



# DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01654 (P&F) Project # 1004932  
Project Name: MONTE VISTA ADDITION  
Agent: Precision Surveys Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/11/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: — Plat need to show 11' of VTCATED  
R/W
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- UTILITIES: \_\_\_\_\_
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- 
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- 
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- PARKS / CIP: \_\_\_\_\_
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- 
- PLANNING (Last to sign): AGIS DXF re-approval  
real property signature of Ag 7/11/07  
record

- 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.**

Project Number 1004932



# DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: <u>06DRB-01654 (P&amp;F)</u>	Project # <u>1004932</u>
Project Name: <u>MONTE VISTA ADDITION</u>	
Agent: <u>Precision Surveys</u>	Phone No.: <u>856-5700</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/11/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: — Plat need to show 11' of UTILITY  
R/W
- 
- 
- 
- 
- UTILITIES:
- 
- 
- 
- 
- CITY ENGINEER / AMAFCA:
- 
- 
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- PARKS / CIP:
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- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

Project Number 1004932

**4932**

### DXF Electronic Approval Form

DRB Project Case #: 1004932

Subdivision Name: MONTE VISTA LOT B1 BLOCK 5

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 7/27/2007

Hard Copy Received: 7/27/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

07.27.2007  
Date

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

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#### AGIS Use Only

Copied fc **4932** to agiscov on **7/27/2007** Contact person notified on **7/27/2007**

**4932**

### DXF Electronic Approval Form

DRB Project Case #: 1004932

Subdivision Name: MONTE VISTA LOT B1 BLOCK 5

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 11/29/2006

Hard Copy Received: 11/29/2006

Coordinate System: Ground rotated to NMSP Grid

  
Approved

07.17.2007  
Date

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

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**AGIS Use Only**

Copied fc **4932** to agiscov on **7/16/2007** Contact person notified on **7/16/2007**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 11, 2007

9:00 A.M.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M.                      Adjourned: 12:10 P.M.  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project# 1002529**  
07DRB-70049 MAJOR - 2YR SUBD  
IMP AGMT (2YR SIA)                      BORDENAVE DESIGNS agent(s) for CAS, LLC /  
ROBRO, INC request(s) the above action(s) for all or  
a portion of Lot(s) 1-4, **CAS ADDITION**, zoned SU-  
1 FOR C-1 & SU-1 FOR O-1, located on COORS  
BLVD NW BETWEEN WESTSIDE DR NW AND  
CALABACILLAS ARROYO containing approximately  
6 acre(s). [REF: 04EPC-01840] (B-13 / B-14). ~~TWO-  
YEAR SIA-EXTENSION WAS WITHDRAWN AT  
THE AGENT'S REQUEST.~~

2. **Project# 1006539**  
07DRB-70047 BULK LAND  
VARIANCE  
07DRB-70043 VACATION OF PUBLIC  
EASEMENT  
07DRB-70045 VACATION OF PUBLIC  
RIGHT-OF-WAY  
07DRB-70048 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL  
07DRB-70046 VACATION OF  
PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**

3. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Major-Vacation of  
Public Easement

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [*Deferred from 11/15/06, 12/13/06 & 07/11/07*] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

4. **Project# 1000976**  
07DRB-70042 MAJOR -  
PRELIMINARY PLAT APPROVAL  
07DRB-70044 MINOR - TEMP DEFR  
SWDK CONST
- ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**
- 07DRB-70107 MINOR - SDP FOR  
SUBDIVISION
- CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**
5. **Project# 1005334**  
07DRB-70062 VACATION OF PUBLIC  
RIGHT-OF-WAY  
07DRB-70063 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6. **Project# 1006549**  
07DRB-70061 VACATION OF PUBLIC  
EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002371**  
07DRB-00577 Major-Vacation of  
Public Easements  
07DRB-00576 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [*Deferred from 5/30/07 & 6/6/07*] (D-12) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**



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

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

**8. Project# 1004246**  
07DRB-70090 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70093 MINOR - SDP FOR  
SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

**9. Project# 1004871**  
07DRB-70105 MINOR - SDP FOR  
BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. **Project# 1002329**  
07DRB-70099 MINOR - SDP FOR  
BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH**, zoned SU-1 FOR CHURCH AND RELATED USES, located on JUAN TABO NE BETWEEN MONTGOMERY NE AND MANITOBA NE containing approximately 4.5 acre(s). (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

10 **Project# 1005354**  
A. 07DRB-70078 EPC APPROVED SDP  
FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19<sup>TH</sup> ST NW containing approximately 9.97 acre(s). [*Deferred from 06/27/07*] [**Carol Toffaleti, EPC Case Planner**] (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI, EPC CASE PLANNER'S INITIALS AND 3 COPIES.**

07DRB-70071 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19<sup>TH</sup> ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] [*Indef deferred from 06/27/07*] (J-13) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

11. **Project #1003828**  
07DRB-00717 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12<sup>TH</sup> ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07 & 7/11/07 ]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**
- 07DRB-70094 SIDEWALK VARIANCE  
07DRB-70095 SIDEWALK WAIVER
- WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE**, zoned R-1, located on 12<sup>TH</sup> ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**
12. **Project# 1005251**  
07DRB-70091 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION**, zoned M-2, located on 1<sup>ST</sup> ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. **Project# 1005219**  
07DRB-70086 VACATION OF  
PRIVATE EASEMENT  
07DRB-70087 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION**, zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**  
07DRB-70092 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH**, zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**  
07DRB-70089 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project# 1005197**  
07DRB-70096 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO**, zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] [*Defer from 7/11/07*] (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**  
07DRB-70106 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA**, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). [*Defer from 7/11/07*] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**  
07DRB-70104 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE**, zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project# 1000195**  
07DRB-70103 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**
20. **Project# 1004361**  
07DRB-70097 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES**, zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**
21. **Project# 1004715**  
07DRB-70098 EXT OF MAJOR  
PRELIMINARY PLAT
- MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2**, zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**
22. **Project# 1005586**  
07DRB-70108 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). [Defer from 7/11/07 ] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**  
07DRB-00303 Minor- Final Plat  
Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [*Deferred from 3/21/07 & Indef def 03/28/07*] (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

24. **Project # 1003794**  
07DRB-00183 Minor- Final Plat  
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98<sup>th</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07*] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**

25. **Project# 1005141**  
07DRB-70037 MINOR - FINAL PLAT  
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS**, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). [*Indef def 06/13/07*] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**  
07DRB-70073 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

27. **Project # 1005363**  
07DRB-00346 Minor- Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**

28. ~~**Project # 1004932**~~  
06DRB-01654 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION**, zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11- FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**



29. **Project # 1004354**  
07DRB-00032 Minor- Final Plat  
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [*Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07*] (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

30. **Project# 1001317**  
07DRB-70088 SKETCH PLAT  
REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO**, zoned RA-2, located on TRELIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004932**

**AGENDA ITEM NO: 28**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

**SIGNED:** Bradley L. Bingham

**DATE:** JULY 11, 2007

City Engineer / AMAFCA Designee

505-924-3986

0



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 29, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:08 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1004989**  
 06DRB-01411 Major-Preliminary Plat Approval  
 06DRB-01412 Major-Vacation of Public Easements  
 06DRB-01413 Minor-Subd Design (DPM) Variance  
 06DRB-01414 Minor-Sidewalk Waiver  
 06DRB-01415 Minor-Temp Defer SDWK  
 BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06 & 11/29/06*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

2. **Project # 1004999**  
06DRB-01578 Major-Vacation of Pub  
Right-of-Way
- GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE NW and GALBALDON NW containing approximately 1 acre(s). [REF: 06DRB-00965] (J-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1003369**  
06DRB-01601 Major-Vacation of Pub  
Right-of-Way  
06DRB-01602 Major-Vacation of Public  
Easements
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **VINTNER COURT SUBDIVISION**) zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project # 1002372**  
06DRB-01597 Major-Amnd Prelim Plat  
Approval  
06DRB-01598 Minor-Sidewalk Waiver  
06DRB-01599 Minor-Temp Defer SDWK
- THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68<sup>TH</sup> ST NW and 72<sup>ND</sup> ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 11/29/06 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/2/06 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VRIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN**

ON EXHIBIT C IN THE PLANNING FILE. 06DRB-01600 THE EXTENSION OF SIA FOR TEMP DEFERRAL OF SDWK WAS DELETED FROM THE AGENDA AS IT WAS NOT NEEDED.

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

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

6. **Project # 1004428**  
06DRB-01121 Major-Vacation of Public Easements  
06DRB-01119 Major-Preliminary Plat Approval  
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

7. **Project # 1005070**  
06DRB-01154 Major-Preliminary Plat Approval  
06DRB-01156 Minor-Sidewalk Waiver  
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

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

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

8. **Project # 1002330**  
06DRB-01642 Minor-SiteDev Plan  
BldPermit/EPC

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] [**Maggie Gould, EPC Case Planner**] [Indef deferred from 11/29/06] (F-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1002455**  
06DRB-01648 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01649 Minor-SiteDev Plan  
BldPermit/EPC
- TAFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, **J J SUBDIVISION**, zoned SU-1 FOR C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] [**Carmen Marrone, EPC Case Planner**] [*Indef deferred from 11/29/06*] (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1003714**  
06DRB-01646 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01647 Minor-SiteDev Plan  
BldPermit/EPC  
06DRB-01645 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for LB/VCC EAGLE RANCH LLC request(s) the above action(s) for all or a portion of Tract(s) C-2 & C-3, **ADOBE WELLS SUBDIVISION**, VENTURE COMMERCE CENTER, zoned SU-1 FOR IP, C-2, R-2, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06EPC-01306, 06EPC-01307] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/29/06*] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

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

11. **Project # 1001028**  
06DRB-01655 Minor-Final Plat Approval
- PRECISION SURVEYS INC. agent(s) for RON AND TINA CERROS request(s) the above action(s) for all or a portion of Tract (s) 1 (to be known as **LOTS 1-A & 1-B, LANDS OF ALEJANDRO GARCIA**, zoned R-1, located on 49TH ST NW, between BLUEWATER NW and ALEJANDRO ST NW containing approximately 1 acre(s). (J-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECORDED APS DOCUMENT, APS STATEMENT ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

12. ~~Project # 1004932~~  
06DRB-01654: Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION**, zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1002739**  
06DRB-01635 Minor-Amnd Prelim Plat  
Approval  
06DRB-01636 Minor-Sidewalk Waiver  
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/6/06.**

14. **Project # 1005261**  
06DRB-01652 Minor-Vacation of Private  
Easements  
06DRB-01651 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for CITY OF ALBUQUERQUE, C/O STUDIO SOUTHWEST ARCHITECTS, request(s) the above action(s) for Lot(s) 1 & 2, Block(s) 2, **BRATINA ADDITION NO. 2** & Lot(s) 1-10 & 19-21, **FRANCHINI ADDITION** & Lot(s) 1, **TOWNES ADDITION**, zoned M-1 light manufacturing zone, located on BROADWAY BLVD NE, between JOHN ST NE and ROMA AVE NE containing approximately 2 acre(s). (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



15. **Project # 1004161**  
06DRB-01650 Minor-Extension of  
Preliminary Plat

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5 (to be known as **PLAZA ESCONDIDO**) RIVERSIDE PLAZA, zoned SU-1 FOR PRD (8 du/a) located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 3 acre(s). [REF: 05DRB-01724, 05DRB-01725, 05DRB-01726, 05DRB-01727, 05DRB-01728] (E-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1004602**  
06DRB-01628 Minor-Prelim&Final Plat  
Approval

DOUG SMITH agent(s) for ROBERT JENKINS request(s) the above action(s) for all or a portion of Lot(s) G & westerly portion of Lot(s) F, **ALVARADO GARDENS NO. 2**, zoned RA-2, located on CASTANEDA RD NW, between ORO VISTA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 06DRB-01098 (G-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, MAINTENANCE AND BENEFICIARIES OF THE 2 EASEMENTS AND TO RECORD THE PLAT.**

17. **Project # 1005250**  
06DRB-01613 Minor-Prelim&Final Plat  
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [Deferred from 11/15/06 & 11/22/06 & 11/29/06] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

18. **Project # 1002730**  
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 06DRB-01555 Minor-Subd Design (DPM)  
Variance

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *Indef deferred 11/8/06]* (C-20) **A SUBDIVISION DESIGN VARIANCE FROM THE MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

19. **Project # 1005262**  
06DRB-01653 Minor-Sketch Plat or Plan

DON GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION**, zoned R-3 residential zone, located on ALVARADO DR NE, between INDIAN SCHOOL RD NE and CONSTITUTION AVE NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**20. Project # 1005258**  
06DRB-01640 Minor-Sketch Plat or Plan

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 242C, **MARTINEZTOWN**, zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS NE and MOUNTAIN NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**21. Project # 1005259**  
06DRB-01641 Minor-Sketch Plat or Plan

AZEEZ HINDI request(s) the above action(s) for **CANYON ACRES**, zoned C-1, located on SKYLINE NE, between FIGUEROA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**22. ADJOURNED: 11:08 A.M.**

#12

**4932**

### DXF Electronic Approval Form

DRB Project Case #: 1004932

Subdivision Name: MONTE VISTA BLOCK 5 LOT B1

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 11/28/2006

Hard Copy Received: 11/28/2006

Coordinate System: NMSP Grid (NAD 27)

 Approved

11-29-2006  
Date

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

**AGIS Use Only**  
Copied fc **4932** to agiscov on **11/29/2006** Contact person notified on **11/29/2006**

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004932**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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

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

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

**DATE:** NOVEMBER 29, 2006



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 12, 2006

**12. Project # 1004932**  
06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

At the July 12, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by July 27, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



## OFFICIAL NOTICE OF DECISION

PAGE 2

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

A handwritten signature in cursive script that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair

Cc: Alan Malott, 3602 Campus Blvd NE, 87112  
Rimcon, Walter Tilley, 405 Dartmouth Dr SE, 87106  
Kenneth M. Robey, 121 Tulane Dr NE, 87106 (sent in letter of support)  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

6 July 2006

Sheran Matson, Chair  
Development Review Board  
Planning Department, City of Albuquerque  
600 Second Street NW, 3rd Floor  
Albuquerque, NM 87102

Re: Project #1004932

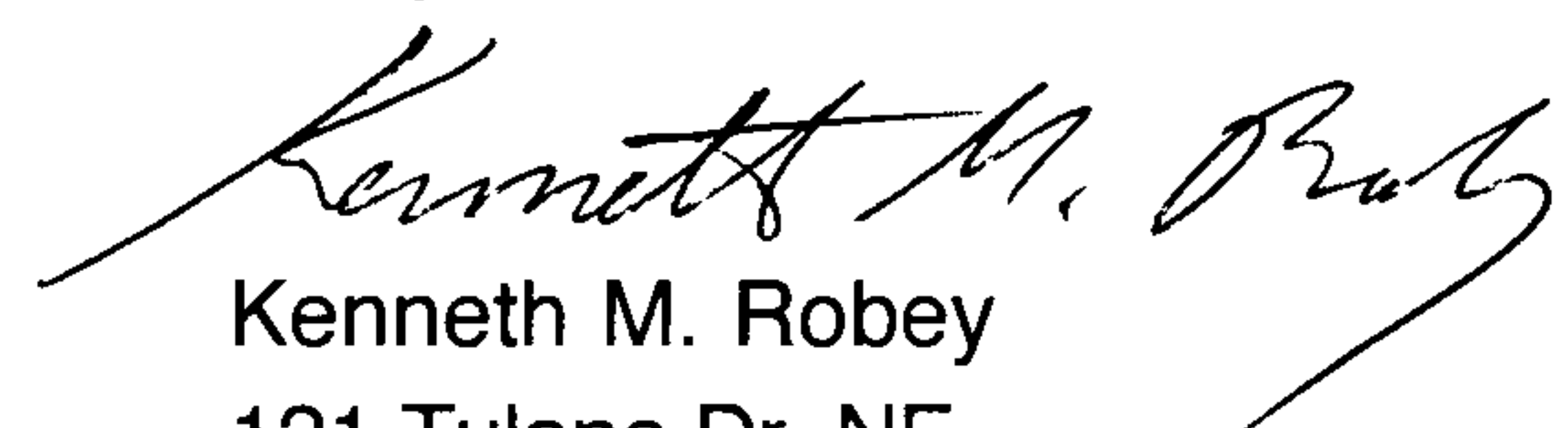
Dear Ms. Matson,

I'm writing to comment on the request for a Major-Vacation of Public Right-of-Way at Lot B, Block 5, Monte Vista Addition. This is a corner lot on the SE corner of Campus Blvd. and Tulane Drive NE, and the request is to vacate 15 feet of the R.O.W. along Tulane. I own and reside at 121 Tulane Drive, immediately west of the lot in question.

I have reviewed the file and met with Mr. Malott, the applicant, and understand that he needs this vacation in order to build a single story office addition on the Tulane side facing me. I have no objection to his plans. His proposed addition is architecturally consistent with the neighborhood, and the location of the addition would cause no injury to myself.

