

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

Meeting Date: December 10, 2008
Zone Atlas Page: G-12
Notification Radius: 100 Ft.

Project# 1004179
App# 08DRB-70485

Cross Reference and Location: CANDELARIA RD NW BETWEEN TRELIS DR
NW AND GLENWOOD RD NW

Applicant: HARVEY AND LAURIE RUSKIN
2609B CANDELARIA RD NW
ALBUQUERQUE, NM 87107

Agent: SURV TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: NOVEMBER 21, 2008
Signature: ERIN TREMLIN

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
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- 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)
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSTHUGG@SURVTEK.COM

APPLICANT: HARVEY AND LAURIE RUSKIN PHONE: 888-0202
 ADDRESS: 2609 B CANDELARIA RD NW FAX: -
 CITY: ALB STATE NM ZIP _____ E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF A PORTION OF PUBLIC EASEMENT

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

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

Lot or Tract No. TRACT 82-B Block: - Unit: 3
 Subdiv/Addn/TBKA: ALVARADO GARDENS UNIT 3
 Existing Zoning: RA-2 Proposed zoning: SAME MRGCD Map No -
 Zone Atlas page(s): G-12 UPC Code: 101206041338710629

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004179

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.2749
 LOCATION OF PROPERTY BY STREETS: On or Near: CANDELARIA ROAD NW
 Between: TRELLIS DRIVE NW and GLENWOOD ROAD NW

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

SIGNATURE [Signature] DATE 10.20.08
 (Print) RUSS HUGG Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	06DRB : 70485	YPE		\$ 45.00
<input checked="" type="checkbox"/> All fees have been collected		ADY		\$ 75.00
<input checked="" type="checkbox"/> All case #s are assigned		CMF		\$ 20.00
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ 140.00

Hearing date December 10, 2008

[Signature] 11-14-08
 Planner signature / date

Project # 1004179

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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)
 - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
 - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers 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.

Russ Hugg
 Applicant name (print)
10.20.08
 Applicant signature / date



<input checked="" type="checkbox"/> Checklists complete	Application case numbers	Form revised 4/07	
<input checked="" type="checkbox"/> Fees collected	06DRB - 70485		<u>11.14.08</u> Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____		Project # <u>1004179</u>
<input checked="" type="checkbox"/> Related #s listed	_____		

R e c	UPC	OWNER	OWNADD	OWN CITY	OW NS TAT E	OW NZIP COD E	PRO PCL ASS	TA XD IS T	LEGALDESC	AC RE S	OB JE CTI D
1	101206 040339 110608	BACA CATHERINE R & ALDERETE RA YMOND M	2623 CAN DELARIA RD NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	* 083 ALVARADO GDNS REPL NO 3	0.5 693 162 3	116 654
2	101206 041137 710609	DICKINSON LAURI	2609 CAN DELARIA NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	TR 82-A TRACTS 82-A & 82- B ALVARADO GARDENS UNIT 3(BEIN G A REPLAT OF TRACT 82 ALVARAD O GARDENS UNIT 3)CONT .3065 AC	0.3 055 058 7	142 964
3	101206 041338 710629	PRICE JOHN DUDL EY JR & EVE H TRU STEEES PRICE RVT	3423 RIO GRANDE BLVD NW	ALBU QUE RQU E	NM	8710 7	V	A1 A M	TR 82-B TRACTS 82-A & 82- B ALVARADO GARDENS UNIT 3(BEIN G A REPLAT OF TRACT 82 ALVARAD O GARDENS UNIT 3)CONT .2749 AC	0.2 731 335	142 965
4	101206 043640 310611	LEWIS JOAN	2600 VER ANDA RD NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	LOT N NEW MEXICO CREDIT CORP R EPLAT LOTS 117 TO 134 INCL UNIT 3 ALVARADO G	0.5 169 631 3	126 516
5	101206 045038 710702	BLACHUT KAZIMIE RZ ETUX C/O JERR Y STEPHENS	PO BOX 8 04	SAN DIA P ARK	NM	8704 7	R	A1 A M	*E REPLAT OF NORTH 240 FT OF LOT 27 ALVARADO GARDENS UNIT 3	0.2 897 327 9	124 072
6	101206 042840 710612	TAYLOR DIRK GAT ES	PO BOX 1 22477	ARLI NGT ON	TX	7601 2	R	A1 A M	*O NEW MEXICO CREDIT CORP REPL AT LOTS 117 TO 134 INCL UNIT 3 ALV ARADO GARDENS	0.4 348 537	116 644
7	101206 042037 610627	WILSON ERNEST W ETUX	2603 CAN DELARIA RD NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	*81- A OF SUMMARY PLAT OF LOT 81 ALV ARADO GARDENS UNIT 3	0.3 236 613 1	111 670
8	101206 043937 510701	KNOFF RAYE C	2547 CAN DELARIA RD NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	* 027 REPL ALVARADO GDNS ADD N O 3 S1/2 L27	0.5 905 394 9	127 477
9	101206 042538 610610	ASPERA TRUMMY Y & GLORIA A	3111 GLE NWOOD RD NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	*81- B OF SUMMARY PLAT OF LOT 81 ALV ARADO GARDENS UNIT 3	0.2 495 353 7	127 416
10	101206 049339 510607	HOMANN STEPHEN J ETUX	2629 CAN DELARIA RD NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	* 084 ALVARADO GDNS REPL NO 3	0.5 822 525 9	122 311
11	101206 041241 510615	TRUJILLO VIRGINIA M	2624 VER ANDA NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	*Q NEW MEXICO CREDIT CORP REPL AT LOTS 117 TO 134 INCL UNIT 3 ALV ARADO GARDENS	0.4 692 456 2	120 343
12	101206 040441 810616	MCCORMICK JONA THAN F & HART VE RLYNN BLAIR	2630 VER ANDA RD NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	*R NEW MEXICO CREDIT CORP REPL AT LOTS 117 TO 134 INCL UNIT 3 ALV ARADO GARDENS	0.4 817 954 5	127 364
13	101206 042041 110614	WANHALA JUDITH & TRUAX ANNE T	2618 VER ANDA RD NW	ALBU QUE RQU E	NM	8710 7	R	A1 A M	*P NEW MEXICO CREDIT CORP REPL AT LOTS 117 TO 134 INCL UNIT 3 ALV ARADO GARDENS	0.4 667 666 9	127 215

OR CURRENT RESIDENT
101206042538610610
ASPERA TRUMMY Y & GLORIA A
3111 GLENWOOD RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206041137710609
DICKINSON LAURI
2609 CANDELARIA NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206043640310611
LEWIS JOAN
2600 VERANDA RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206042840710612
TAYLOR DIRK GATES
PO BOX 122477
ARLINGTON, TX 76012

OR CURRENT RESIDENT
101206042037610627
WILSON ERNEST W ETUX
2603 CANDELARIA RD NW
ALBUQUERQUE, NM 87107

Project# 1004174
KIERA HOMANN
Alvarado Gardens NA
2929 TRELIS DR NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206040339110608
BACA CATHERINE R & ALDERETE
RAYMOND M
2623 CANDELARIA RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206049339510607
HOMANN STEPHEN J ETUX
2629 CANDELARIA RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206040441810616
MCCORMICK JONATHAN F & HART
VERLYNN BLAIR
2630 VERANDA RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206041241510615
TRUJILLO VIRGINIA M
2624 VERANDA NW
ALBUQUERQUE, NM 87107

Project# 1004174
SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Project# 1004174
TALIA SLEDGE
Alvarado Gardens NA
2930 TRELIS DR NW
ALBUQUERQUE, NM 87107

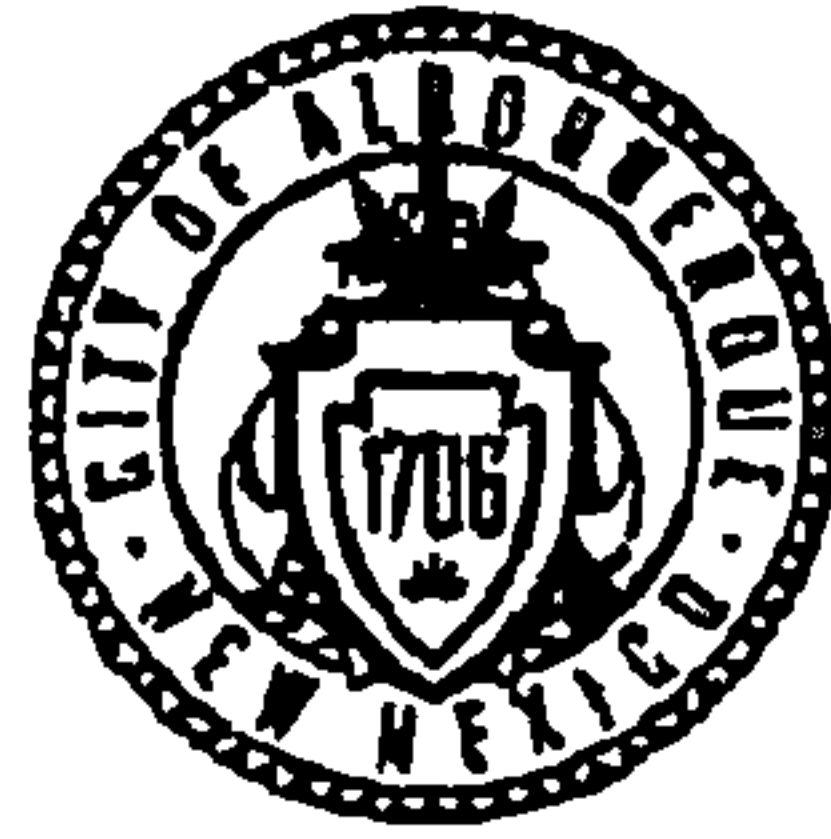
OR CURRENT RESIDENT
101206045038710702
BLACHUT KAZIMIERZ ETUX C/O
JERRY STEPHENS
PO BOX 804
SANDIA PARK, NM 87047

OR CURRENT RESIDENT
101206043937510701
KNOFF RAYE C
2547 CANDELARIA RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206041338710629
PRICE JOHN DUDLEY JR & EVE H
TRUSTEES PRICE RVT
3423 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206042041110614
WANHALA JUDITH & TRUAX ANNE T
2618 VERANDA RD NW
ALBUQUERQUE, NM 87107

Project# 1004174
HARVEY & LAURIE RUSKIN
2609 B CANDELARIA RD NW
ALBUQUERQUE, NM 87107



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 20, 2008

Russ Hugg
Surv-Tek, Inc.
9384 Valley View Dr. NW/87114
Phone: 505-897-3366/Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of October 20, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT 82-B, ALVARADO GARDENS, UNIT 3, LOCATED ON CANDELARIA ROAD NW BETWEEN TRELIS DRIVE NW AND GLENWOOD ROAD NW** zone map **G-12**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ALVARADO GARDENS N.A. (AVG) "R"

Kiera Homann

2929 Trellis Dr. NW/87107 350-4166 (h)

Talia Sledge

2930 Trellis Dr. NW/87107 344-9484 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 20, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Alvarado Gardens N.A.
2929 Trellis Drive NW
Albuquerque, NM 87107
Attention: Kiera Homann

Re: *Vacation of a portion of a Public Easement and Preliminary/Final Plat for Tract 82-B, Alvarado Gardens Unit 3, City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page G-12.*

The owners of the above captioned property, Harvey and Laurie Ruskin are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: Vacation of a portion of an existing Ten (10') foot Acequia R/W (as shown on the attached vacation exhibit).

