

#23



COMPLETED 09/08/06 stt
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.: 06DRB-01147 (P&F)

Project # 1004083

Project Name: VALLEY VIEW ADDITION

Agent: Rhombus PA

Phone No.: 881-6690

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/23/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Real Properties
Record the Plat.

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.
- Copy of recorded plat for Planning.

Project Number

1004083

25
21
2006

#23



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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DRB Application No.: <u>06DRB-01147 (P&F)</u>	Project # <u>1004083</u>
Project Name: <u>VALLEY VIEW ADDITION</u>	
Agent: <u>Rhombus PA</u>	Phone No.: <u>881-6690</u>

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- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
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Project Number 1004083



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

August 23, 2006

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: THE DEVELOPMENT REVIEW BOARD WILL TAKE A LUNCH BREAK . . .

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 1:37 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1005033

06DRB-01056 Major-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12Th ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] [Deferred from 8/16/06 & 8/23/06] (H-13/H-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

2. **Project # 1002176**
06DRB-01079 Major-Preliminary Plat
Approval
06DRB-01080 Major-Vacation of
Public Easements
06DRB-01081 Minor-Temp Defer
SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION**, zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23) **WITH APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE FOR THE 46-FOOT RIGHT-OF-WAY IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1005031**
06DRB-01077 Major-Vacation of
Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [*Deferred from 8/23/06*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

- 06DRB-01017 Major-Preliminary Plat
Approval
06DRB-01018 Minor-Temp Defer
SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD

NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.

4. **Project # 1002372**
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A NOTE ON THE PLAT STATING WHICH LOTS ARE TOWNHOMES AND WHICH ARE SINGLE FAMILY IS REQUIRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico

Public Easements
06DRB-00859 Minor-SiteDev Plan
Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer
SDWK

and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06]* (K-12) **DEFERRED AT THE BOARD'S REQUEST TO 9/6/06.**

6. **Project # 1004985**
06DRB-00916 Major-SiteDev Plan
BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01067 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

7. **Project # 1004675**

06DRB-01026 Major-Preliminary Plat Approval

06DRB-01027 Major-Vacation of Public Easements

06DRB-01028 Minor-Subd Design (DPM) Variance

06DRB-01029 Minor-Sidewalk Waiver

06DRB-01030 Minor-Temp Defer SDWK

06DRB-01097 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

8. **Project # 1004091**

06DRB-00942 Major-Preliminary Plat approval

06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

9. **Project # 1003272**
06DRB-01087 Major-Vacation of
Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-
CONTRACTORS request(s) the above action(s) for all
or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE
WEST, UNIT 2**, zoned SU-1 PDA INCLUDING C-3,
located on EAGLE RANCH RD NW, between ALL
SAINTS RD NW and PASEO DEL NORTE NW
containing approximately 4 acre(s). [REF:06DRB-
00941] (C-13) **THE VACATION WAS APPROVED
AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**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.

10. **Project # 1000572**
06DRB-01193 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES
(to be known as **THE PRESIDIO**) zoned SU-1 for
PRD, located on CHICO RD NE, between EUBANK
BLVD NE and MORRIS ST NE containing
approximately 42 acre(s). [REF: 05EPC-01116]
[Catalina Lehner, EPC Case Planner] (K-21) **THE
SITE PLAN FOR SUBDIVISION WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO
PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01038 Major-Preliminary Plat
Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES
(to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1
PRD, located on CHICO RD NE, between EUBANK
BLVD NE and MORRIS ST NE containing
approximately 23 acre(s). [REF: 05EPC-01116]
[Deferred from 8/16/06] (K-21) **WITH THE SIGNNG
OF THE INFRASTRUCTURE LIST DATED 8/23/06
AND APPROVAL OF THE GRADING PLAN
ENGINEER STAMP DATED 7/17/06 THE
PRELIMINARY PLAT WAS APPROVED. A
SIDEWALK VARIANCE FOR WAIVER OF
SIDEWALKS WAS APPROVED AS SHOWN ON
EXHIBIT C IN THE PLANNING FILE. THE**

**TEMPORARY DEFERRAL OF CONSTRUCTION OF
SIDEWALKS ON THE INTERIOR STREETS WAS
APPROVED AS SHOWN ON EXHIBIT C IN THE
PLANNING FILE.**

- 11. Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

- 12. Project # 1004473**
05DRB-01888 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ**, zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] [**Carmen Marrone, EPC Case Planner**] [*Indef deferred 12/21/05*] (E-12/F-12) **THE SITE PLAN FOR BUILDING EPRMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADIUS, CROSS WALKS AND REPLAT FOR MOVEMENT OF "EGG-ABOUT" AND PLANNING FOR CARMEN MARRONE'S INITIALS, DETACHED OPEN SPACE APPROVAL FROM LEGAL (KEVIN CURRAN) AND 3 COPIES OF THE SITE PLAN.**

13. **Project # 1004924**
06DRB-01181 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 for O-1, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, Z-88-26, Z-89-18] [**Petra Morris, EPC Case Planner**] (G-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, EASEMENTS, PARKING OVERHANG AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1003762**
06DRB-01190 Major-Final Plat
Approval

ISAACSON & ARFMAN, P.A. agent(s) for CHELWOOD HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CHELWOOD ELEMENTARY SCHOOL**, zoned R-LT, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316, 05DRB-01822, 05DRB-01823, 05DRB-01824] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1000922**
06DRB-01180 Major-Final Plat
Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-

01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

16. **Project # 1004793**
06DRB-01195 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for TS MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on the northeast corner of ELIZABETH ST SE, and SOUTHERN AVE SE, containing approximately 2 acre(s). [REF: 06DRB-00418, 06DRB-00417, 06DRB-00416] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WATER, SAS AND STORM DRAIN EASEMENTS AT CUL-DE-SAC AND PLANNING FOR CLARIFICATION OF WALL DESIGN AND TO RECORD.**

17. **Project # 1004233**
06DRB-01187 Minor-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for Tract(s) H, **STORMCLOUD, UNIT 2**, zoned SU-2, R-LT, located on TIERRA PINTADA ST NW, between ARROYA VISTA BLVD NW and LADERA DR NW containing approximately 52 acre(s). [REF: 06DRB00793] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT WIDE WATERLINE EASEMENT TO CITY OF ALBUQUERQUE AT CUL-DE-SAC OF CUMULUS PL NW AND TIERRA PINTADA ST NW, A PREVIOUS CONDITION OF FINAL PLAT 'MASTER PLAN STUDY UPDATE AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

18. **Project # 1004456**
06DRB-01194 Minor-Final Plat
Approval

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between GLENDALE AVE NE and FLORENCE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01817, 05DRB-01819] (B-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. **Project # 1004988**
06DRB-01175 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for EAGLE - 3-V INVESTORS request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH**, zoned O-1 office and institution zone, located on EAGLE RANCH RD NW, between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). [REF: 06DRB-00926] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD THE PLAT.**

20. **Project # 1005082**
06DRB-01184 Minor-Prelim&Final Plat
Approval

WAY JOHN SURVEYING INC agent(s) for RIGHT WAY ROOFING request(s) the above action(s) for all or a portion of Tract(s) 15 & 16, 287, 288 & 282 and Lot(s) C & B, Block(s) 2, **BRIGHTWOOD ADDITION**, zoned M-2, located on 1ST ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. **Project # 1001900**
06DRB-01183 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1-A, **INDIAN MESA**, zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 05DRB-01775] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS EASEMENT, CROSS LOT DRAINAGE EASEMENT, SIDEWALK AND PLANNING TO RECORD THE PLAT.**

22. **Project # 1003469**
06DRB-01185 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ED & CHARLENE WHITEHOUSE & DAVID & DEBORAH STANG request(s) the above action(s) for all or a portion of Lot(s) 8-A-P1 AND 9-A-P1, **OAKLAND HEIGHTS SUBDIVISION**, zoned RD (3 du/a), located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00997] (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES, TO FIX WHERE VACATION ENDS AND TO RECORD THE PLAT.**

23. **Project # 1004083**
06DRB-01147 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 19-21, **VALLEY VIEW ADDITION**, zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849, 06DRB-00427] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL**

**SIGN OFF DELEGATED TO PLANNING FOR REAL
PROPERTY SIGNATURE AND TO RECORD THE
PLAT.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

- 24. Project # 1003798**
06DRB-01126 Minor-Sketch Plat or
Plan
- GREATER ALBUQUERQUE HOUSING
PARTNERSHIP request(s) the above action(s) for all
or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN**,
zoned RT, located on DALLAS NE, between
PENNSYLVANIA NE and SOUTHERN NE containing
approximately 2 acre(s). *[Deferred from 8/16/06]*(L-19)
**THE ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**
- 25. Project # 1005081**
06DRB-01182 Minor-Sketch Plat or
Plan
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA
DEVELOPMENT CO INC request(s) the above
action(s) for all or a portion of Tract(s) A-1 & B,
ANDALUCIA @ LA LUZ, UNIT 4, zoned SU-1 PRD,
located on COORS BLVD NW, between MONTE
FRIO DR NW and SEVILLA AVE NW containing
approximately 18 acre(s). (F-11) **THE ABOVE
REQUEST WAS REVIEWED AND COMMENTS
WERE GIVEN.**
- 26. Project # 1005072**
06DRB-01169 Minor-Sketch Plat or
Plan
- DEBBIE HUBERT request(s) the above action(s) for
all or a portion of Lot(s) 44, **SNOW HEIGHTS**, zoned
R-3 residential zone, located on NORMAN AVE NE,
between ARVADA AVE NE and EUBANK BLVD NE
containing approximately 1 acre(s). (H-21) **THE**

**ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

- 27. Project # 1005083**
06DRB-01186 Minor-Sketch Plat or
Plan

DOUG SMITH agent(s) for PETER HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11-A, Block(s) 2, **JUAN TABO ADDITION**, zoned R-3, located on INDIAN SCHOOL RD NE, between KIRBY ST NE and PAISANO ST NE containing approximately 1 acre(s). (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 28. Project # 1005078**
06DRB-01177 Minor-Sketch Plat or
Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION**, zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **DEFERRED TO 8/30/06.**

- 29. Project # 1005073**
06DRB-01170 Minor-Sketch Plat or
Plan

ARLENE & GABRIEL GONZALEZ-CAMARGO request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **ROSEMONT PARK ADDITION**, zoned SU-2 special neighborhood zone, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1005080**
06DRB-01179 Minor-Sketch Plat or
Plan

MARCOS MORALES request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2**, zoned R-LT, located on OJO FELIZ SW, between COORS SW and SAGE SW containing approximately 1 acre(s). (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1005085**
06DRB-01192 Minor-Sketch Plat or
Plan

JOHN H JACKSON JR request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION**, zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW, between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

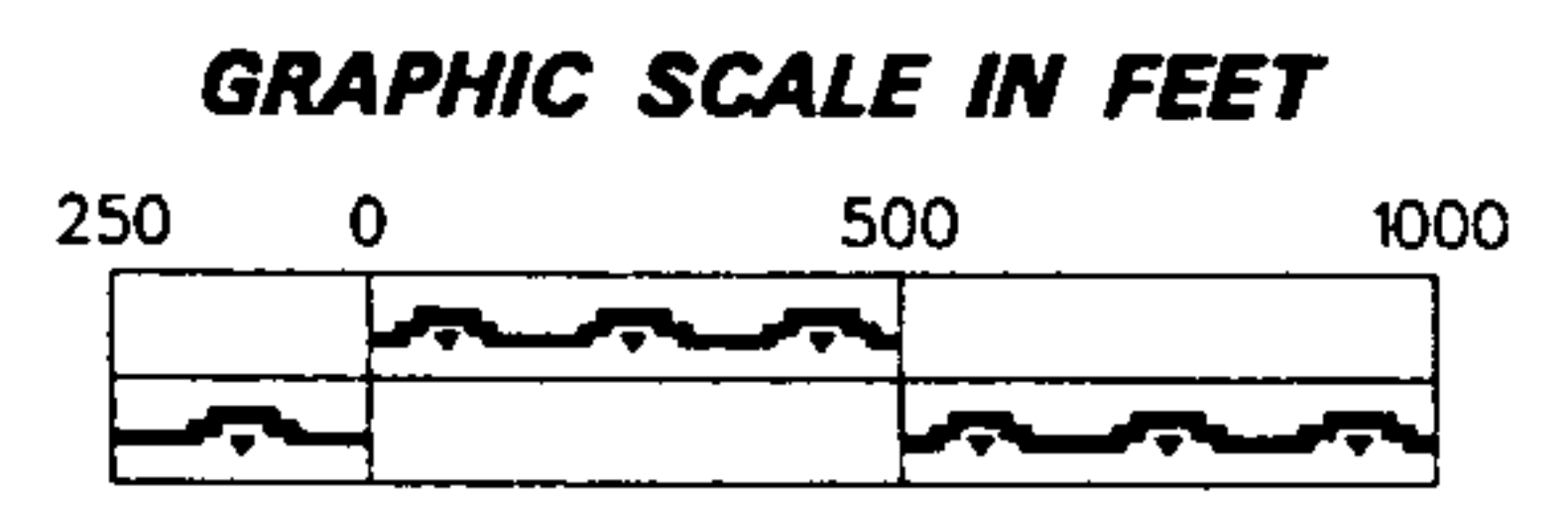
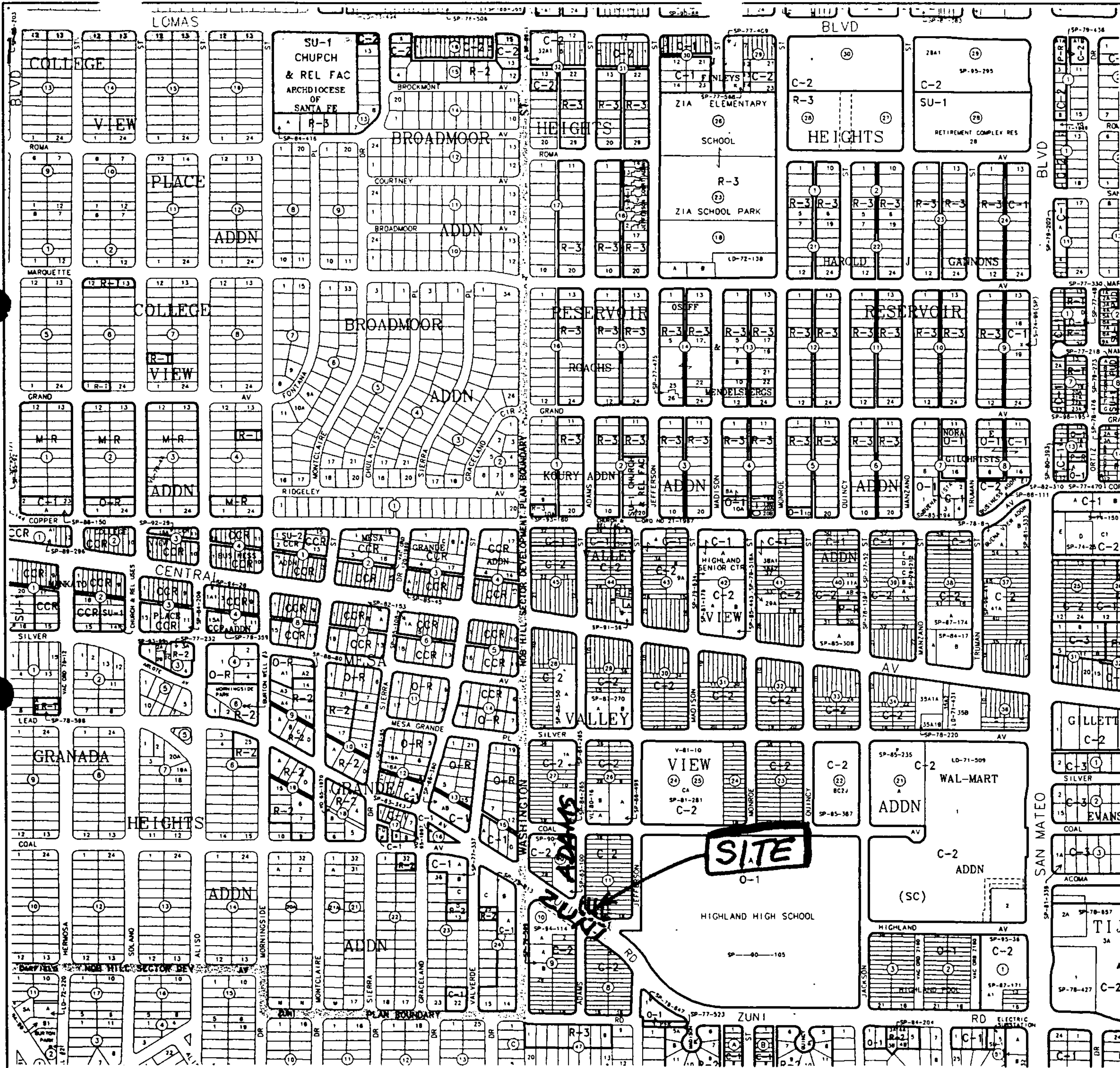
32. Approval of the Development Review Board Minutes for August 16, 2006. **THE DRB MINUTES FOR AUGUST 16, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:37 P.M.



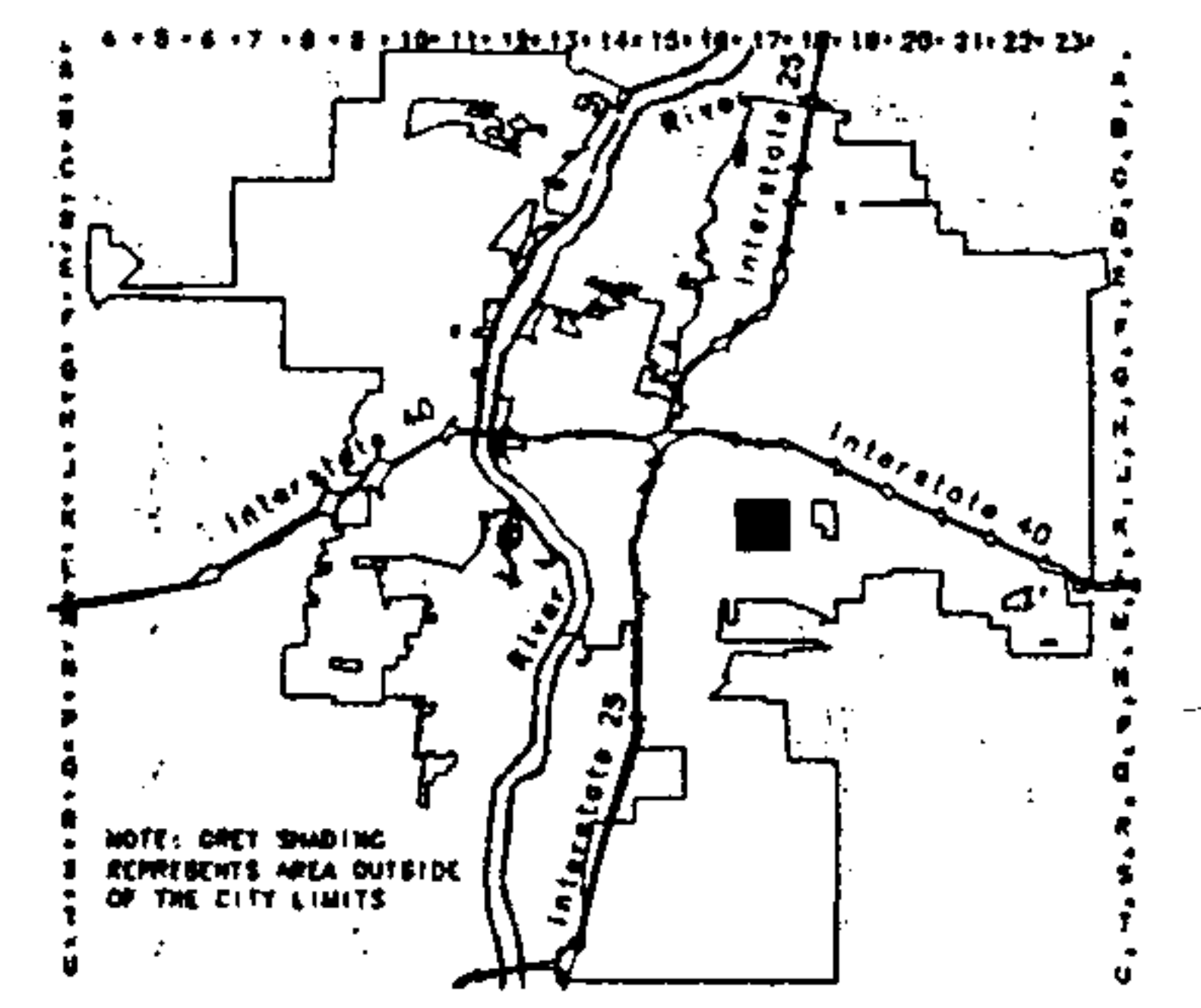
#23

1064083



Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 1996

Map Amended through October 17, 1996



LEGAL DESCRIPTION
 TION
 RBE
 SEC 23

UNIFORM PROPERTY CODE
 1-017-067

K-17-Z



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004083

AGENDA ITEM NO: 23

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 23, 2006

#12



COMPLETED 06/19/06 stt 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.: 06DRB-00427 (P&F)
Project Name: VALLEY VIEW ADDITION
Agent: Rhombus PA Inc.

Project # 1004083
Phone No.: 881-6690

Project Number 1004083

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGISDXF OK
record
real prop. signature
zoning

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. OK
- Copy of recorded plat for Planning.

#12



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.

Project Number 1004083

DRB Application No.: 06DRB-00427 (P&F)	Project # 1004083
Project Name: VALLEY VIEW ADDITION	
Agent: Rhombus PA Inc.	Phone No.: 881-6690

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): **AGIS DXF - OK**
 record
 real prop. signature
 zoning

X

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.
- Copy of recorded plat for Planning.