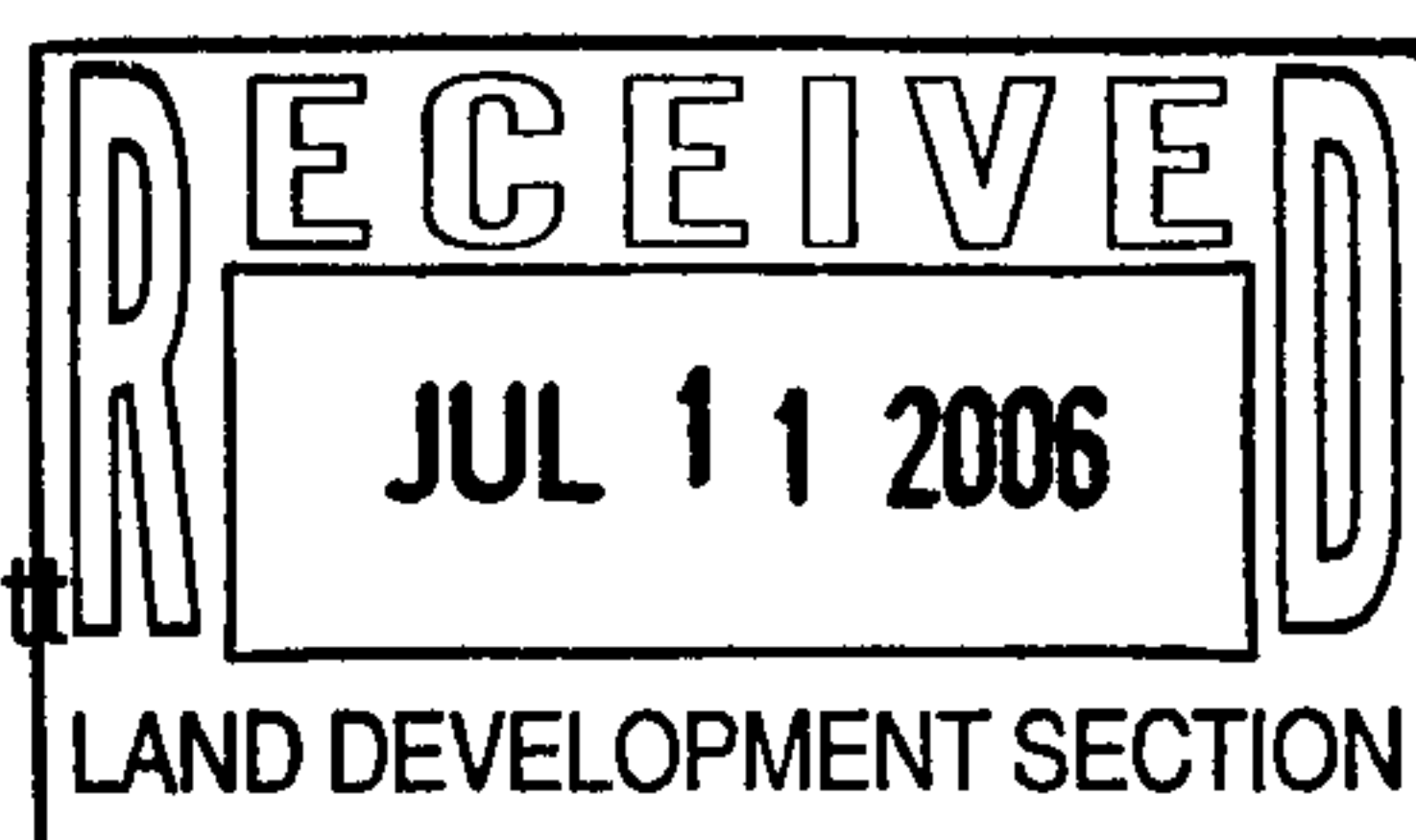
**I support the requested vacation, but with a recommendation that the DRB decision include findings that would support also vacating an equal portion of the R.O.W. on the opposite side of the street.** The existing Tulane Public R.O.W. is 80 feet wide. Therefore, I am suggesting that you consider this matter as potentially narrowing the R.O.W. by 15 feet on both sides, resulting in a new R.O.W. of 50 feet.

Sincerely,



Kenneth M. Robey  
121 Tulane Dr. NE  
Albuquerque, NM 87106  
Ph # (505) 256-0856

cc: Alan M. Malott







#12

# 1004932

7/12/04

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004932 AGENDA#: 12 DATE: 7-12-06

1. Name: Rimmon Address: Walter Lee Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004932**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** July 12, 2006



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 12, 2006

**Project # 1004932**

06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

AMAFCA No adverse comments.

COG No adverse comments.

Transit An alternative future use for this public right-of-way – that would also address Nob Hill parking issues – would be to provide on-street, head-in parking on Tulane as currently on Amherst.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Nob Hill NA (R).

APS The request to vacate a portion of ROW along Tulane St NE for the purposes of adding an addition to the existing law office and expand off-street parking will have no adverse impacts to the APS district

Police Department

A review of the following DRB case(s) indicates the following problems or crime may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. More parking/landscaping/lighting, ability to view the area prior to entering – landscaping should be low, level when mature, not block visibility to parking areas and walkways and should compete with lighting.

Fire Department No adverse comments.

PNM Electric & Gas Approved.

Comcast No comments received.  
QWEST No comments received.  
Environmental Health No comments received.  
M.R.G.C.D. No comments received.  
Open Space Division No adverse comments.  
City Engineer No objection to the vacation request.

Transportation Development

Where is the Vacation Exhibit? Applicant was to retain 11' from face of curb.  
This will allow an 11' vacation.

Parks & Recreation Defer to Transportation.

Utilities Development No objection to Vacation request.

Planning Department

No objection the te requested vacation. Defer to Transportation Development.  
If approved, applicant has one year to record a plat completing the vacation.

Impact Fee Administrator

The vacation of public right of way does not require assessment of Impact fees. However, Impact Fees will be required at the time a building permit is issued for the addition to the office.

Using the square footage of 742 sf provided by your plan, the estimated impact fee is as follows:

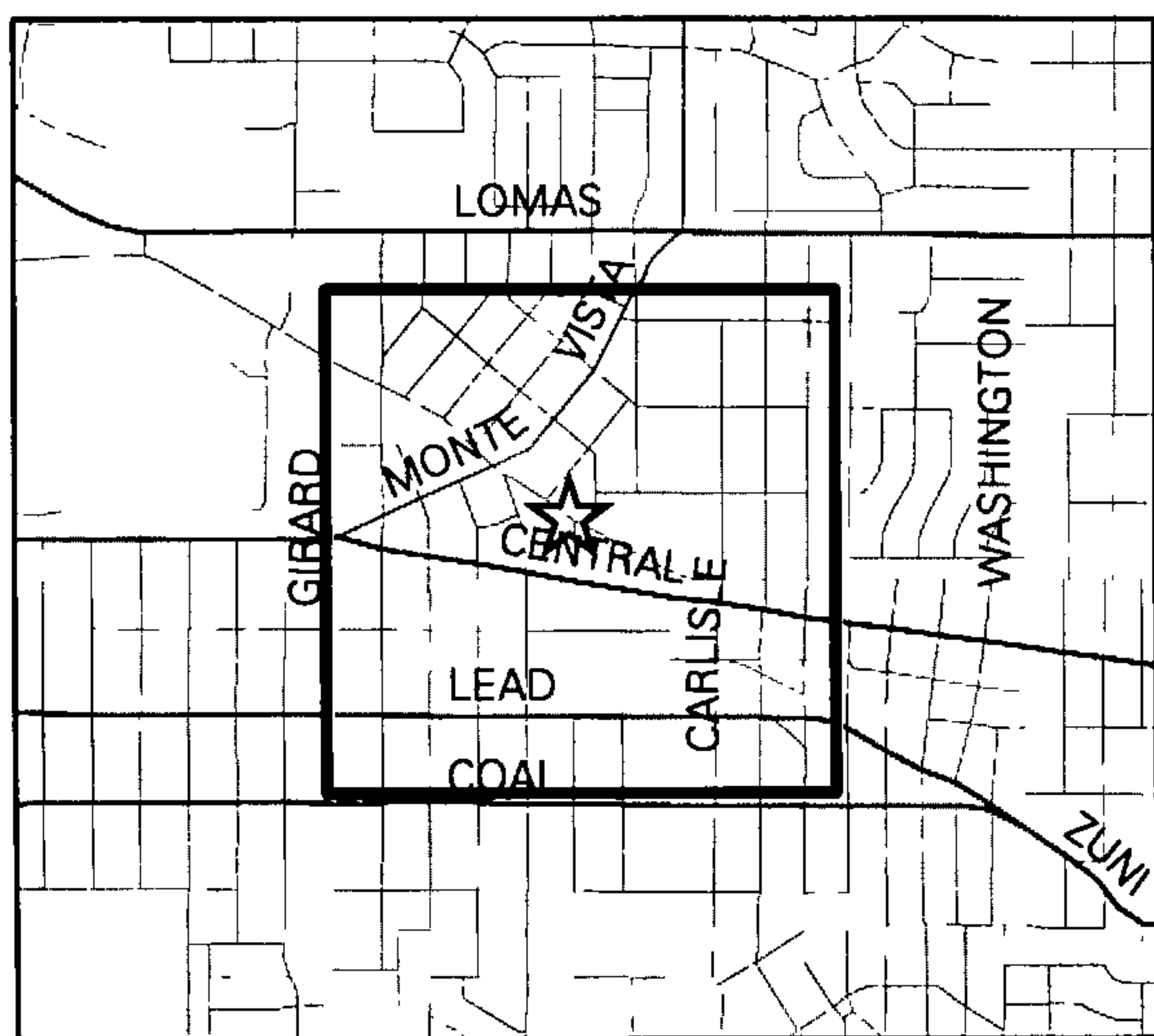
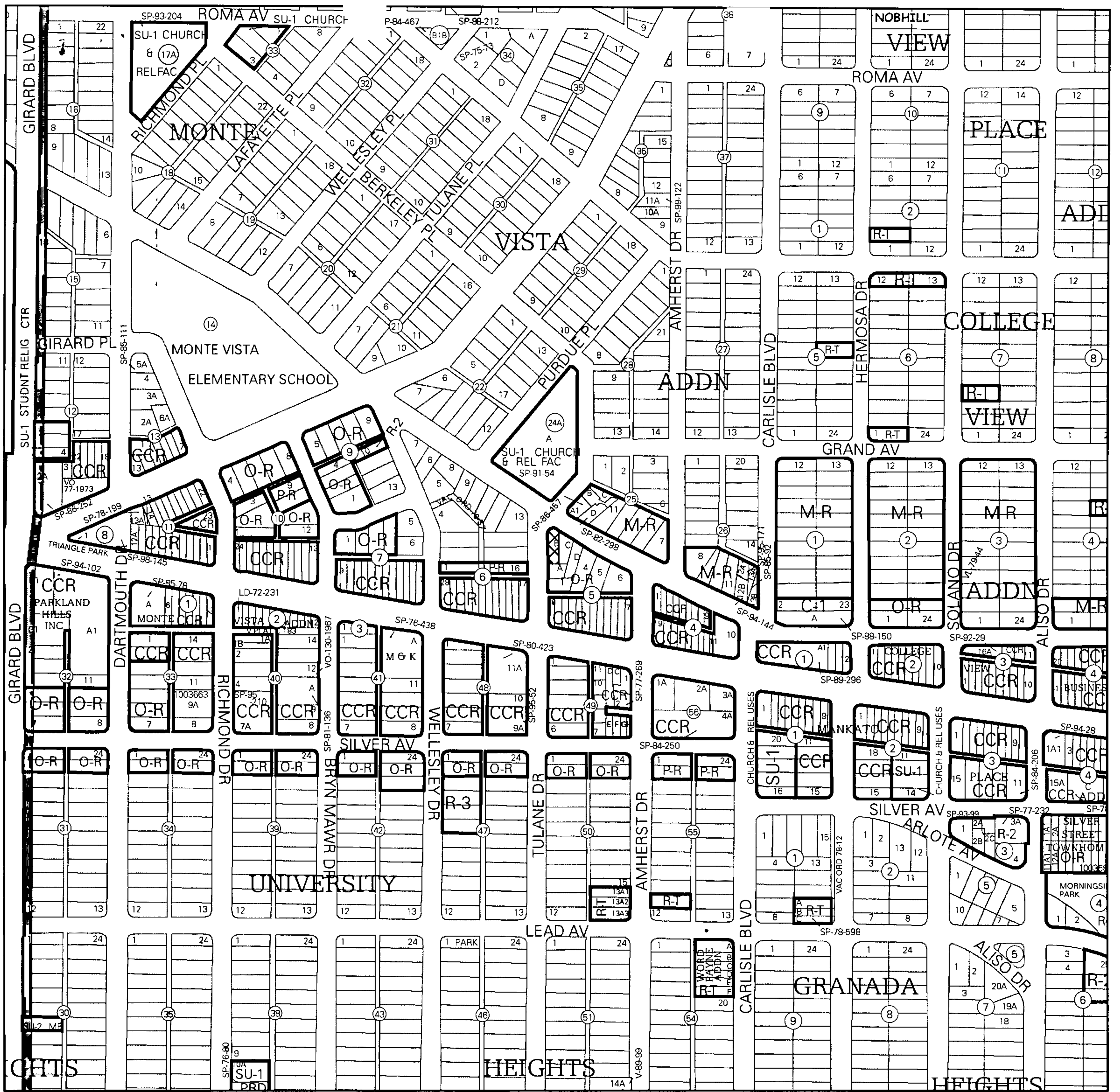
1. Public Safety Facilities for the Eastside \$74.20

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

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

cc:Alan Malott, 3602 Campus Blvd NE, 87112

Rimcon Inc., 405 Dartmouth Dr SE, 87106



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:  
1004932

Hearing Date:  
7/12/06

Zone Map Page:  
K-16

Additional Case Numbers:  
06DRB-00889



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 12, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1004355**

06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

**Project # 1003102**

06DRB-00832 Major-Preliminary Plat Approval  
06DRB-00837 Minor-Sidewalk Waiver  
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER** (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

**Project # 1004184**

06DRB-00819 Major-Bulk Land Variance  
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98<sup>TH</sup> ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

**Project # 1004715**

06DRB-00813 Major-Preliminary Plat Approval  
06DRB-00814 Major-Vacation of Public Easements  
06DRB-00815 Minor-Subd Design (DPM) Variance  
06DRB-00816 Minor-Sidewalk Waiver  
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, **JUAN TABO HILLS, UNIT 1** (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1003613**

06DRB-00854 Major-Preliminary Plat Approval  
06DRB-00855 Major-Vacation of Public  
Easements  
06DRB-00859 Minor-SiteDev Plan Subd/EPC  
06DRB-00856 Minor-Sidewalk Waiver  
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

**Project # 1003247**

06DRB-00874 Major-Preliminary Plat Approval  
06DRB-00876 Major-Final Plat approval  
06DRB-00875 Minor- Minor-Temp Defer  
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

**Project # 1003469**

06DRB-00882 Major-Vacation of Public  
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

**Project # 1003886**

06DRB-00861 Major-Preliminary Plat Approval  
06DRB-00862 Major-Vacation of Pub Right-of-  
Way  
06DRB-00864 Major-Vacation of Public  
Easements  
06DRB-00863 Minor-Vacation of Private  
Easements  
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

**SEE PAGE 3 . . .**





PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 3

**Project # 1004974**

06DRB-00884 Major-SiteDev Plan Subd  
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF:AX-84-9,Z-84-41] (C-18)

**Project # 1003703**

06DRB-00886 Major-Preliminary Plat Approval  
06DRB-00887 Major-Vacation of Public Right-of-Way  
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

**Project # 1004240**

06DRB-00890 Major-Preliminary Plat Approval  
06DRB-00891 Minor-Sidewalk Waiver  
06DRB-00892 Minor-Temp Defer SDWK  
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

**Project # 1004932**

06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 26, 2006.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 12, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

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06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, VISTA VIEJA, UNIT 2, zoned R-1 residential zone, located on SCENIC RD NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

**Project # 1003102**

06DRB-00832 Major-Preliminary Plat Approval  
06DRB-00837 Minor-Sidewalk Waiver  
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as THE SOFT LOFTS) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00238, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

**Project # 1004184**

06DRB-00819 Major-Bulk Land Variance  
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, LANDS OF SALAZAR FAMILY TRUST ETAL, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98<sup>TH</sup> ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

**Project # 1004715**

06DRB-00813 Major-Preliminary Plat Approval  
06DRB-00814 Major-Vacation of Public Easements  
06DRB-00815 Minor-Subd Design (DPM) Variance  
06DRB-00816 Minor-Sidewalk Waiver  
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as JUAN TABO HILLS, UNIT 2) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1003613**

06DRB-00854 Major-Preliminary Plat Approval  
06DRB-00855 Major-Vacation of Public Easements  
06DRB-00859 Minor-SiteDev Plan Subd/EPC  
06DRB-00856 Minor-Sidewalk Waiver  
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as SUNSET VILLA ADDITION) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

**Project # 1003247**

06DRB-00874 Major-Preliminary Plat Approval  
06DRB-00876 Major-Final Plat approval  
06DRB-00875 Minor- Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as CORONA DEL SOL) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

**Project # 1003469**

06DRB-00882 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, OAKLAND HEIGHTS, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

**Project # 1003886**

06DRB-00861 Major-Preliminary Plat Approval  
06DRB-00862 Major-Vacation of Pub Right-of-Way  
06DRB-00864 Major-Vacation of Public Easements  
06DRB-00863 Minor-Vacation of Private Easements  
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as SILVER LEAF SUBDIVISION) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

**SEE PAGE 3 . . .**

12



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

**PAGE 3**

**Project # 1004974**  
06DRB-00884 Major-SiteDev Plan Subd  
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF:AX-84-9,Z-84-41] (C-18)

**Project # 1003703**  
06DRB-00886 Major-Preliminary Plat Approval  
06DRB-00887 Major-Vacation of Public Right-of-Way  
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as EAGLE'S VIEW ESTATES, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

**Project # 1004240**  
06DRB-00890 Major-Preliminary Plat Approval  
06DRB-00891 Minor-Sidewalk Waiver  
06DRB-00892 Minor-Temp Defer SDWK  
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as VILLAS LAS MANANITAS SUBDIVISION, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

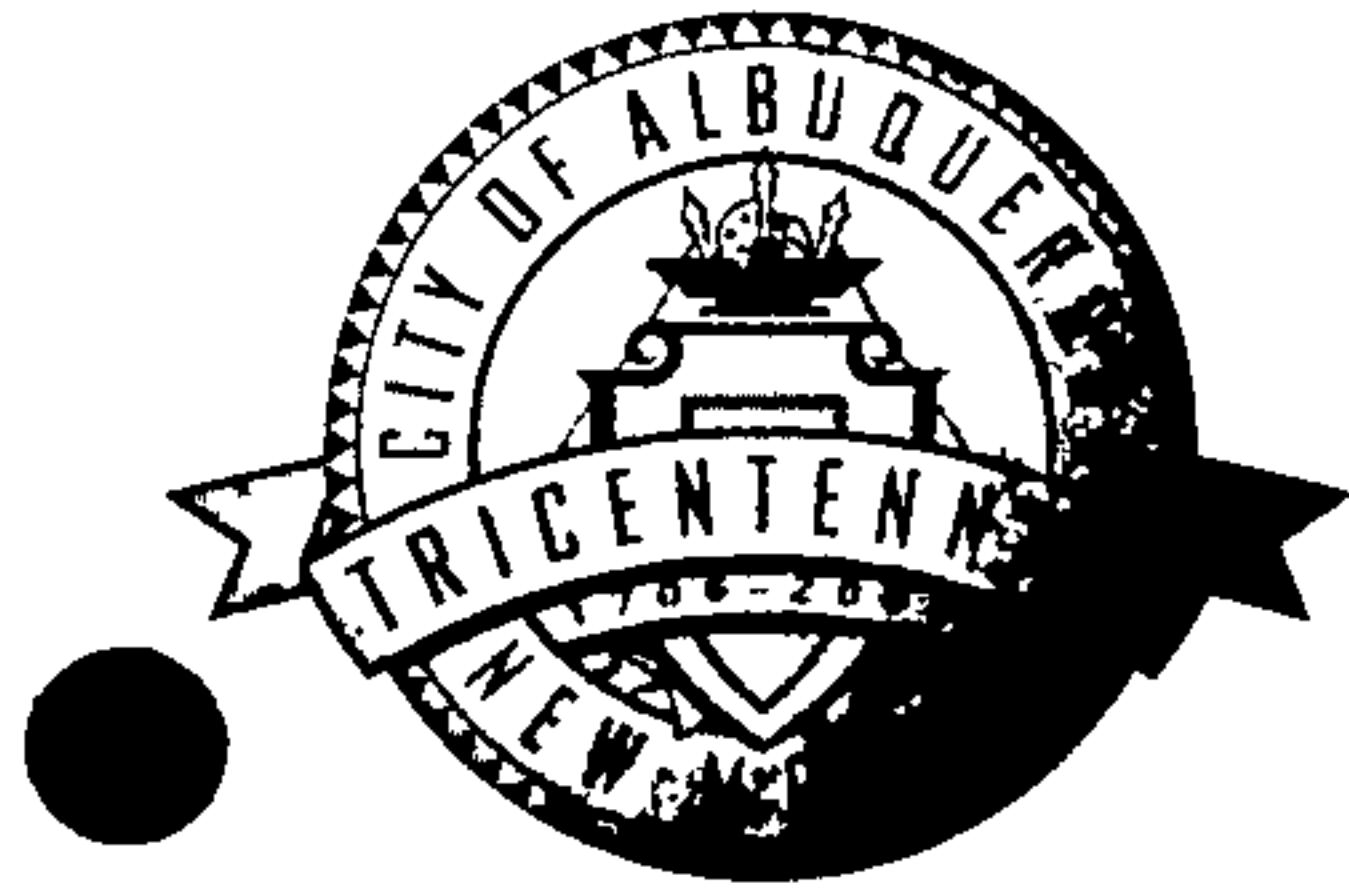
**(Project # 1004932)**  
06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, MONTE VISTA ADDITION, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