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

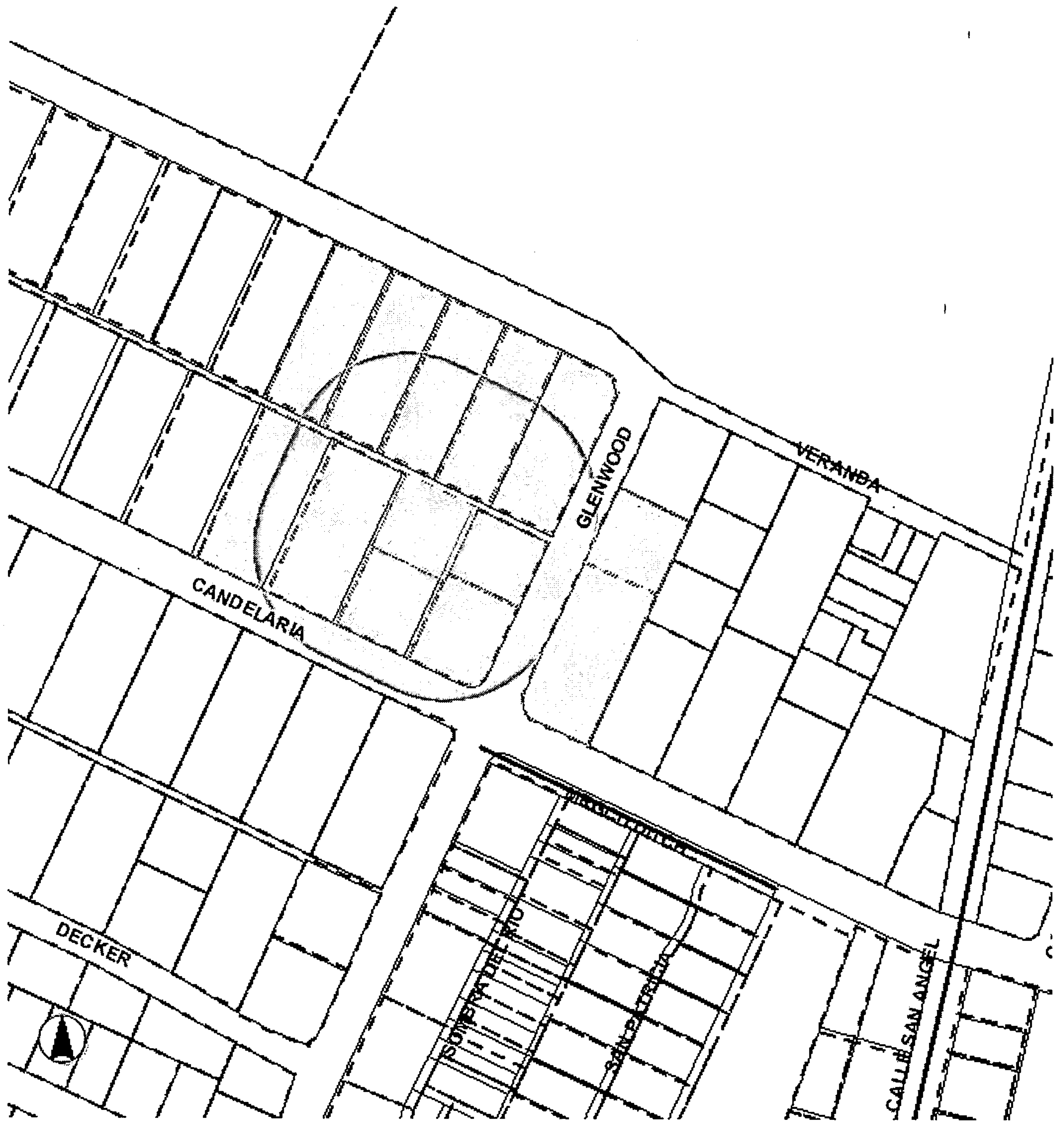
Sincerely,

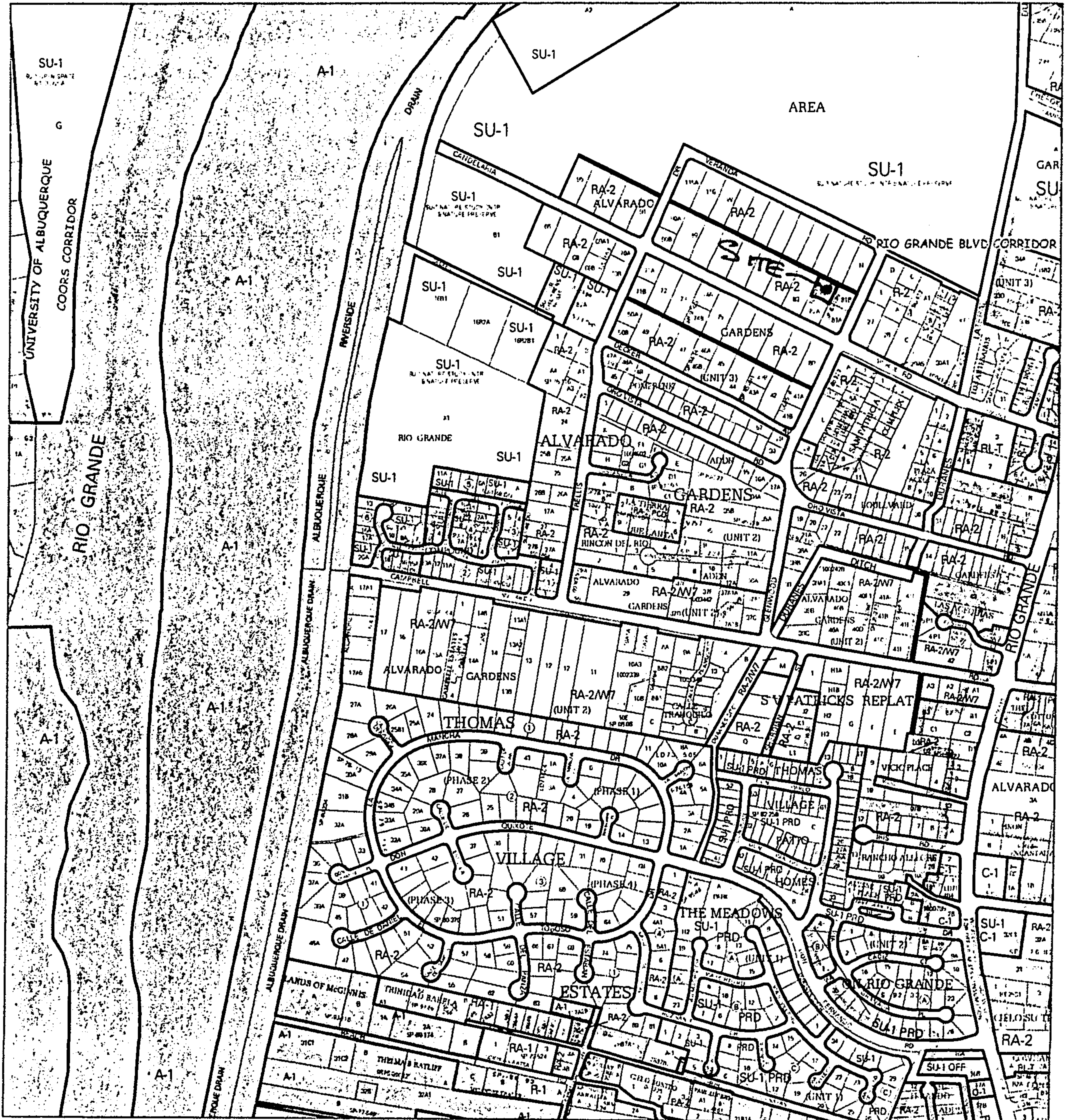
Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

5470 022E E000 0E02 2007

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
ALBUQUERQUE NM 87107	
Postage	\$ 1.00
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$2.20
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.90
0127	Postmark Here
33	
10/21/2008	
Sent To	
ALVARADO GARDENSS N. A.	
Street, Apt. No.;	
or PO Box No. 2929 TRELIS DR NW	
City, State, ZIP+4	
ALBUQUERQUE NM 87107	





For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-12-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 20, 2008

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: *Vacation of a portion of a Public Easement for Tract 82-B,
Alvarado Gardens Unit 3, City of Albuquerque, Bernalillo
County, New Mexico as shown on Zone Atlas Page G-12.*

Dear Mr. Chairman

The owners of the above captioned property, Harvey and Laurie Ruskin are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: Vacation of a portion of an existing Ten (10') foot Acequia R/W (as shown on the attached vacation exhibit).

The Ruskin's have met with a MRGCD representative and have been informed that MRGCD has no interest in maintaining this acequia and as such does not recognize this as a functioning ditch.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004179

AGENDA ITEM NO: 2

SUBJECT:

VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 10, 2008



Completed 01/07/09 *StH*
DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70521 Project # 1004179
Project Name: ALVARADO GARDENS UNIT 3
Agent: SURV-TEK INC. Phone No.:

Your request was approved on 12-31-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 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.**

Created On:



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70521

Project # 1004179

Project Name: ALVARADO GARDENS UNIT 3

Agent: SURV-TEK INC.

Phone No.:

Your request was approved on 12-31-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.
- 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.**

Created On:

4179

DXF Electronic Approval Form

DRB Project Case #: 1004179

Subdivision Name: ALVARADO GARDENS UNIT 3 TRACT 82B1

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 12/10/2008

Hard Copy Received: 12/10/2008

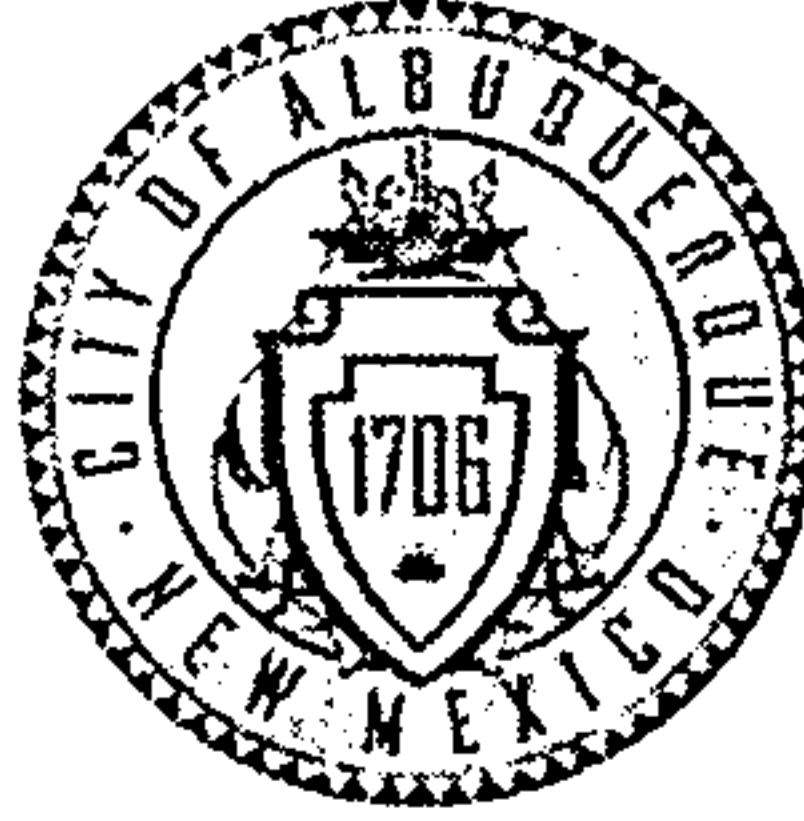
Coordinate System: NMSP Grid (NAD 27)


Approved

12.10.2008
Date

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

AGIS Use Only
Copied fc 4179 to agiscov on 12/10/2008 Contact person notified on 12/10/2008



DEVELOPMENT REVIEW BOARD

Action Sheet

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

December 31, 2008 9:00 a.m.

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1005450**
08DRB-70501 VACATION OF PRIVATE EASEMENT
08DRB-70502 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
08DRB-70503 SIDEWALK WAIVER
08DRB-70504 MAJOR - PRELIMINARY PLAT APPROVAL
ISAACSON AND ARFMAN PA agent(s) for GABALDON PROPERTY LLC request(s) the above action(s) for all or a portion of Tract(s) 331-B, 336 & 337, **LONGACRE SUBDIVISION** zoned R-1 & RA-2, located on GABALDON RD NW BETWEEN SPUR CT NW AND 1-40 containing approximately 2.1326 acre(s). (H-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

2. **Project# 1004179,**
08DRB-70521 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the above action(s) for all or a portion of Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3**, zoned RA-2, located on CANDELARIA RD NW BETWEEN TRELIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 10, 2008

Project# 1004179
08DRB-70485 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the referenced/ above action(s) for all or a portion of the Acequia R/W adjacent to Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3**, zoned RA-2, located on the north side of CANDELARIA RD NW BETWEEN TRELIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12)

At the December 10, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

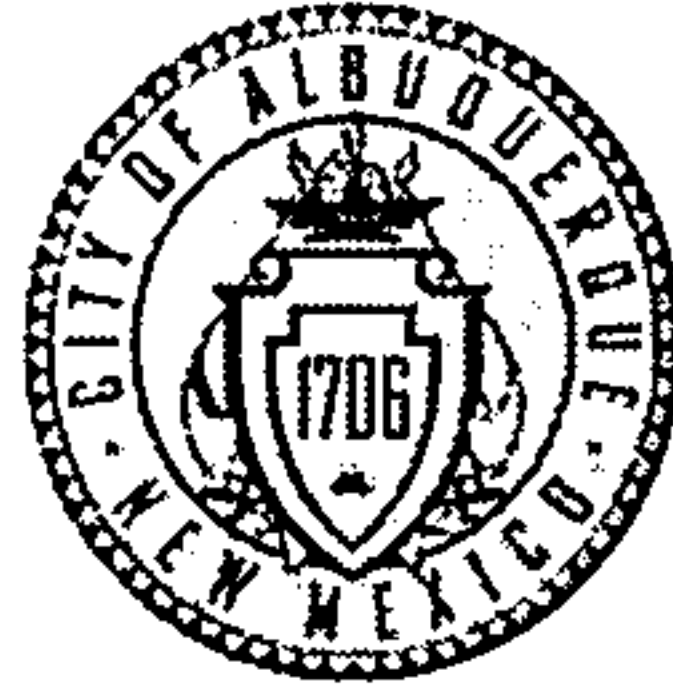
CONDITIONS:

1. The MRGCD shall acknowledge approval of the vacation by signature on a replat
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by December 26, 2008 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.



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

December 10, 2008 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1000551**
08DRB-70484 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

DAC ENTERPRISES INC agent(s) for NEW GIBSON INVESTMENTS INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west side of AMERICAS PARKWAY NE BETWEEN INDIAN SCHOOL RD NE AND INTERSTATE ROUTE 40 containing approximately 5 acre(s). (J-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
- 2. Project# 1004179**
08DRB-70485 VACATION OF PUBLIC
EASEMENT

SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the referenced/ above action(s) for all or a portion of the Acequia R/W adjacent to Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3**, zoned RA-2, located on the north side of CANDELARIA RD NW BETWEEN TRELIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE MRGCD SHALL ACKNOWLEDGE APPROVAL OF THE VACATION BY SIGNATURE ON A REPLAT.**



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

December 5, 2008

Project# 1004179

08DRB-70485 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for HARVEY AND LAURIE RUSKIN request(s) the referenced/ above action(s) for all or a portion of the Acequia R/W adjacent to Tract(s) 82-B, **ALVARADO GARDENS Unit(s) 3**, zoned RA-2, located on the north side of CANDELARIA RD NW BETWEEN TRELIS DR NW AND GLENWOOD RD NW containing approximately .2749 acre(s). (G-12)

AMAFCA No comment.				
COG MRCOG staff has no comment on the proposed development. This portion of Candelaria Rd has a functional classification of urban local road.				
TRANSIT No comment.				
ZONING ENFORCEMENT No comment.				
NEIGHBORHOOD COORDINATION Letters sent to: Alvarado Gardens NA (R)				
APS Alvarado Gardens Unit 3, Tract 82-B, is located on the north side of Candelaria Rd NW between Trellis Dr NW and Glenwood Rd NW. The owner of the above property requests approval of a Vacation of a portion of a 10' Acequia ROW for a development that will consist of a single family home. This will impact Griegos Elementary School, Garfield Middle School, and Valley High School. Griegos Elementary School is exceeding capacity; Garfield Middle School and Valley High School currently have excess capacity.				
		2008-09		
Loc No	School	40th Day	2008-09 Capacity	Space Available
267	Griegos	344	322	-22
410	Garfield	393	456	63
560	Valley	1,684	2,200	516

Residential Units: 1
Est. Elementary School Students: 1
Est. Middle School Students: 1
Est. High School Students: 1
Est. Total # of Students from Project: 3

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

~~All planned additions to existing educational facilities are contingent upon taxpayer approval~~

POLICE DEPARTMENT

No comment.

FIRE DEPARTMENT

No comment.

PNM ELECTRIC & GAS

No comment.

COMCAST

No comment.

QWEST

No comment.

ENVIRONMENTAL HEALTH

No comment.

M.R.G.C.D

1. MRGCD Assessments due. (Coordinate with Assessment Dept.)
2. County Ad-Valorem 1st Half Due "Delinquent after 12/10/2008". (Coordinate with Mapping Dept.)
3. MRGCD Signature Line & Approval Note required. (Coordinate with Mapping Dept.)
4. Final Plat Approval required by the MRGCD. (Coordinate with Mapping Dept.)

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER The Hydrology section has no objection to the vacation request provided that MRGCD also has no objection.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION Defer to transportaion.
ABCWUA No objection to Vacation request.
PLANNING DEPARTMENT Refer to comments from affected agencies regarding proposed vacation.