OK

4083

DXF Electronic Approval Form

DRB Project Case #: 1004083

Subdivision Name: VALLEY VIEW BLOCK 11 LOT 21A

Surveyor: CLYDE J KING

Contact Person: CELIA TOMLINSON

Contact Information: 881-6690

DXF Received: 5/25/2006 Hard Copy Received: 5/25/2006

Coordinate System: Ground rotated to NMSP Grid



Approved

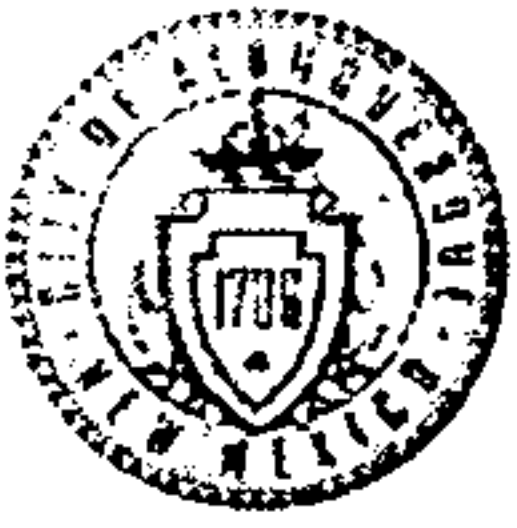
05.26.2006

Date

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

AGIS Use Only

Copied fc **4083** to agiscov on **5/26/2006** Contact person notified on **5/26/2006**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 12, 2006

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: 12:05 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000376**
06DRB-00359 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT COMPANY OF NM LTD request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 Lot(s) 1-35, UNIT 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: DRB-94-107, 04DRB00410, 04DRB00391, 03DRB0013, 03DRB00188] (A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1003239**
06DRB-00364 Major-Vacation of Pub
Right-of-Way

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 3 ADDITIONAL CONDITIONS: STORM DRAIN EASEMENT SHALL BE RETAINED. THE PUBLIC WATER LINE EASEMENT SHALL BE RETAINED. TRACT 290A NEEDS TO BE A PUBLIC ROADWAY EASEMENT.**

06DRB-00443 Minor-SiteDev Plan
Subd/EPC
06DRB-00444 Minor-SiteDev Plan
BldPermit/EPC

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Tract(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, (to be known as **ILIFF SELF STORAGE**) zoned SU-1/C-3, located on ILIFF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC-0186, 05EPC-01930] [David Stallworth, EPC Case Planner] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PRELIMINARY AND FINAL PLAT AND PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004712**
06DRB-00233 Major-Vacation of
Public Easements
06DRB-00234 Minor-Prelim&Final Plat
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

4. **Project # 1004713**
06DRB-00235 Major-Vacation of
Public Easements
06DRB-00236 Minor-Prelim&Final Plat
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

5. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

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.

6. **Project # 1004725**
06DRB-00429 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4**, zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] (J-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1003364**
06DRB-00430 Minor-SiteDev Plan
BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for PHIL LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-2, Block(s) 10, Tract(s) 2, NORTH ALBUQUERQUE ACRES (to be known as **PASEO PLACE**) zoned SU-2 Mixed Use, located on HOLLY AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 1 acre(s). [REF: DRB-

95-478, 06EPC-00078] [David Stallworth, EPC Case Planner] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF DAVID STALLWORTH'S INITIALS AND TITLE SHOULD READ "SITE PLAN FOR BUILDING PERMIT" ON THE SITE PLAN SHEET.**

8. **Project # 1004672**
06DRB-00448 Minor-SiteDev Plan
BldPermit/EPC

BRASHER & LORENZ INC agent(s) for PUBLIC SERVICE CO OF NEW MEXICO (PNM) request(s) the above action(s) for all or a portion of Tract(s) C, **RINCONADA POINT, UNIT 1**, zoned SU-1 RESIDENTIAL USES, located on UNSER BLVD NW, between ST JOSEPH NW and VISTA ALEGRE NW containing approximately 2 acre(s). [REF: 06EPC00133] [Catalina Lehner, EPC Case Planner] (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003921**
06DRB-00436 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE, DEPARTMENT OF MUNICIPAL DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK (proposed) and Tract(s) A, AMAFCA KINNEY DAM (proposed)**, zoned SU-1, Community Park & Related Facilities, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 60 acre(s). [REF: 05EPC-00183, Z-98-130, Z-99-83, DRB-98-212, DRB-99-7, DRB-96-549] [Carmen Marron, EPC Case Planner] (C-19) **SITE PLAN FOR SUBDIVISION (MASTER DEVELOPMENT PLAN) WAS APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00439 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 28-32, Block(s) 7, and Lot(s) 1-5 & 28-32, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **AMAFCA KINNEY DAM, TRACT A**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00440 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for PARK DESIGN & CONSTRUCTION DIVISION, DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-27, Block(s) 7 and Lot(s) 6-27, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **TRACT A, NORTH DOMINGO BACA PARK**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002112**
05DRB-01933 Minor-SiteDev Plan
Subd/EPC
05DRB-01934 Minor-SiteDev Plan
BldPermit/EPC

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] [*Indef deferred on 1/25/06*] (D-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

02DRB-01110 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES - UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2/Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] [*Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]*] (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

11. **Project # 1001409**
06DRB-00446 Minor-Extension of
Preliminary Plat

ADVANCED ENGINEERING & CONSULTING LLC.
agent(s) for SAIFI TALEBREZA request(s) the above
action(s) for all or a portion of Lot(s) 20-A, Block(s) 1,
CANDELIGHT FOOTHILLS, UNIT 1, zoned R-1
residential zone, located on LOMAS BLVD NE,

between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

~~12~~ **Project # 1004083**
06DRB-00427 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE LLC request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, AGIS DXF FILE, CURRENT ZONING ON PLAT AND TO RECORD.**

13. Project # 1004768
06DRB-00369 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS**, zoned R-1, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [*Deferred from 3/29/06*] (G-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PNM'S SIGNATURE AND TO RECORD.**

06DRB-00428 Minor-Vacation of
Private Easements

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS**, zoned R-1 residential zone, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [REF:

06DRB00369] (G-16) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

14. **Project # 1004790**
06DRB-00411 Minor-Prelim&Final Plat Approval
JULIE MARS AND ROBERT FARRIS request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 5, **SANTA FE ADDITION**, zoned SU-2 for R-1 special neighborhood zone, located on SANTA FE AVE SW, between 9TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: BA-167] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF SIDEWALKS GREEN TAG AND PLANNING TO RECORD.**
15. **Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat Approval
ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**, zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] [Deferred from 4/12/06] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**
16. **Project # 1004798**
06DRB-00431 Minor-Prelim&Final Plat Approval
SURVEYS SOUTHWEST LTD agent(s) for KENNETH FAJARDO, AMERICAN POSTAL WORKERS UNION request(s) the above action(s) for

all or a portion of Lot(s) 1-5 and 14-18, Block(s) 2, **SPRINGER TRANSFER CO'S ADDITION, UNIT 1**, zoned SU-2 for M-1 light manufacturing zone, located on KINLEY AVE NE, between FRANCISCAN ST NE and ARNO ST NE containing approximately 1 acre(s). [REF: ZA-73-188] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHALS OKAY FOR FIRE PROTECTION AND TRANSPORTATION DEVELOPMENT FOR CUL-DE-SAC DEDICATIONS ON FRANCISCAN AND ARNO.**

17. **Project # 1002176**
06DRB-00092 Major-Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). *(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LANGUAGE ON SEWER EASEMENT GRANT ON LOT 24 WHO TO DEDICATE TOO AND PLANNING TO RECORD.**

18. **Project # 1003238**
06DRB-00432 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Tract(s) E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). [Listed as Project #1004799 in error] *[Indef deferred on 4/12/06]* (H-12)

INDEFINITELY DEFERRED AT AGENT'S
REQUEST.

19. **Project # 1003687**
06DRB-00434 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 133, 134 & 135, **WESTERN RIDGE, UNIT 1, AT VENTANA RANCH WEST**, zoned R-LT residential zone, located on NACIMIENTO ST NW, between DRAGOON RD NW and VENTANA WEST PKWY NW containing approximately 1 acre(s). [REF: 05DRB00697] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
20. **Project # 1004788**
06DRB-00408 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*][*Indef deferred from 4/12/06*] (L-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**
21. **Project # 1004771**
06DRB-00373 Minor-Prelim&Final Plat
Approval
- RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1

acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]*
(K-13) **DEFERRED AT THE AGENT'S REQUEST
TO 4/19/06.**

22. Project # 1004770
06DRB-00372 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for COE
PROPERTIES, STEVE COE request(s) the above
action(s) for all or a portion of Lot(s) 9-12, Block(s)
10, **MESA GRANDE ADDITION**, zoned O-R, located
on SIERRA DR SE, between SILVER AVE SE and
ZUNI RD SE containing approximately 1 acre(s).
[Deferred from 3/29/06 & 4/5/06] (K-17) **WITH THE
SIGNING OF THE INFRASTRUCTURE LIST DATED
4/12/06 THE PRELIMINARY PLAT WAS
APPROVED. FINAL PLAT WAS INDEFINITELY
DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. Project # 1004564
06DRB-00433 Minor-Sketch Plat or
Plan

FORSTBAUER SURVEYING LLC agent(s) for
CURRY BRANDAW ARCHITECTS request(s) the
above action(s) for all or a portion of Lot(s) 19-22,
Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE
ACRES, UNIT A**, zoned SU-2, O-1, located on
PALOMAS AVE NE, between WYOMING BLVD NE
and BARSTOW ST NE containing approximately 4
acre(s). *[Issued Project #1004800 in error]* (D-19)
**THE ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

24. **Project # 1004792**
06DRB-00414 Minor-Sketch Plat or
Plan

SURVEY'S SOUTHWEST, LTD agent(s) for
DUNCAN MILLOY request(s) the above action(s) for
all or a portion of Lot(s) 5, **FITZGERALD ADDITION**,
zoned R-1, located on FITZGERALD RD NW,
between CANDELARIA RD NW and 4TH ST NW
containing approximately 1 acre(s). (G-14) **THE
ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

25. **Project # 1003991**
06DRB-00437 Minor-Sketch Plat or
Plan

TIERRA WEST LLC agent(s) for FRONTERA
DEVELOPMENT INC request(s) the above action(s)
for all or a portion of Lot(s) A-1-C, TOWN OF
ATRISCO GRANT, UNIT 7, (to be known as
RESIDENTIAL @ 98TH AND SAGE) zoned R-LT
residential zone, located on SNOW VISTA BLVD SW,
between SAGE RD SW and REBA AVE SW
containing approximately 4 acre(s). [REF: Z-79-164,
05EPC-0364, 053PC-0365, 05EPC-0366, 05EPC-
0367, 05DRB-01293, 05DRB-01294] (M-9) **THE
ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

26. **Project # 1004801**
06DRB-00438 Minor-Sketch Plat or
Plan

TIERRA WEST LLC agent(s) for FRATERNAL
ORDER OF POLICE, ALBUQUERQUE LODGE 1
request(s) the above action(s) for all or a portion of
Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE
ADDITION**, zoned SU-1 FOR IP, located on
JEFFERSON ST NE and the BEAR ARROYO and
containing approximately 10 acre(s). [REF: SP-77-71]
(E-17) **THE ABOVE REQUEST WAS REVIEWED
AND COMMENTS WERE GIVEN.**

27. **Project # 1004803**
06DRB-00445 Minor-Sketch Plat or
Plan

DAVID W SPRAGUE agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-H, **LOS BLANCOS ADDITION**, zoned R-T, located on 75TH ST NW, between CENTRAL ST NW and YUCCA NW containing approximately 2 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004804**
06DRB-00449 Minor-Sketch Plat or
Plan

JESUS SANDOVAL agent(s) for ALEX MCLUSSEr request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERNAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). (L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Approval of the Development Review Board Minutes for April 5, 2006. **NO MINUTES WERE DONE THIS WEEK.**

ADJOURNED: 12:05 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 12, 2006
DRB Comments**

ITEM # 12

PROJECT # 1004083


APPLICATION # 06-00427

RE: Lot 21, Block 11, Valley View Addition/minor plat

The zoning is missing from the plat.

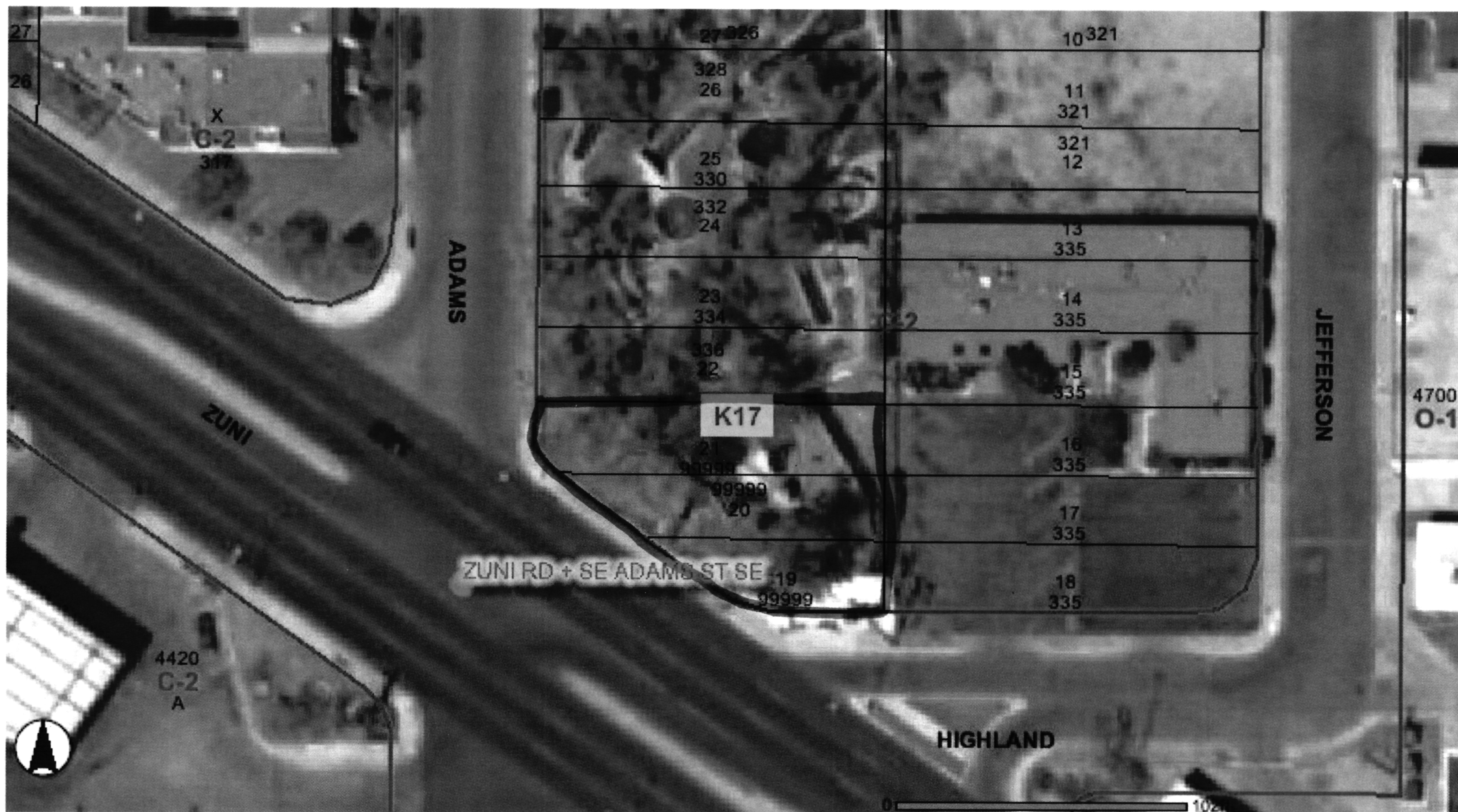
AGIS dxf approval is required.

Planning will take delegation to record the plat and for Real Property's signature.

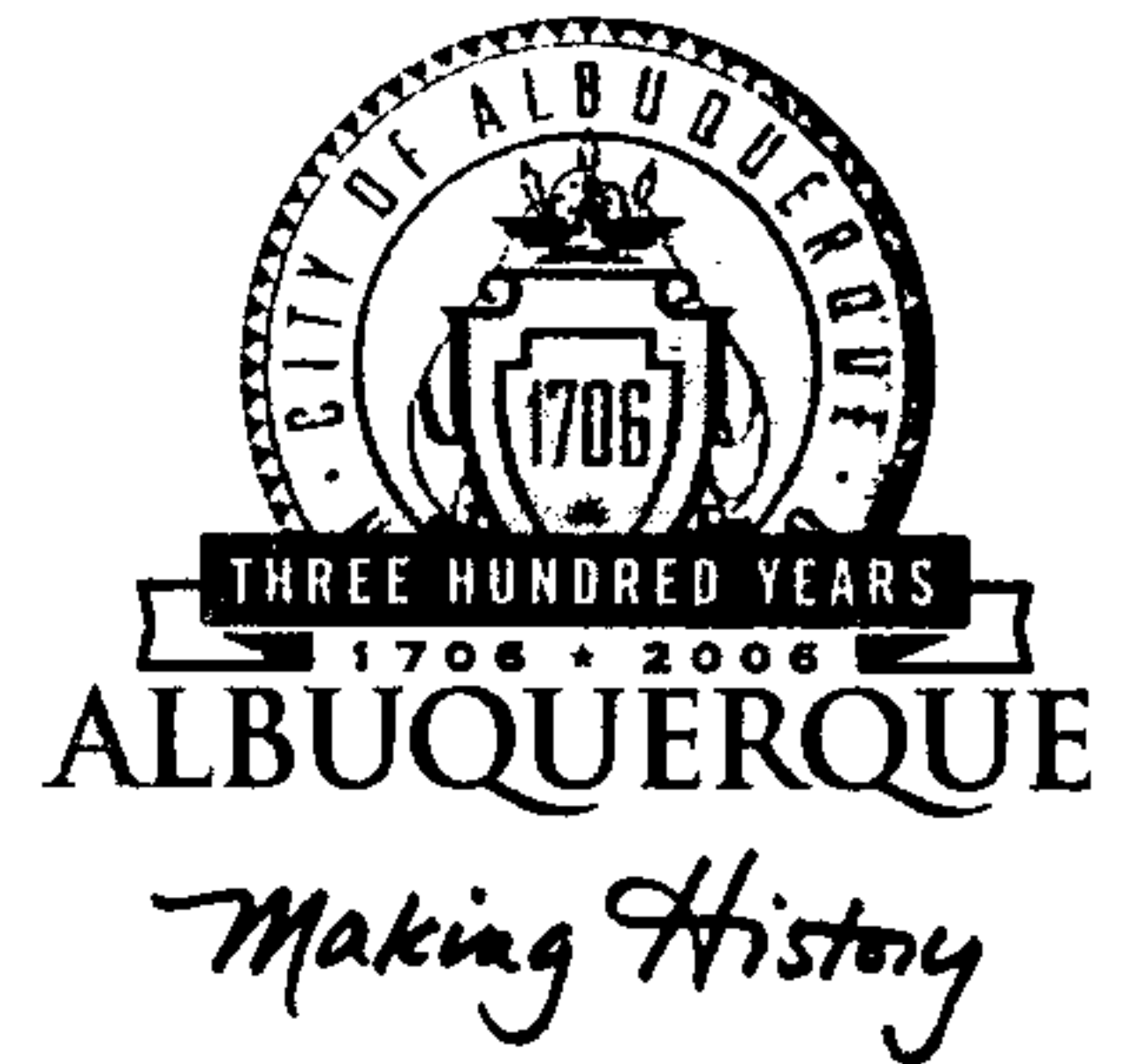


Sheran Matson, AICP DRB Chair

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



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004083

AGENDA ITEM NO: 12

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: April 12, 2006

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> V	<input type="checkbox"/>	<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> EPC Submittal
SITE DEVELOPMENT PLAN	<input type="checkbox"/> P	<input type="checkbox"/>	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<input type="checkbox"/> for Subdivision Purposes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Building Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Street Name Change (Local & Collector)
STORM DRAINAGE	<input type="checkbox"/> L	<input type="checkbox"/> A	APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	<input type="checkbox"/> D	<input type="checkbox"/>	<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: SANCHEZ & WADE ENTERPRISES LLC PHONE: 250-3977
 ADDRESS: 916 PARKLAND CIRCLE SE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: JOE SANCHEZ, KATHRYN WADE
 AGENT (if any): RHOMBUS P.A. Inc. PHONE: 881-6690
 ADDRESS: 2620 SAN MATEO BLVD NE SUITE B FAX: 881-6896
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: CELIA@RHOMBUSPA.COM

DESCRIPTION OF REQUEST: AMENDMENT OF RECENTLY APPROVED AND RECORDED PLAT OF PREL & FINAL PLAT

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. 24A 19-21 Am Block: 11 Unit: NA
 Subdiv. / Addn. VALLEY VIEW ADDITION
 Current Zoning: C-2 Proposed zoning: C-2
 Zone Atlas page(s): K-17 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.0305 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101705730 9070 40910 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: ZUNI SE
 Between: ADAMS SE and JEFFERSON SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 05DRB-01849, 06DRB-00427

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

SIGNATURE Celia S. Tomlinson DATE 8/8/06
 (Print) CELIA S. TOMLINSON _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04.

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers		S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01147</u>	<u>PIF</u>	<u>523)</u>	\$ <u>215.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input 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	Hearing date <u>8-23-06</u>			Total \$ <u>235.00</u>

K-515 8/9/06

Project # 1004083

PLANNER / DATE

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
- Design elevations & cross sections of perimeter walls **3 copies**
- 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
- Copy of recorded SIA
- 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.
- ~~NA~~ 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
- ~~NA~~ 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
- ~~NA~~ Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

Amended preliminary plat approval expires after one year

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

CELIA S. TOMLINSON
For RHOMBUS P.A. Inc.

Celia S. Tomlinson Applicant name (print)
8/8/06 Applicant signature / date



Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06DRB - -01147

Kin Sis 8/8/06 Planner signature / date
Project # 1004083



VISIT US! WWW.RHOMBUSPA.COM

August 8, 2006

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

SUBJECT: LOT 21-A, BLOCK 11, VALLEY VIEW ADDITION
(PROJECT # 1004083, APPL. 06DRB0042)

Rhombus Professional
Associates, Inc.
2620 San Mateo NE
Suite B
Albuquerque, NM 87110

tel 505.881.6690
fax 505.881.6896
info@rhombuspa.com
www.rhombuspa.com

Ladies and Gentlemen:

This letter serves as our formal request for your consideration to allow RHOMBUS to amend the recently filed plat of Lot 21-A, Block 11, Valley View Addition. Following are the reasons for amending the filed plat:

- The original mylar was damaged by heat. Ink bled and caused most of the bearings and distances to become illegible.
- To address the closure problem that GIS personnel discovered; and
- To address City Surveyor's other concerns, which arose after the GIS closure problem discovery.

Please note that the corrections do not affect the original intent of the plat, which is to show in a plat the DRB-approved vacation of a portion of the Zuni right-of-way.

We appreciate your consideration of this matter.

Sincerely,
RHOMBUS P.A., Inc.