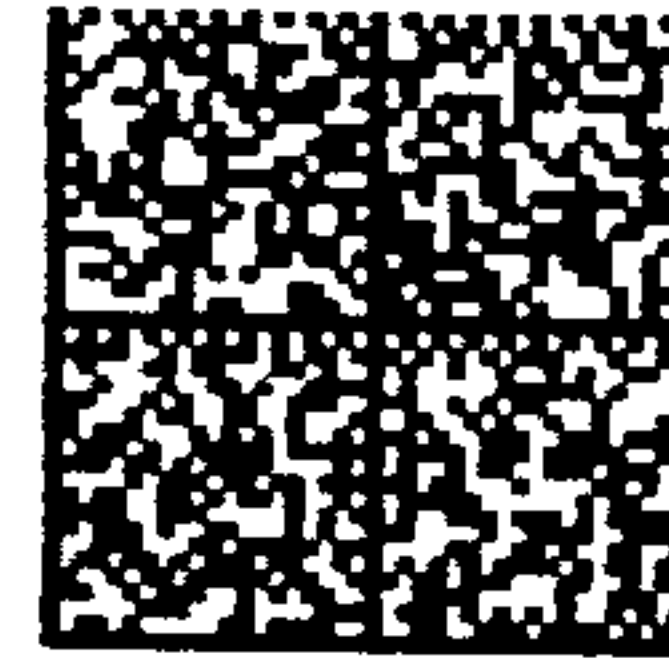
# CITY OF ALBUQUERQUE




Planning Department

101605747431311005

ISAMINGER CHARLOTTE LILA  
3619 CAMPUS BL NE  
ALBUQUERQUE NM 87106



UNITED STATES POSTAGE  
  
PITNEY BOWES  
02 1A \$ 00.39<sup>0</sup>  
0004329277 JUN 23 2006  
MAILED FROM ZIP CODE 87102



DRB

P O Box 1293 Albuquerque, New Mexico 87103

8710375853

|||||<sup>4</sup>|||||

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

**Meeting Date:** JULY 12, 2006  
**Zone Atlas Page:** K-16-Z  
**Notification Radius:** 100 Ft.

**Project# 1004932  
App#06DRB-00889**

**Cross Reference and Location:** CORNER OF CAMPUS BLVD NE AND TULANE  
DR NE BETWEEN ONE BLOCK NORTH OF CNETRAL AND ONE BLOCK WEST  
OF CARLISLE

**Applicant:** ALAN MALOTT  
**Address:** 3602 CAMPUS BLVD NE  
ALBUQUERQUE, NM 87112

**Agent:** RINCON, INC. AUTHOF WATTER TILLEY  
405 DARTMOUTH DR SE  
ALBUQUERQUE, NM 87106

**Special Instructions:**

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

**Date Mailed:** JUNE 23, 2006  
**Signature:** YVONNE SAAVEDRA

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

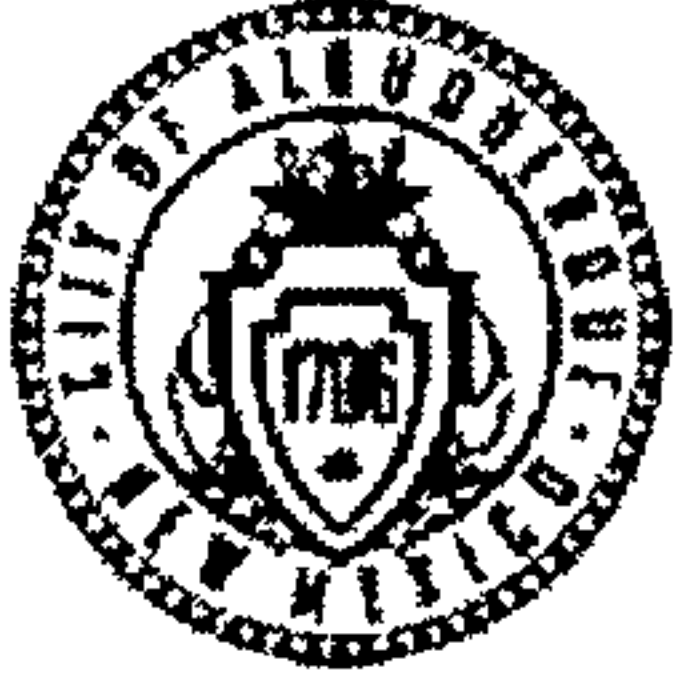
**PROJECT #** 1004932  
**APPLICATION #** \_\_\_\_\_

**PAGE** 1 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
K-16	1016057	447-304	106-16	✓
		449-303	15	✓
		453-298	14	✓
		447-290	17	✓
		447-285	18	✓
		456-295	13	✓
		462-293	12	✓
		468-290	11	✓
		434-283	105-09	✓ Dup
		427-294	10	✓ Dup <sup>2</sup>
		427-299	11	✓ Dup <sup>2</sup>
		427-305	12	✓
		430-312	13	✓
		443-347	109-01	✓
		468-313	110-01	✓
		468-315	02	✓







mainframe@coa1mp3.ca  
bq.gov  
06/23/2006 03:03 PM

To  
cc  
bcc  
Subject

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01016057 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101605744730410616 LEGAL: B 5 REPL AT OF LOTS 2 AND 3 MONTE VISTA ADDITION  
LAND USE:  
PROPERTY ADDR: 00000 CAMPUS  
OWNER NAME: MALOTT ALAN M & LINDA E  
OWNER ADDR: 03602 CAMPUS NE  
ALBUQUERQUE NM 87106  
0101605744930310615 LEGAL: C 00 5MON TE VISTA ADD REPL L2 & 3  
LAND USE:  
PROPERTY ADDR: 00000 CAMPUS  
OWNER NAME: SLATTERY ROBERT & MARIANNE DIC  
OWNER ADDR: 00926 AVENIDA ESTRELLITA NE  
ALBUQUERQUE NM 87110  
0101605745329810614 LEGAL: D 00 5MON TE VISTA ADD REPL L2 & 3  
LAND USE:  
PROPERTY ADDR: 00000 CAMPUS  
OWNER NAME: COSTA KATHARINE  
OWNER ADDR: 03610 CAMPUS BL NE  
ALBUQUERQUE NM 87106  
0101605744729010617 LEGAL: A 00 5MON TE VISTA ADDN REPL LOTS 2 & 3  
LAND USE:  
PROPERTY ADDR: 00000 TULANE  
OWNER NAME: COHEN EDWARD & TERESA  
OWNER ADDR: 00562 BLACK BEAR RD NE  
ALBUQUERQUE NM 87122  
0101605744728510618 LEGAL: 001 005M ONTE VISTA ADD  
LAND USE:  
PROPERTY ADDR: 00000 TULANE  
OWNER NAME: GARCIA GERMAN GOMEZ ETUX  
OWNER ADDR: PO BOX 4247  
ALBUQUERQUE NM 87196  
0101605745629510613 LEGAL: 004 005M ONTE VISTA ADD  
LAND USE:  
PROPERTY ADDR: 00000 CAMPUS  
OWNER NAME: E E STEIDLEY AGENCY INC  
OWNER ADDR: PO BOX 40120  
ALBUQUERQUE NM 87196  
0101605746229310612 LEGAL: 005 005M ONTE VISTA ADD  
LAND USE:  
PROPERTY ADDR: 00000 CAMPUS  
OWNER NAME: MASSEY JOHN P  
OWNER ADDR: 03616 CAMPUS BL NE  
ALBUQUERQUE NM 87106  
0101605746829010611 LEGAL: 006 005M ONTE VISTA ADD  
LAND USE:  
PROPERTY ADDR: 00000 AMHERST  
OWNER NAME: NOVAT ANTHONY C  
OWNER ADDR: 00904 VASSAR DR NE  
ALBUQUERQUE NM 87106





Project # 1004932

ALAN MALOTT  
3602 CAMPUS BLVD NE  
ALBUQUERQUE, NM 87112

Project # 1004932

DEANNA DESUTTER  
Nob Hill N.A.  
310 RICHMOND SE  
ALBUQUERQUE, NM 87106

101605745329810614

COSTA KATHARINE  
3610 CAMPUS BL NE  
ALBUQUERQUE NM 87106

101605745629510613

E E STEIDLEY AGENCY INC  
PO BOX 40120  
ALBUQUERQUE, NM 87196

101605743428310509

DASKALOS JASON  
5321 MENAUL BL NE  
ALBUQUERQUE NM 87110

101605744334710901

MONTE VISTA CHRISTIAN CHURCH  
3501 CAMPUS BL NE  
ALBUQUERQUE NM 87106

101605746831711015

REEBACK ROBERT T  
3605 BERKLEY PL NE  
ALBUQUERQUE NM 87106

101605747431311005

ISAMINGER CHARLOTTE LILA  
3619 CAMPUS BL NE  
ALBUQUERQUE NM 87106

Project # 1004932

RINCON, INC. AUSTOR WATTER TILLEY  
405 DARTMOUTH DR SE  
ALBUQUERQUE, NM 87106

101605744730410616

MALOTT ALAN M & LINDA E  
3602 CAMPUS NE  
ALBUQUERQUE NM 87106

101605744729010617

COHEN EDWARD & TERESA  
562 BLACK BEAR RD NE  
ALBUQUERQUE NM 87122

101605746229310612

MASSEY JOHN P  
3616 CAMPUS BL NE  
ALBUQUERQUE NM 87106

101605742730510512

ROBEY KENNETH M  
121 TULANE DR NE  
ALBUQUERQUE NM 87106

101605746831311001

RICH SIGNE M  
505 RIDGECREST DR SE  
ALBUQUERQUE NM 87108

101605746531711003

ZIMMERMAN BENJAMIN  
3611 CAMPUS BL NE  
ALBUQUERQUE NM 87106

101605744727810601

ZITO REALTY LLC  
8324 SAN FRANCISCO NE  
ALBUQUERQUE NM 87108

Project # 1004932

BARBARA LANIER  
Nob Hill N.A.  
214 SIERRA DR SE  
ALBUQUERQUE, NM 87108

101605744930310615

SLATTERY ROBERT & MARIANNE DI  
926 AVENIDA ESTRELLIT NE  
ALBUQUERQUE NM 87110

101605744728510618

GARCIA GERMAN GOMEZ ETUX  
PO BOX 4247  
ALBUQUERQUE, NM 87196

101605746829010611

NOVAT ANTHONY C  
904 VASSAR DR NE  
ALBUQUERQUE NM 87106

101605743031210513

ROMERO PHILLIP J & SHARIE L  
9518 PEBBLE BEACH NE  
ALBUQUERQUE NM 87111

101605746831511002

BACA DELORES M  
3530 MONTE VISTA NE  
ALBUQUERQUE NM 87106

101605747031511004

LAWRENCE VIRGINIA  
3615 CAMPUS BL NE  
ALBUQUERQUE NM 87106

101605744728510618

LEGAL: \*001 005 MONTE VISTA ADD  
PROPERTY ADDR: TULANE DR NE

OWNERS NAME: GARCIA GERMAN GOMEZ ETUX  
OWNERS ADDR: PO BOX 4247  
ALBUQUERQUE, NM 87196

101605745629510613

LEGAL: \*004 005 MONTE VISTA ADD  
PROPERTY ADDR: 3612 CAMPUS BLVD NE

OWNERS NAME: E E STEIDLEY AGENCY INC  
OWNERS ADDR: PO BOX 40120  
ALBUQUERQUE, NM 87196



City of Albuquerque

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

Date: June 2, 2006

TO CONTACT NAME: Alan Malott / Attn: delores Kimbro  
COMPANY/AGENCY: Malott Law Offices  
ADDRESS/ZIP: 3602 Campus Blvd NE, Albuq, NM  
PHONE/FAX #: 268-6500 phone 268-8708 Fax

Thank you for your inquiry of 6-2-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 8 in Block Five (5) of Monte Vista, located on Campus NE. At the corner of campus & Tulare Dr. NE. between one block north of Central & zone map page(s) K-16-2. One block west of Carlisle.

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

Nob Hill  
Neighborhood Association  
Contact: Barbara Lanier  
214 Sierra Dr. SE / 87108  
265-9127 (h)  
Deanna Desutter  
310 Richmond SE / 87106  
256-0402 (h)

Neighborhood Association  
Contact: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,  
Leo Padilla  
OFFICE OF NEIGHBORHOOD COORDINATION

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

Ms. Barbara Lanier  
Ms. Deanna DeSutter  
Pg. 2  
6/6/06

Tulane Street NE. The purpose of the change is to allow us to add onto the western side of our existing building for additional work space. It is important to note that the City right of way in issue is Eighty ( 80 ) feet wide instead of the ordinary forty ( 40 ) feet.

This is believed to stem from the original drainage system plans when the Monte Vista area was originally platted in the 1920's. The building is zoned for commercial use. It has been operated as a law office since 1976 and it will continue to be used for professional offices. *No change in zoning designation or primary usage is involved in this application.*

5. I am attaching a copy of our complete application, statement to the DRB, and color photographs as filed with the City. As you can see, we believe the requested vacation 1) will allow a better use of the property than the unused/abandoned easement as platted some 70 years ago; 2) will allow us to better develop and use our existing property to double our off street parking from approximately 6 to 12+ vehicles; and 3) will provide for significant re-development /improvement to the existing property in a manner architecturally consistent with the area. We also believe the continuing use as professional offices, especially with additional off street parking, will serve as a valuable buffer between the commercial activities on Central and the adjacent residential area of Campus NE.

We are long term, committed members of the Nob Hill/SE Heights area. Like you, we are very happy to see the vast improvements in our area brought in the last few years and know, too, that further opportunities for improvement exist. The project we propose will have almost no physical impact on the area, will help improve the parking situation, and will blend seamlessly into the area both architecturally and as a matter of day to day usage.

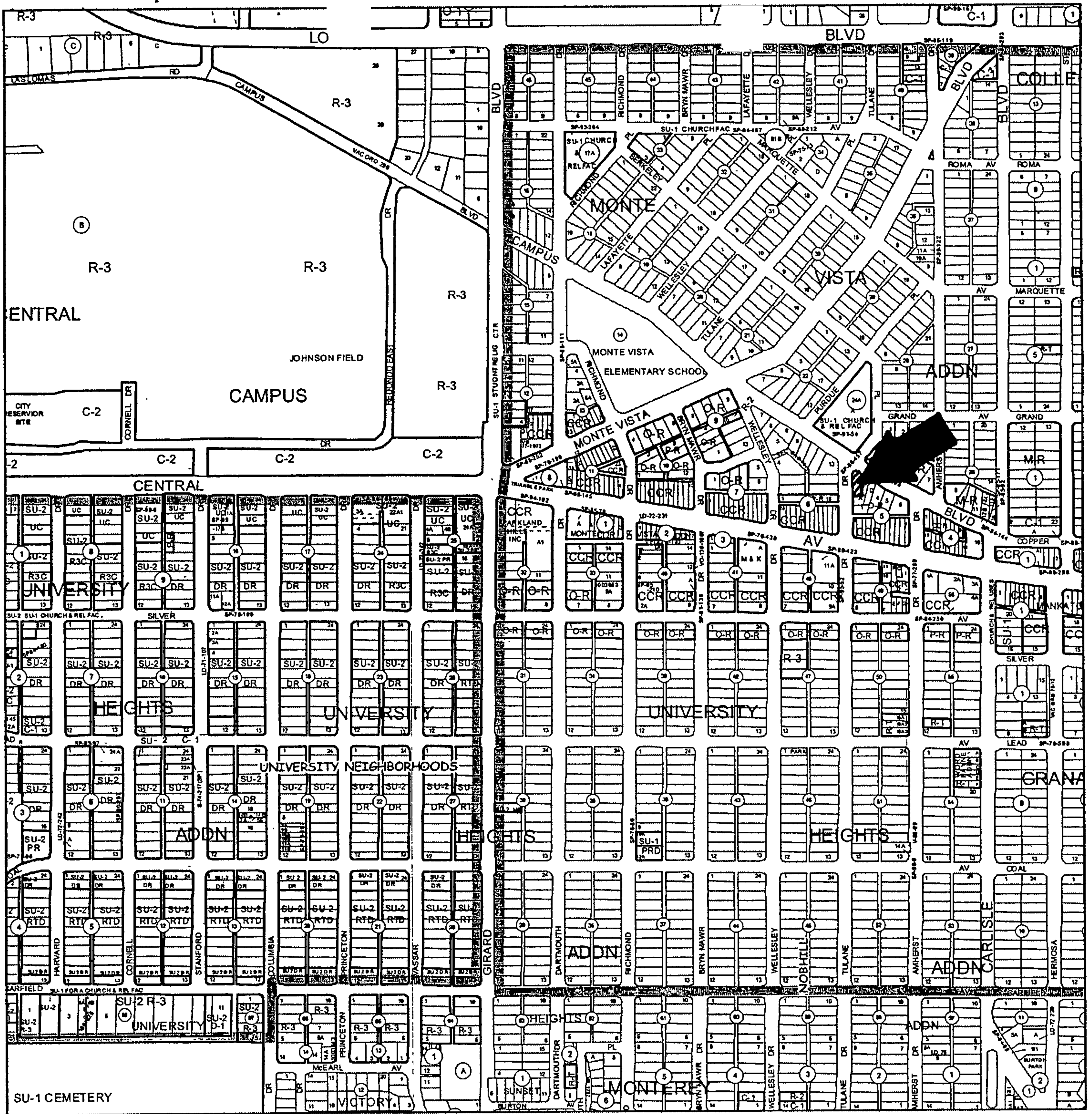
If you would like to obtain further information, or have any questions about this application, I hope that you will feel free to call me as follows: Office : 268 6500 or Cel: 507 2456.