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

#16



Complete

Ag

8/5/05

DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01181 (P&F)

Project # 1004179

Project Name: ALVARADO GARDENS UNIT 3

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/27/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- _____
- _____
- _____

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

Project Number

1004179

10120604/238610609

10120604/238610609

10120604/238610609

#16



DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: <u>05DRB-01181 (P&F)</u>	Project # <u>1004179</u>
Project Name: <u>ALVARADO GARDENS UNIT 3</u>	
Agent: <u>Tierra West LLC</u>	Phone No.: <u>858-3100</u>

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 7/27/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

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

Project Number 1004179



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 27, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:50 a.m.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004300**
05DRB-01080 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [Deferred from 7/27/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

2. **Project # 1004244**
05DRB-01085 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for ST. PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 6-13, Block(s) 19, and Lot(s) 1-11, Block(s) 18, and vacated Altez NE right-of-way, **MESA VILLAGE ADDITION**, zoned SU-1, located on CONSTITUTION AVE NE, between ERBBE ST NE and CLANCY ST NE containing approximately 4 acre(s). [REF: 05EPC-00928] (J-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-01176 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for ST. PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 6-13, 1-11, Block(s) 18, 19, **MESA VILLAGE ADDITION**, zoned SU-1, located on CONSTITUTION AVE NE, between ERBBE ST NE and CLANCY ST NE containing approximately 4 acre(s). [REF: 05EPC-00928] (J-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITY DEVELOPMENT FOR ADJUSTMENT OF EASEMENT TO INCLUDE ALL EXISTING METERS, ADD LANGUAGE FROM ORIGINAL VACATION ORDINANCE FOR RETAINED EASEMENTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

3. **Project # 1003257**
05DRB-00934 Major-Vacation of Public Easements
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB-00204] [Deferred from 6/29/05 & 7/20/05 & 7/27/05] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/3/05.**

4. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05](K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/2006.**

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.

5. **Project # 1003801**
05DRB-01180 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01179 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] [David Stallworth, EPC Case Planner] (J-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS ON COMMENT SHEET AND PARKING CALCS NOTE FROM DAVID STALLWORTH AND DAVID STALLWORTH'S INITIALS ON THE PLAN AND TO UTILITIES DEVELOPMENT TO REVISE UTILITY PLAN (WATER METER LOCATION & SIZE, FIRE HYDRANT LOCATION). WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1001043**
05DRB-01182 Minor-SiteDev Plan
BldPermit/EPC

HUITT-ZOLLARS, INC agent(s) for KITTS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) A, STONEBRIDGE POINTE SUBDIVISION (to be known as **WEST BANDELIER**) zoned SU-1 FOR R-2, located on MCMAHON NW and BANDELIER DRIVE NW containing approximately 8 acre(s). [REF: 04EPC00850] [Russell Brito, EPC Case Planner] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A CHANGE ON SHEET 8 - CHANGE TITLE TO WEST BANDELIER AND 3 COPIES OF THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, NEED PLAT, GATE QUEUING, ADA STALLS AND RADII AND TO CITY ENGINEER FOR SIA.**

7. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05] (D-18) **DEFERRED AT AGENT'S REQUEST TO 8/3/05.**

8. **Project # 1004326**
05DRB-01147 Minor-SiteDev Plan
BldPermit

INSITEWORKS agent(s) for JLM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-A, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1, located on JEFFERSON ST NE, between PASEO DEL NORTE NE and WILSHIRE AVE NE containing approximately 2 acre(s). [Deferred from 7/20/05] (C-17) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

9. **Project # 1003865**
05DRB-00521 Minor- Final Plat Approval
- FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] [*Final Plat was Indef Deferred for SIA 4/6/05*] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
10. **Project # 1002176**
05DRB-01178 Minor-Extension of Preliminary Plat
- SURVEYS SOUTHWEST, LTD. agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) E-1, **NORTH FOUR HILLS**, zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: Z-98-113, Z-98-54, 02DRB01306, 04DRB00526, 00960, 00961, 04DRB00962, 00963] (L-23) **WITH THE REINITIALING OF THE INFRASTRUCTURE LIST DATED 7/27/05 A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
11. **Project # 1004325**
05DRB-01146 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD, agent(s) for BILL ROBERTS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) F, **HOLIDAY PARK, UNIT 11**, zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between COMANCHE RD NE and containing approximately 1 acre(s). [REF: Z-1761] [*Deferred from 7/20/05*] (G-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO COMPLETE WATER/SEWER TAPPING PERMITS AND OPEN NEW ACCOUNTS FOR TRACT F-2.**

12. **Project # 1002529**
05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [Deferred from 7/27/05] (B-13/B-14) **DEFERRED AT THE AGENT'S REQUEST TO 8/3/05.**

13. **Project # 1004337**
05DRB-01177 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING agent(s) for PALM HARBOR HOMES request(s) the above action(s) for all or a portion of Lot(s) A, **BELLAMAH'S CENTRAL ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between EUBANK BLVD NE and MORRIS NE containing approximately 3 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1000511**
05DRB-01102 Minor-Vacation of
Private Easements
05DRB-01101 Minor-Prelim&Final Plat
Approval

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] (D-20) **THE VACATION OF PRIVATE EASEMENTS WILL BE WITHDRAWN BY AGENT. THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

15. **Project # 1002739**
05DRB-01174 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOMES NEW MEXICO, INC request(s) the above action(s) for all or a portion of Tract(s) PARCEL 2-D LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNIT 1-A**) zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). **(N-8/P-8) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE CALCULATIONS AND PLANNING TO RECORD.**

16. **Project # 1004179**
05DRB-01181-Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, (to be known as **ALVARADO GARDENS REPLAT, UNIT #3**) zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELIS DR NW and GLENWOOD DR NW. [REF: DRB-94-102, 05DRB00796] **(G-12) PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

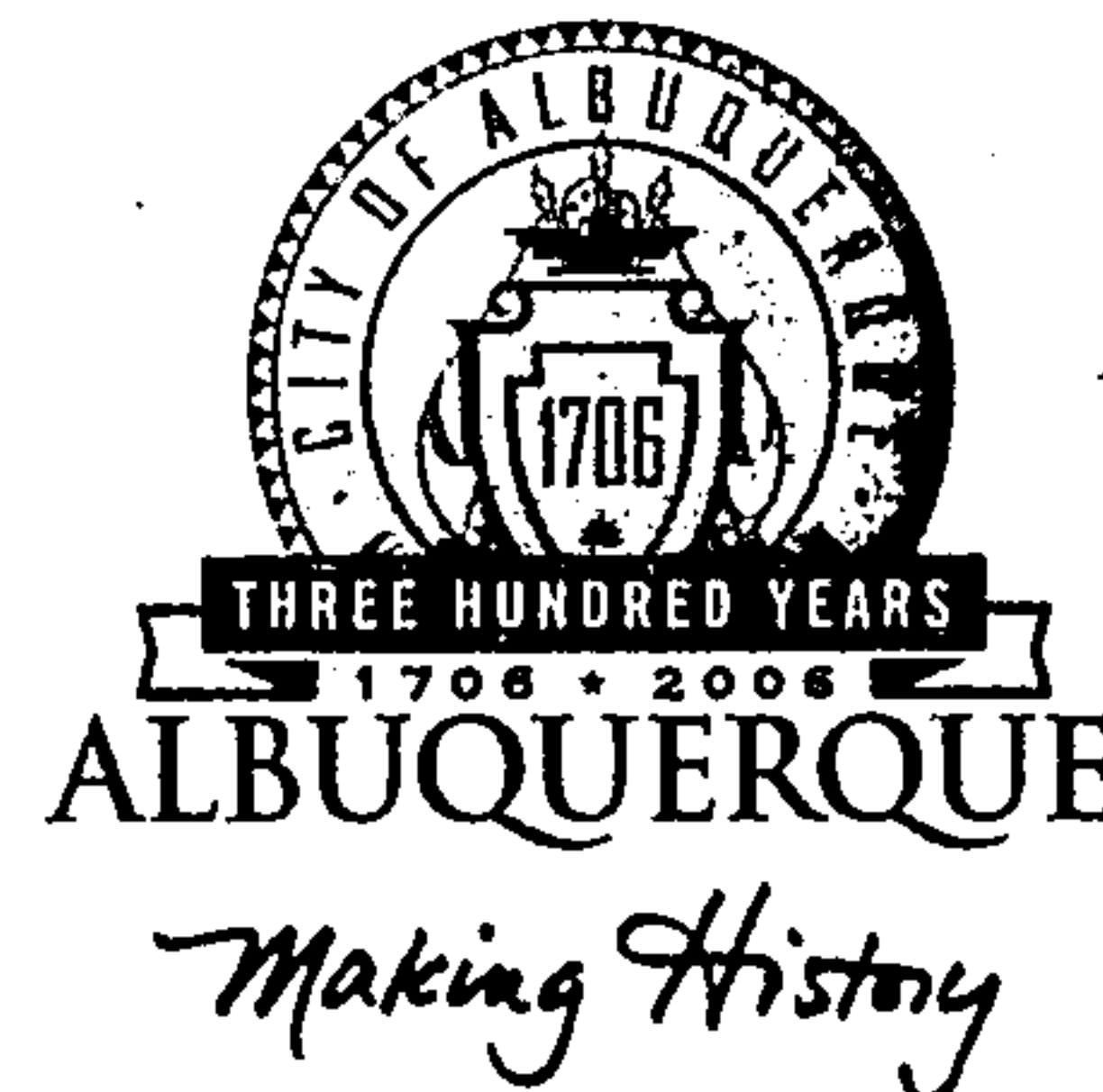
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK

17. Approval of the Development Review Board Minutes for June 29, 2005. **THE DRB MINUTES FOR JUNE 29, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004179

AGENDA ITEM NO: 16

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

RESOLUTION:

Albuquerque

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

New Mexico 87103

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

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

www.cabq.gov

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 27, 2005

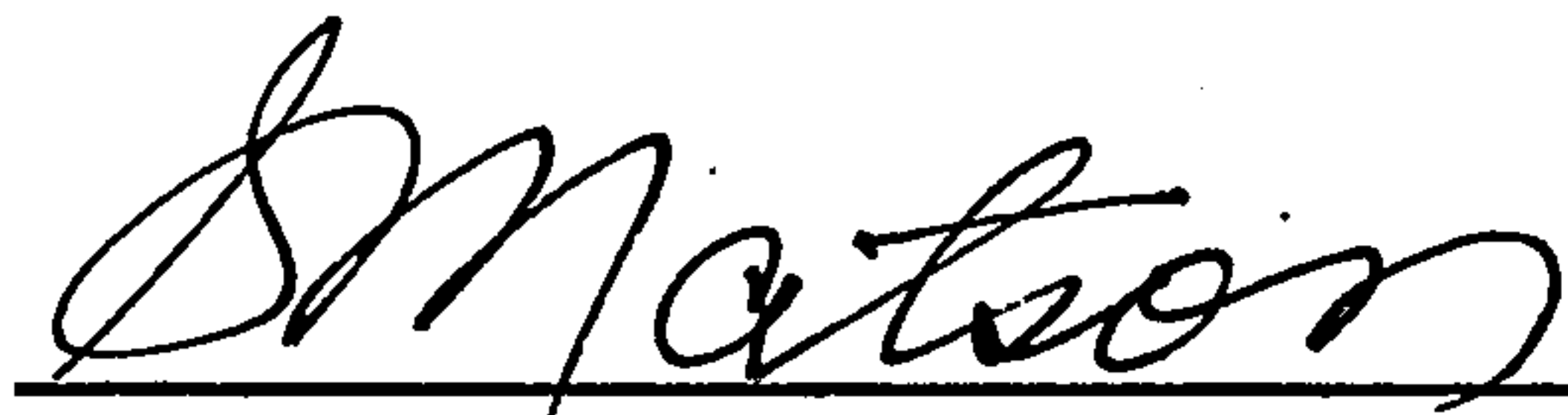
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 27, 2005
DRB Comments**

ITEM # 16

PROJECT # 1004179 APPLICATION # 05-01181

Re: Alvarado Gardens Replat, Unit 3/minor plat

No objection to the requested replat.



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

4179

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

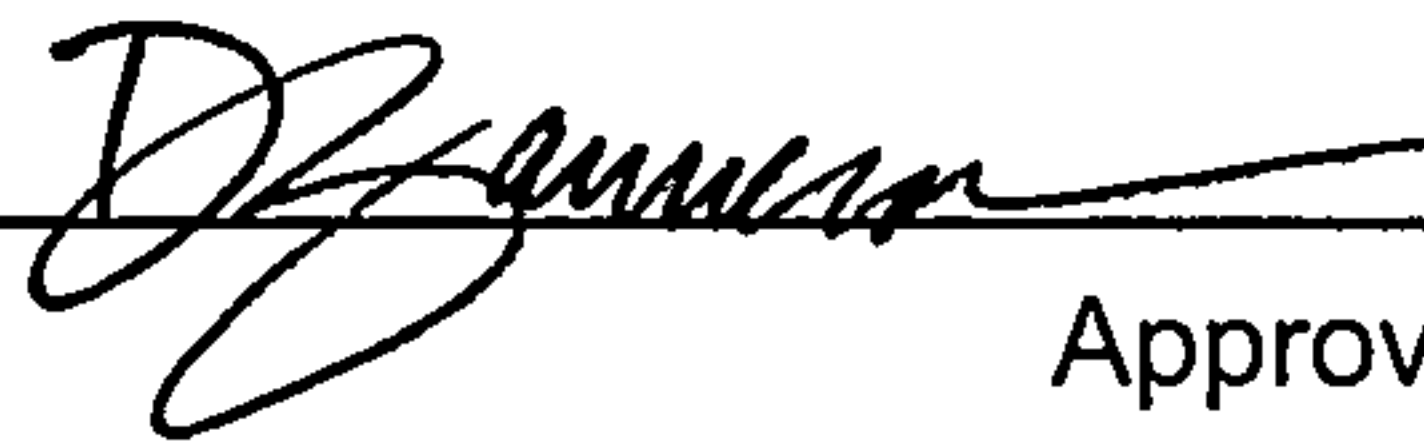
Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:


_____ Approved

07-19-2005
_____ Date

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

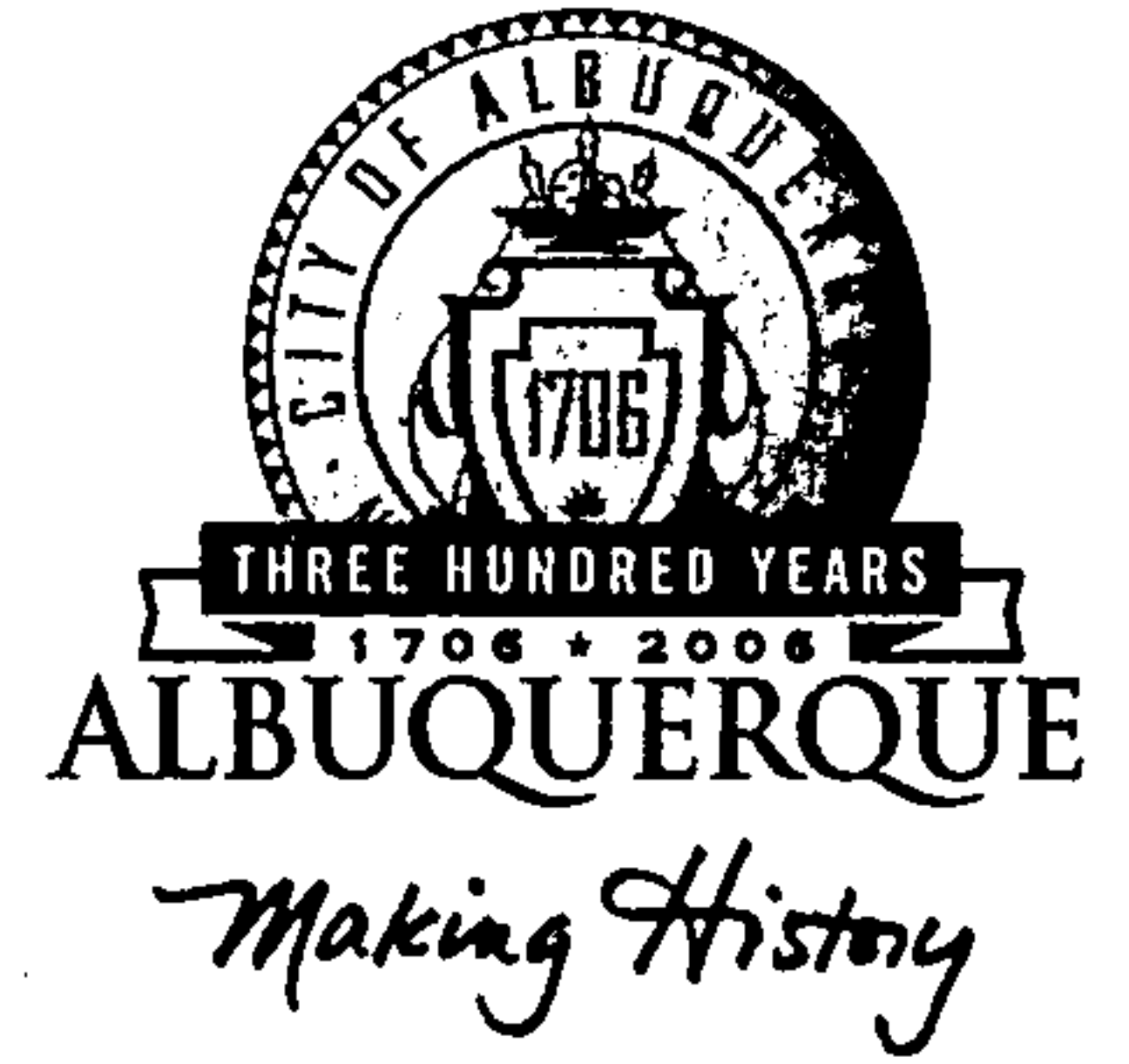
AGIS Use Only

Copied fc **4179** to agiscov on **7/19/2005** Contact person notified on **7/19/2005**

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
5/18/05	Alvarado Gardens Proj 1004179	Sketch	Reviewed & Comments Given
7/27/05	Same	Paul & Terri	

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004179

AGENDA ITEM NO: 29

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

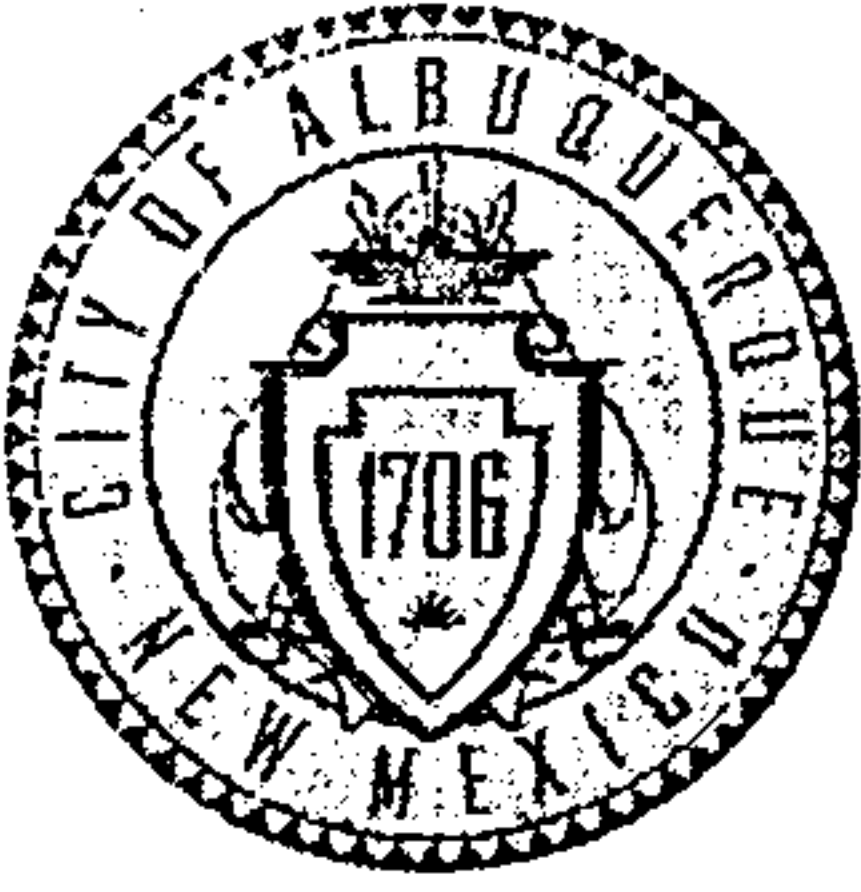
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 18, 2005



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004179
Application Number: 05DRB-00796

DRB Date: 5/18/2005
Item Number: 29

Subdivision:

Tract 82, Alvarado Gardens, Unit 3

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 1

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

This development will be subject to impact fees for Parks, Recreation, Trails and Open Space for every building permit pulled.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

ITEM # 29

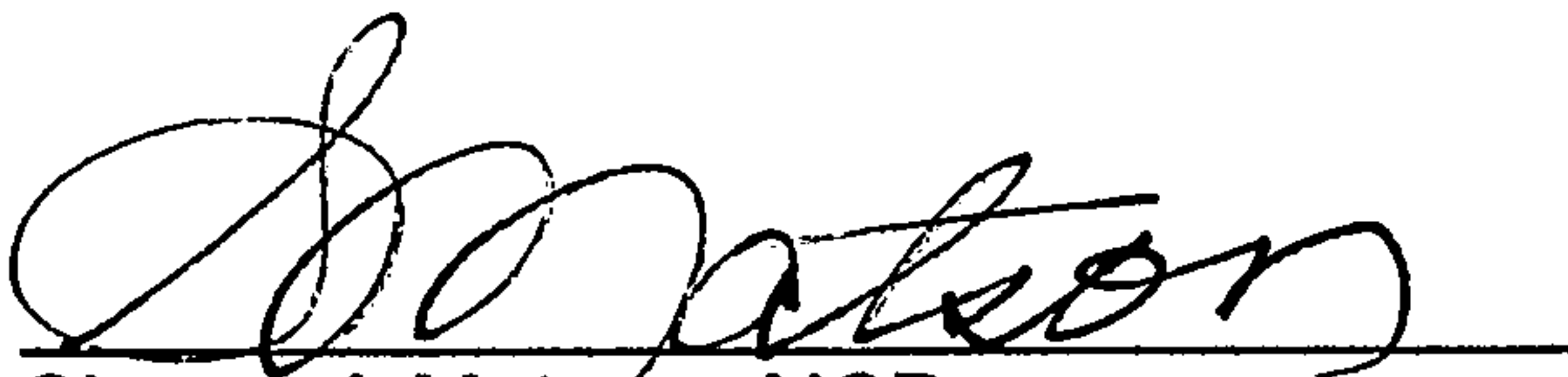
PROJECT # 1004179

APPLICATION # 05-00796

RE: Tract 82, Alvarado Gardens, Unit 3/sketch

The minimum lot width is 75' and lot size is 10,890 square feet.

*Will jog lot line to satisfy 25' rear
yard setback.*



Sheran A Matson, AICP
924-3880 Fax 924-3864
smatson@cabq.gov

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

11/14/2008 Issued By: E08375

24
24
24

Permit Number: 2008 070 485

Category Code 910

Application Number: 08DRB-70485, Vacation Of Public Easement

Address:

Location Description: CANDELARIA RD NW BETWEEN TRELIS DR NW AND GLENWOOD RD NW

Project Number: 1004179

Applicant

Harvey And Laurie Ruskin

2609 B Candelaria Rd Nw
Albuquerque NM
888-0202

Agent / Contact

Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
Treasury Division

11/14/2008 9:16AM LDC: ANNX
MSH 006 TRASN# 0004
RECEIPT# 00100223-00100223
PERMIT# 2008070485 TRSASR
Trans Amt \$140.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00
CX \$140.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/16/2008 Issued By: PLNSDH

Permit Number: 2008 070 521

Category Code 910

Application Number: 08DRB-70521, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CANDELARIA RD NW BETWEEN TRELIS DR NW AND GLENWOOD RD NW

Project Number: 1004179

Applicant

Harvey And Laurie Ruskin

26098 Candelaria Rd Nw
Albuquerque NM 87114
888-0202

Agent / Contact

Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

12/16/2008 10:44AM LOC: ANNX
WSH 006 TRANSH 0001
RECEIPT# 00101337-00101337
PERMITH 2008070521 TRSIMG
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You

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
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- 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)
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSS.HUGG@SURVTEK.COM

APPLICANT: HARVEY AND LAURIE RUSKIN PHONE: 888-0202
 ADDRESS: 2609 B CANDELARIA RD NW FAX: _____
 CITY: ALB STATE NM ZIP _____ E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 82-B Block: _____ Unit: 3
 Subdiv/Addn/TBKA: ALVARADO GARDENS UNIT 3
 Existing Zoning: RA-2 Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): G-12 UPC Code: 10120604338710629

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004179

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.2749
 LOCATION OF PROPERTY BY STREETS: On or Near: CANDELARIA ROAD NW
 Between: TRELLIS DR. NW and GLENWOOD RD NW

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

SIGNATURE [Signature] DATE 11.25.08
 (Print) Russ Hugg Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>08DRB-70521</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$215.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>12/31/08</u>			Total <u>\$235.00</u>

Sandy Handley 12/16/08
 Planner signature / date

Project # 1004179

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- 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
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

Russ Hugg
Applicant name (print)
[Signature] 11.25.08
Applicant signature / date



Form revised October 2007

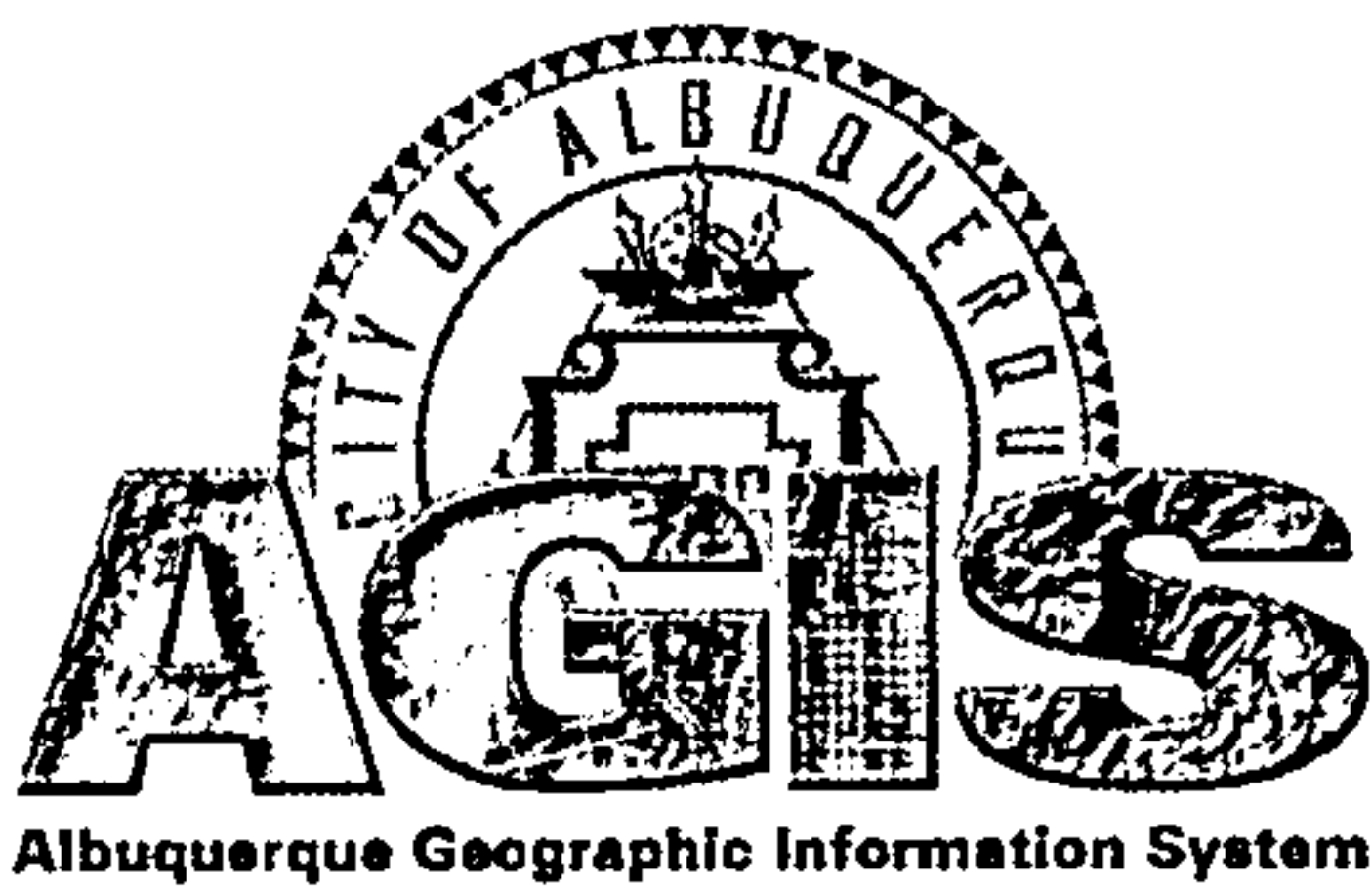
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08DRB - 70521