Celia S. Tomlinson, PE
Principal

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

PAID RECEIPT

APPLICANT NAME SANCHEZ & WADE ENTERPRISES
AGENT Rhombus PA, Inc
ADDRESS 2620 SAN MATEO BLVD NE STE B
PROJECT & APP # 100 40.83 / 06DRB-01147
PROJECT NAME VALLEY VIEW ADDITION

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 215.⁰⁰ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 235.⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

8/9/2006 9:40AM
RECEIPT# 00062776 WSH# 008 TRANS# 0012
Account 441006 Fund 0110
Activity 4983000
Trans Amt \$235.00
J24 Misc \$215.00
VI \$235.00
CHANGE \$0.00

8/9/2006 9:40AM LOC: ANNX
RECEIPT# 00062775 WSH# 008 TRANS# 0012
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$235.00
J24 Misc

\$20.00
Thank You

Thank You

Counterreceipt done 8/21/04

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...**
- 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: SANCHEZ & WADE LLC PHONE: _____
 ADDRESS: 916 PARKLAND CIRCLE SE FAX: KWADE@NMDC.COM
 CITY: ABQ. STATE NM ZIP 87110 E-MAIL: JPSAN@SANDIA.NET
 Proprietary interest in site: OWNER List all owners: JOE SANCHEZ, KATRIN WADE
 AGENT (if any): RHOMBUS P.A. INC. PHONE: 881-6690
 ADDRESS: 2620 SAN MATEO BLVD NE STR B FAX: 881-6896
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: RHOMBUS@NMIA.COM

DESCRIPTION OF REQUEST: REQUEST TO REPLAT LOT 21 BLOCK 11 VALLEY VIEW ADDN. TO SHOW THE DRB-APPROVED VACATION OF ZUNI ROAD SE.

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. 21-19 Block: 11 Unit: NOT APPL.
 Subdiv. / Addn. VALLEY VIEW ADDITION
 Current Zoning: C-2 Proposed zoning: C-2
 Zone Atlas page(s): K-17 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.0305 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101705730907040910 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: ZUNI SE
 Between: ADAMS SE and JEFFERSON

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 05DRB-01849

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

SIGNATURE Celia S. Tomlinson DATE _____
 (Print) CELIA S. TOMLINSON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00427</u>	<u>P&F</u>	<u>SLJ</u>	<u>\$ 215.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>4-12-06</u>			Total <u>\$ 235.00</u>

Kim Siment 4/3/06

Project # 100 4083

YOUR ATTENDANCE IS REQUIRED.

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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.

RHOMBUS P.A. Inc.

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

Abby CELIA TOMLINSON
 Applicant name (print)

Celia Tomlinson
 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
06DRP - *00427*

Kim Sims 4/3/06
 Planner signature / date

Project # 1004083



VISIT US! WWW.RHOMBUSPA.COM

April 3, 2006

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

SUBJECT: PROPOSED REPLAT OF LOTS 19 THROUGH 21, BLOCK 11,
VALLEY VIEW ADDITION

Rhombus Professional
Associates, Inc.
2620 San Mateo NE
Suite B
Albuquerque, NM 87110

tel 505.881.6690
fax 505.881.6896
info@rhombuspa.com
www.rhombuspa.com


Ladies and Gentlemen:

This letter serves as RHOMBUS' formal request for your consideration to allow our client, Sanchez and Wade Enterprises, LLC, to replat the subject lots, which collectively abut Zuni Road between Adams SE and Jefferson SE.

The proposed replat is a condition of the Development Review Board's approval of the vacation of 16 feet of Zuni Road SE from the existing face of curb. See attached letter.

We appreciate your consideration of this request.

Sincerely,
RHOMBUS P.A., Inc.


Celia S. Tomlinson, PE
Principal



VISIT US! WWW.RHOMBUSPA.COM

January 25, 2006

Development Review Board
Attn: Sheran Matson, AICP, Chair
CITY OF ALBUQUERQUE
600 2ND Street NW
Albuquerque, New Mexico 87102

SUBJECT: PROJECT 100483 – 05DRB-01849 REQUEST TO VACATE
PORTION OF ZUNI ROAD S.E. NORTH SIDE RIGHT-OF-WAY
IMMEDIATELY EAST OF ADAMS STREET S.E.

Rhombus Professional
Associates, Inc.
2620 San Mateo NE
Suite B
Albuquerque, NM 87110


tel 505.881.6690
fax 505.881.6896
info@rhombuspa.com
www.rhombuspa.com

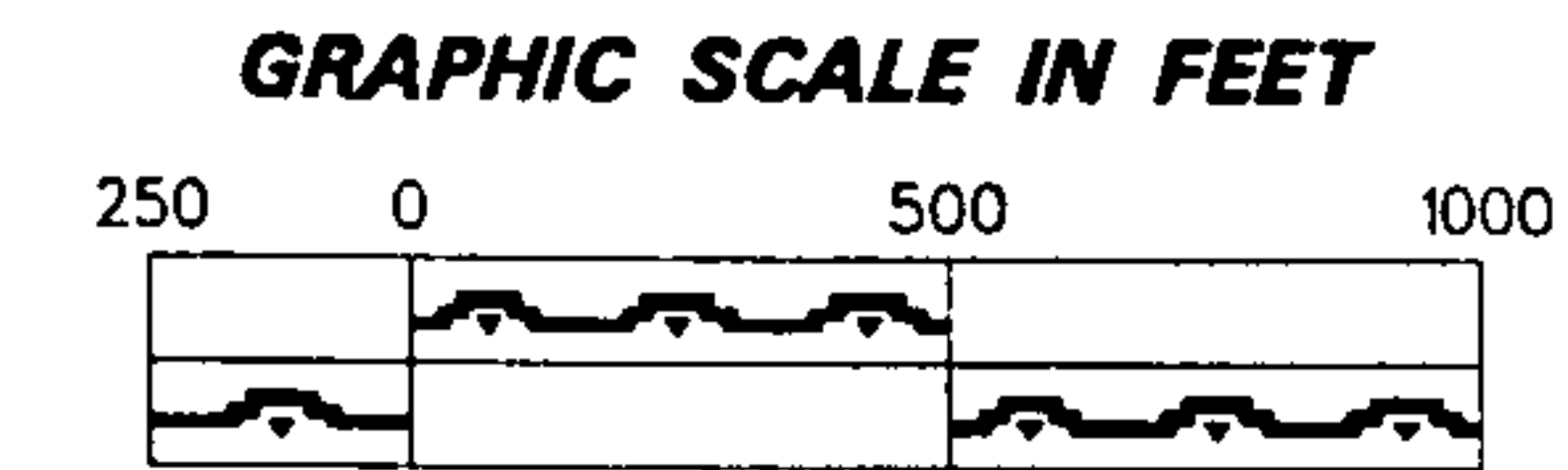
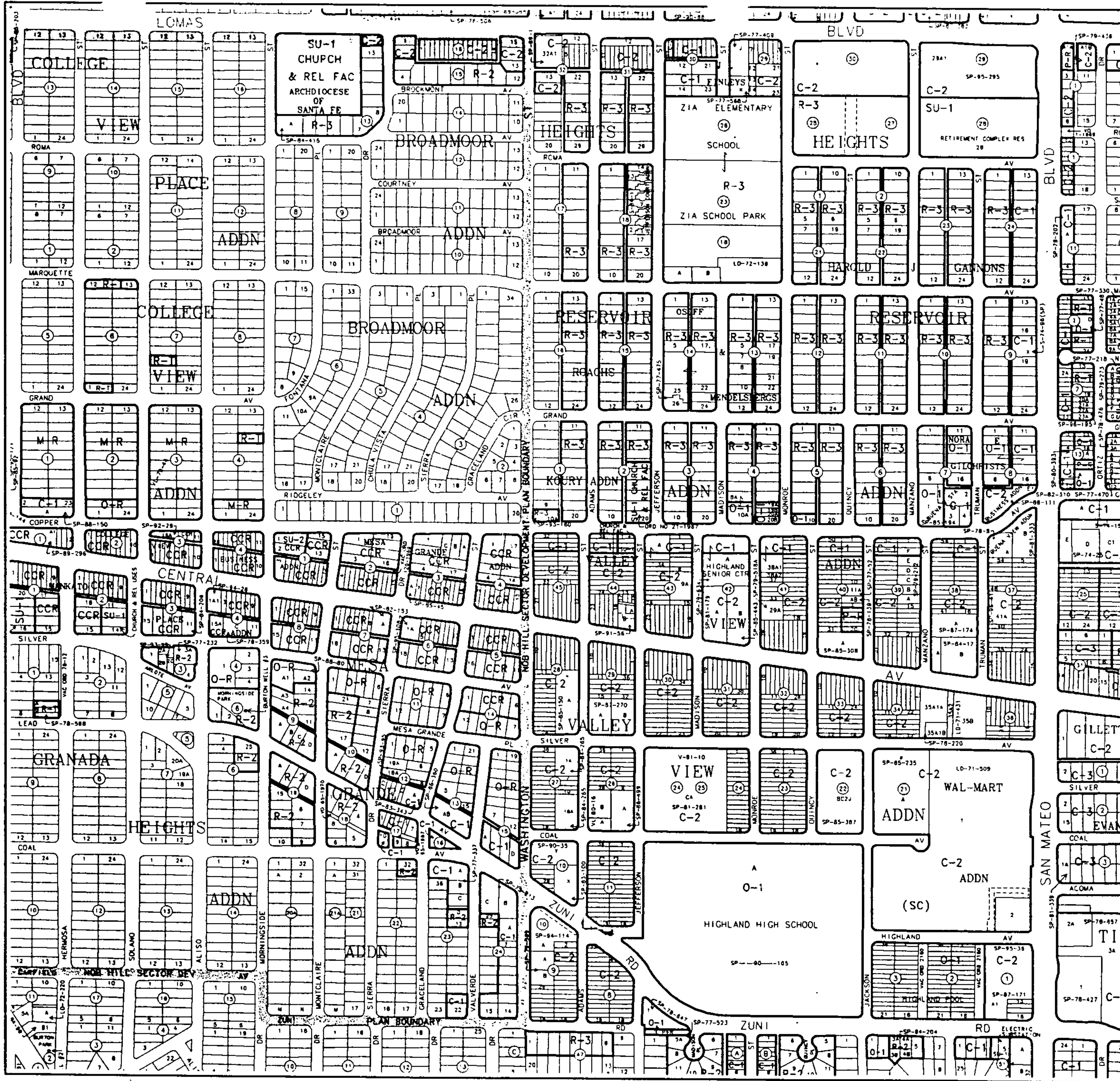
Dear Ms. Matson,

During the Development Review Board (DRB) hearing on January 4, 2006, you required Rhombus P.A. Inc. (RHOMBUS) to submit a sketch that shows the right-of-way area that Transportation representative is willing to vacate in connection with the subject project. Said right-of-way area must be 16 feet from the existing face of curb on the north side of Zuni Road SE.

To comply with your request, RHOMBUS submits herewith a copy of the sketch. (EXHIBIT A)

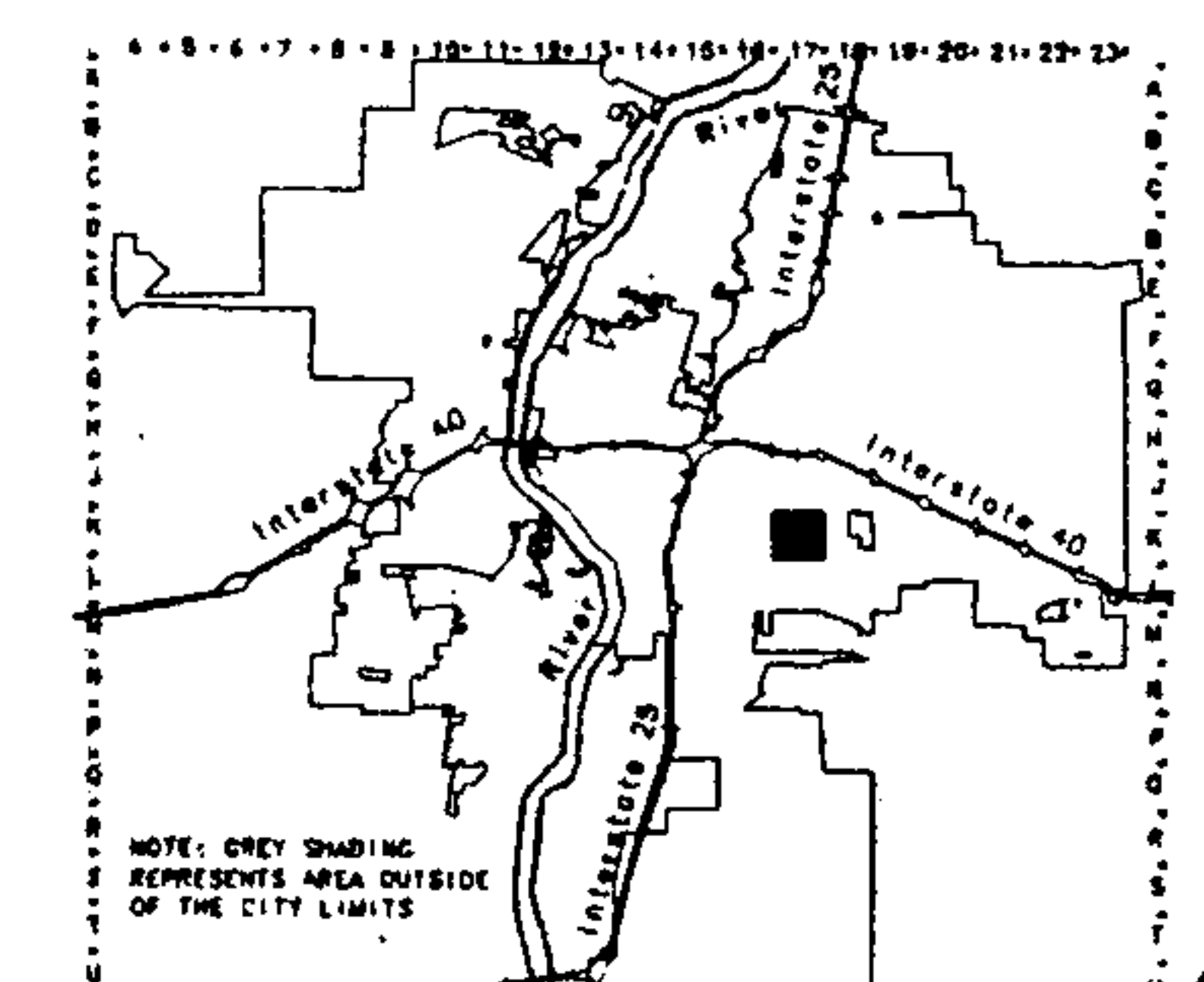
Sincerely,
RHOMBUS P.A., Inc.


Celia S. Tomlinson, PE
Principal



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 1996

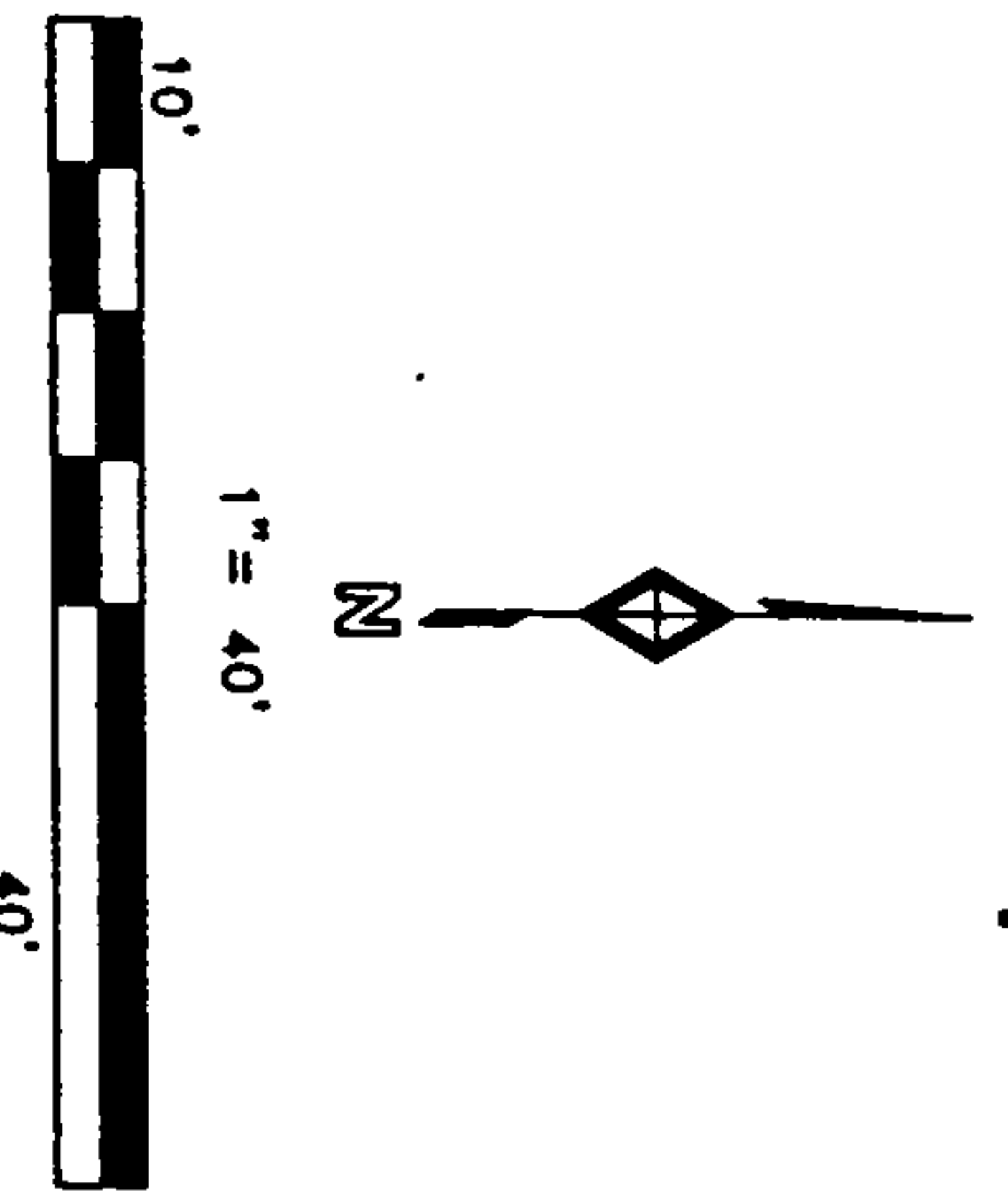
Map Amended through October 17, 1996



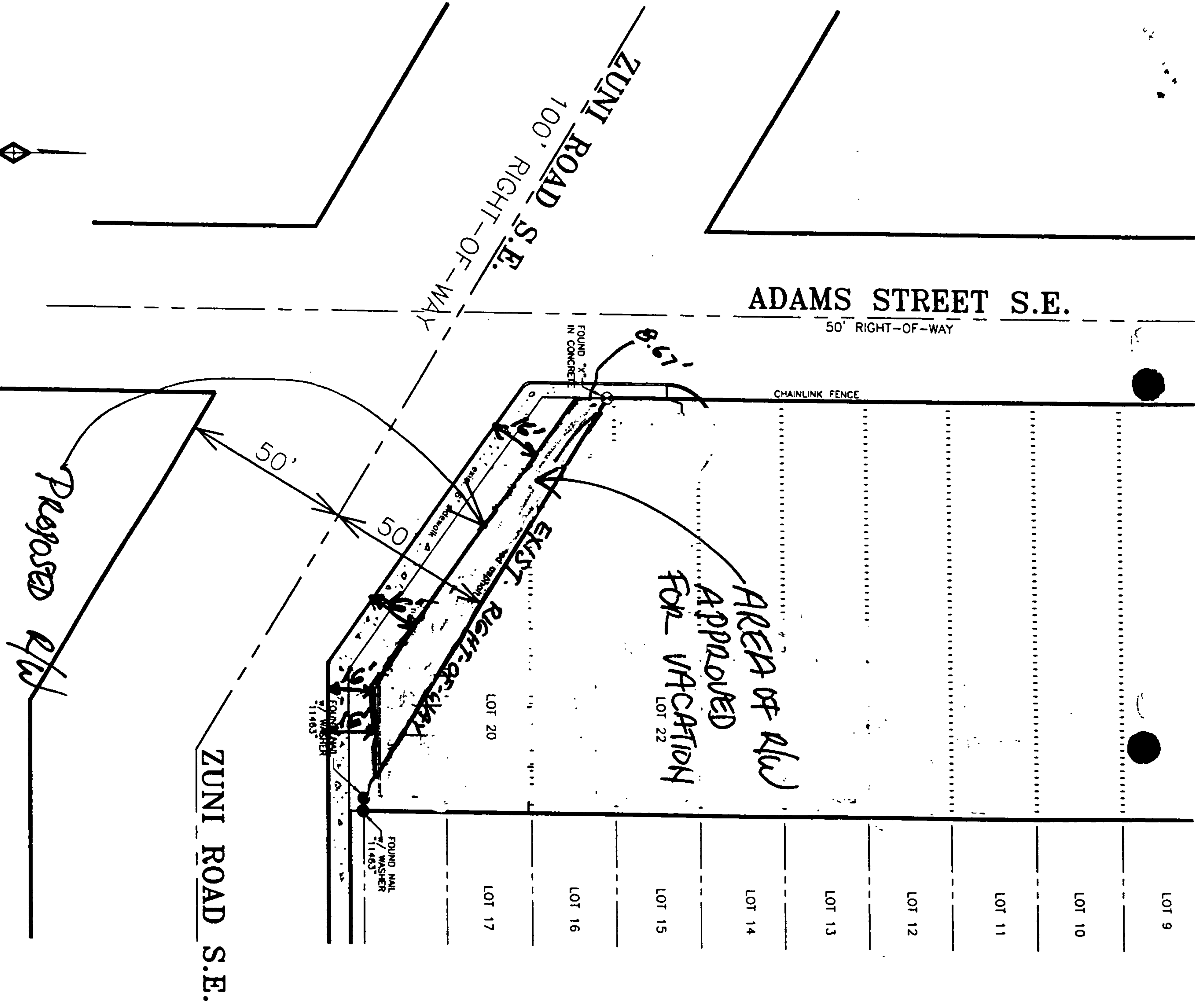
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

LEGAL DESCRIPTION
TION
R3E
SEC 23
UNIFORM PROPERTY CODE
1-017-057

K-17-Z



ADAMS STREET S.E.
50' RIGHT-OF-WAY



*NOTE: DISTANCES ARE FROM
FACE OF CURB TO PROPOSED
RIGHT-OF-WAY LINE.*

EXHIBIT 'A'

AUTHORIZATION

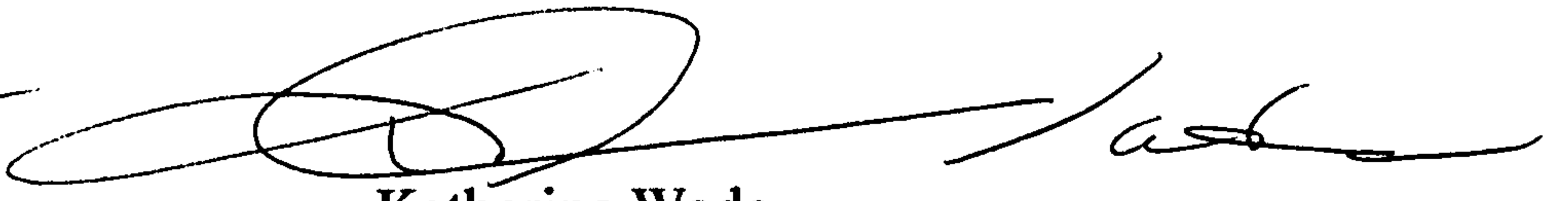
February 14, 2006

We hereby authorize RHOMBUS P.A. to represent Sanchez & Wade Enterprises, LLC to the City of Albuquerque on matters that relate to the replatting of the property which is legally described as Lots 19 through 21, Block 11 Valley View Addition, filed February 4, 1961, Book D586, Page 610.