We are hopeful the Association will find our project worthy of its support.

Sincerely

Alan and Linda Malott





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

Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-16-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

Ms. Sharon Matson  
Development Review Board  
City of Albuquerque  
Albuquerque, NM 87102

RE: 3602 Campus Blvd NE  
Sketch Plat Review & Vacation of Right of Way

June 2, 2006

Dear Ms. Matson :

We are the applicants on the referenced matter. Please take this letter as our explanation of our position.

**Applicant's Explanation & Justification for Request**

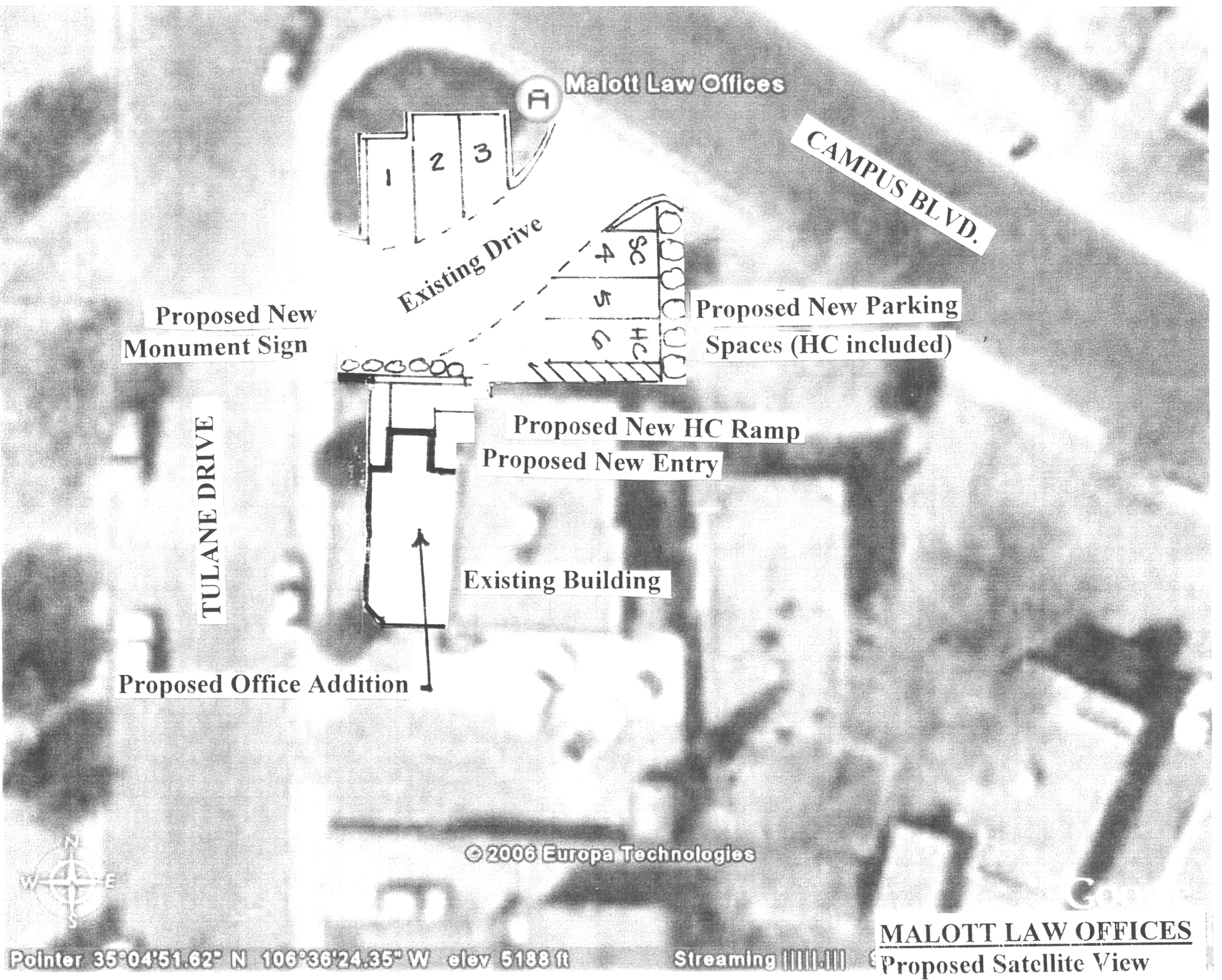
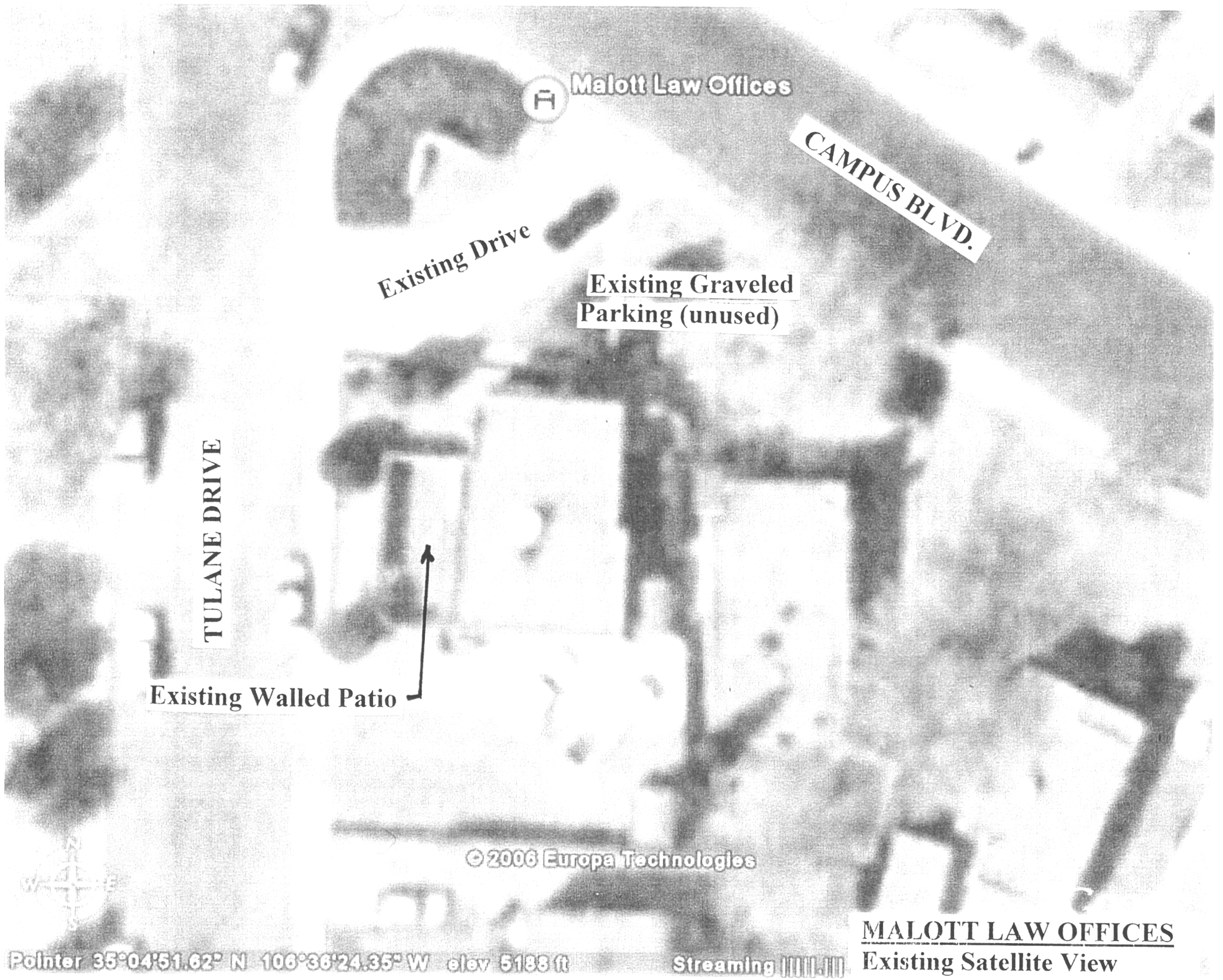
BACKGROUND:

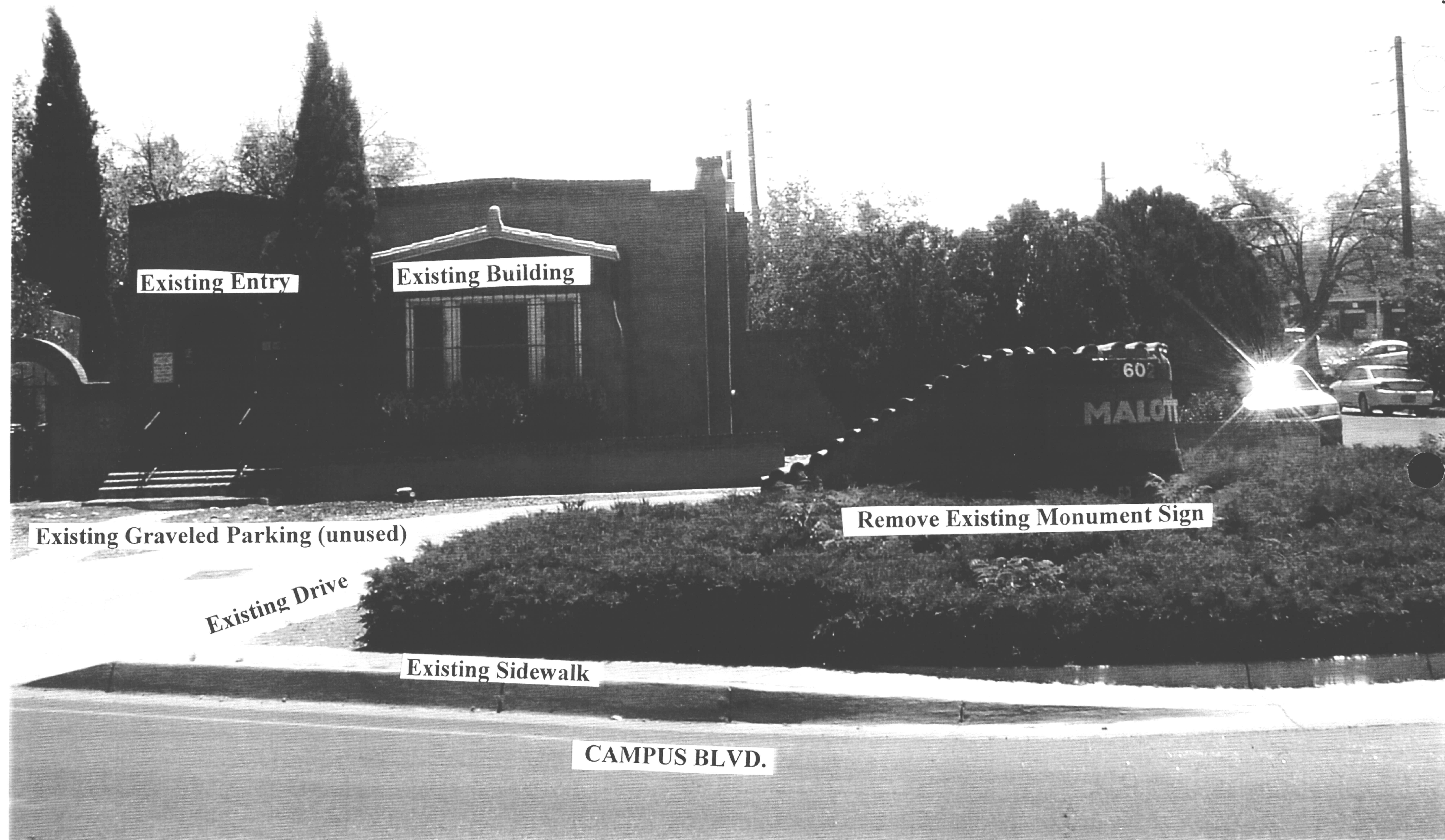
The subject property is on the southeast corner of Tulane and Campus NE in the Monte Vista Addition. The property is commercially zoned and has been used as a professional law office for almost thirty ( 30 ) years. The original building remains in place, maintaining architectural harmony with the area. The applicants use the building for their professional offices and are residents of the SE Heights.

As the Monte Vista Addition was originally planned and platted, Campus Blvd. and a number of the side streets were to be part of a water drainage /runoff system which would serve the new developments of Ridgecrest and Parkland Hills to the south. Therefore, streets such as Richmond, Tulane and Amherst have eighty ( 80 ) foot easements instead of the more standard forty ( 40 ) foot easements. See : Exhibit A attached. Biebel & Szoka " Albuquerque's Environmental Story "

DESCRIPTION OF REQUEST :

This request is for vacation of a strip of fifteen ( 15 ) feet width along the eastern border of the 80 foot easement ( western border of applicants ' property ) to allow for an addition to west side of the existing structure. The Applicants submit there are three ( 3 ) justifications for this request.





**Existing Entry**

**Existing Building**

**Existing Graveled Parking (unused)**

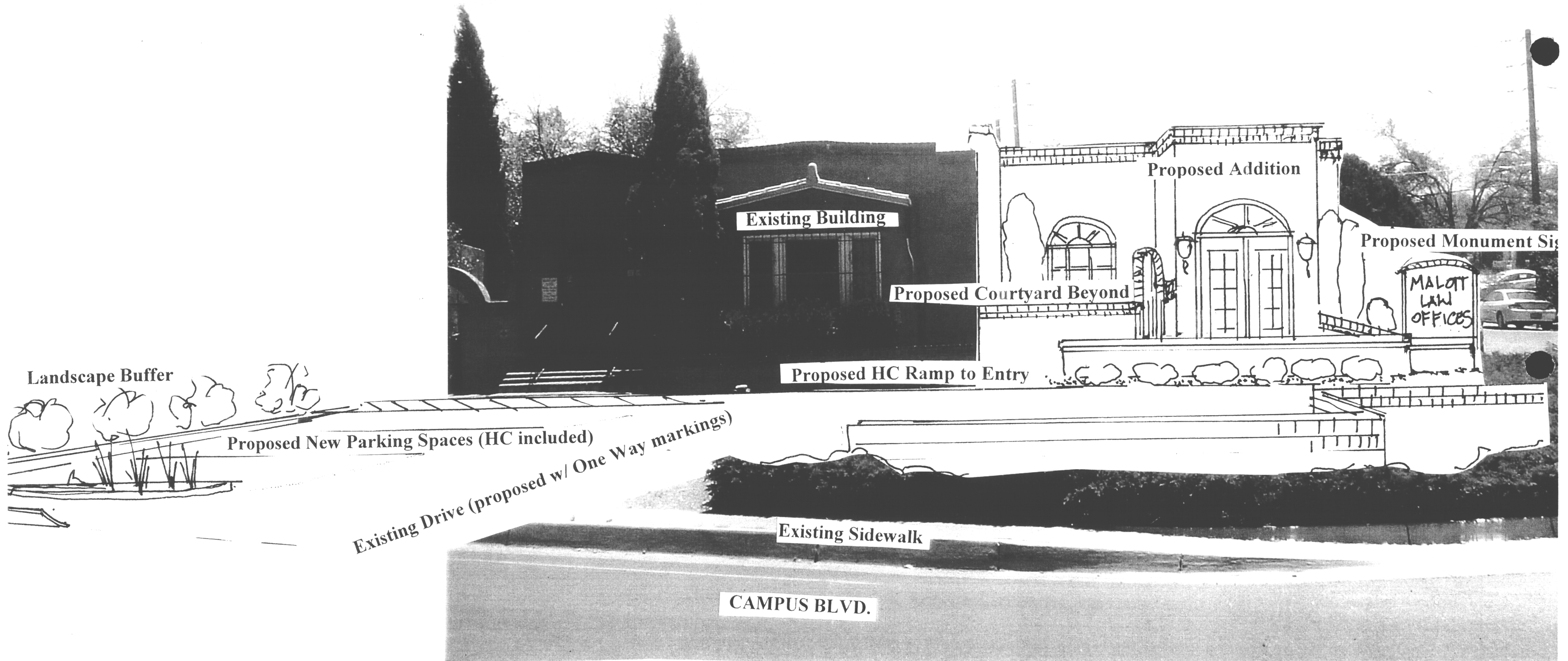
**Remove Existing Monument Sign**

**Existing Drive**

**Existing Sidewalk**

**CAMPUS BLVD.**

**MALOTT LAW OFFICES**  
**Proposed Front View from Campus Blvd.**



Existing Building

Proposed Addition

Proposed Monument Sign

MALOTT  
LAW  
OFFICES

Proposed Courtyard Beyond

Proposed HC Ramp to Entry

Landscape Buffer

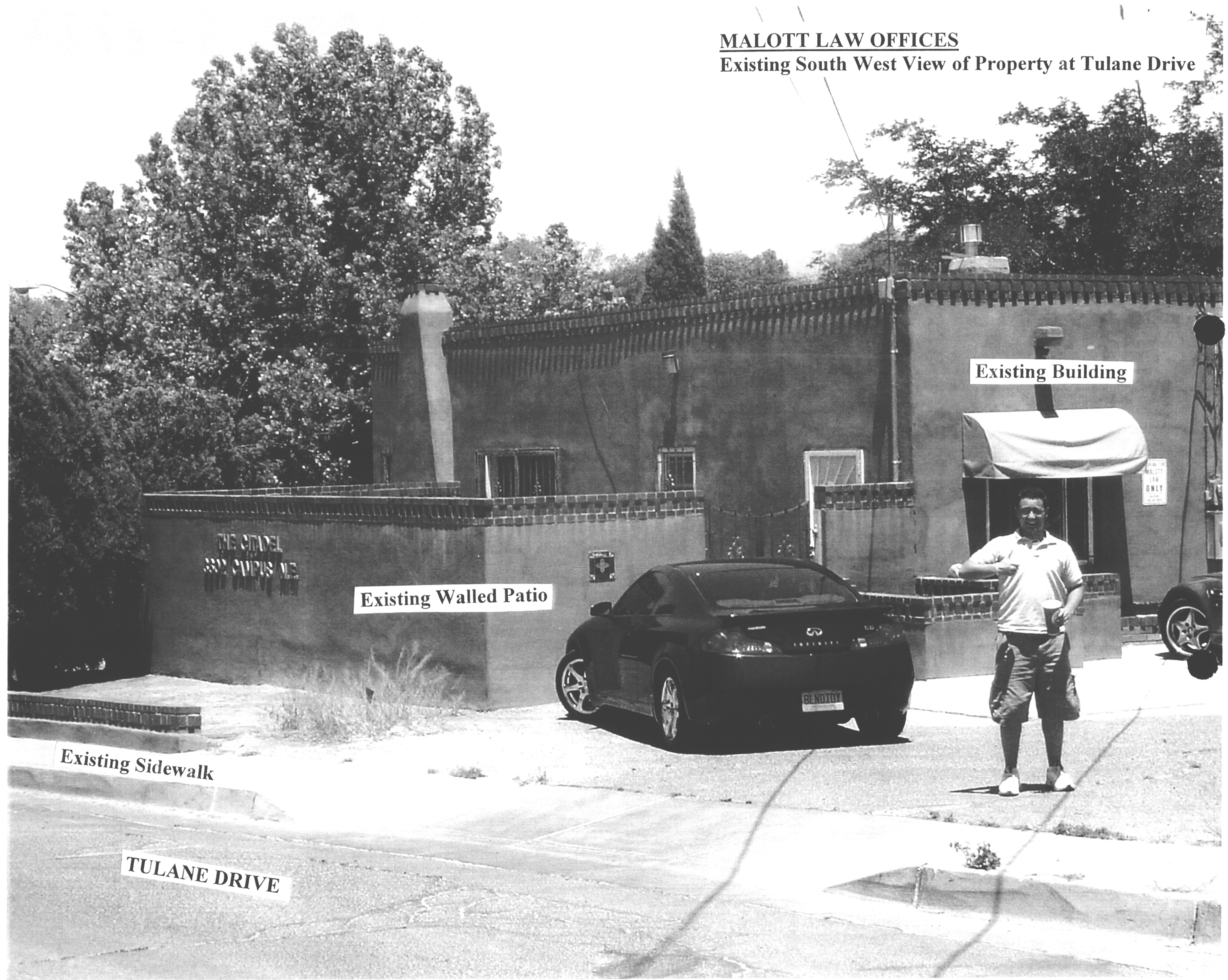
Proposed New Parking Spaces (HC included)

Existing Drive (proposed w/ One Way markings)

Existing Sidewalk

CAMPUS BLVD.