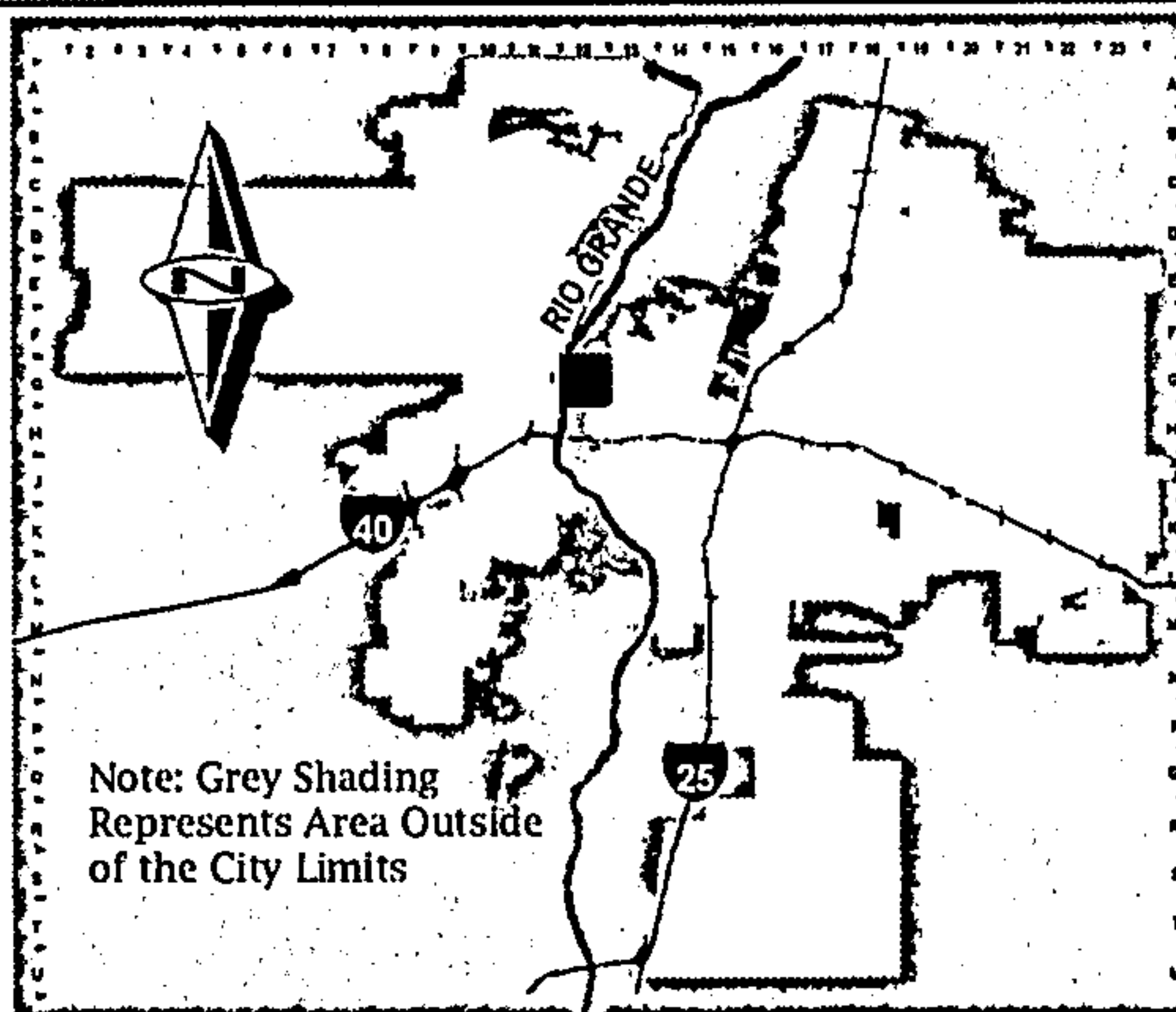
Sandy Handley 12/16/08
Planner signature / date
Project # 1004179



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

G-12-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

December 12, 2008

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: *Preliminary/Final Plat of Tract 82-B, Alvarado Gardens Unit 3,
City of Albuquerque, Bernalillo County, New Mexico as shown on
Zone Atlas Page G-12. DRB Project Number 1004179.*

Dear Mr. Chairman

The owners of the above captioned property, Harvey and Laurie Ruskin are hereby filing application with the City of Albuquerque Development Review Board for minor Preliminary/Final plat approval to show the Vacation of a portion of an existing Ten (10') foot Acequia R/W which was approved by 08DRB-70485.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

Rusty Hugg

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Wednesday, December 10, 2008 2:41 PM
To: Rusty Hugg
Subject: Project No. 1004179

The .dxf file for Project No. 1004179 has been approved.

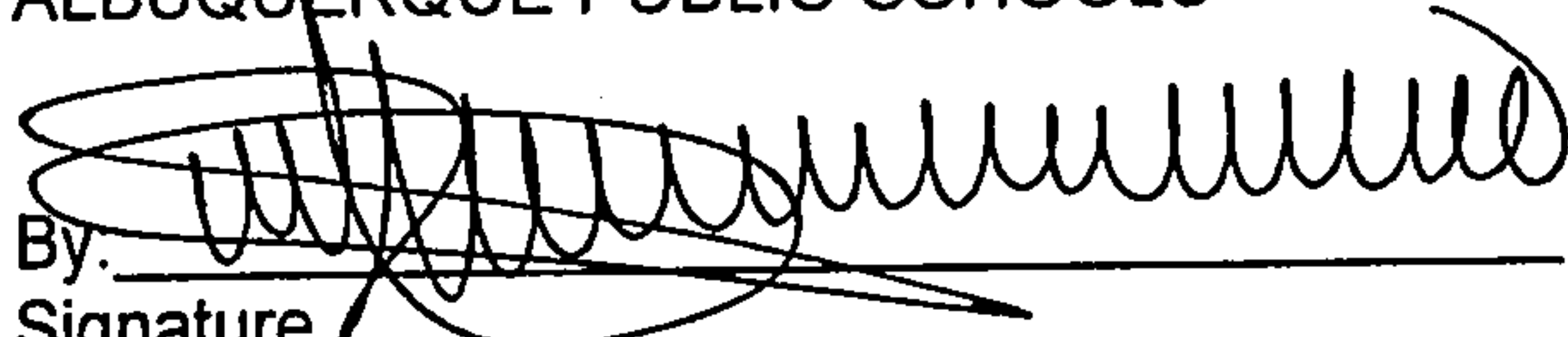
Yep, you were right - a real easy one!

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tract 82-B-1, Alvarado Gardens Unit 3, which is zoned as RA-2, on November 24, 2008 submitted by Harvey Ruskin and Laurie Ruskin, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the owner of the above property propose to vacate a portion of the 10' ROW for Acequia and combine with existing Tract 82-B. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

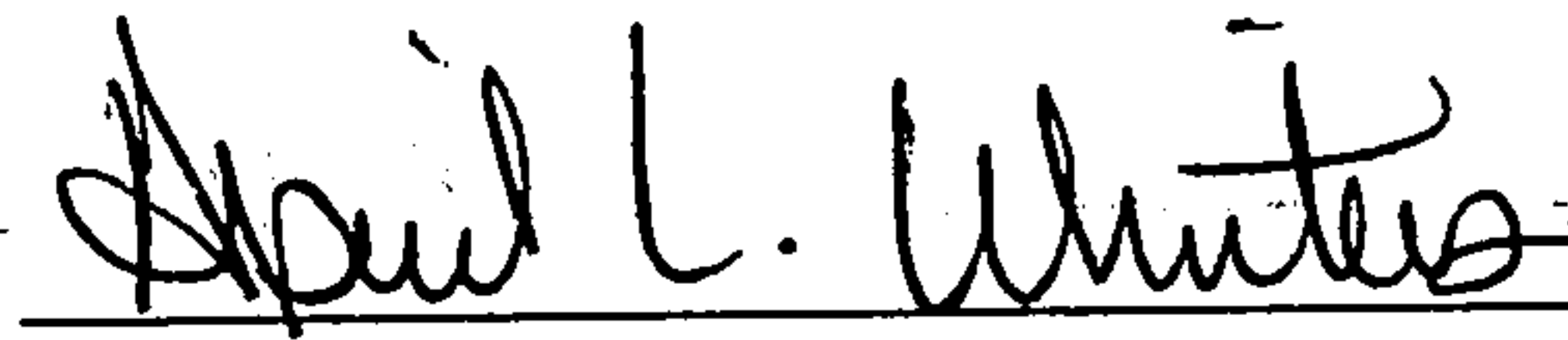
By: 
Signature

Kizito Wijenje, Director, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 24, 2008, by Kizito Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)


Notary Public

My commission expires: May 18, 2011



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) _____

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Alvarado Gardens Unit 3

Legal Description Tract 82-B-1

Location of Project (address or major cross streets) 2609 Candelaria Rd NW

Proposed Number of Units: 1 Single-Family _____ Multi-Family 1 Total Units

Note: A single-family unit is a single-family, detached dwelling unit.

Comments _____

Waiver Information

Property Owner Harvey Ruskin and Laurie Ruskin Legal Description Tract 82-B-1, Alvarado Gardens Unit 3 Zoning RA-2

Reason for Waiver/Deferral The owner of the above property propose to vacate a portion of the 10' ROW for Acequia and combine with existing Tract 82-B. This will result in no net gain of residential units.

Contact Information

Name Tomas Gutierrez

Company Silverton Custom Homes

Phone (505) 238-9427

E-mail tbngutierrez@comcast.net

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster Valley

Date Submitted 11/24/2008

Date Completed 11/24/2008



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- 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)
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: HARVEY AND LAURIE RUSKIN PHONE: 888-0202
 ADDRESS: 2609 B CANDELARIA RD NW FAX: -
 CITY: ALB STATE NM ZIP - E-MAIL: -

Proprietary interest in site: OWNERS List all owners: -

DESCRIPTION OF REQUEST: VACATION OF A PORTION OF PUBLIC EASEMENT

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

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

Lot or Tract No. TRACT 82-B Block: - Unit: 3
 Subdiv/Addn/TBKA: ALVARADO GARDENS UNIT 3
 Existing Zoning: RA-2 Proposed zoning: SAME MRGCD Map No -
 Zone Atlas page(s): G-12 UPC Code: 101206041338710629

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004179

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.2749
 LOCATION OF PROPERTY BY STREETS: On or Near: CANDELARIA ROAD NW
 Between: TRELLIS DRIVE NW and GLENWOOD ROAD NW

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

SIGNATURE [Signature] DATE 10.20.08
 (Print) RUSS HUGG Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	08DRB - 20485	YPE	-	\$ 45.00
<input checked="" type="checkbox"/> All fees have been collected	-	ADV	-	\$ 75.00
<input checked="" type="checkbox"/> All case #'s are assigned	-	CMF	-	\$ 20.00
<input checked="" type="checkbox"/> AGIS copy has been sent	-	-	-	\$ -
<input checked="" type="checkbox"/> Case history #'s are listed	-	-	-	\$ -
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	\$ -
<input checked="" type="checkbox"/> F.H.D.P. density bonus	-	-	-	\$ -
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	-	-	-	\$ -
	Hearing date <u>December 10, 2008</u>			Total \$ <u>140.00</u>

[Signature] 11-14-08
 Planner signature / date

Project # 1004179

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ✓ Zone Atlas map with the entire property(ies) clearly outlined
 ✓ 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)
 ✓ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers 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.

Russ Hugg
 Applicant name (print)
[Signature] 10.20.08
 Applicant signature / date