Sanchez & Wade Enterprises, LLC:



Joe Sanchez



Katherine Wade


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

PAID RECEIPT

APPLICANT NAME SANCHEZ & WADE
AGENT R Rhombus
ADDRESS _____
PROJECT & APP # 1004083 / 06DRB-00427
PROJECT NAME VALLEY VIEW ADDITION

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 215.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 235.00 TOTAL AMOUNT DUE

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

 **RHOMBUS P.A. CONSULTANTS**
2620 SAN MATEO NE, STE. B 881-6690
ALBUQUERQUE, NM 87110

6730

95-219 211
1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE DATE 4/3/06

TWO-HUNDRED THIRTY-FIVE ONLY \$ 235.00

WELLS FARGO Wells Fargo Bank, N.A.
5555 Montgomery NE
Albuquerque, NM 87109
wellsfargo.com

VOID AFTER 15 DAYS

FOR Valley View ADD Rhombus Cash & Carry

MP

⑈006730⑈ ⑆107002192⑆ 2630106060⑈

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

4/3/2006 1:47PM LOC: ANNX
RECEIPT# 00060054 WSH# 007 TRANS# 0031
Account 441032 Fund 0000
Activity 3424000 TRSKAL
Trans Amt \$235.00
J24 Misc

\$20.00
Thank You

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

4/3/2006 1:47PM LOC: ANNX
RECEIPT# 00060055 WSH# 007 TRANS# 0031
Account 441006 Fund 0000



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

5. Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

At the January 4, 2006, 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.

The following is a condition of final plat approval:

The City will retain 16-feet from the face of curb along Zuni.

If you wish to appeal this decision, you must do so by January 19, 2006, 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

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

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

A handwritten signature in cursive script that reads "Claire Senova".

for Sheran Matson, AICP, DRB Chair

Cc: Rhombus PA Inc., 2620 San Mateo NE, Suite B, 87110
Katherine Wade, 916 Parkland Circle SE, 87110
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: 1004083 AGENDA#: 5 DATE: 1-4-06

1. Name: ^{WADE} Katherine Wade Address: 916 Parkland Cir SE Zip: 57102

2. Name: Celia Tomlinson Address: 2620 San Mateo Ste B Zip: 87110

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

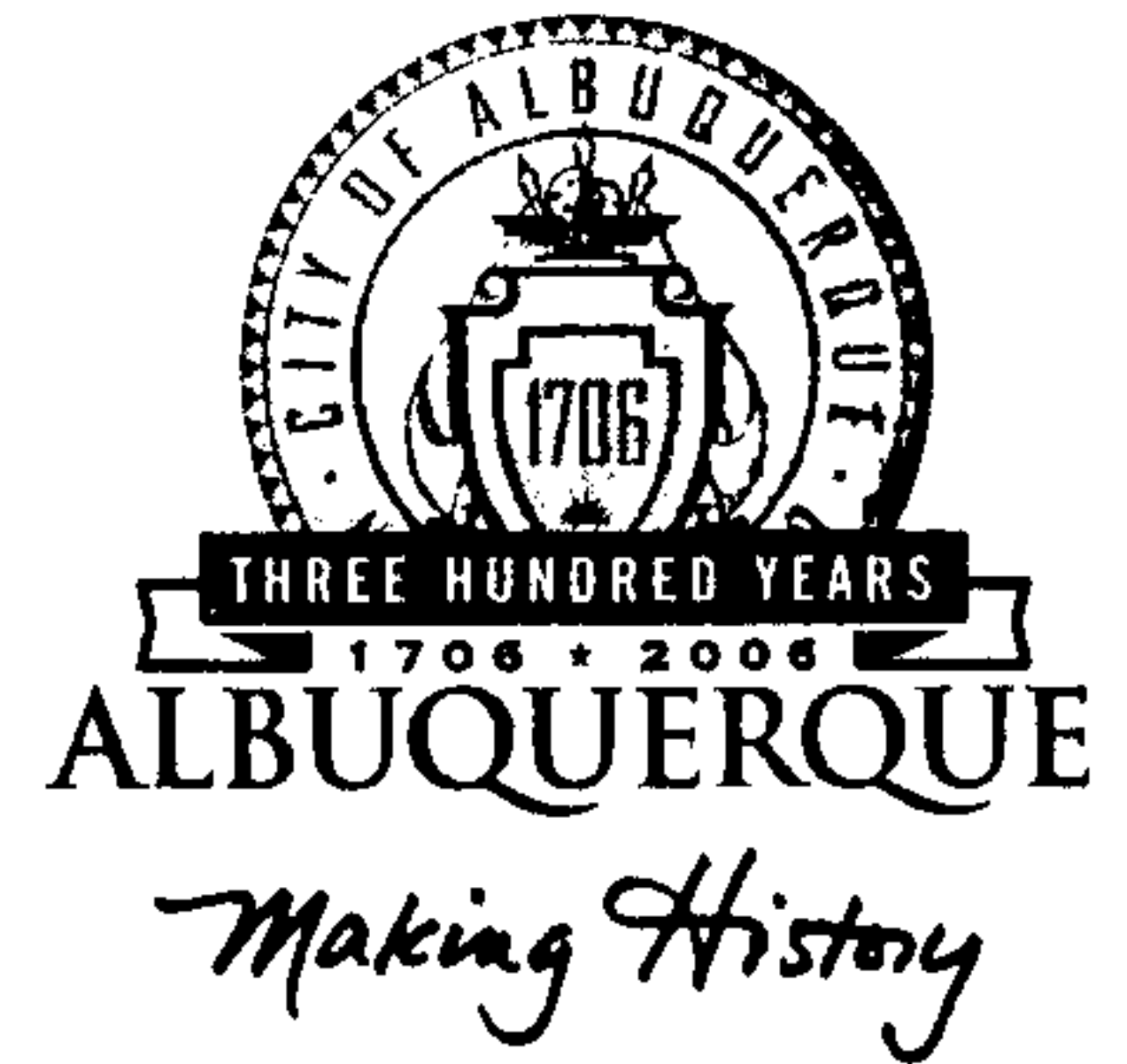
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004083

AGENDA ITEM NO: 5

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Defer to Transportation.

Albuquerque

RESOLUTION:

New Mexico 87103

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: January 4, 2006



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 4, 2006

Project # 1004083

05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Highland Business and NA (R) and Parkland Hills NA (R).

APS

The developer intends to build office/residential lofts in the Valley View Addition. The proposed development will affect Whittier Elementary, Wilson Middle School, and Highland High School. While all three schools have capacity to absorb any student growth from the proposed development, few students are expected given the nature of the project.

School	2005-06 40 Day Count	Capacity	Space Available
WHITTIER ES	375	480	105
WILSON MS	549	770	221
HIGHLAND HS	1,963	2,150	187

Police Department No CPTED or crime prevention comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas

Approved.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

Defer to Transportation.

Transportation Development

What is the distance from the face of curb to the property line? Unlikely that Transportation will approve this request.

Parks & Recreation

Defer to Transportation.

Utilities Development

Engineer would have to certify that there is no public water or sewer lines in the portion to be vacated.

Planning Department

Planning defers to the Traffic Engineer.

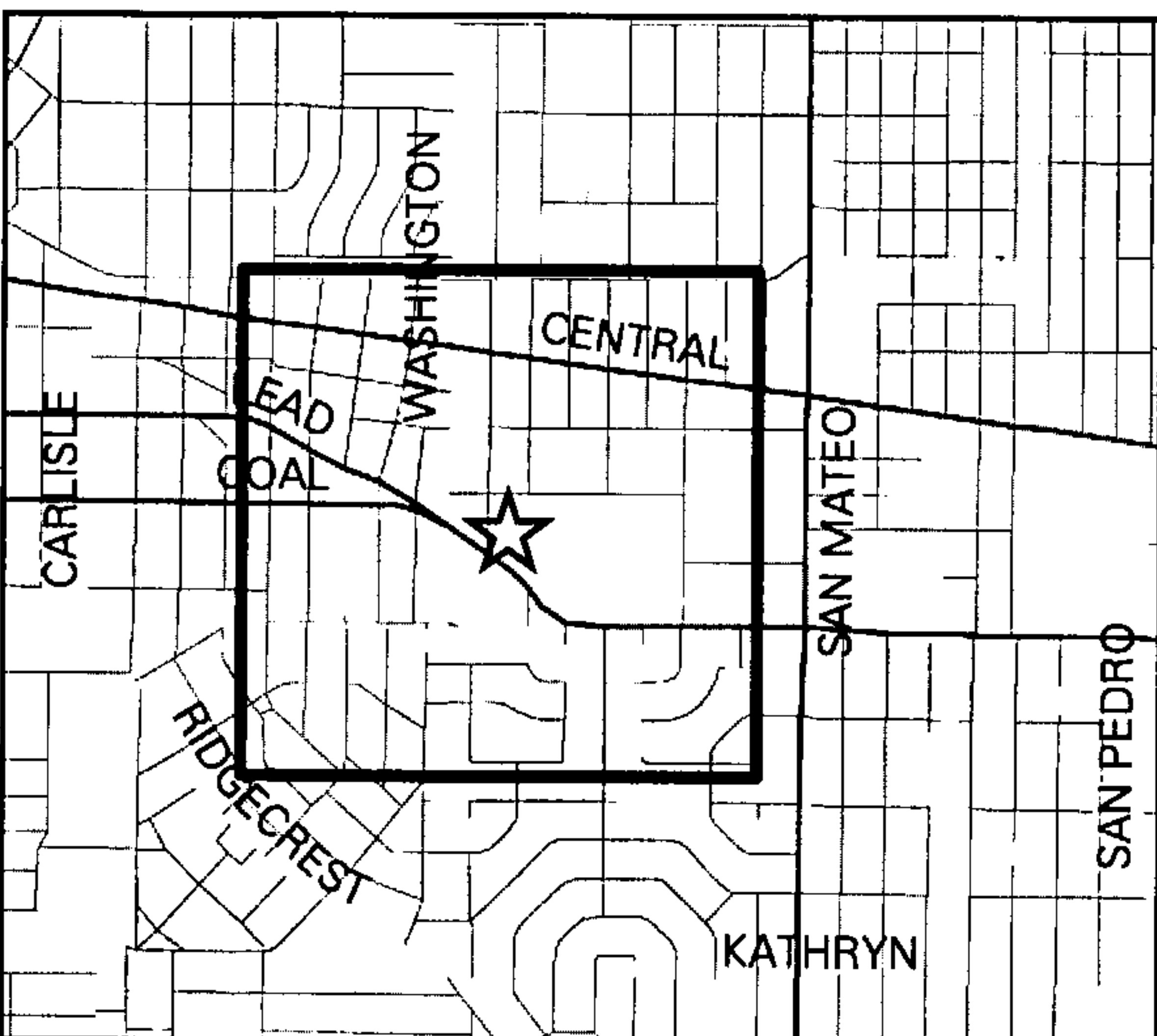
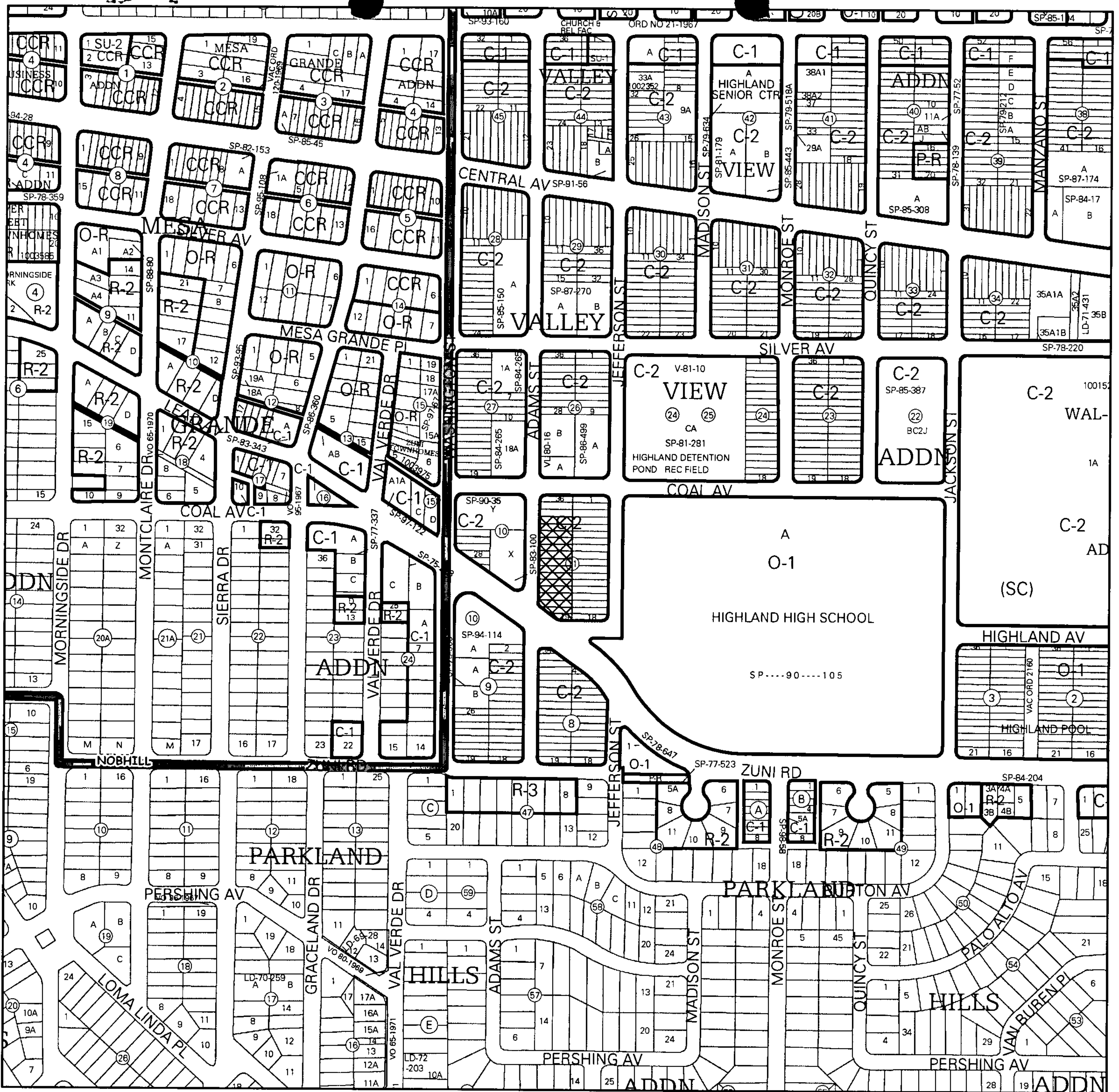
Impact Fee Administrator

No comment on requested vacation.

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

cc: Sanchez & Wade Enterprises LLC, 916 Parkland Circle SE, 87110

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



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004083

Hearing Date:
1/4/06

Zone Map Page:
K-17

Additional Case Numbers:
05DRB 01849



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

PAGE 2

Project # 1004083

05DRB-01849 Major-Vacation of Pub
Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456

05DRB-01817 Major-Preliminary Plat
Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, **NORTH ALBUQUERQUE ACRES** (to be known as **BARON'S RUN SUBDIVISION**) zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

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, DECEMBER 19, 2005.



**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, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172

05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247

05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743

05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

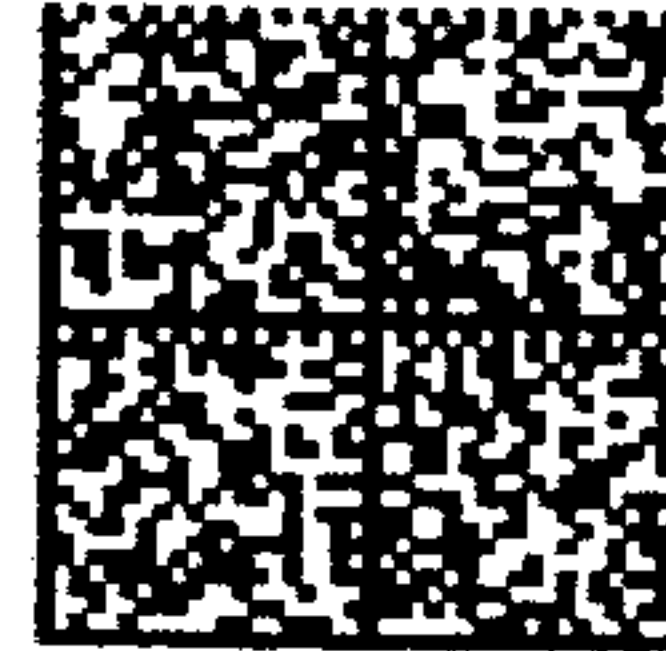
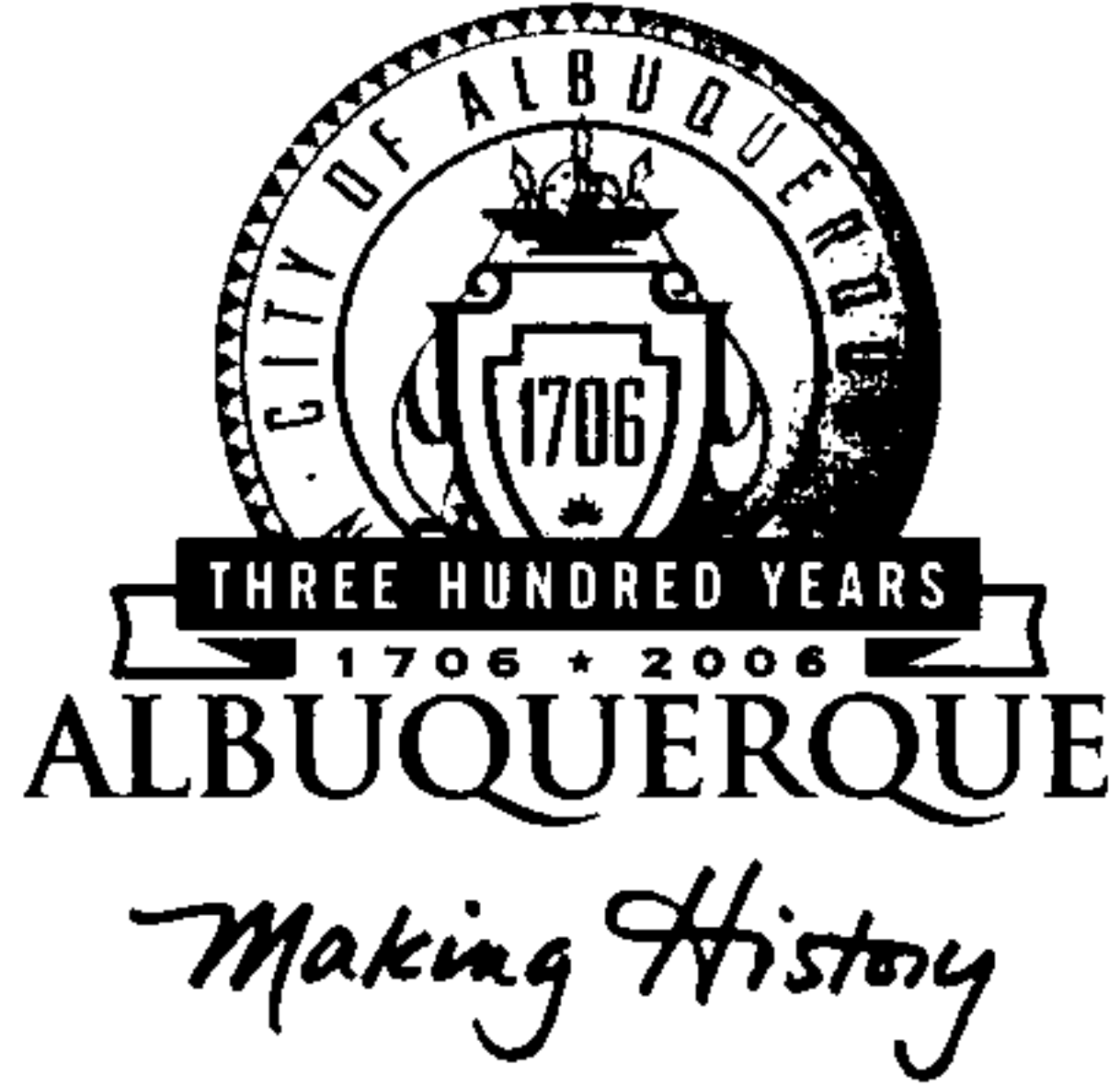
Project # 1003762

05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2

CITY OF ALBUQUERQUE



02 1A
 0004329277 DEC 16 2005
 MAILED FROM ZIP CODE 87102

Planning Department

101705727908040813

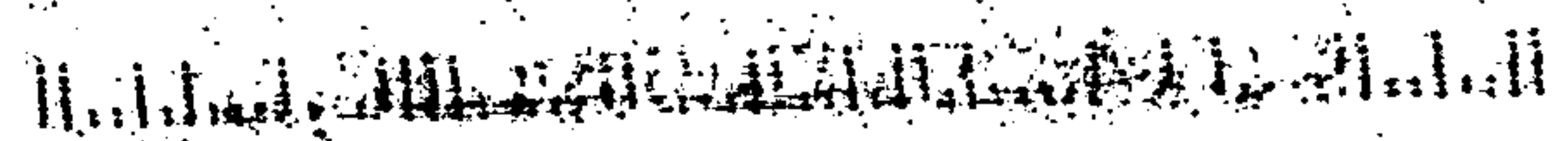
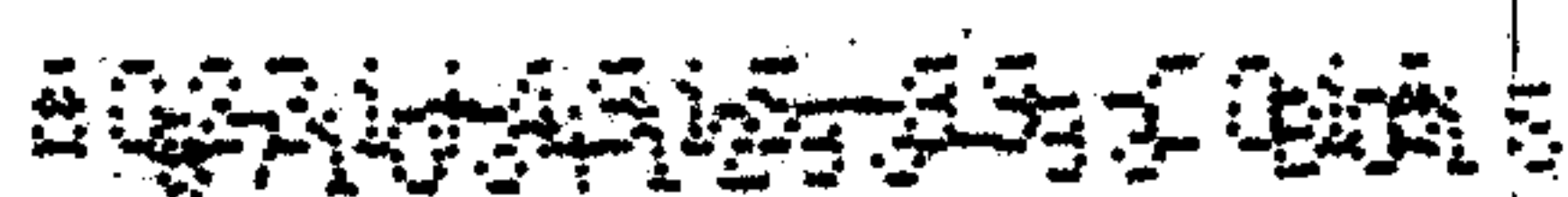
P.O. Box 1293

CIMARRON HOLDINGS LLC
 9725 HAMPDEN AV
 DENVER

Albuquerque, NM 87103

CIMA725 802312048 IN 29 12/23/05
 RETURN TO SENDER

NO FORWARD ORDER ON FILE
 UNABLE TO FORWARD
 RETURN TO SENDER





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

PAGE 2

Project # 1004083

05DRB-01849 Major-Vacation of Pub
Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456

05DRB-01817 Major-Preliminary Plat
Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

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, DECEMBER 19, 2005.



