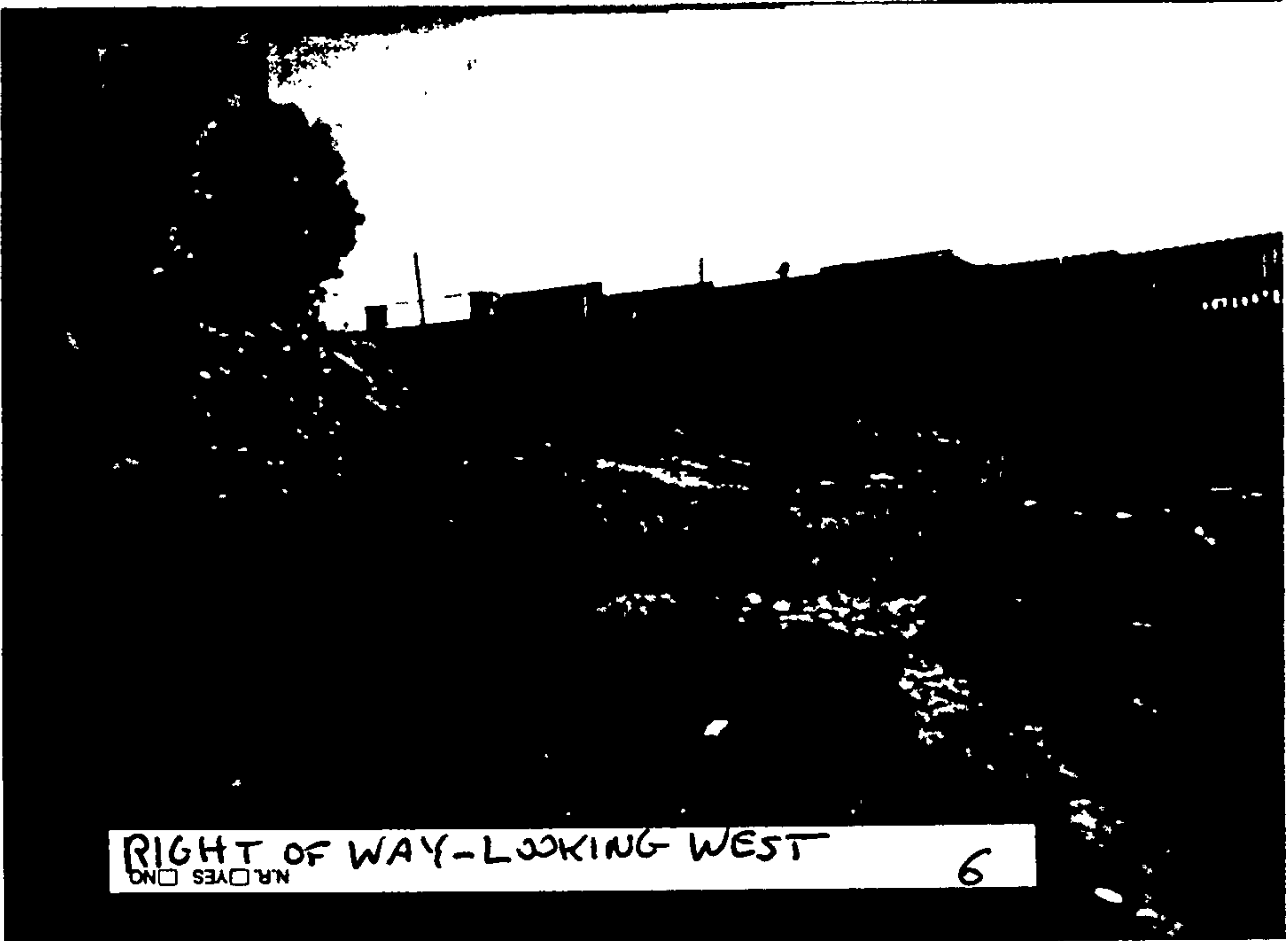
VISTA DEL SOL
 A SUBDIVISION
 ALBUQUERQUE, NEW MEXICO
 SCALE 1/4" = 200 FT