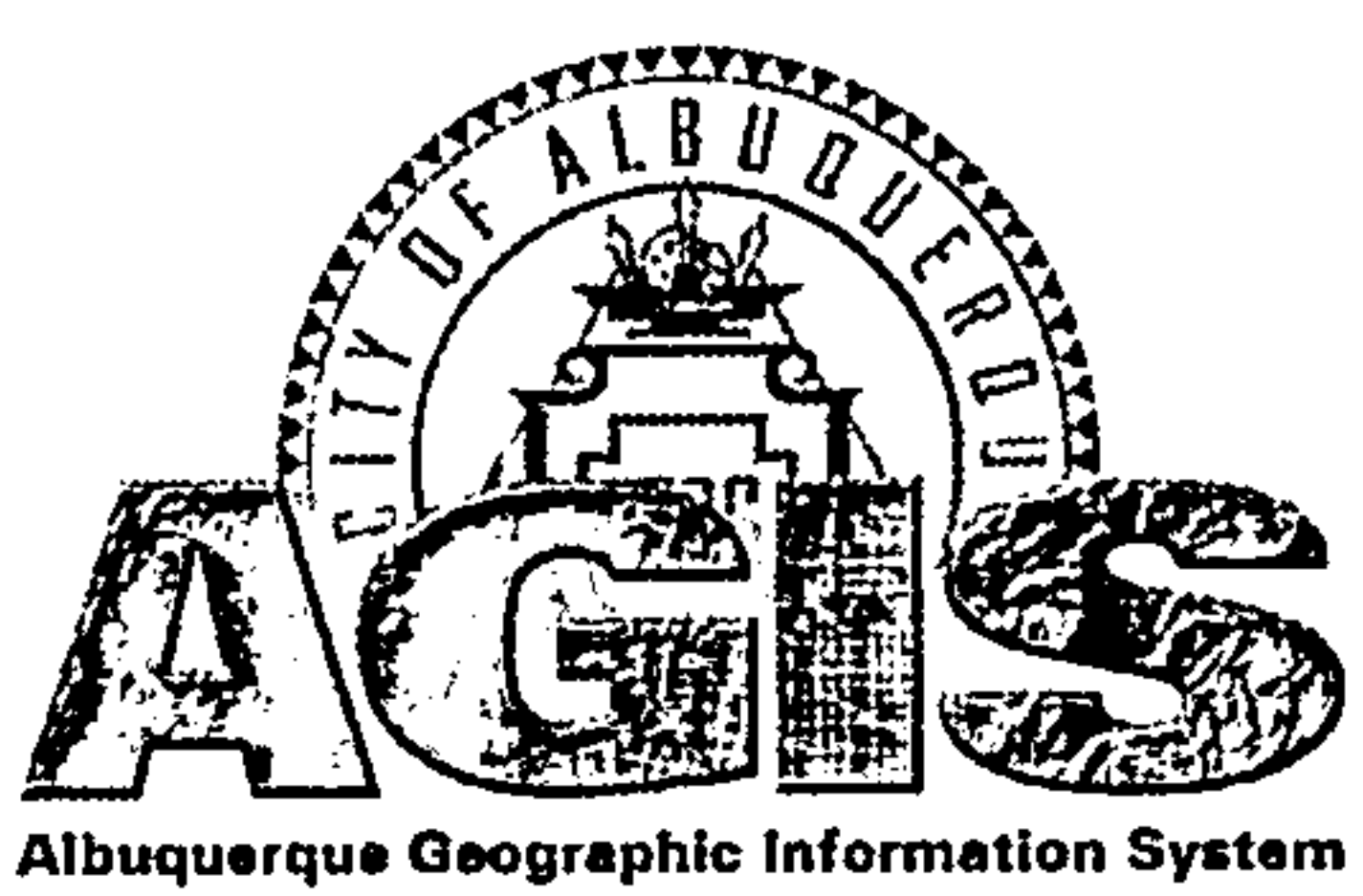
Form revised 4/07

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 08DRB - 70485

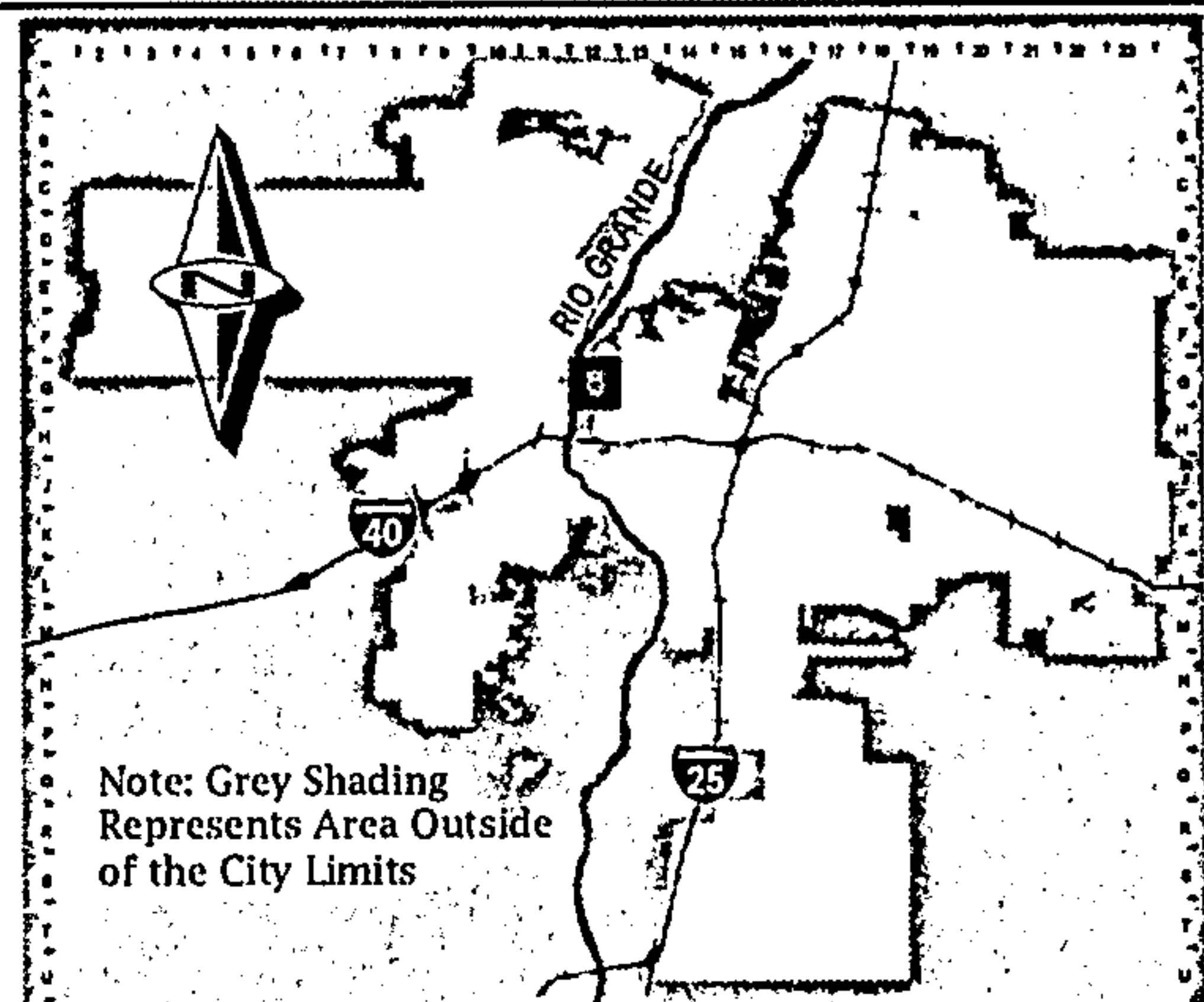
[Signature] 11.14.08
 Planner signature / date
 Project # 1004179



For more current information and more details visit: <http://www.cabq.gov/gis>



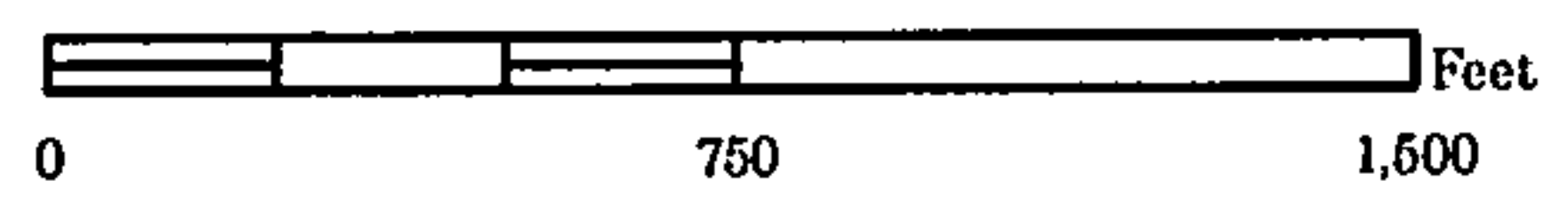
Map amended through: 6/13/2008



Zone Atlas Page:
G-12-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



SURV **TEK**, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 20, 2008

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: *Vacation of a portion of a Public Easement for Tract 82-B,
Alvarado Gardens Unit 3, City of Albuquerque, Bernalillo
County, New Mexico as shown on Zone Atlas Page G-12.*

Dear Mr. Chairman

The owners of the above captioned property, Harvey and Laurie Ruskin are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: Vacation of a portion of an existing Ten (10') foot Acequia R/W (as shown on the attached vacation exhibit).

The Ruskin's have met with a MRGCD representative and have been informed that MRGCD has no interest in maintaining this acequia and as such does not recognize this as a functioning ditch.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

October 20, 2008

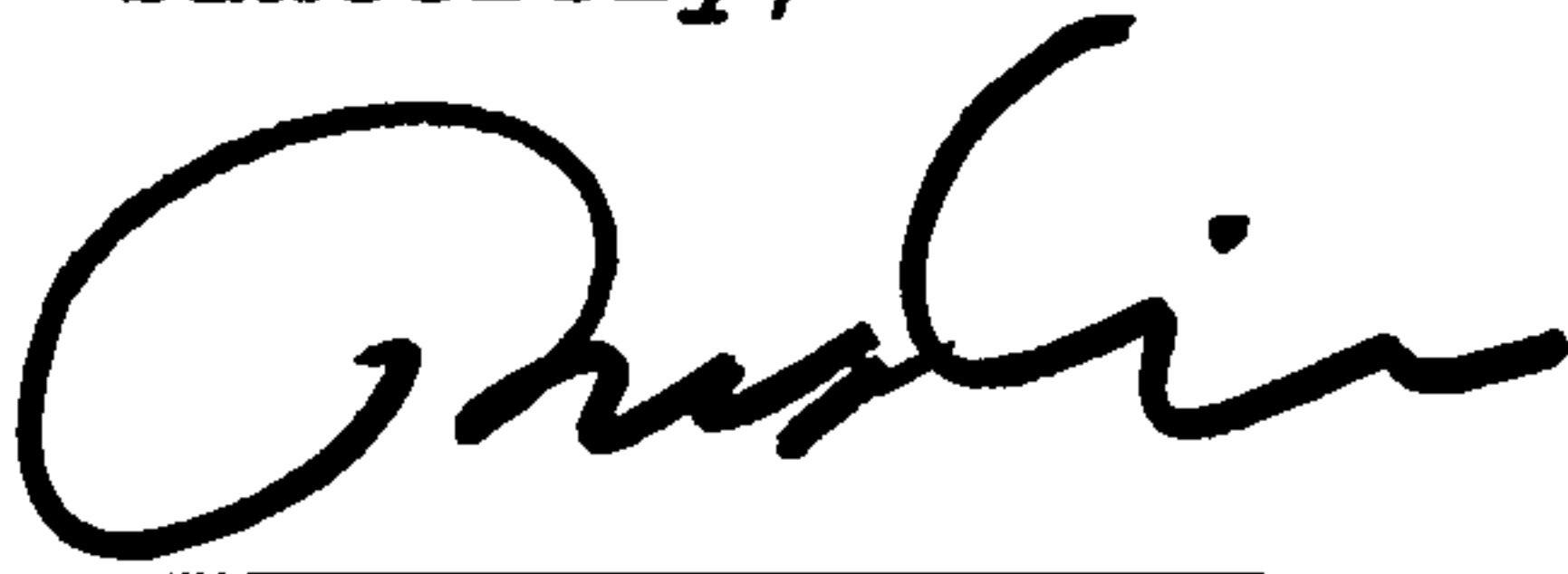
Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Re: *Vacation of a Public Easement and Preliminary/Final Plat for Tract 82-B, Alvarado Gardens Unit 3, City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page G-12.*

Dear Russ:

By this letter, I hereby authorize you to act as our agent for the purpose of vacating a portion of a public Acequia easement and replatting of the above referenced real estate.

Sincerely,



Harvey Ruskin



Laurie Ruskin

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 20, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Alvarado Gardens N.A.
2930 Trellis Drive NW
Albuquerque, NM 87107
Attention: Talia Sledge

Re: *Vacation of a portion of a Public Easement and Preliminary/Final Plat for Tract 82-B, Alvarado Gardens Unit 3, City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page G-12.*

The owners of the above captioned property, Harvey and Laurie Ruskin are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: Vacation of a portion of an existing Ten (10') foot Acequia R/W (as shown on the attached vacation exhibit).

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
ALBUQUERQUE, NM 87107		
Postage	\$ 1.00	0127 33 Postmark Here
Certified Fee	\$2.70	
Return Receipt Fee (Endorsement Required)	\$2.20	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.90	10/21/2008
Sent To		
ALVARADO GARDENS N.A.		
Street, Apt. No.; or PO Box No. 2930 TRELIS DR NW		
City, State, ZIP+4		
ALBUQUERQUE, NM 87107		
PS Form 3800, June 2002		
See Reverse for Instructions		

7002 2002 0E02 2030 0000 022E 013E 2010

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 20, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Alvarado Gardens N.A.
2929 Trellis Drive NW
Albuquerque, NM 87107
Attention: Kiera Homann

Re: *Vacation of a portion of a Public Easement and Preliminary/Final Plat for Tract 82-B, Alvarado Gardens Unit 3, City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page G-12.*

The owners of the above captioned property, Harvey and Laurie Ruskin are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: Vacation of a portion of an existing Ten (10') foot Acequia R/W (as shown on the attached vacation exhibit).

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

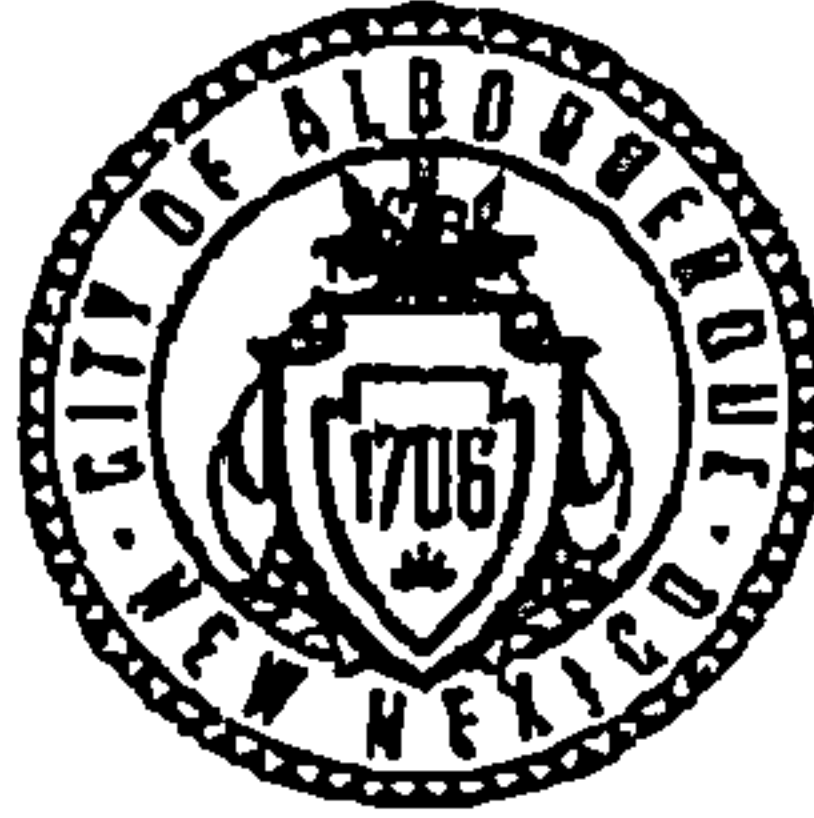
Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com ®		
OFFICIAL USE		
ALBUQUERQUE NM 87107		
Postage	\$ 1.00	0127 33 Postmark Here
Certified Fee	\$2.70	
Return Receipt Fee (Endorsement Required)	\$2.20	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.90	
		10/21/2008
Sent To		
ALVARADO GARDENSS N.A.		
Street, Apt. No.; or PO Box No. 2929 TRELIS DR NW		
City, State, ZIP+4 ALBUQUERQUE NM 87107		

7002 2002 0202 0000 0000 022E 0149



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 20, 2008

Russ Hugg
Surv-Tek, Inc.
9384 Valley View Dr. NW/87114
Phone: 505-897-3366/Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of October 20, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT 82-B, ALVARADO GARDENS, UNIT 3, LOCATED ON CANDELARIA ROAD NW BETWEEN TRELIS DRIVE NW AND GLENWOOD ROAD NW** zone map **G-12**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ALVARADO GARDENS N.A. (AVG) "R"

Kiera Homann

2929 Trellis Dr. NW/87107 350-4166 (h)

Talia Sledge

2930 Trellis Dr. NW/87107 344-9484 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: **10/20/08** Entered: **4:01 p.m.** ONC Rep. Initials: **SW**

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 November 26 2008 To December 13 2008

5. REMOVAL

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

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

[Signature] (Applicant or Agent) 4/14/08 (Date)

I issued 1 signs for this application, 11-14-08 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1004179

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: JOHN PRICE PHONE: 505.350.0930
 ADDRESS: 3423 RIO GRANDE BLVD NW FAX: 505.341.1637
 CITY: ABQ STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____ DEVELOPER _____ List all owners: JASON & KELLY TRUJILLO
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT APPROVAL

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. TRACT 82 Block: _____ Unit: _____
 Subdiv. / Addn. ALVARADO GARDENS REPLAT UNIT #3
 Current Zoning: RA-2 Proposed zoning: SAME
 Zone Atlas page(s): G12 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101206041238610609 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 2609 CANDELARIA ROAD NW
 Between: TRELLIS DRIVE NW and GLENWOOD DRIVE NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PROJ# 1004179
DRB-94-102 / 05DRB-00796

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

SIGNATURE _____ DATE 7/18/05

(Print) RONALD R. BOHANNAN, P.E. _____ 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>05DRB-01181</u>	<u>P&F</u>		\$ <u>285.00</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 checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>7/27/05</u>			Total \$ <u>305.00</u>

2/18/05
2/18/05
Vin Jones 07/19/05

Project # **1004179**

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **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
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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.