**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, January 4, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172

05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247

05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743

05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762

05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2

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

Meeting Date: JANUARY 4, 2006
Zone Atlas Page: K-17-Z
Notification Radius: 100 Ft.

Project# 1004083
App#05DRB-01849

Cross Reference and Location: ZUNI RD SE / BETWEEN ADAMS SE AND
JEFFERSON SE

Applicant: SANCHEZ & WADE ENTERPRISES LLC
Address: 916 PARKLAND CIRCLE SE
ALBUQUERQUE, NM 87110

Agent: RHOMBUS P.A. INC.
2620 SAN MATEO NE SUITE B
ALBUQUERQUE, NM 87110

Special Instructions:

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

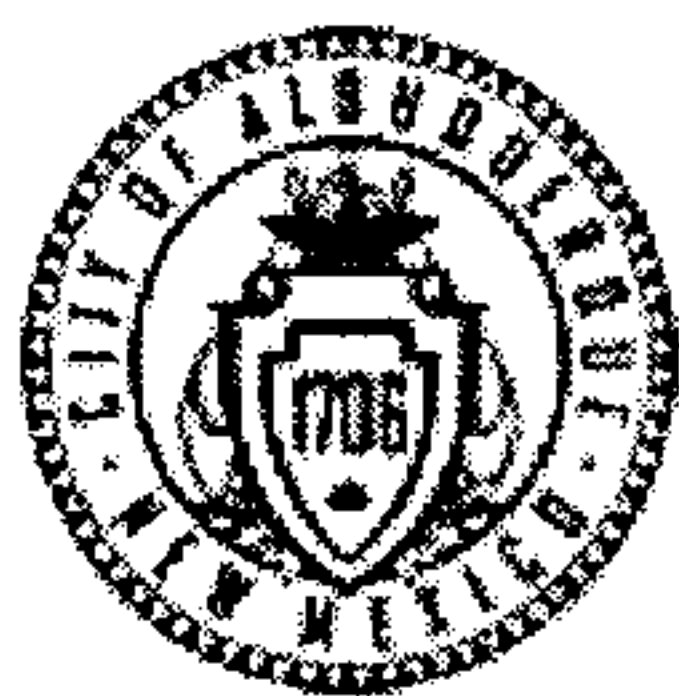
Date Mailed: DECEMBER 16, 2005
Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1004083
Application# _____

PAGE 1 OF 1

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-17	1017057	309-070	409-10	✓ Dup
		309-087	09	✓ Dup ²
		309-096	08	✓ Dup
		321-096	02	✓ Dup ²
		321-089	07	✓
		321-076	11	✓
		321-062	06	✓
		391-057	410-03	✓
		357-127	416-05	✓ COA
		815-138	414-01	✓
		320-115	03	✓ Dup
		308-115	02	✓ Dup ²
		310-037	402-03	✓
		280-052	401-23	✓
		291-044	08	✓ Dup
		291-040	07	✓ Dup ²
		291-077	408-05	✓
		280-093	07	✓
		279-080	13	N
		292-115	413-01	N
		292-126	11	✓
		309-029	402-09	✓ Dup ²



mainframe@coa1mp3.ca
 bq.gov
 12/14/2005 09:34 AM

To
 cc
 bcc
 Subject

1 R E C O R D S W I T H L A B E L S PAGE
 1
 01017057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
 0101705730907040910 LEGAL: * 01 9 01 1VALLEY VIEW ADD L19 TO 30 EXC SW POR
 LAND USE:
 PROPERTY ADDR: 00000 312 ADAMS ST SE
 OWNER NAME: HIGHLAND ENTERTAINMENT LLC C/O
 OWNER ADDR: 01704 BLUME NE
 ALBUQUERQUE NM 87112
 0101705730908740909 LEGAL: 011V ALLE Y VIEW ADDITION LOT 31 32X33
 LAND USE:
 PROPERTY ADDR: 00000 ADAMS ST SE
 OWNER NAME: HIGHLAND ENTERTAINMENT LLC
 OWNER ADDR: 01704 BLUME NE
 ALBUQUERQUE NM 87112
 0101705730909640908 LEGAL: * 03 4 01 1VALLEY VIEW ADD L34,35&36
 LAND USE:
 PROPERTY ADDR: 00000 ADAMS ST SE
 OWNER NAME: CORP OF PRESIDING BISHOP CHURC
 OWNER ADDR: 00050 EAST NORTH TEMPLE
 SALT LAKE CITY UT 84150
 0101705732109640902 LEGAL: LOTS 1 & 2 BLK 11 VALLEY VIEW ADD'N
 LAND USE:
 PROPERTY ADDR: 00000 4518 COAL AVE SE
 OWNER NAME: CORP OF PRESIDING BISHOP CHURC
 OWNER ADDR: 00050 EAST NORTH TEMPLE
 SALT LAKE CITY UT 84150
 0101705732108940907 LEGAL: LOTS 3, 4, 5, & 6 BLK 11 VALLEY VIEW ADD'N
 LAND USE:
 PROPERTY ADDR: 00000 JEFFERSON ST SE
 OWNER NAME: VALLEY VIEW LAND COMPANY C/O J
 OWNER ADDR: 00002 ARROYO VENADA
 PLACITAS NM 87043
 0101705732107640911 LEGAL: 011L TS 7 THRU 12 X LT 13 EXC S10FT VALLEY
 VIEWADD LAND USE:
 PROPERTY ADDR: 00000 JEFFERSON ST SE
 OWNER NAME: AHERN VIRGINIA H PR FOR THOMAS
 OWNER ADDR: 03005 INDIAN FARM LN NW
 ALBUQUERQUE NM 87107
 0101705732106240906 LEGAL: THE SOUT H 15FT OF LT 13 TOGETHER WITH LTS 14
 THRU LAND USE:
 PROPERTY ADDR: 00000 335 JEFFERSON SE
 OWNER NAME: INT ASSOC HEAT FROST INSLTRS &
 OWNER ADDR: 00335 JEFFERSON SE
 ALBUQUERQUE NM 87108
 0101705739105741003 LEGAL: TRAC T A HIGHLAND HIGH SCHOOL PLAT OF TR A
 HIGHLAND LAND USE:
 PROPERTY ADDR: 00000 4700 COAL AVE SE
 OWNER NAME: BOARD OF EDUCATION
 OWNER ADDR: 00000
 ALBUQUERQUE NM 87125

0101705735712741605 LEGAL: TRAC T CA SUMMARY PLAT CITY OF ALBUQUERQUE'S
TRACT LAND USE:

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

ALBUQUERQUE NM 87103
0101705731513841401 LEGAL: LOTS 1 T HRU 9 & 28 THRU 36 BLOCK 26 VALLEY VIEW
AD LAND USE:

PROPERTY ADDR: 00000 4500 SILVER AVE SE
OWNER NAME: MARTINEZ HERNANDO & MARTINEZ F
OWNER ADDR: 00215 ADAMS SE

ALBUQUERQUE NM 87108
0101705732011541403 LEGAL: TRAC T "A " A PLAT OF TR A OF BLOCK 26 VALLEY
VIEW A LAND USE:

PROPERTY ADDR: 00000 225 JEFFERSON SE
OWNER NAME: FAIRPLAZA ASSOCIATES
OWNER ADDR: 07109 PROSPECT PL NE

ALBUQUERQUE NM 87110
0101705730811541402 LEGAL: LOTS 19 THRU 27 IN BLK 26 OF VALLEY VIEW ADD'N
LAND USE:

PROPERTY ADDR: 00000 220 ADAMS SE
OWNER NAME: FAIR PLAZA ASSOCIATES
OWNER ADDR: 07109 PROSPECT PL NE

ALBUQUERQUE NM 87110
0101705731003740203 LEGAL: PORS OF LTS 5 THRU 9, 32 THRU 35 & ALL OF LT 31
BL LAND USE:

PROPERTY ADDR: 00000 400 ADAMS SE
OWNER NAME: HILLSIDE COMMUNITY CHRUCH DIVI
OWNER ADDR: 00435 JEFFERSON SE

ALBUQUERQUE NM 87108
0101705728005240123 LEGAL: TR A BLK 10 A PLAT OF TR A BLK 10 VALLEY VIEW
ADDN LAND USE:

PROPERTY ADDR: 00000 4420 ZUNI ST SE
OWNER NAME: BRAZOS RIVER LEASING L P AD VA
OWNER ADDR: 00000

SAN ANTONIO TX 78269
0101705729104440108 LEGAL: * 00 2 00 9VALLEY VIEW ADDN
LAND USE:

PROPERTY ADDR: 00000 413 ADAMS SE
OWNER NAME: CELCO INVESTMENTS
OWNER ADDR: 00000

ALBUQUERQUE NM 87107
0101705729104040107 LEGAL: * 00 4 00 9VALLEY VIEW LS 4&3
LAND USE:

PROPERTY ADDR: 00000 413 ADAMS SE
OWNER NAME: CELCO INVESTMENTS
OWNER ADDR: 00000

ALBUQUERQUE NM 87107
0101705729107740805 LEGAL: TR X BLK 10 SUMMARY PLAT VALLEY VIEW ADD
(FORMERLY LAND USE:

PROPERTY ADDR: 00000 317 ADAMS SE
OWNER NAME: ROACH JAMES T & SHIRLEY D ETAL
OWNER ADDR: 00000

ALBUQUERQUE NM 87103

PAGE 3

0101705728009340807 LEGAL: TR Y BLK 10 VALLEY VIEW ADDN CORRECTED PLAT OF
TR LAND USE:

PROPERTY ADDR: 00000 400 WASHINGTON SE
OWNER NAME: A R T CO C/O ART CLAUSS
OWNER ADDR: 00400 WASHINGTON SE

ALBUQUERQUE NM 87108

0101705727908040813 LEGAL: LOTS 26 THRU 30 EXC POR OUT TO R/W & ALL LOT 31
BL LAND USE:

PROPERTY ADDR: 00000 410 WASHINGTON SE
OWNER NAME: CIMARRON HOLDINGS LLC
OWNER ADDR: 09725 HAMPDEN AV

DENVER CO 80231

0101705729211541301 LEGAL: *18A 27 OF PLAT OF LTS 1A & 18A BEING A REPL OF
LT LAND USE:

PROPERTY ADDR: 00000 225 JEFFERSON SE
OWNER NAME: FAIRPLAZA ASSOCIATES
OWNER ADDR: 07109 PROSPECT PL NE

ALBUQUERQUE NM 87110

0101705729212641311 LEGAL: LOTS 9 & 10 BLK 27 VALLEY VIEW ADDN CONT 6250
SQ F LAND USE:

PROPERTY ADDR: 00000 219 ADAMS ST SE
OWNER NAME: HILL THOMAS J & PATRICIA A
OWNER ADDR: 00816 PAWNEE NE

ALBUQUERQUE NM 87123

0101705730902940209 LEGAL: * 02 9 00 8VALLEY VIEW ADD L28,29&30
LAND USE:

PROPERTY ADDR: 00000 ADAMS ST SE
OWNER NAME: HILLSIDE COMMUNITY CHURCH DIVI
OWNER ADDR: 00435 JEFFERSON SE

ALBUQUERQUE NM 87108

·
QUIT

101705739105741003

LEGAL: TRACT A HIGHLAND SCHOOL PLAT OF TR A HI O OL 23.4775 AC M/L
PROPERTY ADDR: 4700 COAL AVE SE

OWNERS NAME: BOARD OF EDUCATION
OWNERS ADDR: PO BOX 25704
ALBUQUERQUE, NM 87125

101705735712741605

LEGAL: TRACT CA SUMMARY PLAT CITY OF ALBUQUERQUE'S BLK 25 &
W1/2 BL
PROPERTY ADDR: 4600 SILBER AVE SE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101705728005240123

LEGAL: TR A BLK 10 A PLAT OF TR A BLK 10 VALLEY VIE 0 35 AC M/L OR
39,35
PROPERTY ADDR: 4420 ZUNI ST SE

OWNERS NAME: DIAMOND SHAMROCK STATIONS INC
OWNERS ADDR: PO BOX 690110
SAN ANTONIO, TX 78269

101705729104440108

LEGAL: *002 009 VALLEY VIEW ADDN
PROPERTY ADDR: 413 ADAMS SE

OWNERS NAME: BLAKES LOTABURGER LLC
OWNERS ADDR: PO BOX 3648
ALBUQUERQUE, NM 87190

101705729104040107

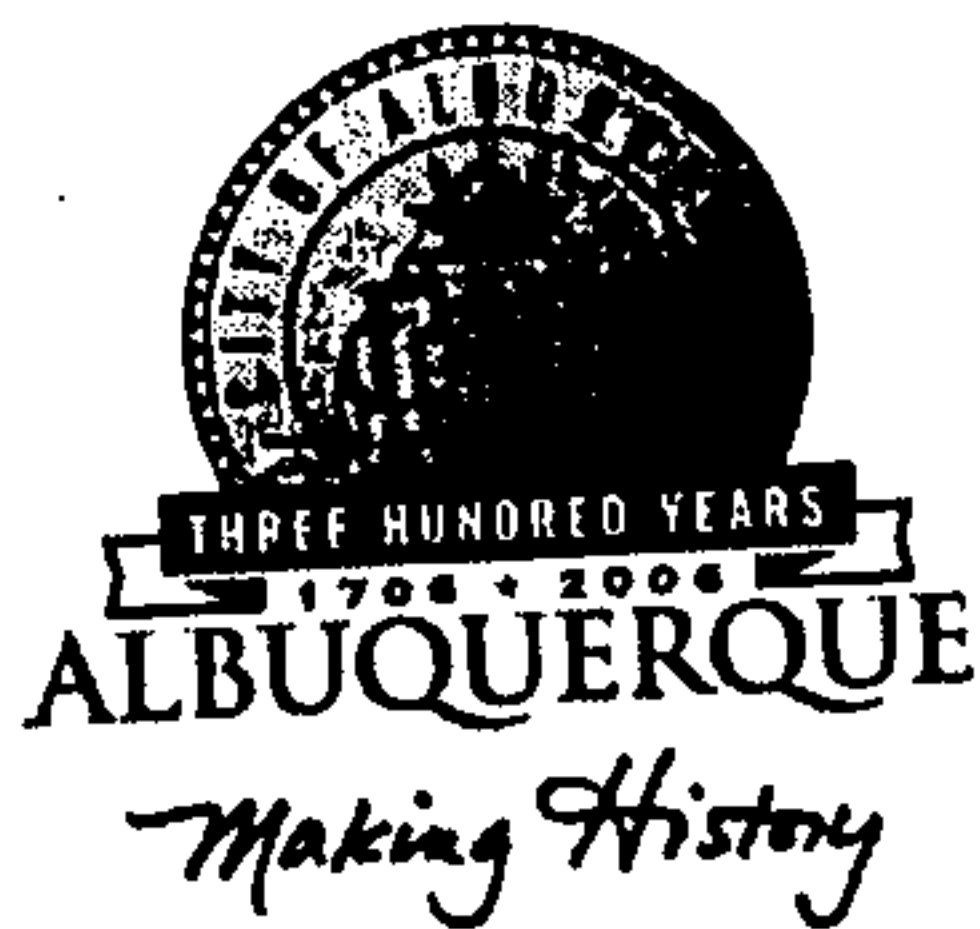
LEGAL: *004 009 VALLEY VIEW LS 4 & 3
PROPERTY ADDR: 413 ADAMS SE

OWNERS NAME: BLAKES LOTABURGER LLC
OWNERS ADDR: PO BOX 3648
ALBUQUERQUE, NM 87190

101705729107740805

LEGAL: TR X BLK 10 SUMMARY PLAT VALLEY VIEW ADD (FO H RU 14) Q
CONT 0.5373
PROPERTY ADDR: 317 ADAMS SE

OWNERS NAME: CAVALIER INVESTMENTS LLC
OWNERS ADDR: PO BOX 94355
ALBUQUERQUE, NM 87199



City of Albuquerque

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

Date: 12-7-05

TO CONTACT NAME: Celia Tomlinson
COMPANY/AGENCY: Rhombus P.A. Inc.
ADDRESS/ZIP: 2620 San Mateo Blvd NE, Suite B / 87110
PHONE/FAX #: 881-6690 881-6896

Thank you for your inquiry of December 7, 2005 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 19-31 Valley View Addition, located on Adams street and Zuni Drive SE, Between NE corner of intersection zone map page(s) K-17.

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

Highland Business & NA Inc.
Neighborhood Association

Contacts: Claude Lewis
465 Jefferson NE / 87108
266-1597
Lee West
312 Monroe NE / 87108
255-1169

Parkland Hills
Neighborhood Association
Contacts: Theresa Brooks
4808 Ridgcrest Cir. SE / 87108
255-2730, 243-3200
Cheryl Harris
1110 Jefferson SE / 87108
268-6628, 268-4144

See reverse side for additional Neighborhood Association Information: YES { } NO { }

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

Sincerely,

Dalaina G. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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



VISIT US! WWW.RHOMBUSPA.COM

December 7, 2005

Claude Lewis
HIGHLAND BUSINESS & NEIGHBORHOOD ASSOCIATION
465 Jefferson NE
Albuquerque, New Mexico 87108

Lee West
HIGHLAND BUSINESS & NEIGHBORHOOD ASSOCIATION
465 Jefferson NE
Albuquerque, New Mexico 87108

Theresa Brooks
PARKLAND HILLS NEIGHBORHOOD ASSOCIATION
4808 Ridgecrest Circle SE
Albuquerque, NM 87108

Cheryl Harris
PARKLAND HILLS NEIGHBORHOOD ASSOCIATION
1110 Jefferson SE
Albuquerque, NM 87108

SUBJECT: PROPOSED VACATION OF A PORTION OF THE RIGHT-OF-WAY OF ZUNI ROAD S.E. IMMEDIATELY EAST OF ADAMS STREET S.E. STREET ADDRESS 312 ADAMS STREET S.E.

Ladies and Gentlemen:

This letter serves as our formal request for your consideration to allow our client, request the City of Albuquerque to vacate a small portion of the right-of-way of Zuni Road S.E. where it abuts the property address 312 Adams Street S.E. Following are the facts and justifications:

1. Our client, Sanchez & Wade Enterprises LLC is in the process of developing the property legally described as "*Lots 19 through 33, Block 11, Valley View Addition, except the Southwesterly Portion of Lots 19, 20, and 21 conveyed to the City of Albuquerque, NM by Warranty Deed dated February 4, 1961, Book D 586, page 610*" into a site for office/residential lofts.

Page 1 of 2

Project # 1004083

SANCHEZ & WADE ENTERPRISES LLC
916 PARKLAND CIRCLE SE
ALBUQUERQUE, NM 87110

Project # 1004083

LEE WEST
Highland Business & N.A. Inc
312 MONROE NE
ALBUQUERQUE, NM 87108

Project # 1004083

RHOMBUS P.A. INC.
2620 SAN MATEO NE SUITE B
ALBUQUERQUE, NM 87110

Project # 1004083

THERESA BROOKS
Parkland Association
4808 RIDGECREST CIR SE
ALBUQUERQUE, NM 87108

Project # 1004083

CLAUDE LEWIS
Highland Business & N.A. Inc.
465 JEFFERSON NE
ALBUQUERQUE, NM 87108

Project # 1004083

CHERYL HARRIS
Parkland Hills
1110 JEFFERSON SE
ALBUQUERQUE, NM 87108

101705730907040910

HIGHLAND ENTERTAINMENT LLC C/
1704 BLUME NE
ALBUQUERQUE NM 87112

101705730909640908

CORP OF PRESIDING BISHOP CHUR
50 EAST NORTH TEMPLE
SALT LAKE CITY UT 84150

101705732108940907

VALLEY VIEW LAND COMPANY C/O
2 ARROYO VENADA
PLACITAS NM 87043

101705732107640911

AHERN VIRGINIA H PR FOR THOMA
3005 INDIAN FARM LN NW
ALBUQUERQUE NM 87107

101705732106240906

INT ASSOC HEAT FROST INSLTRS
335 JEFFERSON SE
ALBUQUERQUE NM 87108

101705739105741003

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

101705731513841401

MARTINEZ HERNANDO & MARTINEZ
215 ADAMS SE
ALBUQUERQUE NM 87108

101705732011541403

FAIRPLAZA ASSOCIATES
7109 PROSPECT PL NE
ALBUQUERQUE NM 87110

101705731003740203

HILLSIDE COMMUNITY CHRUCH DIV
435 JEFFERSON SE
ALBUQUERQUE NM 87108

101705728005240123

DIAMOND SHAMROCK STATIONS INC
PO BOX 690110
SAN ANTONIO, TX 78269

101705729104440108

BLAKES LOTABURGER LLC
PO BOX 3648
ALBUQUERQUE, NM 87190

101705729107740805

CAVALIER INVESTMENTS LLC
PO BOX 94355
ALBUQUERQUE, NM 87199

101705728009340807

A R T CO C/O ART CLAUSS
400 WASHINGTON SE
ALBUQUERQUE NM 87108

101705727908040813

CIMARRON HOLDINGS LLC
9725 HAMPDEN AV
DENVER CO 80231

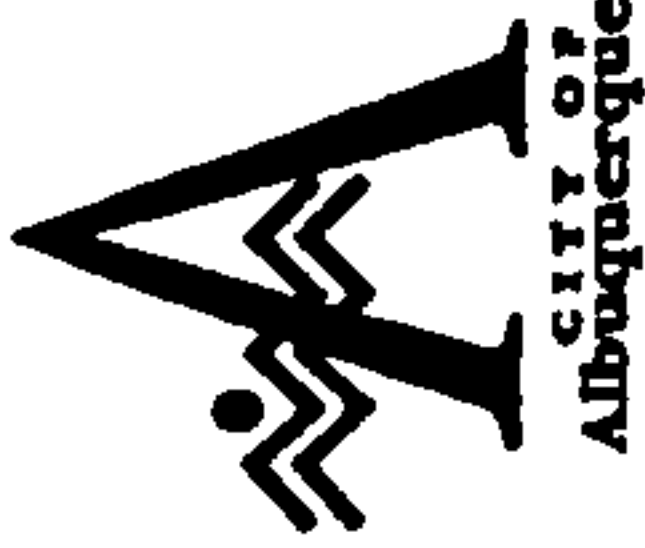
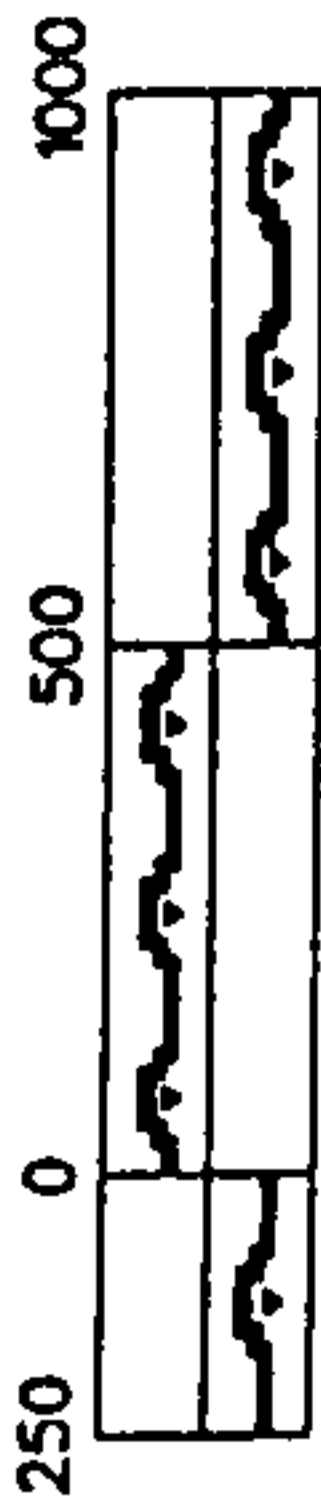
101705729211541301