**MALOTT LAW OFFICES**  
**Existing South West View of Property at Tulane Drive**



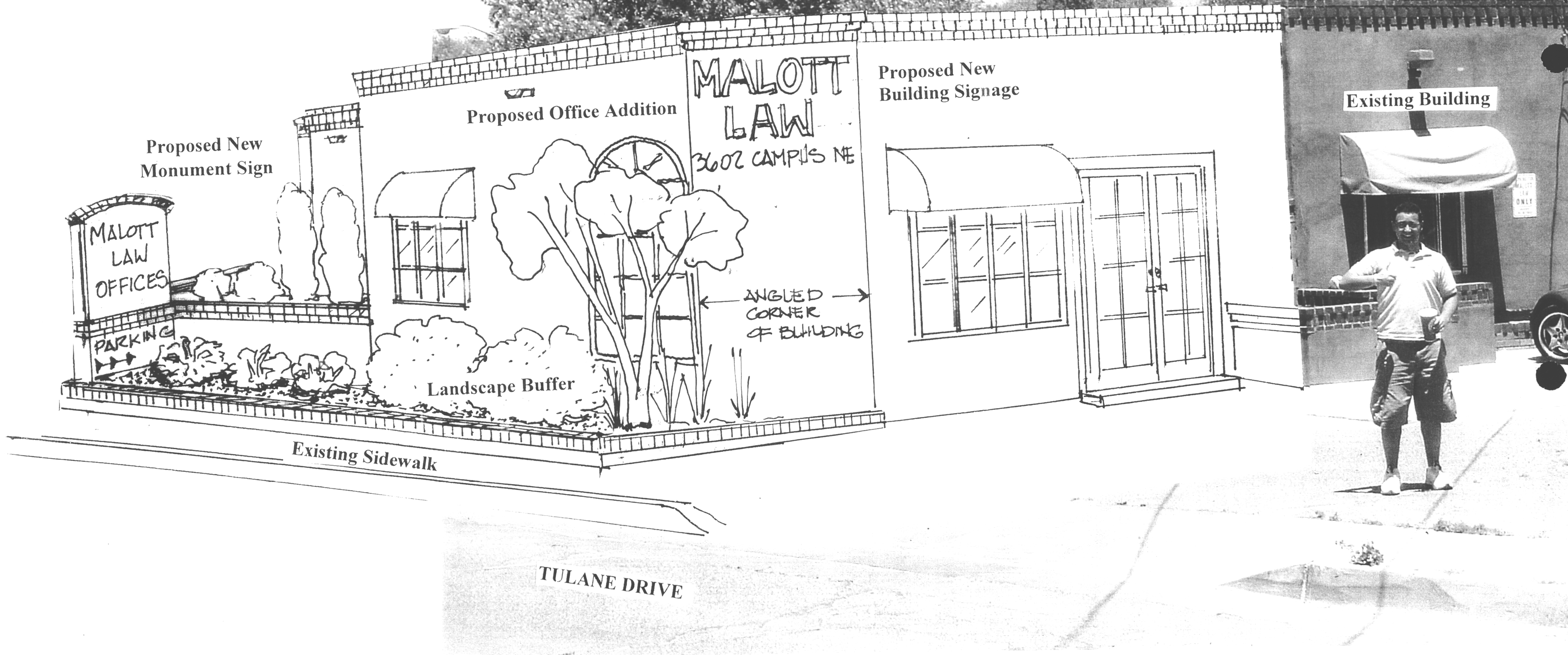
Existing Building

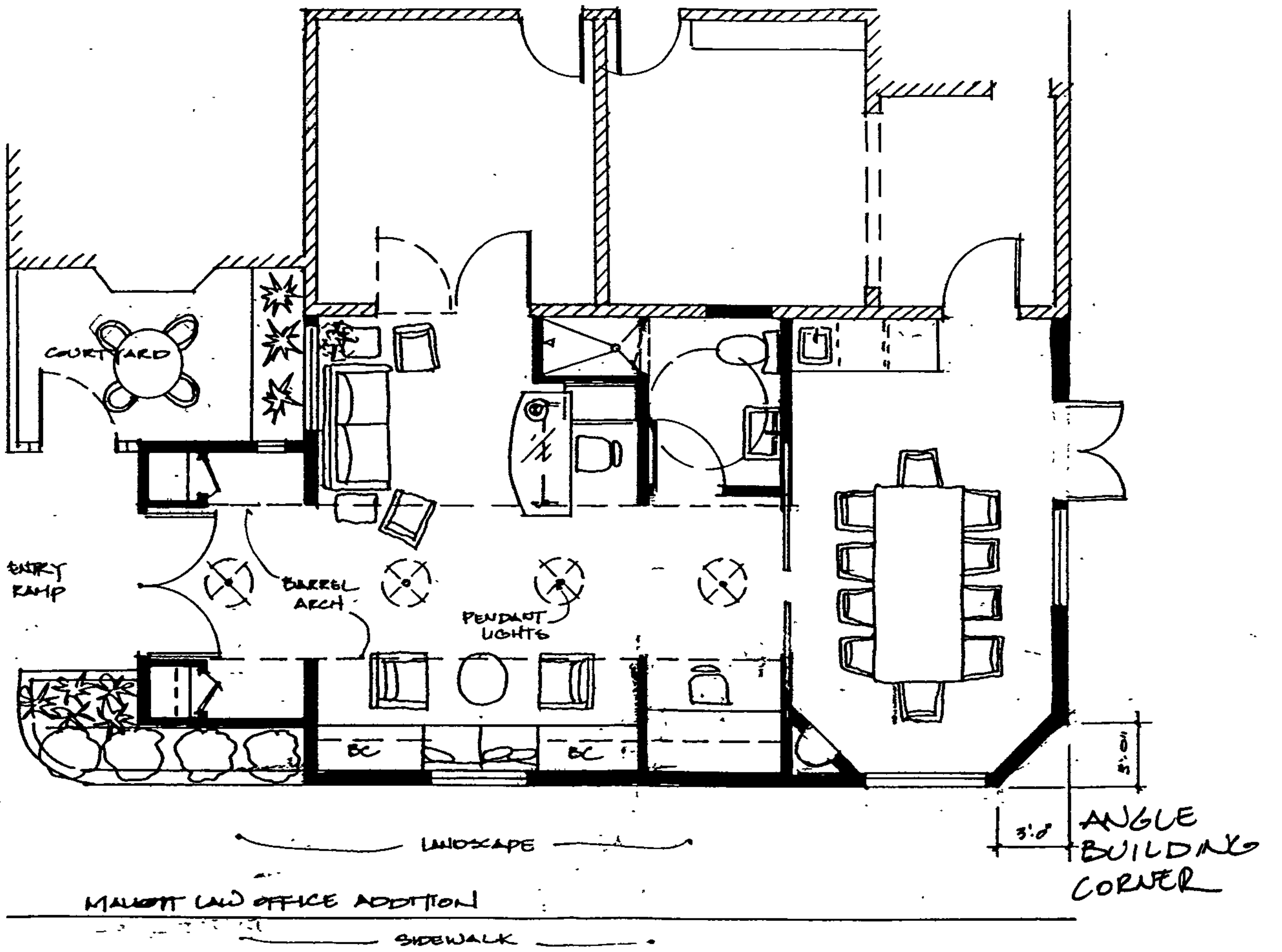
Existing Walled Patio

Existing Sidewalk

TULANE DRIVE

**MALOTT LAW OFFICES**  
Proposed South West View of Property at Tulane Drive

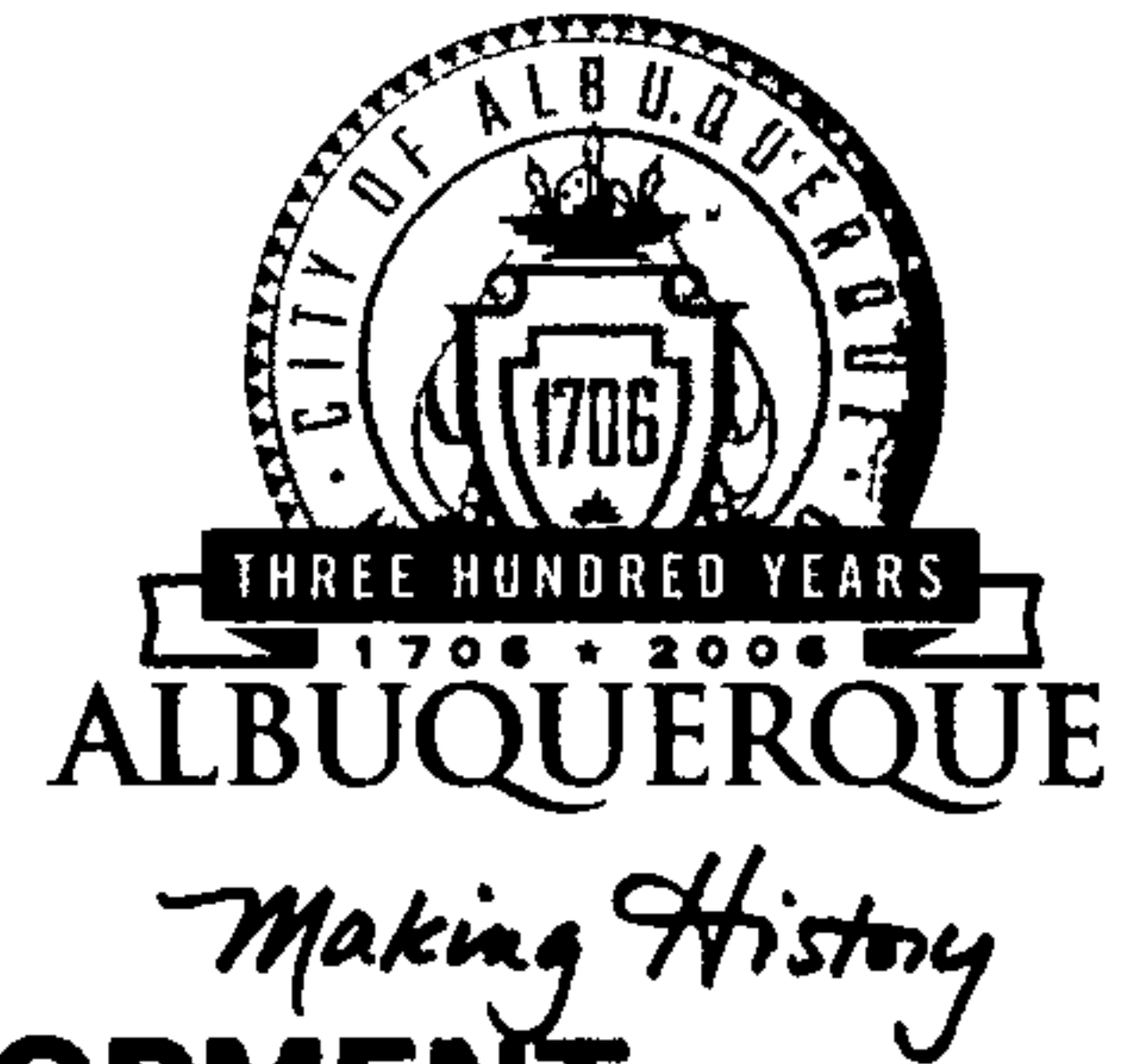






# CITY OF ALBUQUERQUE

## FYI



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

June 23, 2006

**TO:** Barbara Lanier and Deanna DeSutter, Nob Hill Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately one (1) acre(s) - Major Vacation of Public Right-of-Way for a proposed addition to west side of the existing structure.

*Proposed by:* RIMCON, Inc. at 620-4994

*Agent for:* Alan Malott

*For property located:* On or near Campus Boulevard NE between Tulane Drive NE and Carlisle Boulevard NE.

*The case number(s) assigned is:* 06DRB- 00889, Project # 1004932.

City Planning accepted application for this request on June 16, 2006.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, July 12, 2006 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# 1004932



LEGEND

	LIGHT POLE
	WATER METER
	UTILITY PEDESTAL
	ELECTRIC METER
	GAS METER
	UTILITY POLE
	FIRE HYDRANT
	BLOCK WALL
	WOOD FENCE
	CHAINLINK FENCE
	METAL FENCE

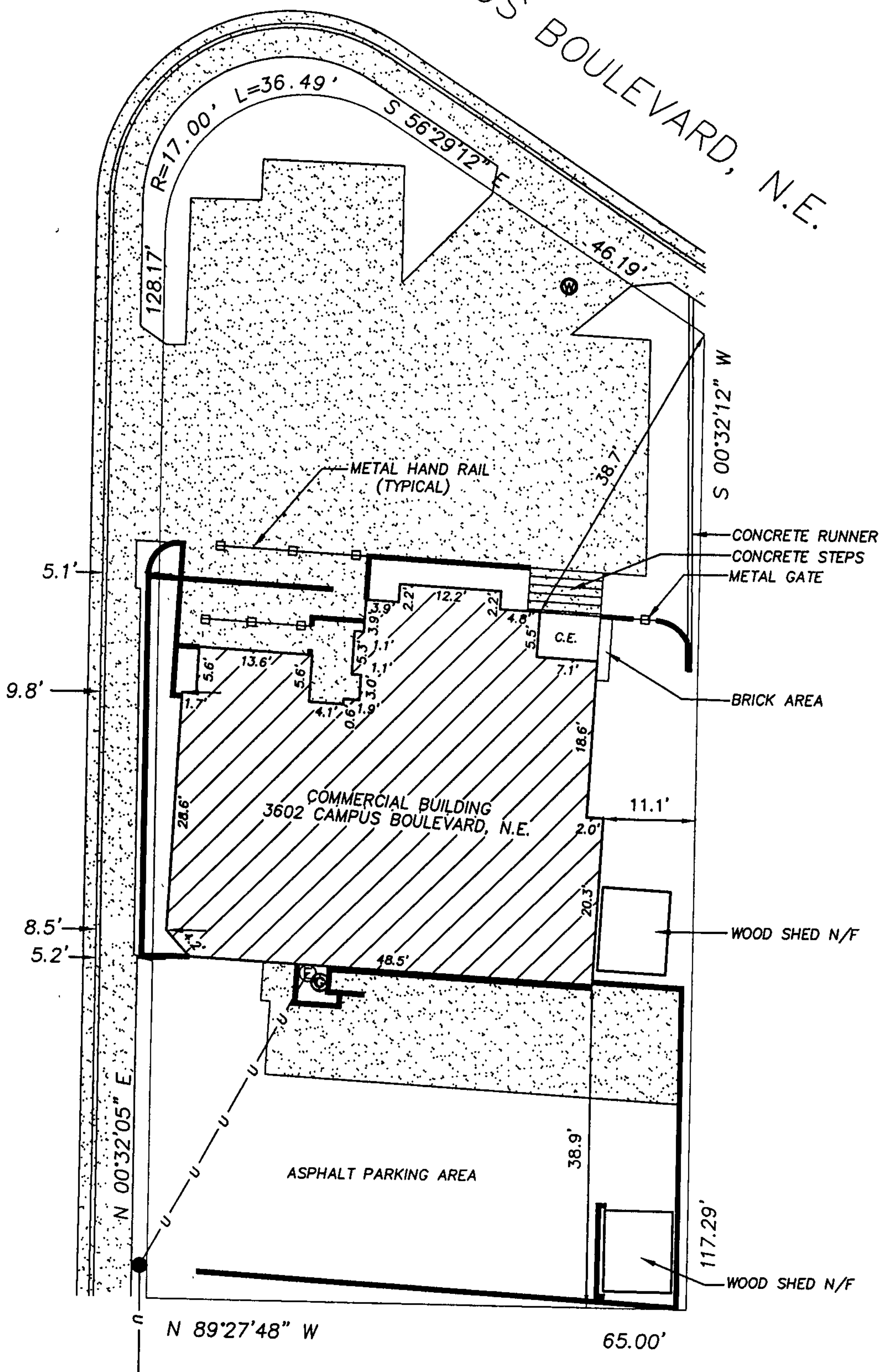
(NOTE: ALL SYMBOLS MAY NOT BE PRESENT IN DRAWING)



SCALE: 1" = 20'

TULANE AVENUE, N.E.

CAMPUS BOULEVARD, N.E.





8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.422.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX  
[www.precisionsurveys.com](http://www.precisionsurveys.com)

June 29, 2007

Claire Senova  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE:                   REQUEST TO BE PUT BACK ON AGENDA FOR MINOR SUBDIVISION  
ACTION ON, LOT B, BLOCK 5, MONTE VISTA ADDITION. DRB PROJECT #  
1004932.**

Dear Ms Senova,

On behalf of our clients Alan & Linda Malott, we request to be put back on the agenda for the above mentioned case. We were indefinitely deferred on November 29, 2006. Construction of building is complete. Attached is an exhibit showing improvements. The one year deadline for the Vacation of public right of way will expire on July 27, 2007.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Parish', written in a cursive style.