RONALD R. BOHANNAN, P.E.



Applicant name (print)

7/18/05
Applicant Signature / date

Form revised 11/04



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

Application case numbers
05DRB - - 01181

T. Sims 07/13/05
Planner signature / date

Project # 1004179

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 18, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Minor Preliminary/Final Plat Approval
Tract 82, Alvarado Gardens Replat Unit #3
Zone Atlas Page G-12; Project #1004179**

Dear Ms. Matson:

Tierra West LLC, on behalf of John Price, requests approval of the Minor Preliminary/Final Plat for subdividing the above-referenced tract into two lots. The site is located on 2609 Candelaria Road NW between Trellis Drive NW and Glenwood Drive NW. The DRB approved of the Sketch Plat on May 18, 2005. At that meeting it was determined that we would have to apply for a variance due to the proximity of the barn on the back portion of the lot and the garage on the front portion. When we submitted our variance request to the ZHE we were informed (by Mr. Jack Bayse, Zoning Supervisor) that a variance was not needed since those buildings are already in existence. Mr. Bayse has signed and stamped the attached exhibit for your records.

At this time we request approval of the plat that subdivides the tract into two lots. The current zoning is RA-2 and we have met the lot size requirements for the site. Access to the proposed Tract 82-B will be a fifteen (15') foot wide existing driveway along the westerly property line.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

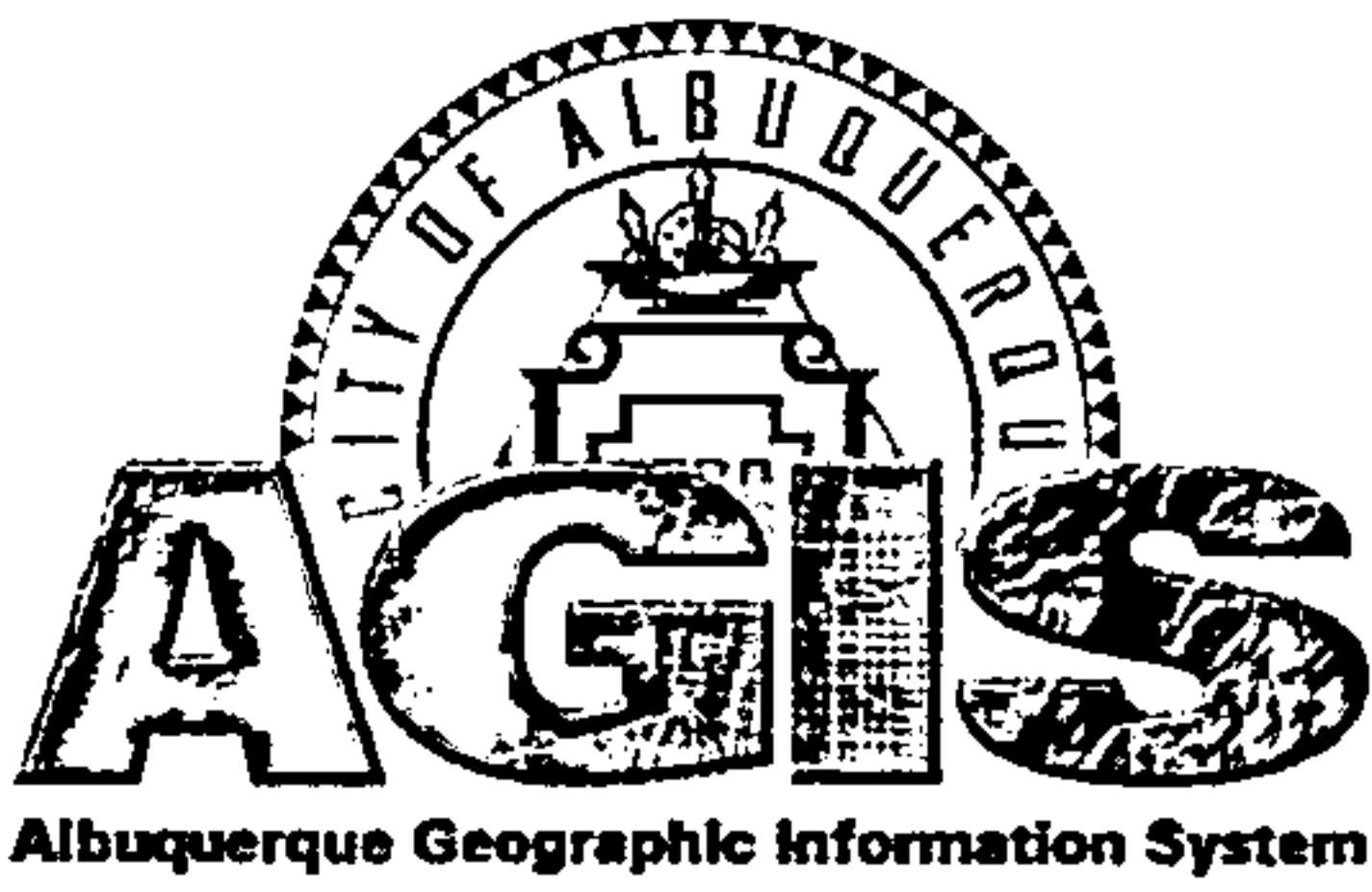
Enclosure/s

cc: John Price

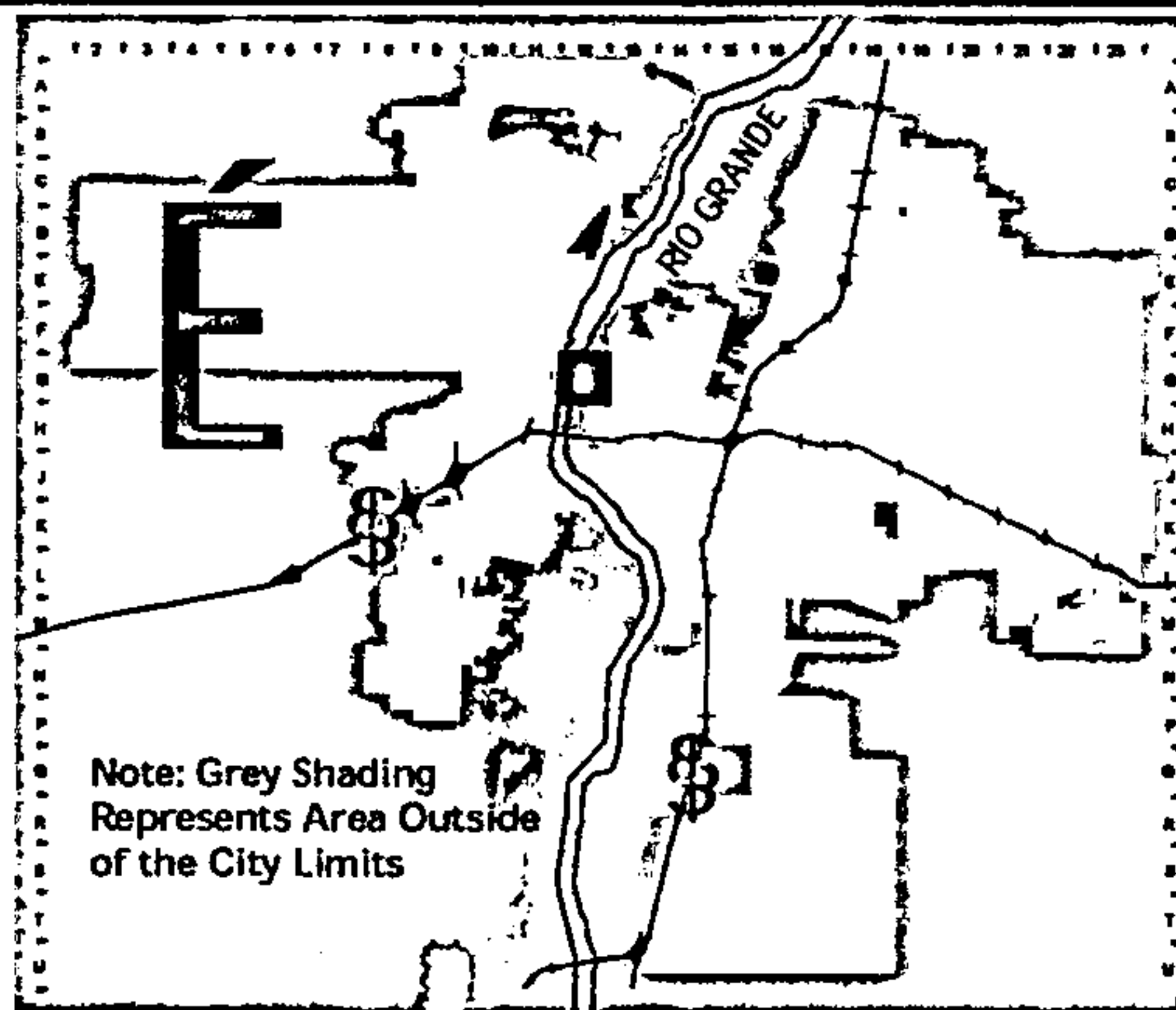
JN: 25027
RRB/kk



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: Apr 22, 2005



Zone Atlas Page:

G-12-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

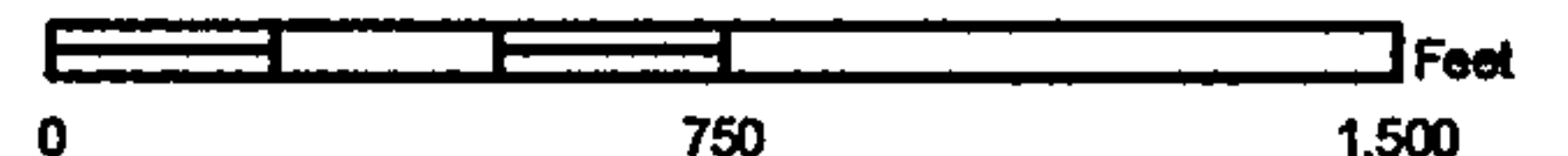


EXHIBIT 'A'

PROPOSED TRACTS 82-A AND 82-B
ALVARADO GARDENS
UNIT 3

WITHIN
SECTION 1, TOWNSHIP 12 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

Scale 1" = 30'

LOT 123
UNIT 3
ALVARADO GARDENS
Filed May 20, 1937, in Volume D1, Folio 107

10' R/W FOR ACEQUIA
Filed May 20, 1937, in Volume D1, Folio 107

S 65°29'00" E (N 65°29'00" W 110.00') 110.12'

EXISTING BARN

Covered Dirt

PROPOSED TRACT 82-B

11,976 Sq.Ft.
0.2749 Acres

N 65°29'00" W 110.12'

EXISTING RESIDENCE

EXISTING GARAGE

PROPOSED TRACT 82-A

13,352 Sq.Ft.
0.3065 Acres

N 24°31'00" E 121.2'

Drive Cut

Drive Cut

BASIS OF BEARINGS
NORTHEAST CURB LINE

2609 CANDELARIA ROAD N.W.
80' R/W

NO VARIANCES
REQUIRED FOR
EXISTING IMPROVEMENTS
FOR PROPOSED PLATING
LOTS 82-A and
82-B

Juan Ramo
2-3
6-16-2005

LOT 83
UNIT 3
ALVARADO GARDENS
Filed May 20, 1937, in Volume D1, Folio 107

LOT 81-B
UNIT 3
ALVARADO GARDENS
Filed July 14, 1963, in Volume B20, Folio 88

LOT 81-A

BASIS OF BEARINGS
NORTHEAST CURB LINE

SURV TEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377

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

PAID RECEIPT

APPLICANT NAME

John Rice

AGENT

Tierra West

ADDRESS

8509 Jefferson NE.

PROJECT & APP #

1004179 / 05DRB 01181

PROJECT NAME

ALVARADO GARDENS

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 285.⁰⁰ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- () Major/Minor Subdivision () Site Development Plan () Bldg Permit
- () Letter of Map Revision () Conditional Letter of Map Revision
- () Traffic Impact Study

\$ 305.⁰⁰ TOTAL AMOUNT DUE

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

7/19/2005 10:22AM LOC: ANN
 RECEIPT# 00043375 WSH 008 TRANSH 0004
 Account 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$305.00
 J24 Misc \$285.00
 CK \$305.00
 CHANGE \$0.00

City of Albuquerque
 Treasury Division

Thank You

TIERRA WEST LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NM 87113
 (505) 858-3100

2102

95-677/1070

DATE 7/19/05

\$ 305.⁰⁰

PAY TO THE ORDER OF

City of Albuquerque
Three Hundred & Five and

City of Albuquerque
 Treasury Division



7/19/2005 10:22AM LOC: ANN
 RECEIPT# 00043374 WSH 008 TRANSH 0004
 Account 441032 Fund 0110
 Activity 3424000
 Trans Amt \$305.00
 J24 Misc TRSCCS

HIGH DESERT STATE BANK
 Member FDIC
 8110 Ventura NE
 Albuquerque, NM 87122

FOR 25027- DRB Submittal

201813

⑈002102⑈ ⑆107006677⑆

Thank You

\$20.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: JOHN PRICE PHONE: 505.350.0930
 ADDRESS: 3423 RIO GRANDE BLVD NW FAX: 505.341.1637
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL:
 Proprietary interest in site: DEVELOPER List all owners: JASON & KELLY TRUJILLO
 AGENT (if any): TIERRA WEST LLC PHONE: 858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 858.1118
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: SKETCH PLAT APPROVAL

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. TRACT 82 Block: _____ Unit: _____
 Subdiv. / Addn. ALVARADO GARDENS REPLAT UNIT #3

Current Zoning: RA-2 Proposed zoning: SAME
 Zone Atlas page(s): G12 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101206041238610609 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 2609 CANDELARIA ROAD NW
 Between: TRELLIS DRIVE NW and GLENWOOD DRIVE NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX,Z, V, S, etc.): DRB 94-102

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

SIGNATURE [Signature] DATE 5/3/05
 (Print) RONALD R. BOHANNAN, P.E. _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	05DRB 00796	SK	503	\$ 0
<input checked="" type="checkbox"/> All fees have been collected				\$
<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 checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ 0

Hearing date 5-18-05

[Signature]
 Planner signature / date

Project # 1004179

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **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
- 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

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

RONALD R. BOHANNAN, P.E.