FAIRPLAZA ASSOCIATES
7109 PROSPECT PL NE
ALBUQUERQUE NM 87110

101705729212641311

HILL THOMAS J & PATRICIA A
816 PAWNEE NE
ALBUQUERQUE NM 87123

GRAPHIC SCALE IN FEET

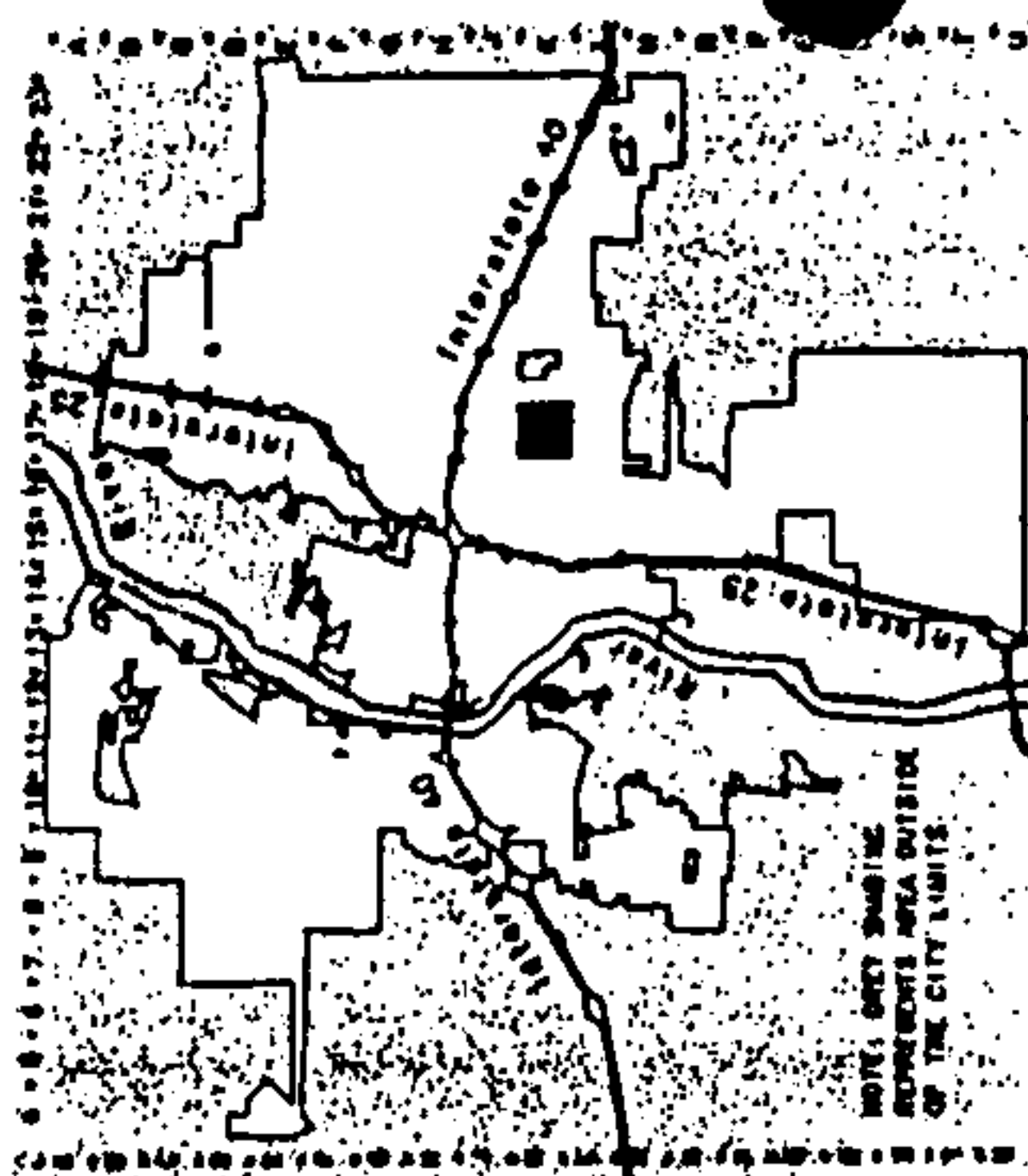


CITY OF
ALBUQUERQUE

AGUILAR
PLANNING DEPARTMENT

Copyright 1996

Map Amended through October 17, 1996



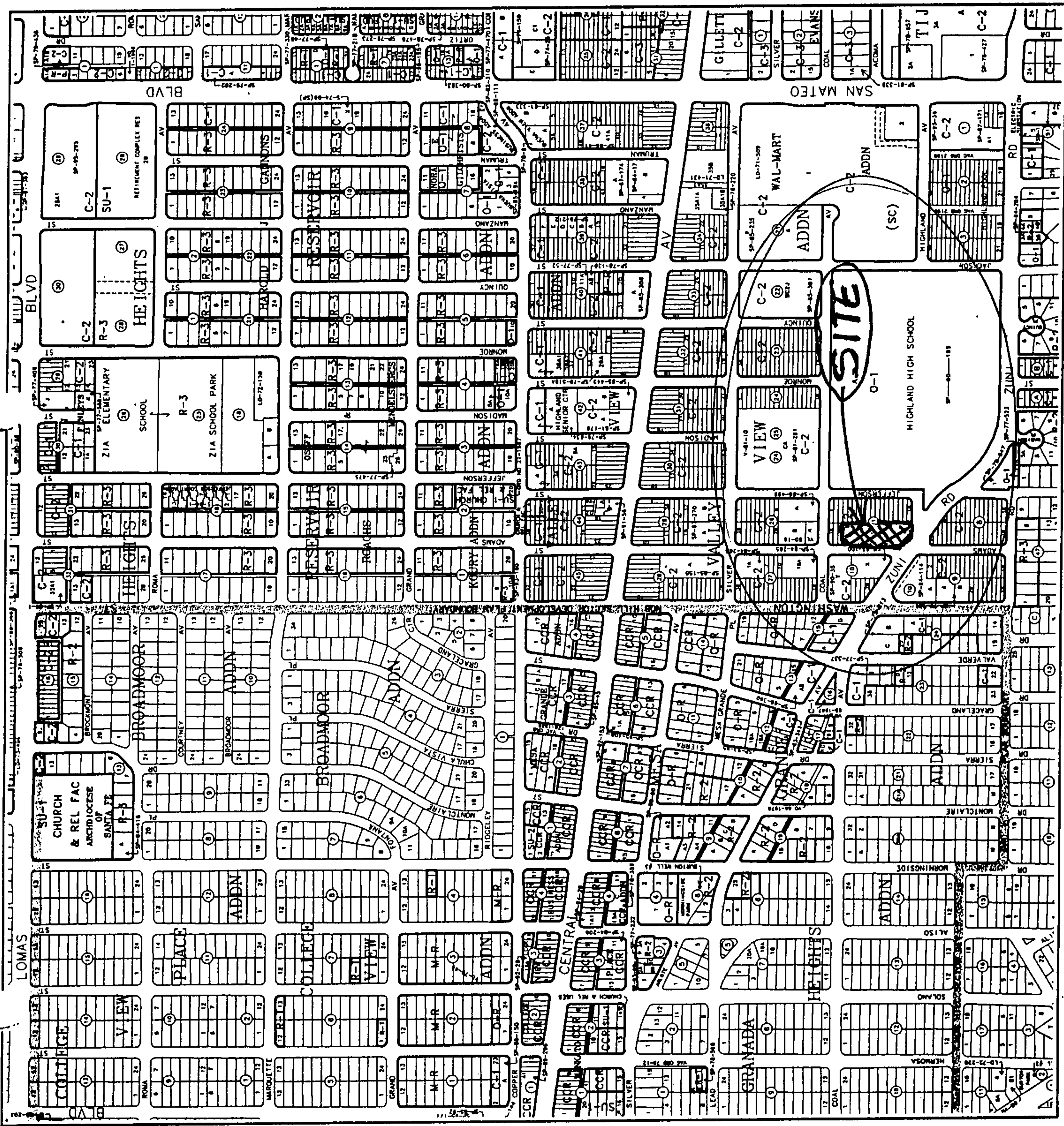
LEGAL DESCRIPTION

TION
PHE
SEC 23

UNIFORM PROPERTY CODE

1-017-087

K-17-Z



December 5, 2005

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

SUBJECT: REQUEST TO VACATE PORTION OF ZUNI ROAD S.E. NORTH SIDE RIGHT-OF-WAY IMMEDIATELY EAST OF ADAMS STREET S.E.

Ladies and Gentlemen:

This letter serves as our formal request for your consideration to vacate a portion of the northerly right-of-way of Zuni Street immediately east of Adams Street. Following are the facts and justifications for our request:

1. Our client, Sanchez & Wade Enterprises LLC is in the process of developing the property legally described as "*Lots 19 through 33, Block 11, Valley View Addition, except the Southwesterly Portion of Lots 19, 20, and 21 conveyed to the City of Albuquerque, NM by Warranty Deed dated February 4, 1961, Book D 586, page 610*" into a site for office/residential lofts.
2. Parking requirement for the proposed development calls for a minimum number of parking spaces that can be satisfied only by including in the site plan a portion of the Zuni right-of-way next to the edge of the existing 6' sidewalk. See Exhibit "A."
3. The right-of-way area being requested for vacation is already outside the fenced Zuni roadway and sidewalk. See Exhibit "B."
4. The right-of-way area being requested for vacation appears to be in excess of the needs of the portion of Zuni Road just east of Adams Street S.E. See Exhibit "B."
5. Granting this request for right-of-way vacation will help our client meet the code for the required number of parking spaces for this Downtown Area development.

Rhombus Professional
Associates, Inc.
2620 San Mateo NE
Suite B
Albuquerque, NM 87110

tel 505.881.6690
fax 505.881.6896
info@rhombuspa.com
www.rhombuspa.com

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

December 19, 2005

TO: Claude Lewis and Lee West, Highland Business and NA
Theresa Brooks and Cheryl Harris, Parkland Hills NA

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 one (1) acre(s): Major Vacation of Public Right-of-Way immediately East of Adams Street SE for a proposed office/residential lofts.**

Proposed by: Rhombus P.A., Inc. at 881-6690

Agent for: Sanchez and Wade Enterprises, LLC

For property located: On or near Zuni Road SE between Adams Street SE and Jefferson Street SE.

P.O. Box 1293

The case number(s) assigned is: 05DRB- 01849, Project # 1004083.

City Planning accepted application for this request on **December 9, 2005.**

Albuquerque

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.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, January 4, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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 J. Winklepleck

Stephani I. Winklepleck

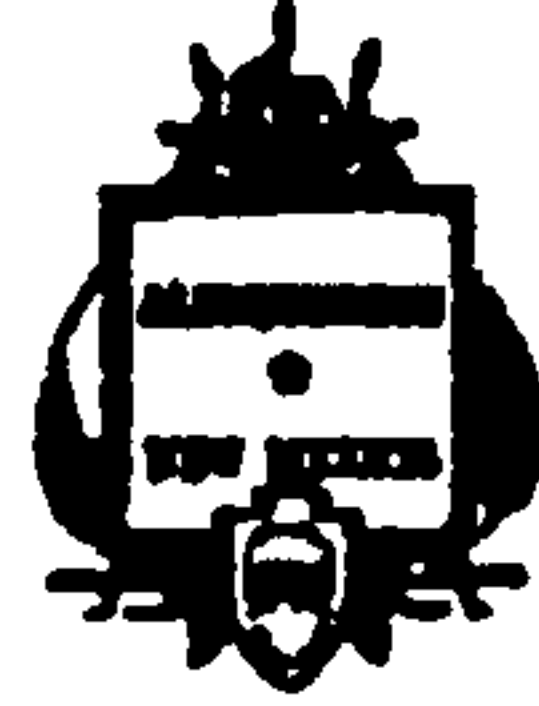
Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action
 ___ Minor Subdivision action
 Vacation **V**
 ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING **Z**

___ Annexation & Zone Establishment
 ___ Sector Plan
 ___ Zone Change
 ___ Text Amendment
 ___ Special Exception **E**

APPEAL / PROTEST of... **A**

___ Decision by: DRB, EPC,
 LUCC, Planning Director or Staff,
 ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: SANCHEZ & WADE ENTERPRISES LLC PHONE: N.A.
 ADDRESS: 916 PARKLAND CIRCLE SE FAX: N.A.
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: N.A.
 Proprietary interest in site: OWNER

AGENT (if any): RHOMBUS P.A. Inc. PHONE: 881-6690
 ADDRESS: 2620 SAN MATEO NE SUITE B FAX: 881-6896
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: rhombus@nmia.com

DESCRIPTION OF REQUEST: REQUEST VACATION OF RIGHT-OF-WAY PORTION ZUNI ROAD S.E. IMMEDIATELY EAST OF ADAMS ST. S.E.

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 19 THRU 33, BLOCK 11 Block: ___ Unit: ___
 Subdiv. / Addn. VALLEY VIEW ADDITION
 Current Zoning: C-2 Proposed zoning: C-2
 Zone Atlas page(s): K-17 No. of existing lots: 15 No. of proposed lots: 15
 Total area of site (acres): 0.97 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? ___ Yes. No ___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? ___
 UPC No. 101705730907040910 MRGCD Map No. ___
 LOCATION OF PROPERTY BY STREETS: On or Near: ZUNI RD. S.E.
 Between: ADAMS SE and JEFFERSON SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Pro), App., DRB-, AX, Z, V, S, etc.):
05ZHE00537

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

SIGNATURE Celia S. Tomlinson DATE ___
 (Print) CELIA S. TOMLINSON ___ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised December 2000

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-01849</u>	<u>VIEW</u>	<u>X</u>	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	___	<u>\$ 75.00</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	_____	_____	___	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	___	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	___	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	___	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	___	<u>\$</u>
	Hearing date <u>01/04/06</u>			Total <u>\$ 395.00</u>

Sandy Hardley 12/09/05 Project # 1004083
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SEWAGE TREATMENT PLANT DESIGN VARIANCE
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.

RHOMBUS P.A. Inc.
by CELIA S. TOMLINSON
Celia S. Tomlinson Applicant signature / date
12/9/05 Applicant name (print) / date

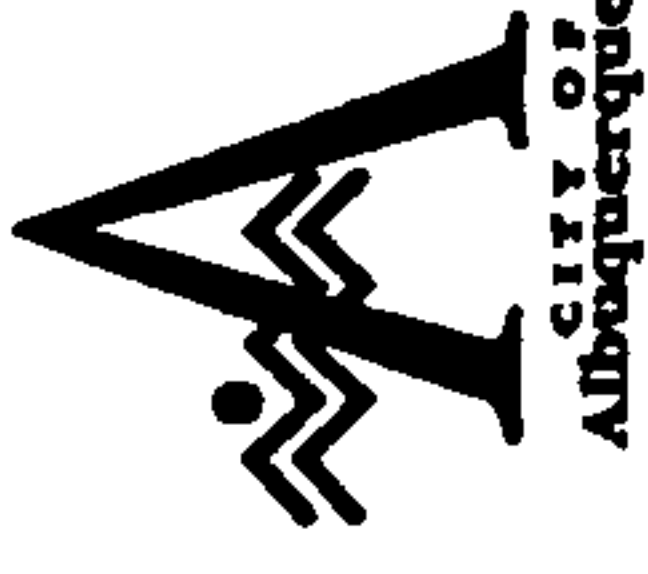
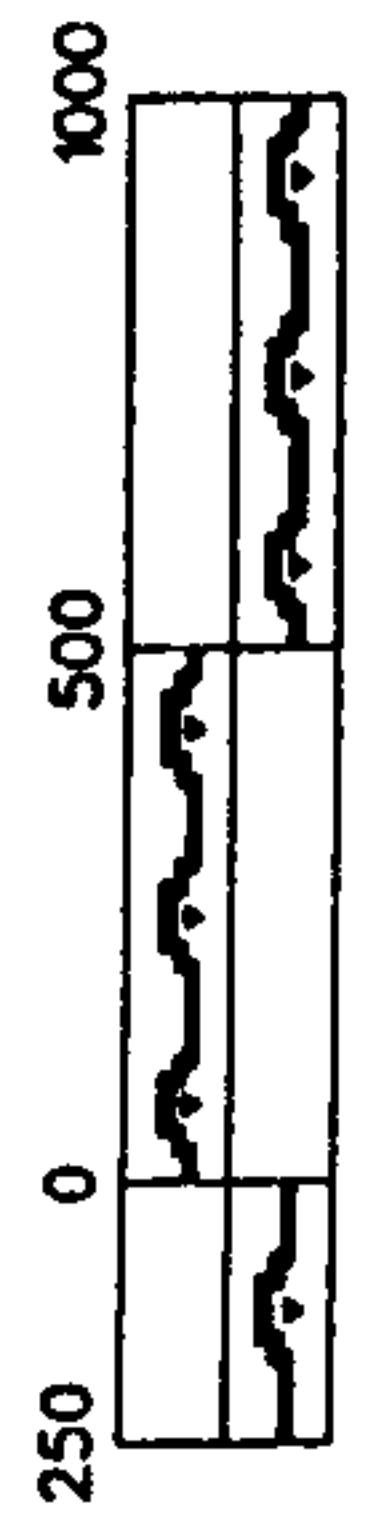


Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRB - _____ - 01849

Sandy Handley Planner signature / date
12/09/05
Project # 1004083

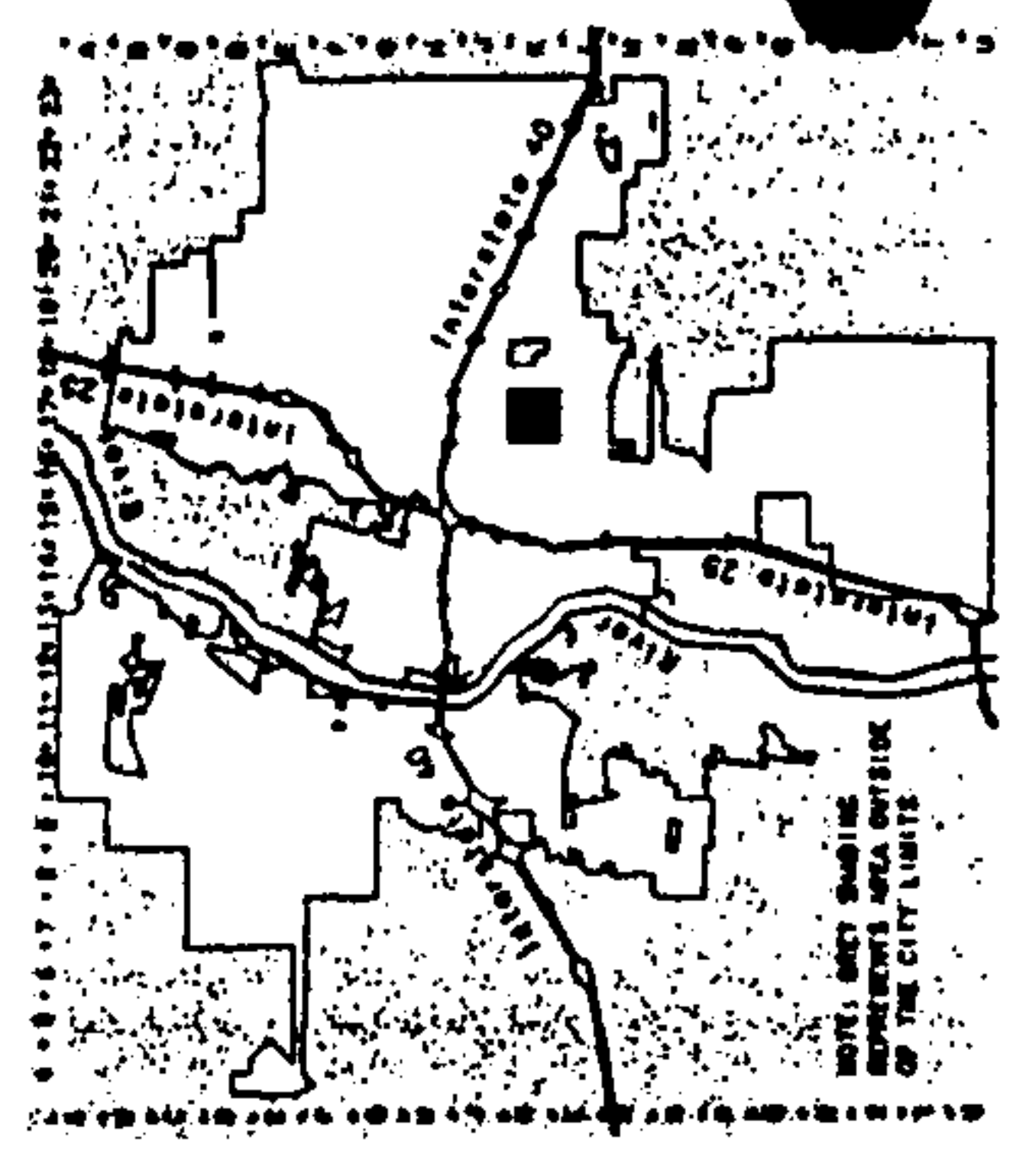
GRAPHIC SCALE IN FEET



CITY OF
ALBUQUERQUE

A-G
PLANNING DEPARTMENT
© Copyright 1996

Map Amended through October 7, 1996

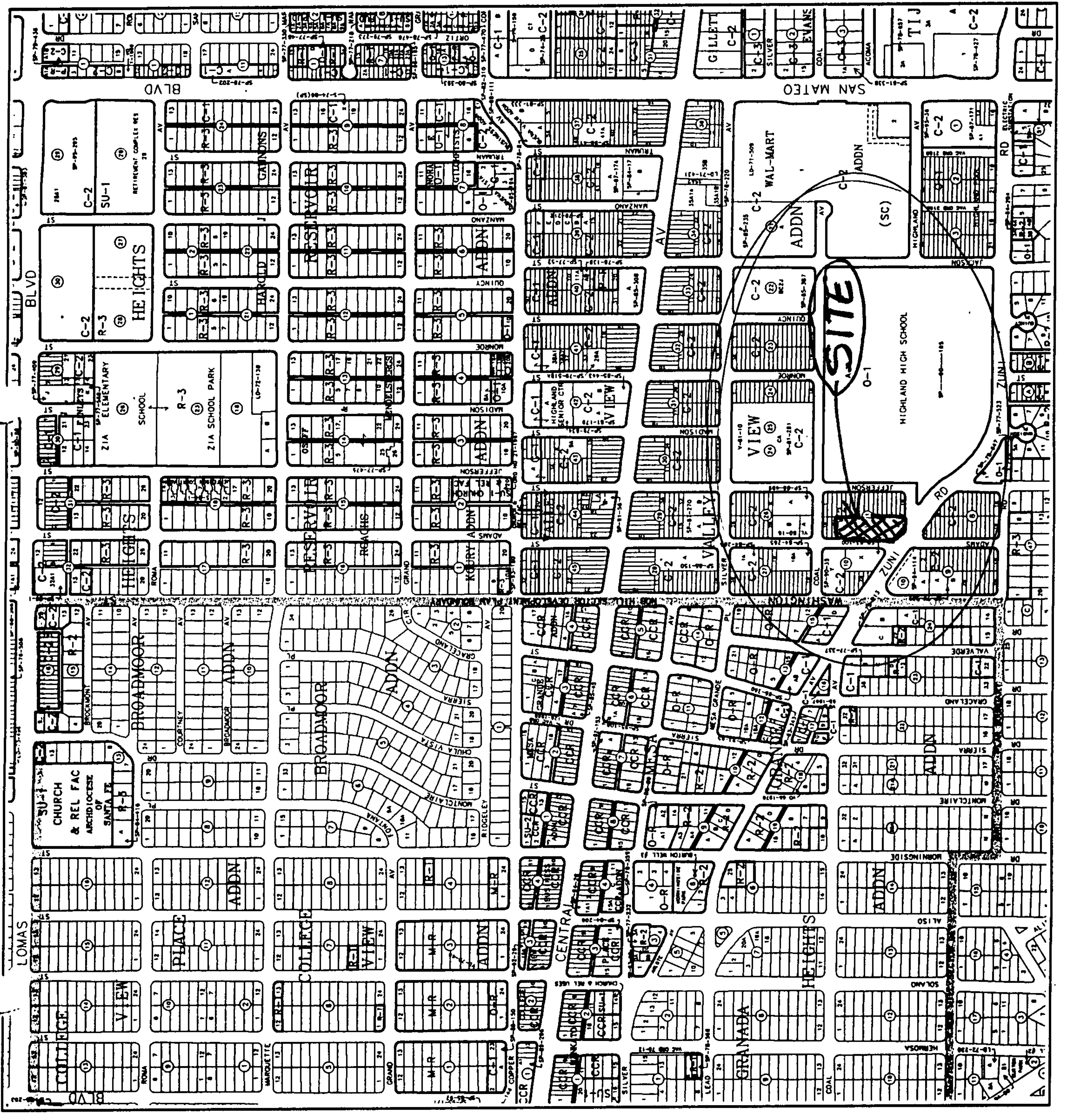


LEGAL DESCRIPTION

TION
RUE
SEC 23

UNIFORM PROPERTY CODE
1-017-087

K-17-Z





VISIT US! WWW.RHOMBUSPA.COM

December 5, 2005

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

SUBJECT: REQUEST TO VACATE PORTION OF ZUNI ROAD S.E. NORTH SIDE RIGHT-OF-WAY IMMEDIATELY EAST OF ADAMS STREET S.E.

Ladies and Gentlemen:

Rhombus Professional
Associates, Inc.
2620 San Mateo NE
Suite B
Albuquerque, NM 87110

tel 505.881.6690
fax 505.881.6896
info@rhombuspa.com
www.rhombuspa.com

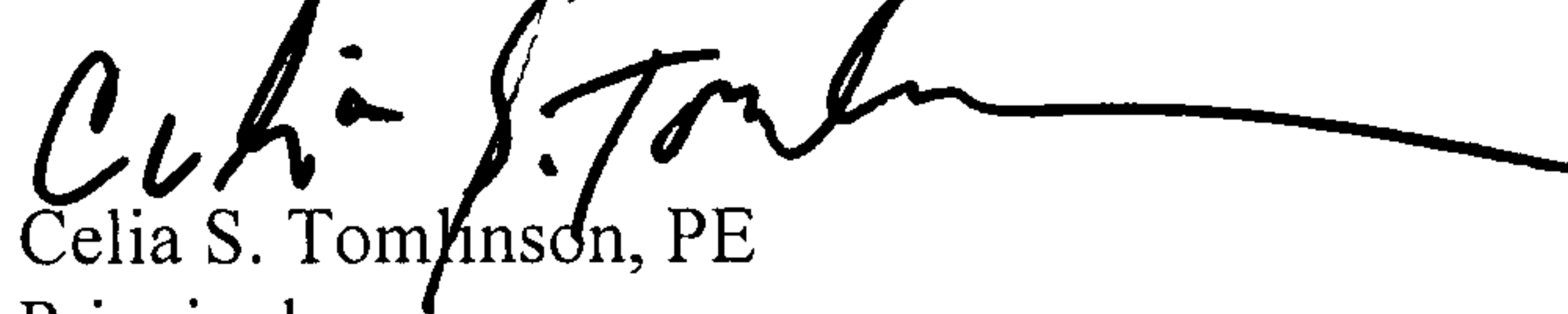
This letter serves as our formal request for your consideration to vacate a portion of the northerly right-of-way of Zuni Street immediately east of Adams Street. Following are the facts and justifications for our request:

1. Our client, Sanchez & Wade Enterprises LLC is in the process of developing the property legally described as "*Lots 19 through 33, Block 11, Valley View Addition, except the Southwesterly Portion of Lots 19, 20, and 21 conveyed to the City of Albuquerque, NM by Warranty Deed dated February 4, 1961, Book D 586, page 610*" into a site for office/residential lofts.
2. Parking requirement for the proposed development calls for a minimum number of parking spaces that can be satisfied only by including in the site plan a portion of the Zuni right-of-way next to the edge of the existing 6' sidewalk. See Exhibit "A."
3. The right-of-way area being requested for vacation is already outside the fenced Zuni roadway and sidewalk. See Exhibit "B."
4. The right-of-way area being requested for vacation appears to be in excess of the needs of the portion of Zuni Road just east of Adams Street S.E. See Exhibit "B."
5. Granting this request for right-of-way vacation will help our client meet the code for the required number of parking spaces for this Downtown Area development.

6. Granting this request for right-of-way vacation will make an unutilized City-owned area into a beneficial privately maintained place.
7. Granting this request for vacation and the subsequent replatting of Lots 19 through 33 will establish the subject lots' bearings and distances and Zuni Road's right-of-way on a recorded plat.

We appreciate your consideration of this request.

Sincerely,
RHOMBUS P.A., Inc.


Celia S. Tomlinson, PE
Principal


AUTHORIZATION

December 5, 2005

I hereby authorize RHOMBUS P.A. to represent us to the City of Albuquerque on matters that relate to the vacation of of a portion of Zuni Road SE and the replatting of our property, which is legally described as Lots 19 through 33, Block 11, Valley View Addition, except the Southwesterly portions of Lots 19, 20, and 21 conveyed to the City of Albuquerque, NM by Warranty deed dated February 4, 1961, Book D 586, page 610.

Sanchez & Wade Enterprises, LLC

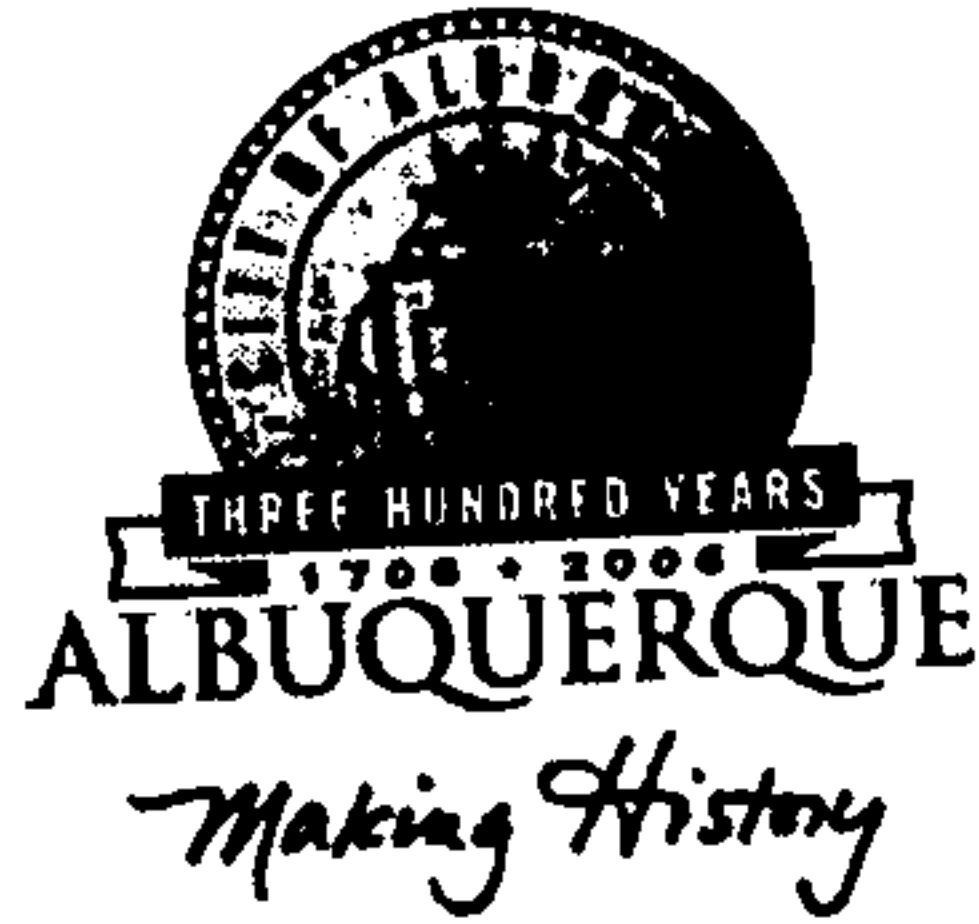
By:



Katherine Wade
Owner



Joe Sanchez
Owner



City of Albuquerque

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

Date: 12-7-05

TO CONTACT NAME: Celia Tomlinson
COMPANY/AGENCY: Rhombus P.A. Inc.
ADDRESS/ZIP: 2620 San Mateo Blvd NE, Suite B / 87110
PHONE/FAX #: 881-6690 881-6896

Thank you for your inquiry of December 7, 2005 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 19-31 Valley View Addition, located on Adams Street and Zuni Drive SE, Between NE corner of intersection zone map page(s) K-17.

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

Highland Business & NA Inc.
Neighborhood Association

Contacts: Claude Lewis
465 Jefferson NE / 87108
266-1597
Lee West
312 Monroe NE / 87108
255-1169

Parkland Hills
Neighborhood Association
Contacts: Theresa Brooks
4808 Ridgcrest Cir. SE / 87108
255-2730, 243-3200
Cheryl Harris
1110 Jefferson SE / 87108
268-6628, 268-4144

See reverse side for additional Neighborhood Association Information: YES { } NO { }

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

Sincerely,

Dalaina Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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





VISIT US! WWW.RHOMBUSPA.COM

December 7, 2005

Claude Lewis
HIGHLAND BUSINESS & NEIGHBORHOOD ASSOCIATION
465 Jefferson NE
Albuquerque, New Mexico 87108

Lee West
HIGHLAND BUSINESS & NEIGHBORHOOD ASSOCIATION
465 Jefferson NE
Albuquerque, New Mexico 87108

Theresa Brooks
PARKLAND HILLS NEIGHBORHOOD ASSOCIATION
4808 Ridgecrest Circle SE
Albuquerque, NM 87108

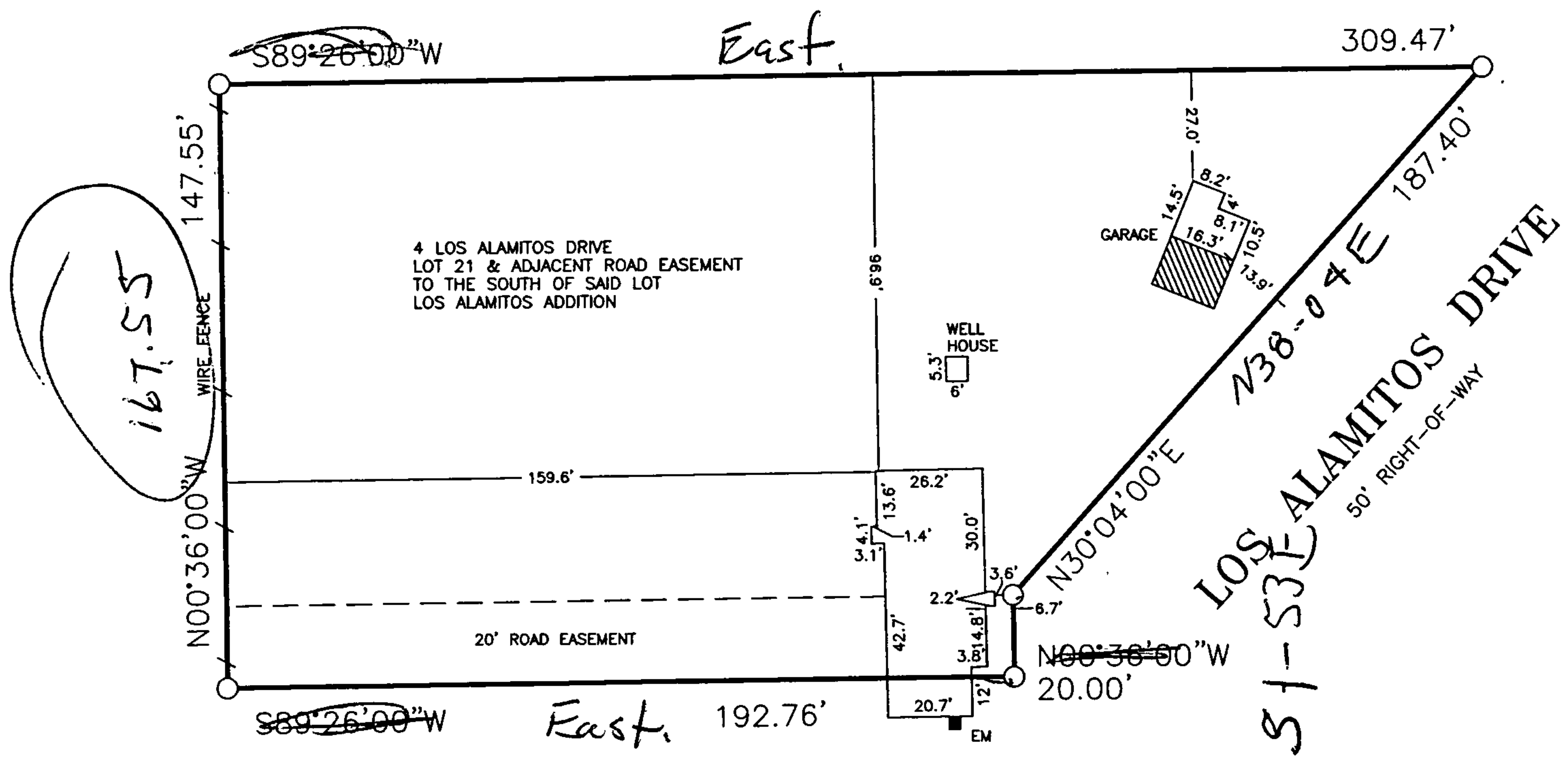
Cheryl Harris
PARKLAND HILLS NEIGHBORHOOD ASSOCIATION
1110 Jefferson SE
Albuquerque, NM 87108

SUBJECT: PROPOSED VACATION OF A PORTION OF THE RIGHT-OF-WAY OF ZUNI ROAD S.E. IMMEDIATELY EAST OF ADAMS STREET S.E. STREET ADDRESS 312 ADAMS STREET S.E.

Ladies and Gentlemen:

This letter serves as our formal request for your consideration to allow our client, request the City of Albuquerque to vacate a small portion of the right-of-way of Zuni Road S.E. where it abuts the property address 312 Adams Street S.E. Following are the facts and justifications:

1. Our client, Sanchez & Wade Enterprises LLC is in the process of developing the property legally described as "*Lots 19 through 33, Block 11, Valley View Addition, except the Southwesterly Portion of Lots 19, 20, and 21 conveyed to the City of Albuquerque, NM by Warranty Deed dated February 4, 1961, Book D 586, page 610*" into a site for office/residential lofts.



1" = 50'



LEGEND

EM ■ ELECTRIC METER

05-C-1-2696
CHRIS/RHOMBUS

Neighborhood Assns...

2. Parking requirement for the proposed development calls for a minimum number of parking spaces that can be satisfied only by including in the site plan a portion of the Zuni right-of-way next to the edge of the existing 6' sidewalk.
3. The right-of-way area being requested for vacation is already outside the fenced Zuni roadway and sidewalk. See Exhibit "A."
4. The right-of-way area being requested for vacation appears to be in excess of the needs of the portion of Zuni Road just east of Adams Street S.E. See Exhibit "A"
5. Granting this request for right-of-way vacation will help our client meet the code for the required number of parking spaces for this Downtown Area development.
6. Granting this request for right-of-way vacation will make an unutilized City-owned area into a beneficial privately maintained place.
7. Granting this request for vacation and the subsequent replatting of Lots 19 through 33 will establish the subject lots' bearings and distances and Zuni Road's right-of-way on a recorded plat.

We appreciate your consideration of this request.

Sincerely,
RHOMBUS P.A., Inc.



Celia S. Tomlinson, PE
Principal

BOCCACIO ROAD N.W.

50' RIGHT-OF-WAY

N 00°14'41" E
80.14'

(N 00°14'41" E)
(80.00')

BASIS OF BEARING

5' DRAINAGE & UTILITY EASEMENT

N 89°48'33" W
(N 89°49'14" W)

LOT 17

272.24'
(272.25')

LOT 2

5' DRAINAGE & UTILITY EASEMENT

BOCCACIO ROAD N.W.
LOT 16
BLOCK 95
RIO RANCHO ESTATES
UNIT 21

VACANT LAND
AC.=0.5008±

5' DRAINAGE & UTILITY EASEMENT

(N 00°14'41" E)
(80.00')

N 00°06'50" E
80.07'

LOT 3

(N 89°49'14" W)
N 89°49'29" W

LOT 15

(272.25')
272.42'

LOT 4

5' DRAINAGE & UTILITY EASEMENT



N

1" = 40'



05-C-1-2687
JOE/RHOMBUS

LEGEND

● FOUND
#2 REBAR

NOTE:

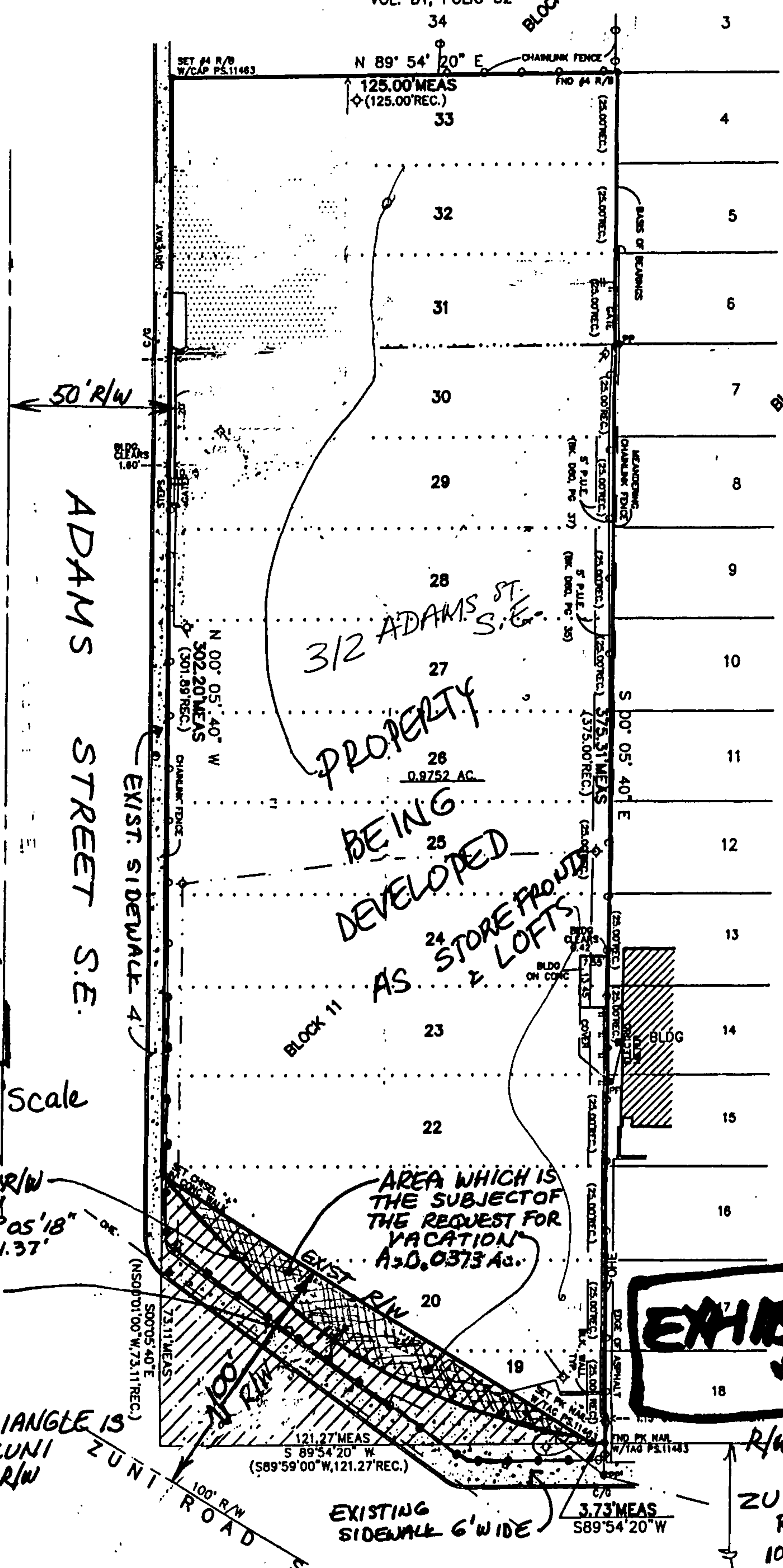
BEARINGS AND DISTANCES IN PARENTHESIS ARE THE SAME AS THOSE ON THE RECORDED PLAT. ALL OTHERS ARE FIELD NOTES.