Lisa Parish  
Precision Surveys

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

PAID RECEIPT

APPLICANT NAME Alan and Linda Malott  
AGENT Precision Surveys, Inc.  
ADDRESS 8414-D Jefferson St. NE.  
PROJECT & APP # 1004392  
PROJECT NAME Monte Vista Addition

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 50.<sup>00</sup> 441006/4983000 DRB Actions def fee.  
\$ \_\_\_\_\_ 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  
\$ 50.<sup>00</sup> TOTAL AMOUNT DUE

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

PRECISION SURVEYS, INC.  
8414-D JEFFERSON ST. NE  
ALBUQUERQUE, NM 87113

1120

DATE 1-30-07 95-8965/1070 279

PAY TO THE ORDER OF City of Albuquerque \$ 50.<sup>00</sup>  
Fifty dollars / 100 DOLLARS

IronStone Bank  
Albuquerque, NM 87109  
www.ironstonebank.com

FOR submit 06-8451 [Signature] MP

00011201070896521009480019387

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

6/29/2007            2:53PM            LOC: ANNX  
RECEIPT# 00077967 WSH 008    TRANS# 0053  
Account 441006            Fund 0110  
Activity 4983000                            TRSDMG  
Trans Amt                            \$50.00  
J24 Misc                                    \$50.00  
CK    \$50.00  
CHANGE                                      \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Alan M. + Linda E. Malott PHONE: 268-6500  
 ADDRESS: 3602 Campus Blvd. NE FAX: 268-8708  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Precision Surveys Inc. PHONE: 856-5700  
 ADDRESS: 3500-A Jefferson NE FAX: 856-7900  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: To vacate existing ROW + To replat the existing one lot into one new lot consolidating said vacation of ROW  
 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. B (TBKA) Lot B-1 Block: 5 Unit: N/A  
 Subdiv. / Addn. Monte Vista Addition  
 Current Zoning: O-R Proposed zoning: O-R  
 Zone Atlas page(s): K 16 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): .2014 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. \_\_\_\_\_ MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: Campus Blvd. NE  
 Between: Tulane Ave. NE and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1004932

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

SIGNATURE Lisa Parish DATE 11-20-06  
 (Print) Lisa Parish Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - - 01654</u>	<u>P.S.F</u>	<u>5(3)</u>	<u>\$ 215.<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.<sup>00</sup></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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>November 20, 2006</u>	_____	_____	<u>\$ 235.<sup>00</sup></u>

Andrew Jovic 11/21/06  
 Planner signature / date

Project # 1004932





8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.422.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX  
[www.precisionsurveys.com](http://www.precisionsurveys.com)

November 21, 2006

Ms. Sheran Matson, AICP  
Chair, Development Review Board  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE:                   REQUEST FOR MINOR PRELIMINARY FINAL PLAT ON, LOTS B-1, BLOCK  
5, OF MONTE VISTA ADDITION LOCATED ON MONTE VISTA BLVD. NE  
AND TULANE AVE. NE ZONE ATLAS K-16. DRB PROJECT # 1004932**

Dear Ms Matson,

On behalf of our client, Alan and Linda Malot, we are requesting a minor preliminary/final plat on the above-mentioned case. All required docs. are attached.

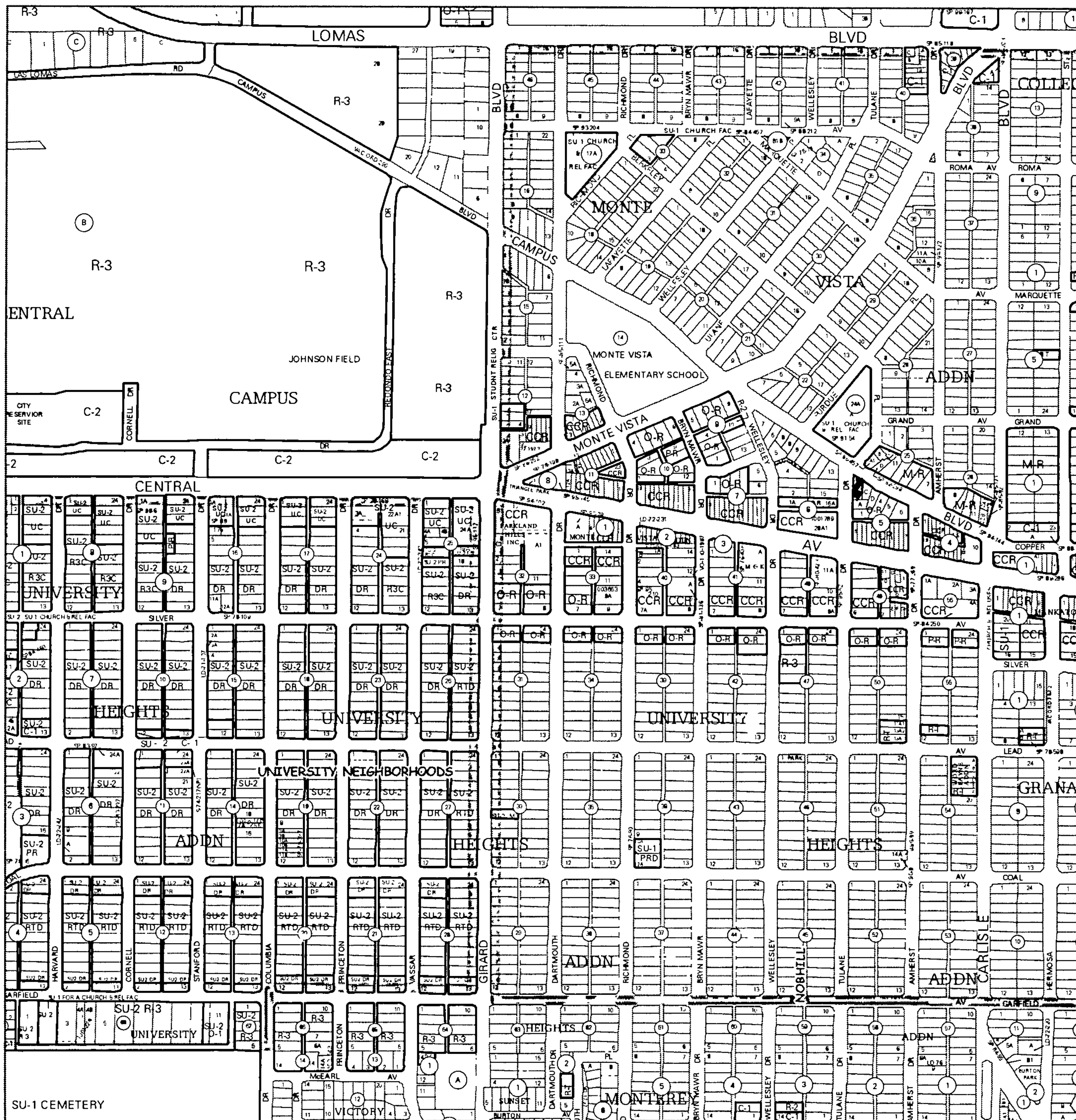
If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

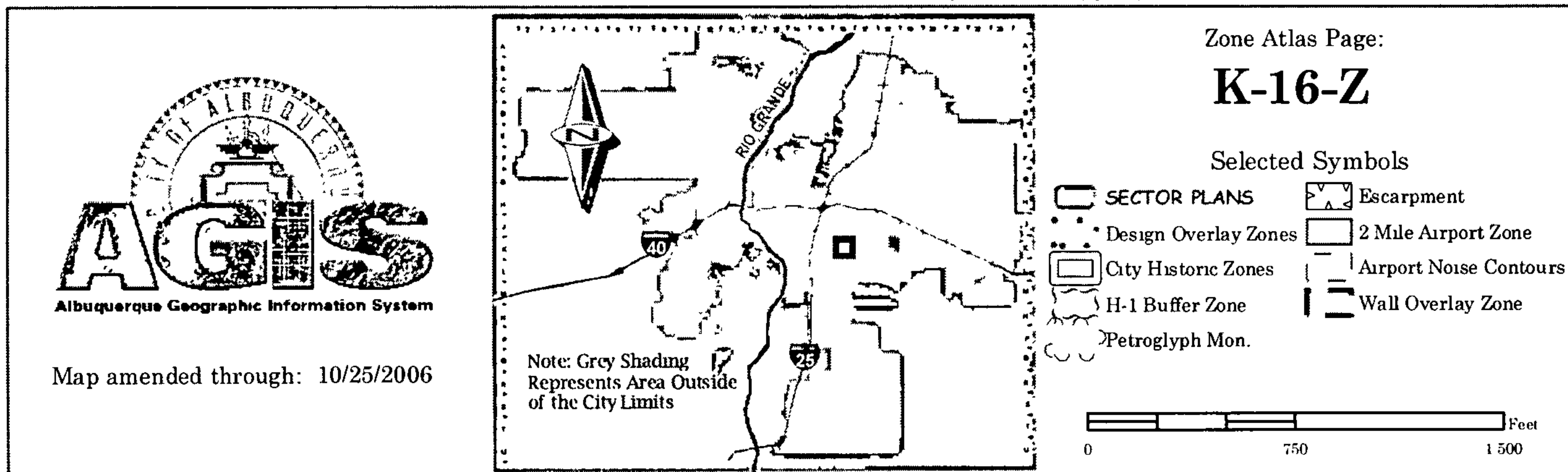
A handwritten signature in black ink, appearing to read 'Lisa Parish', with a long, sweeping underline that extends to the right.

Lisa Parish





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





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 12, 2006

**12. Project # 1004932**  
06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, MONTE VISTA ADDITION, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

At the July 12, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

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

### CONDITIONS:

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

If you wish to appeal this decision, you must do so by July 27, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

44444444

PAID RECEIPT

APPLICANT NAME Alan & Linda & Mallot  
AGENT Precision Surveys Inc.  
ADDRESS 8500-A Jefferson N.E.  
PROJECT & APP # 1004932 / 06DRB-01654  
PROJECT NAME \_\_\_\_\_

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

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

11/21/2006  
RECEIPT# 00067529  
Account 441006  
Activity 4983000  
Trans Amt \$235.00  
J24 Misc

PRECISION SURVEYS, INC.  
8414-D JEFFERSON ST. NE  
ALBUQUERQUE, NM 87113

1080

DATE 11-21-06 95-8965/1070 279

PAY TO THE ORDER OF City of Albuquerque \$ 235.00  
Two hundred thirty five dollars / 100 DOLLARS

IronStone Bank  
Albuquerque, NM 87109  
www.ironstonebank.com

FOR 06-8451 Project # 1004932

⑈001080⑈ ⑆107089652⑆009460019387⑈

RECEIPT# 00067529 USH 008 TRANSH 0028  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$235.00  
J24 Misc \$215.00  
\$235.00  
\$0.00

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

PAID RECEIPT

APPLICANT NAME KIMCON INC  
AGENT ALAN MALOTT  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1004932 / 06 DRB 00889  
PROJECT NAME MONTE VISTA ADDITION

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

\$ 3.72 441006/4983000 DRB Actions SIGN

\$ \_\_\_\_\_ 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

\$ 3.75 TOTAL AMOUNT DUE

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

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

7/10/2006 1:14PM LOC: ANNX  
RECEIPT# 00065569 WSH 007 TRANSH 0024  
Account 441006 Fund 0000  
Activity 4983000 TRSKAI  
Trans Amt \$3.75  
J24 Misc  
\$3.75  
CA \$4.00  
CHANGE \$0.25

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### 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

Supplemental form

### 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 D 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: Alan Malott

ADDRESS: 3602 Campuo Blvd NE

PHONE: 268-6500

CITY: Albuquerque

STATE NM ZIP 87112

FAX: 268-8708

Proprietary interest in site: owner

List all owners: Alan and Linda Malott

AGENT (if any): KIMCON, Inc. and/or Watter Tulley

ADDRESS: 405 Dartmouth Dr. SE

PHONE: 602-494-1615 / 615-9134

CITY: Albuquerque

STATE NM ZIP 87106

FAX: 262-2805

E-MAIL: doloras.kimbro@aol.com

DESCRIPTION OF REQUEST: Vacation of Public Right of Way (partial) to allow for a 700 ft Addition to Existing Low office and parking along front of bldg at Campuo

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. Lot B

Block: 5 Unit: \_\_\_\_\_

Subdiv. / Addn. Monte Vista Addition

Current Zoning: C-1

Proposed zoning: same

Zone Atlas page(s): K-16-Z

No. of existing lots: 1 No. of proposed lots: 1

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. 101605744730410616

MRGCD Map No. between

LOCATION OF PROPERTY BY STREETS: On or Near: corner of Campuo Blvd NE and Tulane Dr. NE  
Between: one block north of Central and one block west of Carlisle NE

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 06DRB 00775

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

SIGNATURE Doloras Kimbro

DATE 6/16/06

(Print) Doloras Kimbro

Applicant \_\_\_\_\_ Agent \_\_\_\_\_

### OFFICIAL USE ONLY

#### INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>06DRB-00889</u>	<u>VIEW</u>	<u>Y</u>	<u>\$ 600.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Form revised 4/04

Hearing date 07/12/06

Total \$ 695.00

Sandy Handley 06/16/06

Project # 1004932

Ti -

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.) *City County Bldg. both flr*
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 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 deferral or extension
- Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
- 6 copies of documents justifying the vacation.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter describing, explaining, and justifying the vacation
- Any original and/or related file numbers are listed on the cover application
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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.

Deborah K. Kinsler  
 Applicant name (print)  
Deborah Kinsler 06/16/06  
 Applicant signature / date

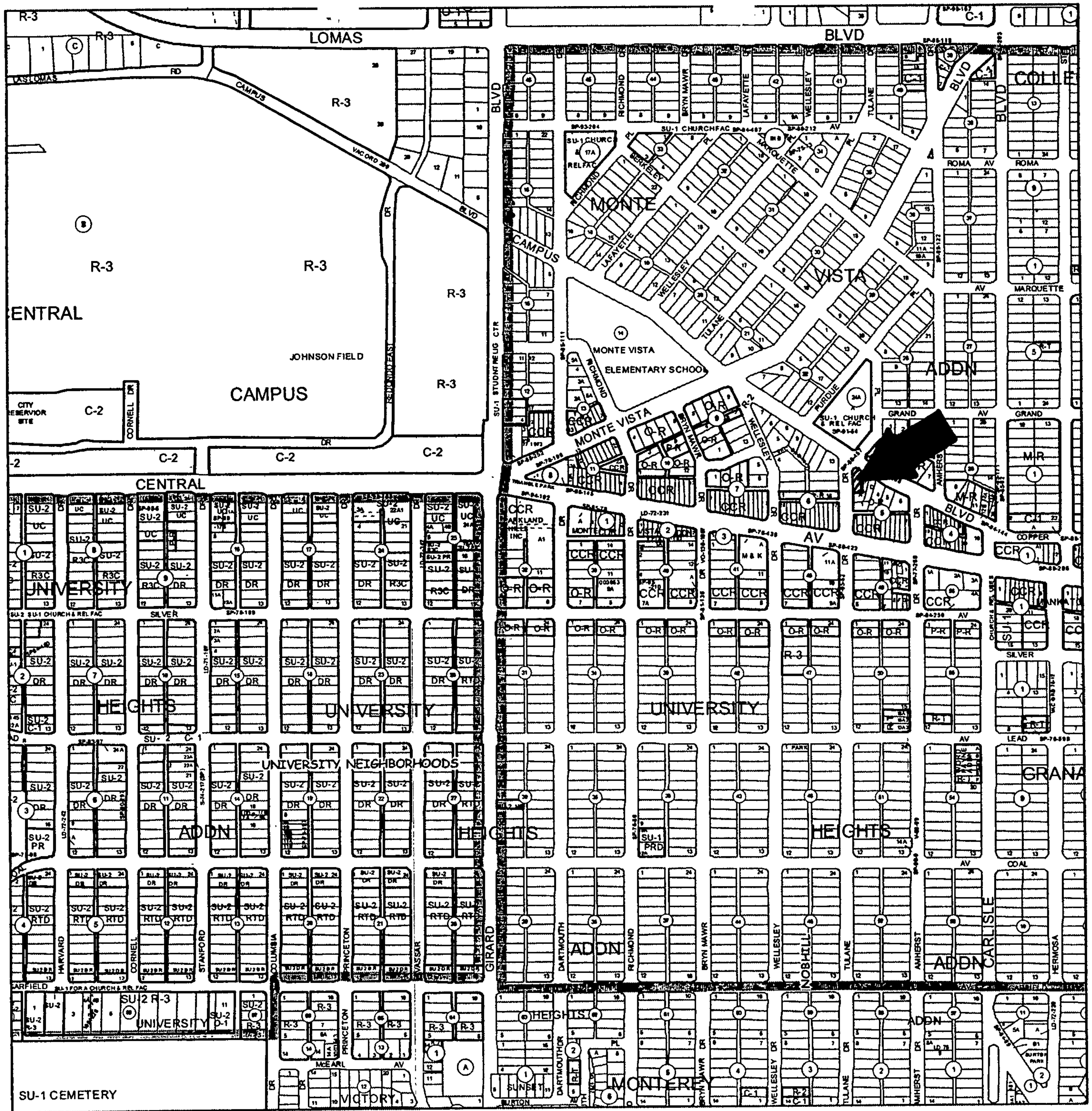


Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers  
06DRB - 00889  
 \_\_\_\_\_  
 \_\_\_\_\_

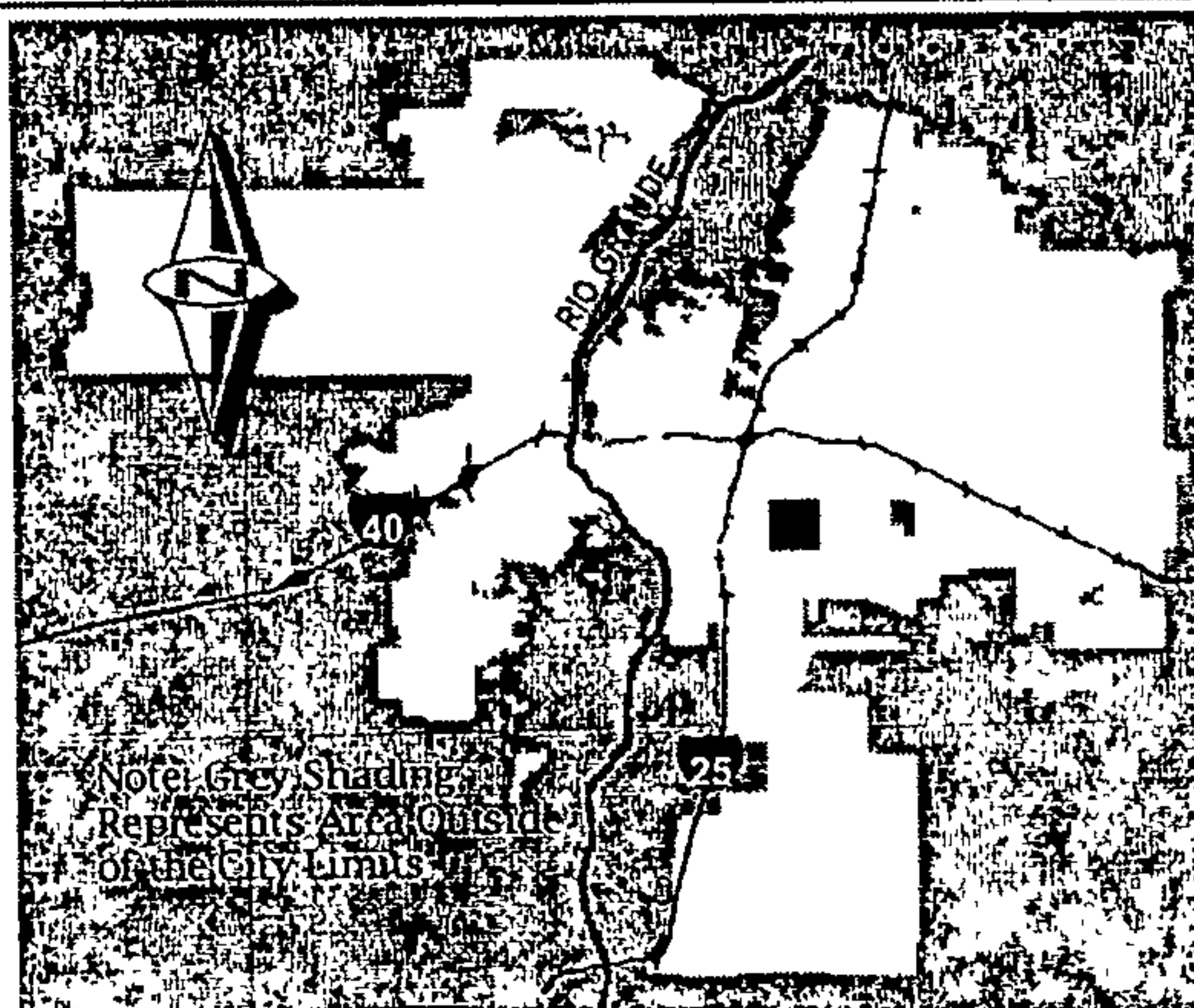
Sandy Handley 06/16/06  
 Planner signature / date  
 Project # 1004932