NO
 YES
RIGHT OF WAY - LOOKING NORTH 2



NO
 YES
CRESTVIEW DR & CRESTVIEW PI - LOOKING NORTH 1

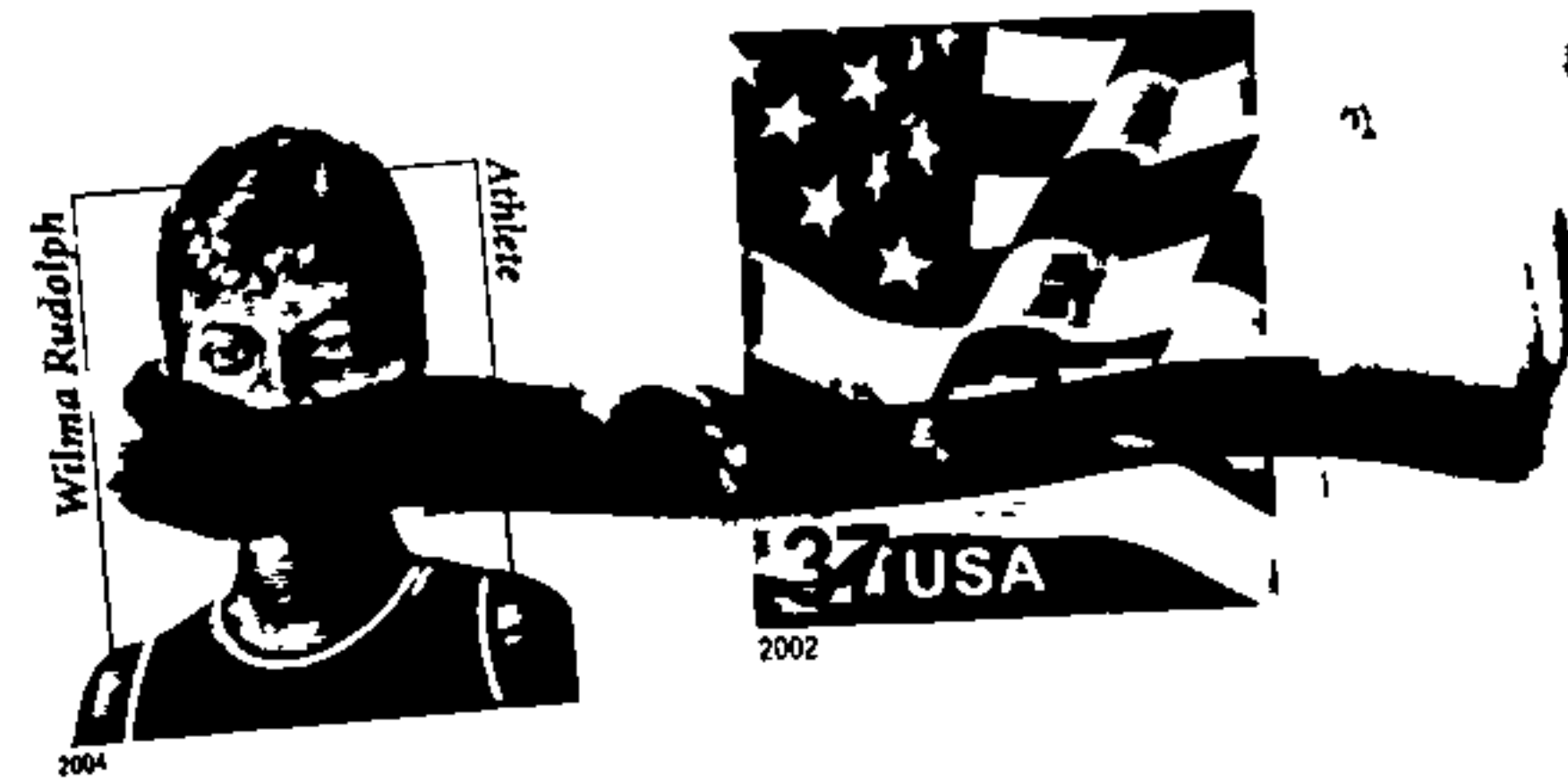


NO
 YES
RIGHT OF WAY - LOOKING WEST 6

Edward G. Lopez
4000 Constitution NE
Albuquerque, NM 87110

4th
DRC

cc Marilyn Maldonado
Planning Department
City of Albuquerque
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