NOTE:

BASIS OF BEARING
SW CORNER OF LOT 16 TO
NW CORNER OF LOT 16

VALLEY VIEW ADDITION
FILED: SEPT. 2, 1911
VOL. D1, FOLIO 32

BLOCK 11



VALLEY VIEW ADDITION
FILED: SEPT. 2, 1911
VOL. D1, FOLIO 32

**EXHIBIT
"A"**

NOTE:
HATCHED TRIANGLE IS
PART OF ZUNI
ROAD 100' R/W

Not to Scale

ADAMS STREET S.E.

EXISTING
SIDEWALK 6' WIDE

ZUNI
ROAD
100' R/W

7005 1820 0004 6209 2398

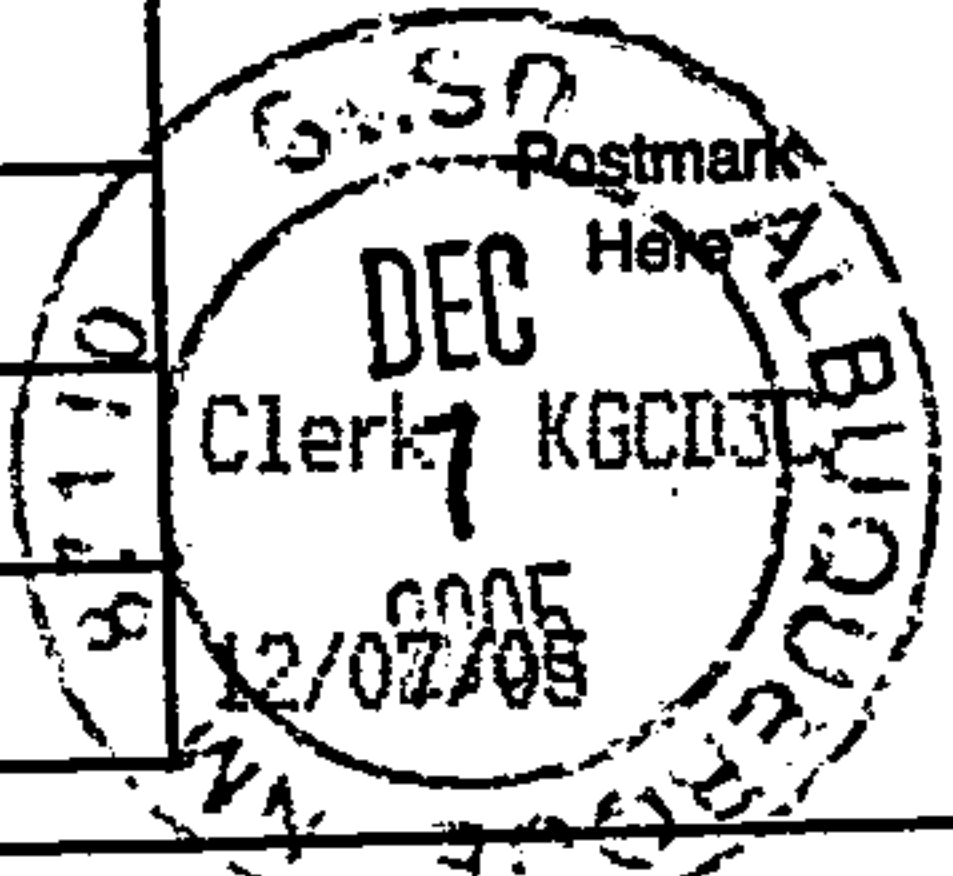
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For delivery information visit our website at www.usps.com

OFFICIAL USE

ALBUQUERQUE, NM 87108

Postage	\$ 0.37	UNIT ID: 0110
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



Sent To Claude Lewis
 Street, Apt. No., or PO Box No. 465 JEFFERSON NE
 City, State, ZIP+4 ALBUQUERQUE, NM, 87108

PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0004 6209 2402

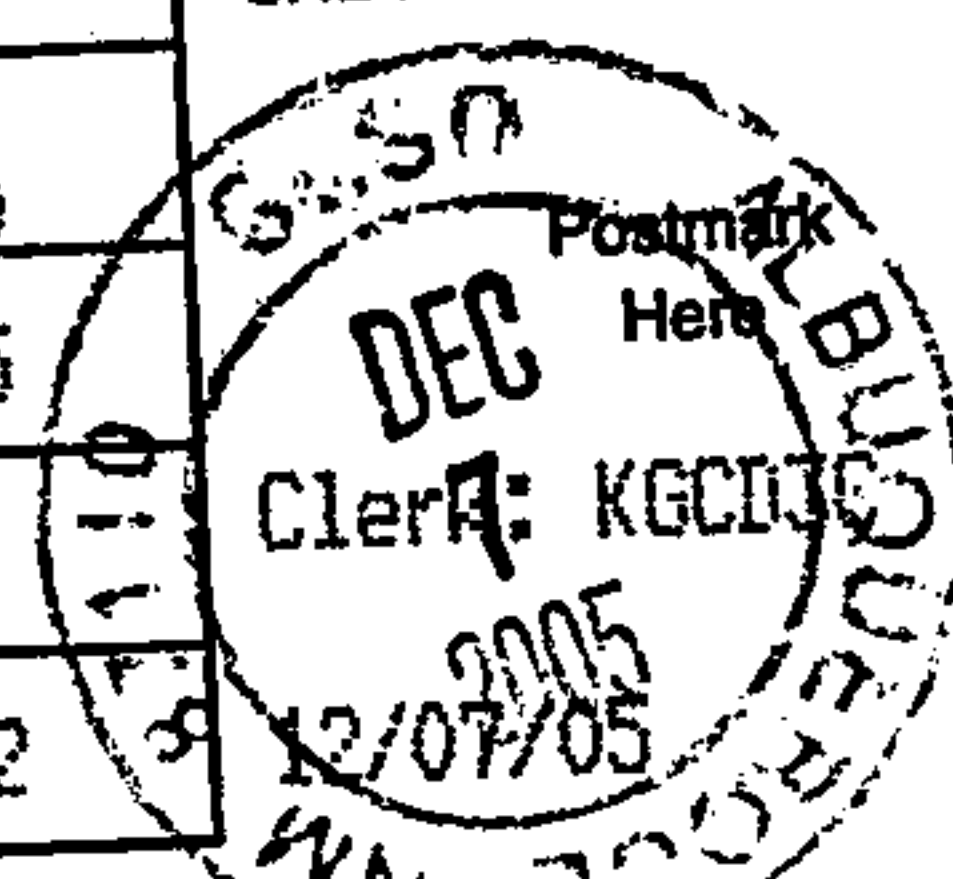
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ALBUQUERQUE, NM 87108

Postage	\$ 0.37	UNIT ID: 0110
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



Sent To LEE WEST
 Street, Apt. No., or PO Box No. 465 JEFFERSON NE
 City, State, ZIP+4 ALBUQUERQUE, NM, 87108

PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0004 6209 2381

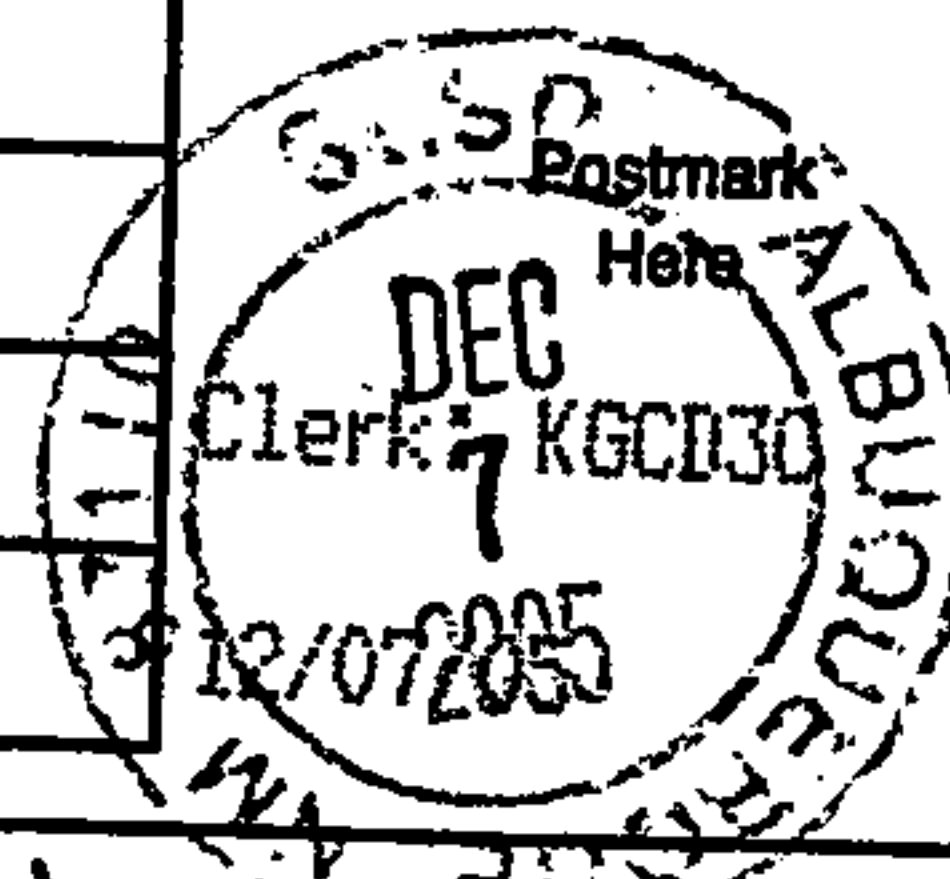
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OFFICIAL USE

ALBUQUERQUE, NM 87108

Postage	\$ 0.37	UNIT ID: 0110
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



Sent To Cheryl Harris
 Street, Apt. No., or PO Box No. 1110 JEFFERSON SE
 City, State, ZIP+4 ALBUQUERQUE, NM, 87108

PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0004 6209 2374

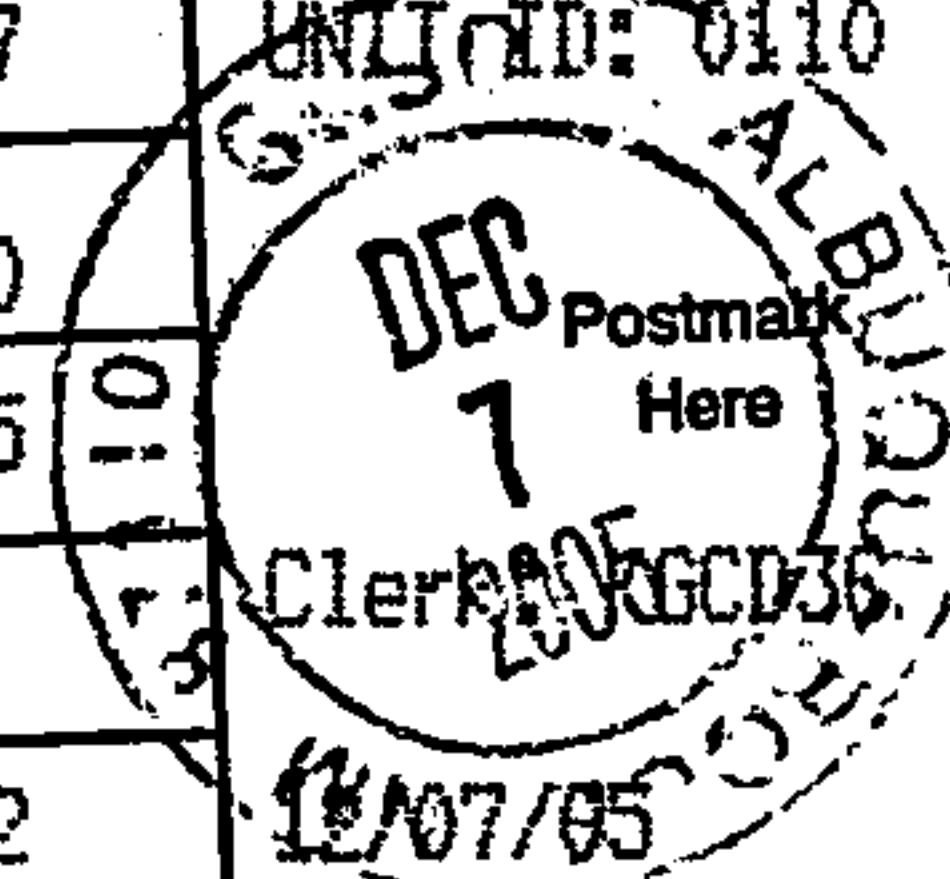
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For delivery information visit our website at www.usps.com

OFFICIAL USE

ALBUQUERQUE, NM 87108

Postage	\$ 0.37	UNIT ID: 0110
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



Sent To THERESA BROOKS
 Street, Apt. No., or PO Box No. 4808 Ridgecrest Circle SE
 City, State, ZIP+4 ALBUQUERQUE, NM 87108

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME SANCHEZ & WADE ENTERPRISES LLC
AGENT RHOMBUS P.A. INC
ADDRESS 2620 SAN MATEO NE STE B
PROJECT & APP # 1004083/05DRB 01849
PROJECT NAME VACATION @ ZUNI & ADAMS SE

DUPLICATE
City of Albuquerque
Treasury Division
12/9/2005 11:16AM LG: ANX
RECEIPT# 00049513 WSH 008 TRNSH 0007
Account 441016 Fund 0110 TRSCCS
Activity 4971000 \$395.00
Trans Amt \$395.00
J24 Misc \$75.00
CK \$395.00
CHANGE \$0.00

- \$ 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.

RHOMBUS P.A. CONSULTANTS
2620 SAN MATEO NE, STE. B 881-6690
ALBUQUERQUE, NM 87110

DATE 12/8/05

CITY OF ALBUQUERQUE
TREASURY DIVISION

PAY TO THE ORDER OF City of Albuquerque

THREE HUNDRED NINETY-FIVE DOLLARS

WELLS FARGO
Wells Fargo Bank, N.A.
5555 Montgomery NE
Albuquerque, NM 87109
wellsfargo.com

12/9/2005 11:16AM LG: ANX
RECEIPT# 00049513 WSH 008 TRNSH 0007
Account 441006 Fund 0110 TRSCCS
Activity 4983000 \$395.00
Trans Amt \$395.00
J24 Misc

6536
95-219 211
1070

DUPLICATE
City of Albuquerque
Treasury Division

VOID AFTER 45 DAYS

Act. Amt \$395.00
J24 Misc

20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 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 DEC. 22, 05 To JAN 04, 06

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.

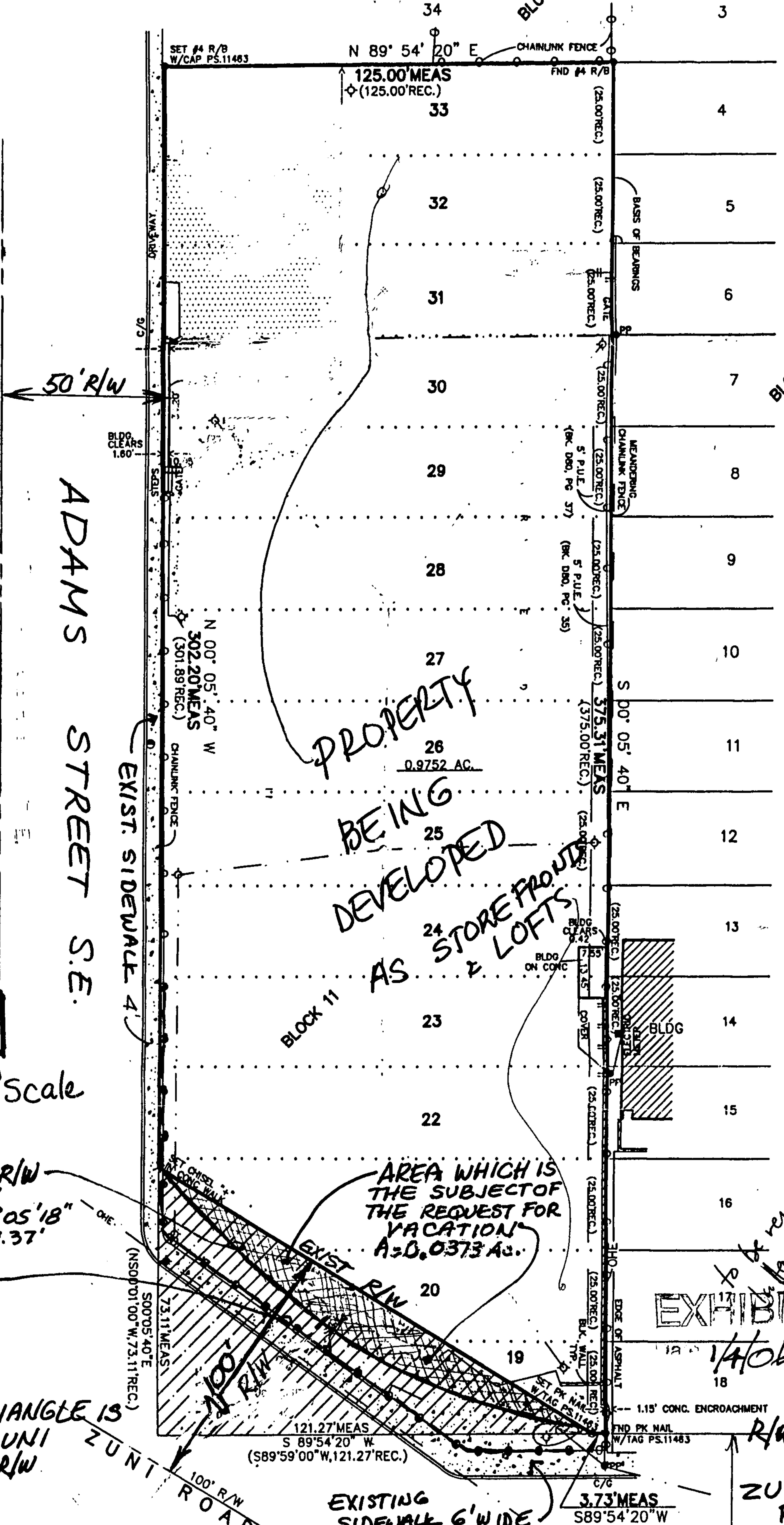
Adria J. Timlin
(Applicant or Agent)

12/9/05
(Date)

I issued 1 signs for this application, Dec. 9, 05 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004083

VALLEY VIEW ADDITION
 FILED: SEPT. 2, 1911
 VOL. D1, FOLIO 32



VALLEY VIEW ADDITION
 FILED: SEPT. 2, 1911
 VOL. D1, FOLIO 32

PROPOSED R/W
 $R=155'$
 $\Delta=54^\circ 05' 18''$
 $CH=141.37'$

EXISTING FENCE

NOTE:
 HATCHED TRIANGLE IS
 PART OF ZUNI
 ROAD 100' R/W

PROPERTY
 BEING
 DEVELOPED
 AS
 STOREFRONT
 &
 LOFTS

AREA WHICH IS
 THE SUBJECT OF
 THE REQUEST FOR
 VACATION
 A=0.0373 AC.

EXHIBIT B

1/4/06

ZUNI ROAD
 100' R/W

Not to Scale

ADAMS STREET S.E.

ZUNI ROAD
 100' R/W

EXISTING SIDEWALK 6' WIDE

R/W

Return Key, on 3 May, 1961, to the County Clerk of Bernalillo County, New Mexico, for recording.

SHORT FORM WARRANTY DEED—See Mexico Statutory Form—Approved by the State Commissioner of Land Office, New Mexico.

1111

WARRANTY DEED

11639

MARSHALL J. WYLIE and JOYCE R. WYLIE, his wife, for consideration paid, grant to THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, the following described real estate in Bernalillo County, New Mexico

A certain parcel of land situate in Section 23, T. 10 N., R. 3 E., N.M.P.M., and comprising southwesterly portions of Lots 19, 20, and 21, Block 11 of the VALLEY VIEW Addition to the City of Albuquerque, New Mexico, as shown and designated on the plat of said addition, File in the office of the County Clerk of Bernalillo County, New Mexico, on September 2, 1911, and being more particularly described as follows:

BEGINNING at Corner No. 1, being the southwest corner of Lot 19, Block 11, Valley View Addition, as above set forth, and running: thence N. 00° 01' W., 73.11 feet along the easterly line of Adams Street, S.E., being the westerly line of the lots above set forth, to a point being Corner No. 2 of the parcel herein described; thence S. 58° 12' 30" E., 141.44 feet through portions of Lots 21, 20, and 19, Block 11, Valley View Addition to a point of intersection with the south line of said Lot 19, this being Corner No. 3; thence S. 89° 59' W., 121.27 feet along the south line of Lot 19, Block 11, being the northerly line of Highland Avenue, S.E., to Corner No. 1, the point of beginning, and containing 4,433 square feet, more or less.

with warranty covenants

WITNESSETH that on the 4 day of February, 1961, before me personally appeared [Signatures] (Seal) [Signatures] (Seal) [Signatures] (Seal)

STATE OF NEW MEXICO, County of Bernalillo

ACKNOWLEDGMENT INDIVIDUAL

January 1961, before me personally appeared MARSHALL J. WYLIE and JOYCE R. WYLIE, his wife,

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

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

My commission expires August 24, 1962 [Signature] Notary Public

STATE OF NEW MEXICO

ACKNOWLEDGMENT CORPORATION

before me personally appeared [Redacted] to me personally known, who being by me duly [Redacted] a corporation, and that the seal affixed to said instrument is the seal of said corporation, by authority of its acknowledged said instrument to be the free act

STATE OF NEW MEXICO, County of Bernalillo, recorded in the [Redacted] of the Books of Deeds of said county, on this day of March 1961

Notary Public, I hereby certify that this instrument was filed on 8.9.61 at 8.9.61

[Signature] County Clerk, [Signature] Deputy

ORIGINAL DOCUMENT THAT CREATED THE STREET RIGHT-OF-WAY