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



Map amended through: 5/1/2006

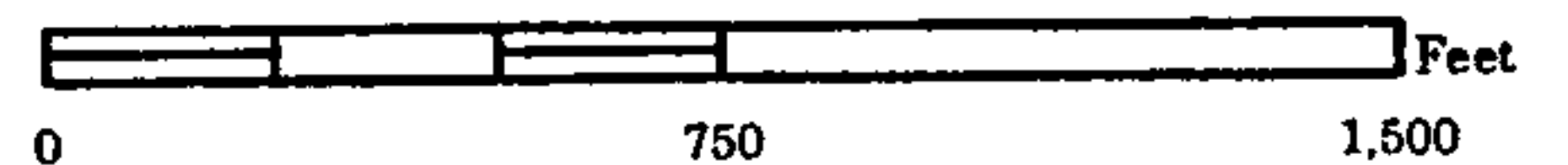


Zone Atlas Page:

**K-16-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



Ms. Sharon Matson  
Development Review Board  
City of Albuquerque  
Albuquerque, NM 87102

RE: 3602 Campus Blvd NE  
Sketch Plat Review & Vacation of Right of Way

June 2, 2006

Dear Ms. Matson :

We are the applicants on the referenced matter. Please take this letter as our explanation of our position.

**Applicant's Explanation & Justification for Request**

**BACKGROUND:**

The subject property is on the southeast corner of Tulane and Campus NE in the Monte Vista Addition. The property is commercially zoned and has been used as a professional law office for almost thirty ( 30 ) years. The original building remains in place, maintaining architectural harmony with the area. The applicants use the building for their professional offices and are residents of the SE Heights.

As the Monte Vista Addition was originally planned and platted, Campus Blvd. and a number of the side streets were to be part of a water drainage /runoff system which would serve the new developments of Ridgecrest and Parkland Hills to the south. Therefore, streets such as Richmond, Tulane and Amherst have eighty ( 80 ) foot easements instead of the more standard forty ( 40 ) foot easements. See : Exhibit A attached. Biebel & Szoka " Albuquerque's Environmental Story "

**DESCRIPTION OF REQUEST :**

This request is for vacation of a strip of fifteen ( 15 ) feet width along the eastern border of the 80 foot easement ( western border of applicants ' property ) to allow for an addition to west side of the existing structure. The Applicants submit there are three ( 3 ) justifications for this request.



Ms. Sharon Matson  
DRB  
P. 2  
June 2, 2006

#### JUSTIFICATIONS FOR REQUEST :

As noted, applicants believe there are three ( 3 ) main justifications for this property to be vacated from the City's easement for private development and use.

First, the reason for the initial dedication of an 80 foot easement is no longer relevant nor the best use of the property. The concerns for water run-off management have been adequately addressed by other means. It is unlikely, at best , that drainage arroyos or similar diversion mechanisms will be needed. The proposed vacation of fifteen ( 15 ) feet of the easternmost portion of the easement will, instead, allow for a significant improvement in the existing property in a manner consistent with the re-development of the Nob Hill area and its continued success.

Second, the proposed fifteen ( 15 ) foot wide vacation will enable Applicants to increase the number of on site parking spaces and improve landscaping and appearance. As Nob Hill has gained popularity, it has also gained parking problems. Parking will likely continue to be a problem once the makeshift lot on the old Baca's Restaurant site is re-developed. The plans developed to accompany this application illustrate how this vacation will allow applicants to re-orient the present open areas and more efficiently utilize their space to provide *no less than 12 on - site spaces* for a total building of less than 2000 square feet. This again illustrates a better use of the property than under the current designation.

Finally, the proposed project, including the requested vacation of easement, will be architecturally consistent with the re-development of the Nob Hill area and will continue to serve as a valuable buffer between the commercial use on Central Avenue and the residential use on Campus and adjacent streets. The subject property has, as mentioned, been a law office since the mid-1970's. The exterior of the building has remained substantially consistent with the original style, material , and appearance in the area. The use of the property as a professional office provides a relatively low impact on the immediate area and serves as a transition between the adjacent residential area from the traffic and commercial activity on Central Ave .

It should also be noted that PNM has no utility easements, existing gas lines, or other concerns regarding this proposed vacation of easement. See Exhibit B attached hereto.

Ms. Sharon Matson  
DRB  
P. 3  
June 2, 2006

CONCLUSION:

Applicants respectfully suggest the proposed vacation of a fifteen ( 15 ) foot strip of the east edge of the easement would provide a better use of the property than the existing use or designation and would enhance the re-development and improvement of the subject property in a manner which is consistent with the ongoing revitalization of the Nob Hill/ Monte Vista areas.

Respectfully Submitted.

Alan & Linda Malott  
1020 Idlewilde Lane SE  
Albuquerque, NM 87108

7004 2510 0001 0620 3320

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

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

ALBUQUERQUE NM 87106 **AL USE**

Postage	\$ 0.39	
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.64</b>	

Sent To Deanna Desutter  
 Street, Apt. No.,  
 or PO Box No. 310 Richmond SE  
 City, State, ZIP+4 Alb NM 87106

PS Form 3800, June 2002 See Reverse for Instructions

7004 2510 0001 0620 3313

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

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

ALBUQUERQUE NM 87108 **AL USE**

Postage	\$ 0.39	
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.64</b>	

Sent To Barbara Lanier Neigh Nob Hill  
 Street, Apt. No.,  
 or PO Box No. 214 Sierra DR. SE  
 City, State, ZIP+4 Alb NM 87108

PS Form 3800, June 2002 See Reverse for Instructions

# Alan M. Malott

1020 Idlewilde Lane SE  
Albuquerque, NM 87108

505 268 6500  
Alan@Malottlaw.com

June 14, 2006

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
Ms. Deana DeSutter  
Nob Hill Neighborhood Association  
310 Richmond SE  
Albuquerque, NM 87106

Ms. Barbara Lanier  
Nob Hill Neighborhood Association  
214 Sierra Dr. SE  
Albuquerque, NM 87108

RE: 3602 Campus Blvd. NE  
Albuquerque, NM 87106

Dear Ms. DeSutter and Ms. Lanier:

On June 5, 2006, I sent you both full copies of our packet of materials, photographs, drawings, etc., concerning our application for vacation of a 15 foot strip of the City's right of way along the east side of Tulane NE at, and south of, the Campus NE intersection. Subsequently I have spoken with Ms. De Sutter several times and, at her suggestion, also provided packets to Ms. Signe Rich and Mr. Ken Robey via hand delivery on June 9, 2006. I also had the pleasure of discussing the project at some length with Mr. Robey in person on June 13, 2006.

We will be proceeding with the formal application later this week. As part of the application process, I am required to prove that I sent the information previously sent on June 5, 2006, to you. The City has informed me that it requires the notice be by certified mail. Therefore, I am enclosing for each of you a copy of my June 5, 2006, letter. I have not attached another set of the materials that were originally attached and received. If you need or desire an additional set of the materials, please feel free to call me and I will have one delivered to you.

Further, as discussed with Ms. DeSutter, I will be happy to meet with Association representatives, as I have met with Mr. Robey, to "walk through" the property and the proposed project at your convenience. Thank you for your attention to this matter.

Very truly yours

Alan M. Malott

cc: Signe Rich  
Ken Robey

# Alan M. Malott

1020 Idlewilde Lane SE  
Albuquerque, NM 87108

505 268 6500

Alan@Malottlaw.com

June 5, 2006

Ms. Barbara Lanier  
Nob Hill Neighborhood Association  
214 Sierra Dr. SE  
Albuquerque, NM 87108

Ms. Deanna DeSutter  
Nob Hill Neighborhood Association  
310 Richmond SE  
Albuquerque, NM 87106

RE: NOTIFICATION LETTER  
Application for Partial Vacation of Easement  
3602 Campus Blvd. NE

Dear Ms. Lanier and Ms. DeSutter:

My wife and I are long time residents of this area, and maintain our professional business at 3602 Campus Blvd. NE. Our family originally founded " Fat Humphrey's Hero Palace " at 3624 Central SE way back in 1975, and our children have attended the Highland cluster schools.

Your contact information was given to me by the City in regards to our application to seek a partial vacation of the City's right of way easement adjacent to our property at 3602 Campus Blvd. NE. Specifically, we are seeking vacation of a 15 foot wide strip running along the east edge of Tulane Street to allow us to add an addition to the structure from which we operate the Malott-Rios Law Firm since 2002; prior to our purchase, Ernesto Romero, Esquire , had operated a law practice from the building since 1976.

In order to familiarize you with the circumstances, the following information and documents are appropriate:

1. Property Address: 3602 Campus Blvd. NE  
Albuquerque, NM 87106
2. Legal Description: Lot B Block 5 Monte Vista Addition.  
( Copy of Zone Atlas K 16 Z attached )
3. Physical Description: Corner of Tulane & Campus NE  
1 Block N. of Central
4. Description of Request: We are seeking vacation of a 15 foot wide strip  
of the City's right of way easement along the eastern edge of

Ms. Barbara Lanier  
Ms. Deanna DeSutter  
Pg. 2  
6/6/06

Tulane Street NE. The purpose of the change is to allow us to add onto the western side of our existing building for additional work space. It is important to note that the City right of way in issue is Eighty ( 80 ) feet wide instead of the ordinary forty ( 40 ) feet.

This is believed to stem from the original drainage system plans when the Monte Vista area was originally platted in the 1920's. The building is zoned for commercial use. It has been operated as a law office since 1976 and it will continue to be used for professional offices. *No change in zoning designation or primary usage is involved in this application.*

5. I am attaching a copy of our complete application, statement to the DRB, and color photographs as filed with the City. As you can see, we believe the requested vacation 1) will allow a better use of the property than the unused/abandoned easement as platted some 70 years ago; 2) will allow us to better develop and use our existing property to double our off street parking from approximately 6 to 12+ vehicles; and 3) will provide for significant re-development /improvement to the existing property in a manner architecturally consistent with the area. We also believe the continuing use as professional offices, especially with additional off street parking , will serve as a valuable buffer between the commercial activities on Central and the adjacent residential area of Campus NE.

We are long term, committed members of the Nob Hill/SE Heights area. Like you, we are very happy to see the vast improvements in our area brought in the last few years and know, too, that further opportunities for improvement exist. The project we propose will have almost no physical impact on the area, will help improve the parking situation, and will blend seamlessly into the area both architecturally and as a matter of day to day usage.

If you would like to obtain further information, or have any questions about this application, I hope that you will feel free to call me as follows: Office : 268 6500 or Cel: 507 2456.

We are hopeful the Association will find our project worthy of its support.

Sincerely

Alan and Linda Malott



# City of Albuquerque

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

Date: June 2, 2006

TO CONTACT NAME: Alan Malott / Attn: delores Kimbro  
 COMPANY/AGENCY: Malott Law Offices  
 ADDRESS/ZIP: 3602 Campus Blvd NE, Albuq., NM  
 PHONE/FAX #: 268-6500 phone 268-8708 fax

Thank you for your inquiry of 6-2-06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot "B" in Block Five (5) at Monte Vista, located on Campus NE. At the corner of Campus & Tulara Dr. NE. between one block north of Central & zone map page(s) K-16-2. One block west of Carlsle.

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

Nob Hill  
 Neighborhood Association  
 Contact: Barbara Lanier  
214 Sierra Dr. SE / 87108  
265-9127 (h)  
Deanna DeSutter  
310 Richmond SE / 87106  
256-0402 (h)

Neighborhood Association  
 Contact: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Sincerely,

Leo Padilla  
 OFFICE OF NEIGHBORHOOD COORDINATION

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

*(Below this line for ONC use only)*

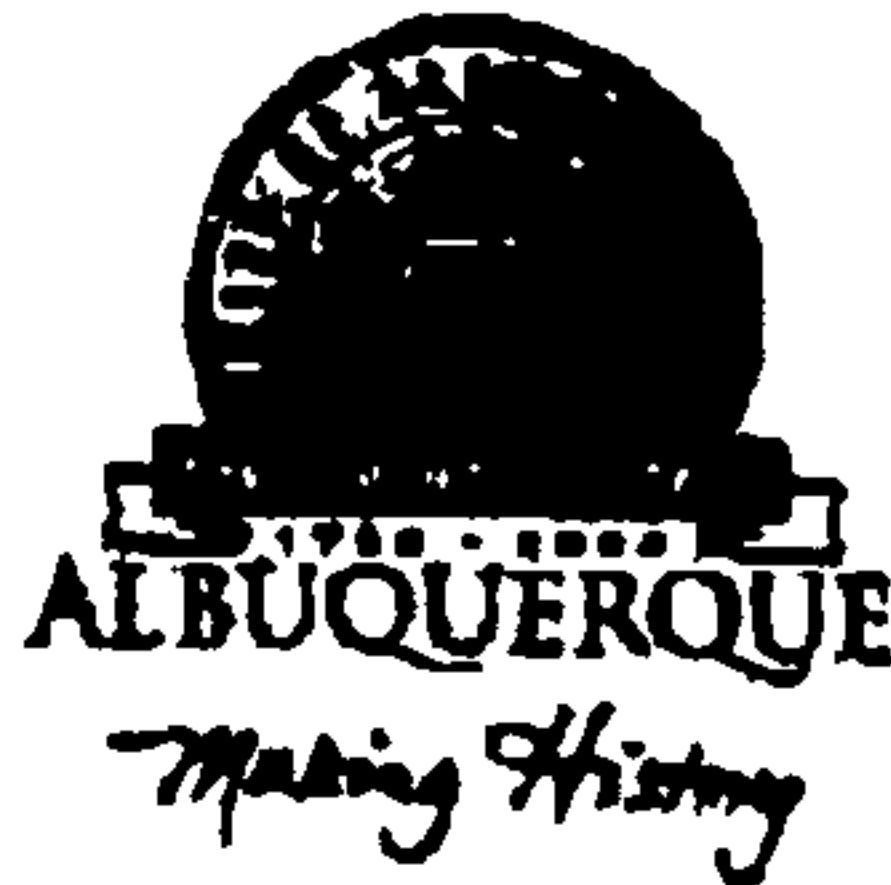
Date of Inquiry: \_\_\_\_\_ Time Entered: \_\_\_\_\_ ONC Rep. Initials: \_\_\_\_\_



TRANSMISSION VERIFICATION REPORT

TIME : 06/02/2006 01:25  
NAME : COA DNC  
FAX : 5059243913  
TEL : 5059243913  
SER.# : BROD4J485749

DATE, TIME	06/02 01:23
FAX NO./NAME	92688708
DURATION	00:02:01
PAGE(S)	04
RESULT	OK
MODE	STANDARD ECM



City of Albuquerque

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

Date: June 2, 2006

TO CONTACT NAME: Alan Malott / Attn: delores Kimbro  
 COMPANY/AGENCY: Malott 4902 Offices  
 ADDRESS/ZIP: 3602 Campus Blvd NE, Albuquerque, NM  
 PHONE/FAX #: 268-6500 phone 268-8708 Fax

Thank you for your inquiry of 6-2-06 requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 8 in Block Five (5) at Monte Vista, located on Campus NE.  
At the corner of campus & Talara Dr. NE. between one block north of Central &  
 zone map page(s) K-16-2, one block west of Central.