Applicant name (print)

[Signature]

5/13/05

Applicant signature / date



Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers

05DRB-00796

_____-_____-_____

Claire Senora 5/10/05

Planner signature / date

Project # 1004179

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

May 5, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Sketch Plat Approval
Tract 82, Alvarado Gardens Replat Unit #3
Zone Atlas Page G-12**

Dear Ms. Matson:

Tierra West LLC, on behalf of John Price agent for The Trujillo's, request approval of the Sketch Plat for Tract 82, Alvarado Gardens Replat Unit #3. The site is located at 2609 Candelaria Road NW between Trellis Drive NW and Glenwood Drive NW. The site is 110 feet wide by 230 feet deep and the owners would like to split the lot in order to build an additional home. The site is zoned RA-2 and this zone provides sites for low density housing and uses incidental thereto, including agriculture. Clustering of houses is permitted.

If you have any further questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

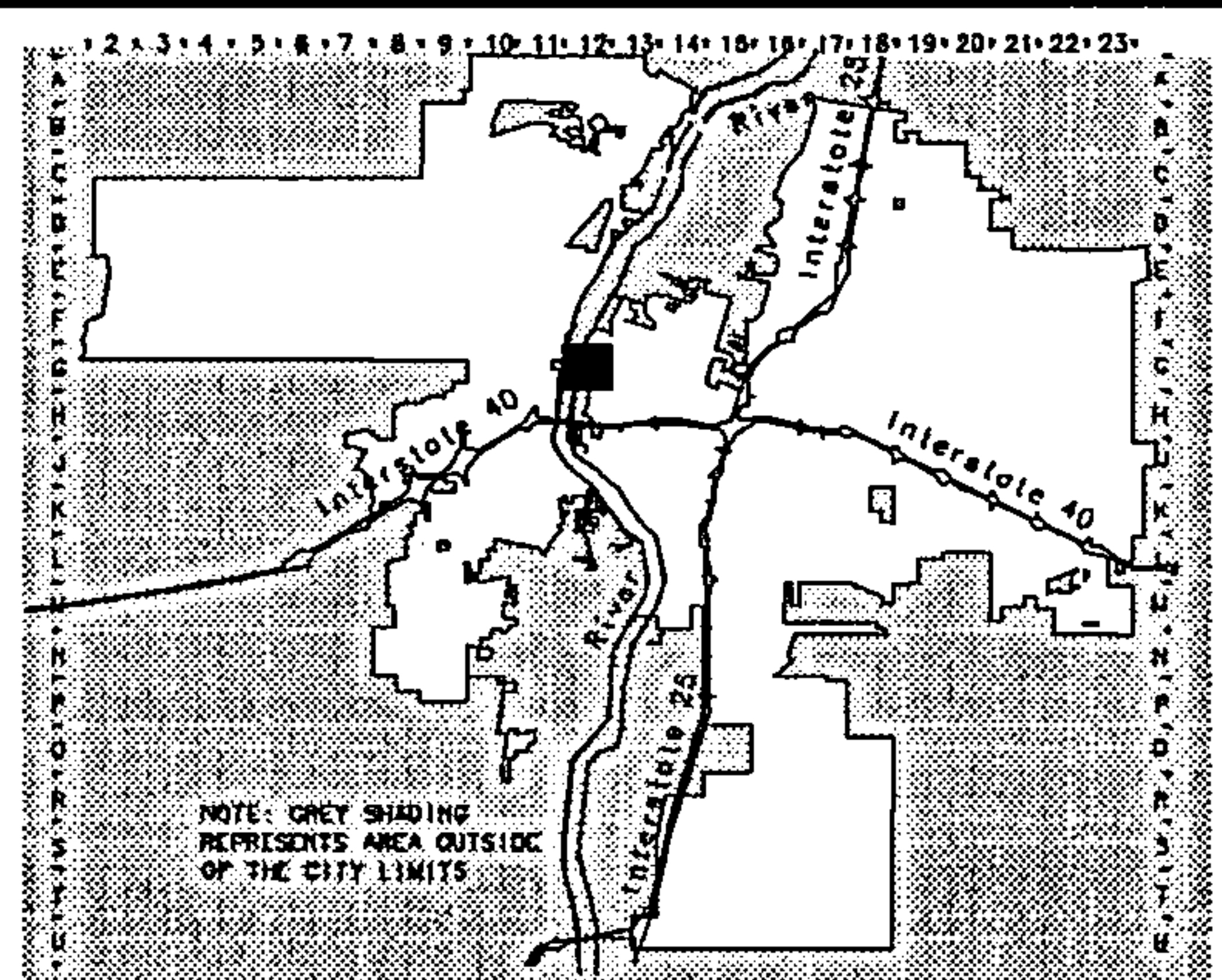
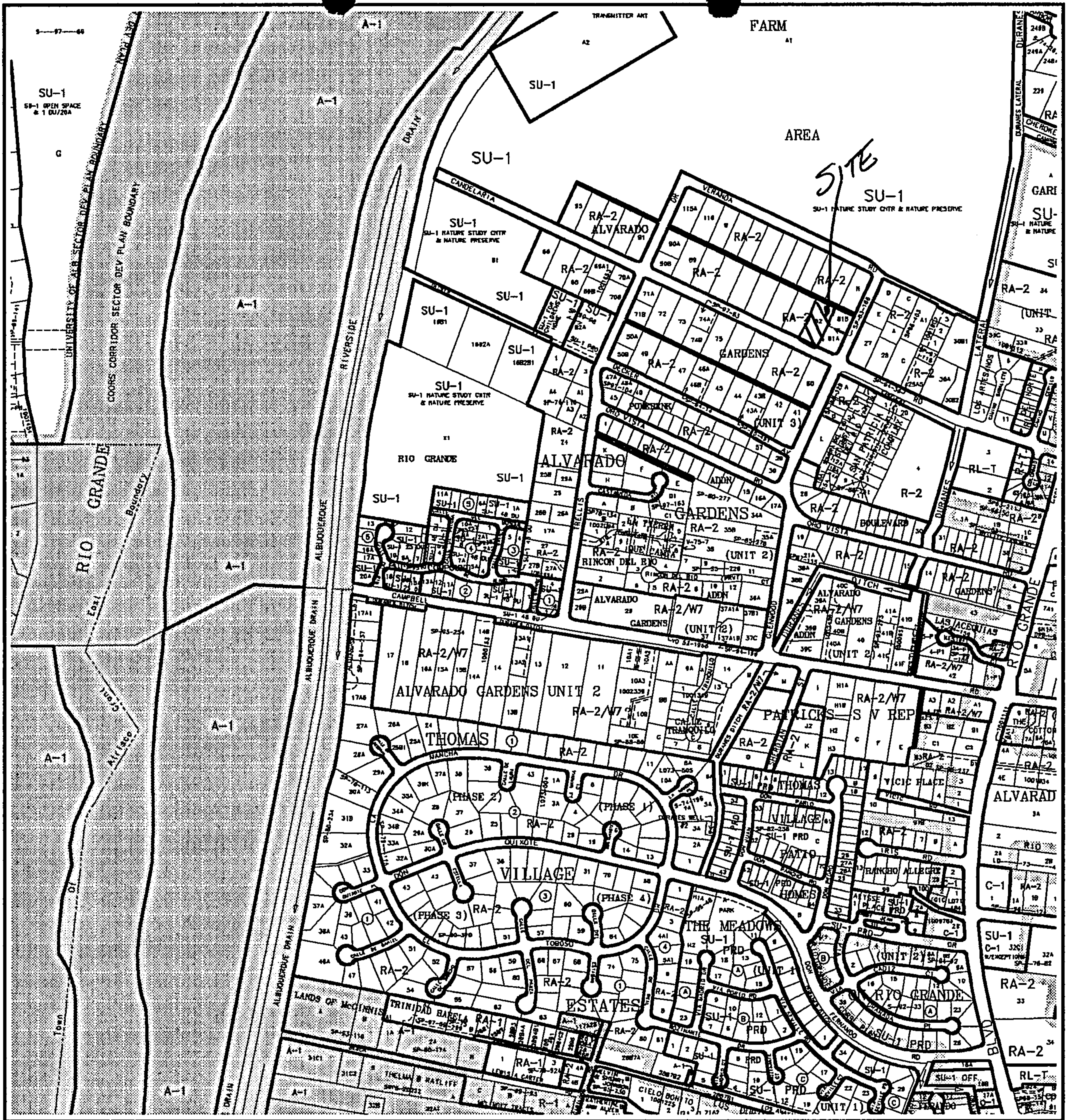


Ronald R. Bohannon, P.E.

Enclosure/s

cc: John Price

JN: 25027
RRB/kk



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
G-12-Z
 Map Amended through July 31, 2003

FROM : TeamOne Real Estate Inc.

FAX NO. : 505-797-2371

Apr. 23 2005 05:51PM PE

SEP-21-2004 TUE 09:39 AM Quicken Loans

FAX NO. 7348057011

P. 02/02

05-11-04 14:28m From: Eric Kink's 6748

1-453 P.00/112 P-02

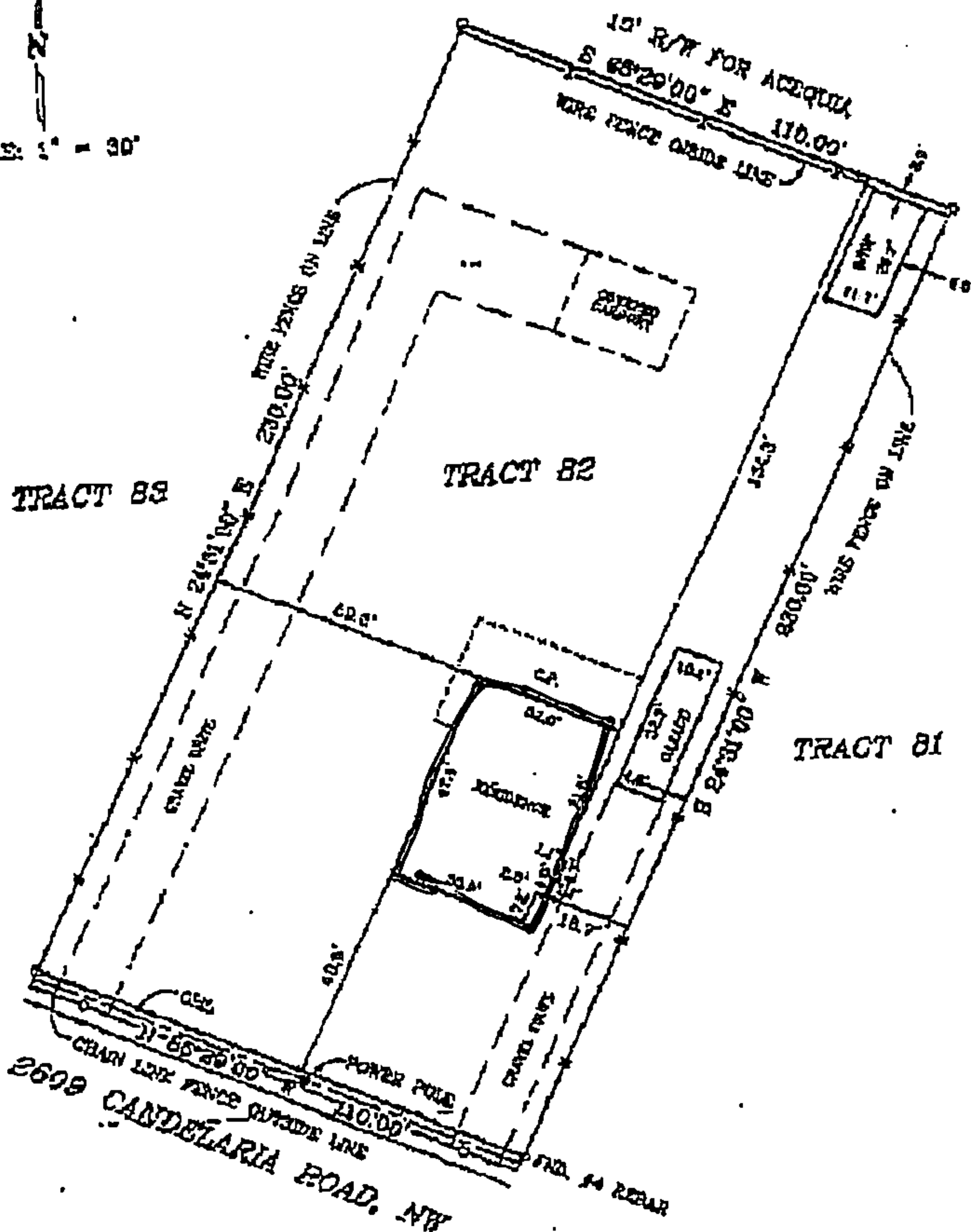
467583445

SURVEYOR'S INSPECTION REPORT

-EXHIBIT-

THIS IS NOT A SURVEY FOR USE BY
A PROPERTY OWNER FOR ANY PURPOSE.

SCALE: 1" = 30'



004169

LEGAL DESCRIPTION

Tract numbered Eighty-two (82) of Alvarado Gardens, Unit No. 3, an Addition in Bernalillo County, New Mexico, as the same is shown and designated on the Plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1937, in Plat Book 21, Page 107.

PAGE 2 OF 2

L100-0029
00C2017083
FHH MORTGAGE SERVICES
STEWART TITLE COMPANY



HALL ENGINEERING COMPANY INC.
ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION
1114 2ND ST., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 833-1222