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

Nob Hill  
 Neighborhood Association  
 Contact: Barbara Lanier  
214 Sierra Dr. SE / 87108  
265-9127 (h)

Neighborhood Association  
 Contact: \_\_\_\_\_

00.00  
\$695.00

\$75.00

CHANGE  
CK

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Development & Building Services

PAID RECEIPT

APPLICANT NAME

ALAN MALOTT

AGENT

KIMCON INC &/OR WALTER TILLEY

ADDRESS

405 DARTMOUTH DR NE

PROJECT & APP #

1004932/06 PRB 00889

PROJECT NAME

MALOTT LAW

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 600.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

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

\$ 695.00 TOTAL AMOUNT DUE

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

KIMCON, INC.  
405 DARTMOUTH SE  
ALBUQUERQUE, NM 87106  
PH. (505) 620-4993

7245

95-673-1070

Pay to the order of

City of Albuquerque

DATE 6/16/06

\$ 695.00

Six hundred ninety five and no/100

SUNRISE BANK OF ALBUQUERQUE  
225 GOLD SW, ALBUQUERQUE, NM 87102

Project 1004932

FOR Alan Malott Law PRB submittal

Walter Tilley

007245 107006732 502004119

44  
44  
44  
44

# 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 JUNE 27<sup>th</sup>, 2006 To JULY 12<sup>th</sup>, 2006

#### 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.

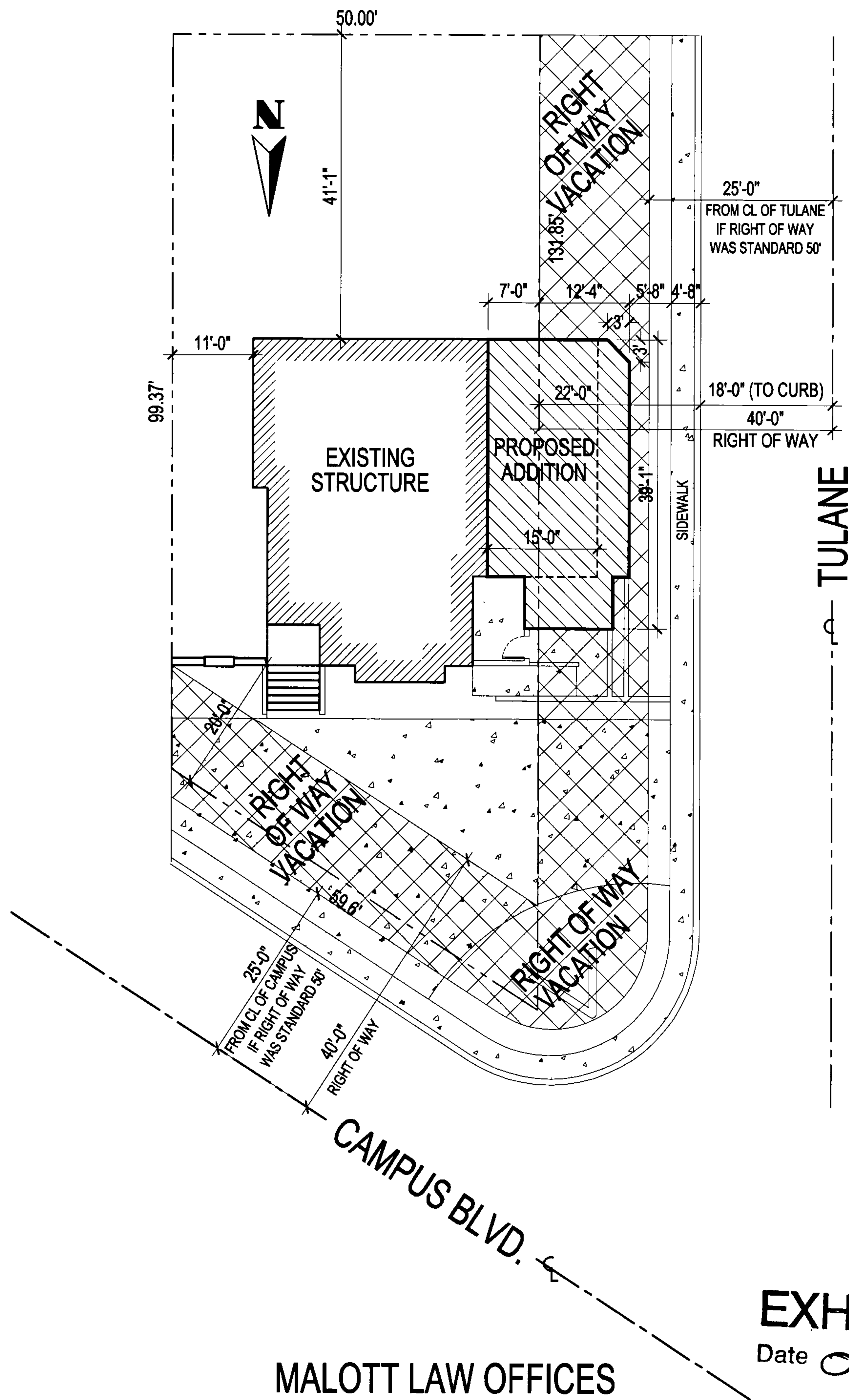
*[Signature]*  
(Applicant or Agent)

06/16/06  
(Date)

I issued 2 signs for this application, 06/16/06  
(Date)

*[Signature]*  
(Staff Member)

DRB PROJECT NUMBER: 1004932

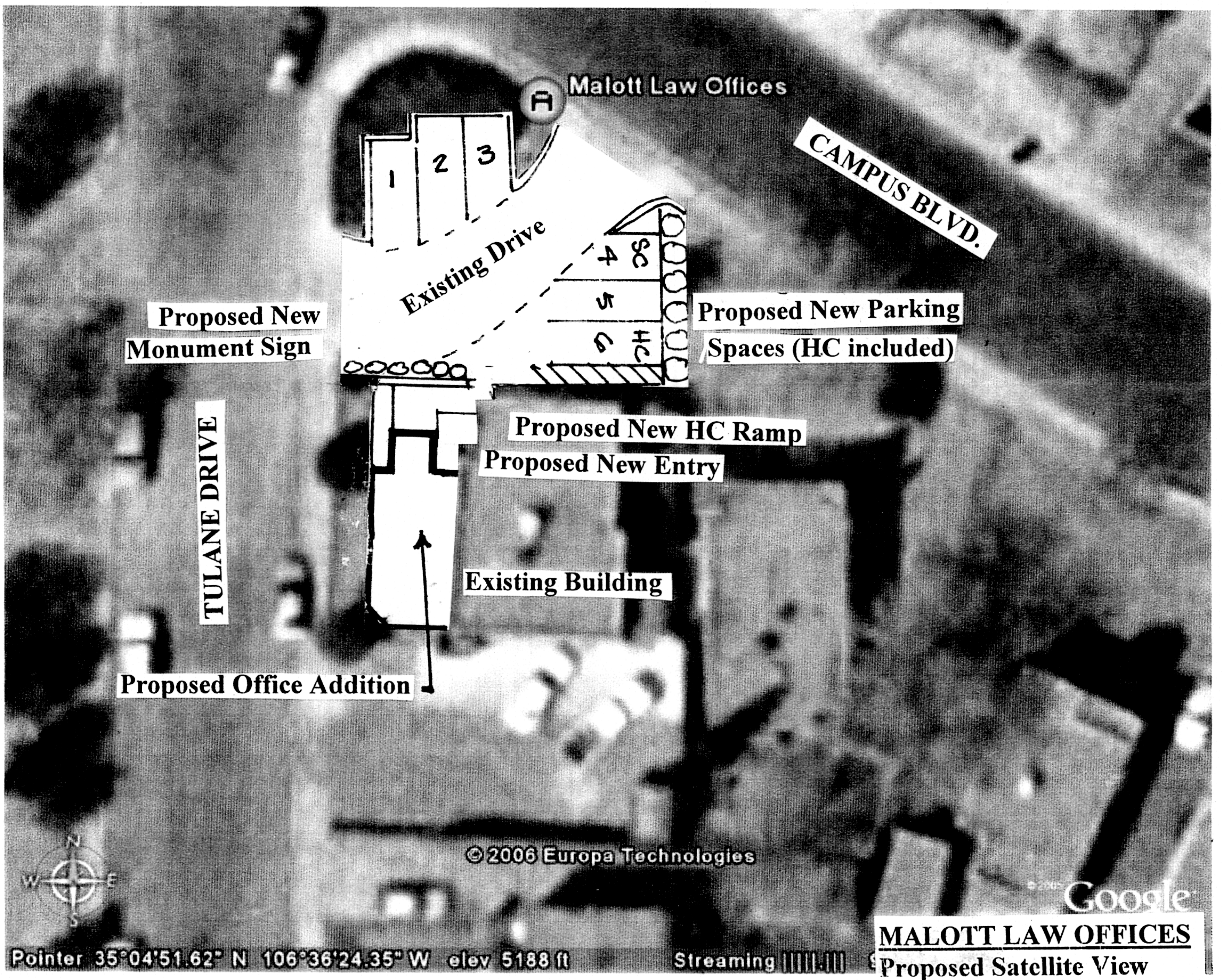


MALOTT LAW OFFICES  
3602 CAMPUS NE

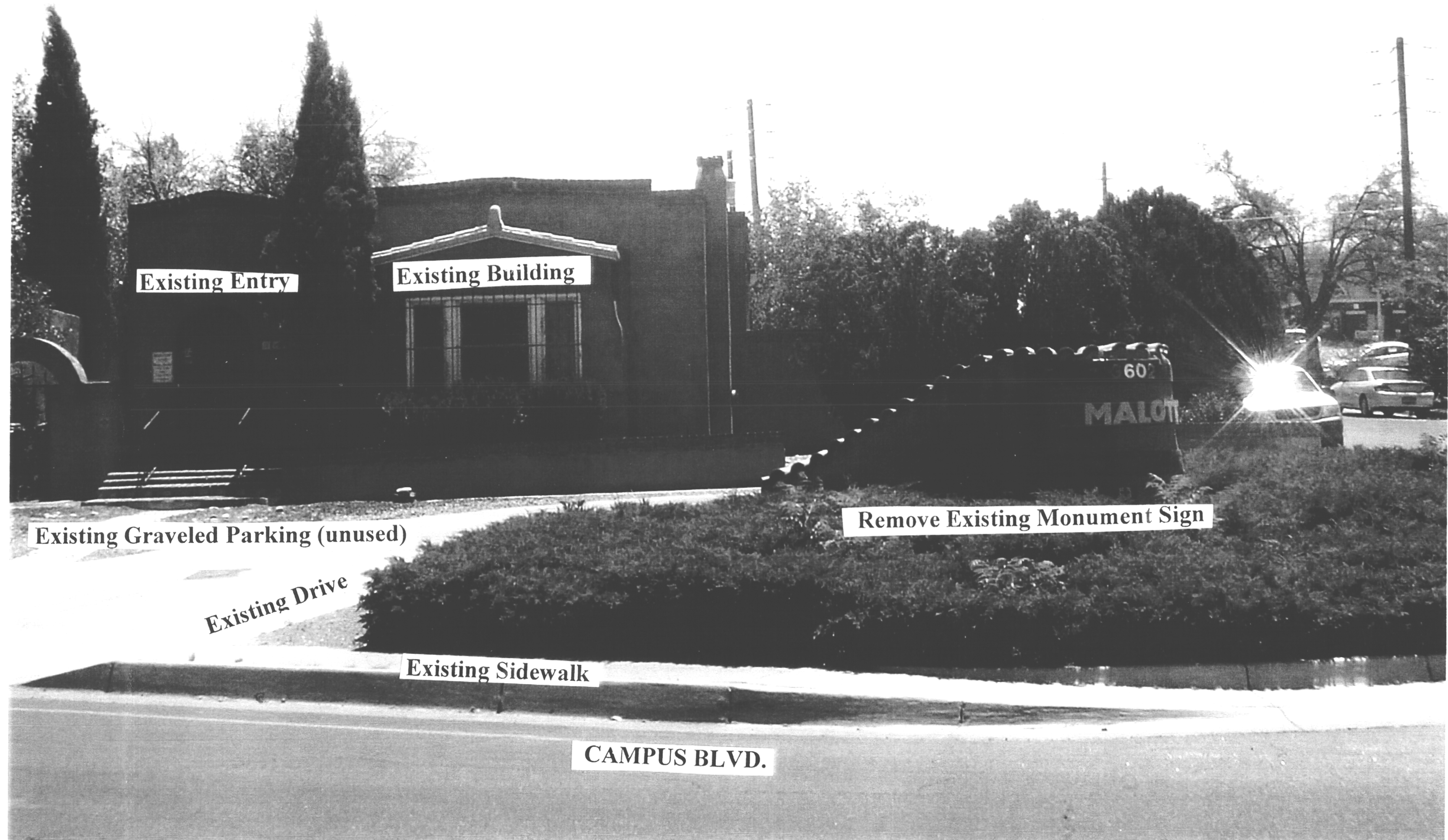
EXHIBIT B  
Date 06/27/06

- LEGEND
- 80' RIGHT OF WAY - 40' CENTER LINE TO TULANE
  - PROPERTY LINE
  - EXISTING WALLED PATIO
  - ////// EXISTING BUILDING STRUCTURE
  - ===== PURPOSED ADDITION
  - XXXXXX RIGHT OF WAY VACATION

SCALE: 1"=20'



**MALOTT LAW OFFICES**  
**Existing Front View from Campus Blvd.**



Existing Entry

Existing Building

Existing Graveled Parking (unused)

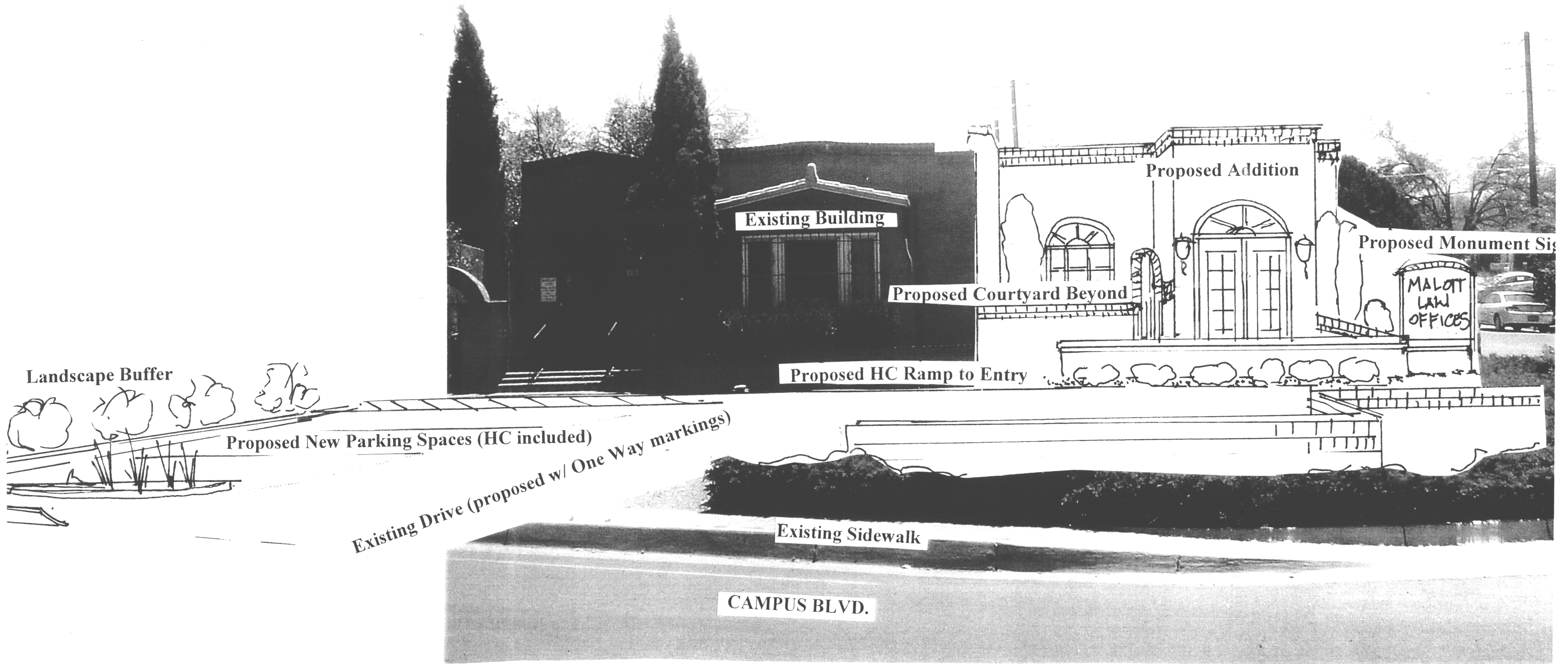
Existing Drive

Existing Sidewalk

CAMPUS BLVD.

Remove Existing Monument Sign

**MALOTT LAW OFFICES**  
**Proposed Front View from Campus Blvd.**



Existing Building

Proposed Addition

Proposed Monument Sign

MALOTT  
LAW  
OFFICES

Proposed Courtyard Beyond

Proposed HC Ramp to Entry

Landscape Buffer

Proposed New Parking Spaces (HC included)

Existing Drive (proposed w/ One Way markings)

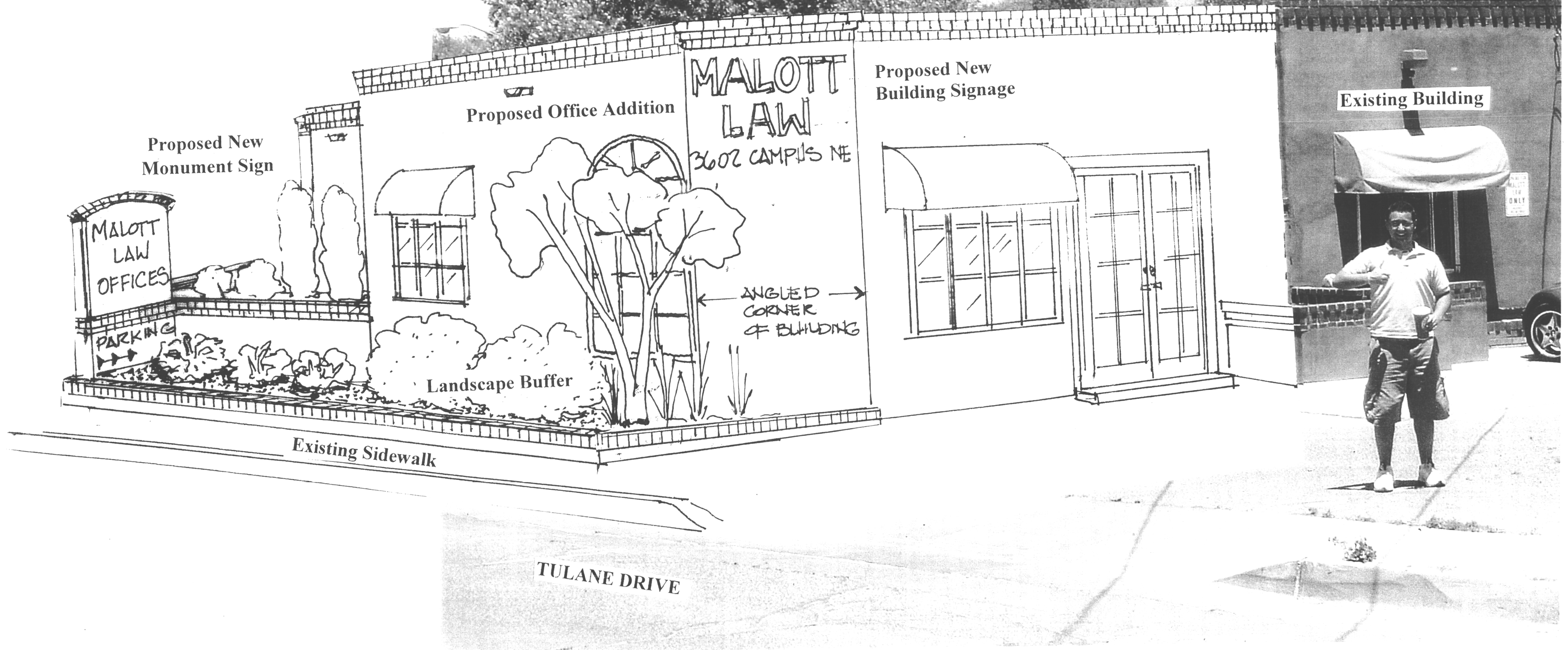
Existing Sidewalk

CAMPUS BLVD.





**MALOTT LAW OFFICES**  
Proposed South West View of Property at Tulane Drive



Proposed New Monument Sign

Proposed Office Addition

MALOTT LAW  
3602 CAMPUS NE

Proposed New Building Signage

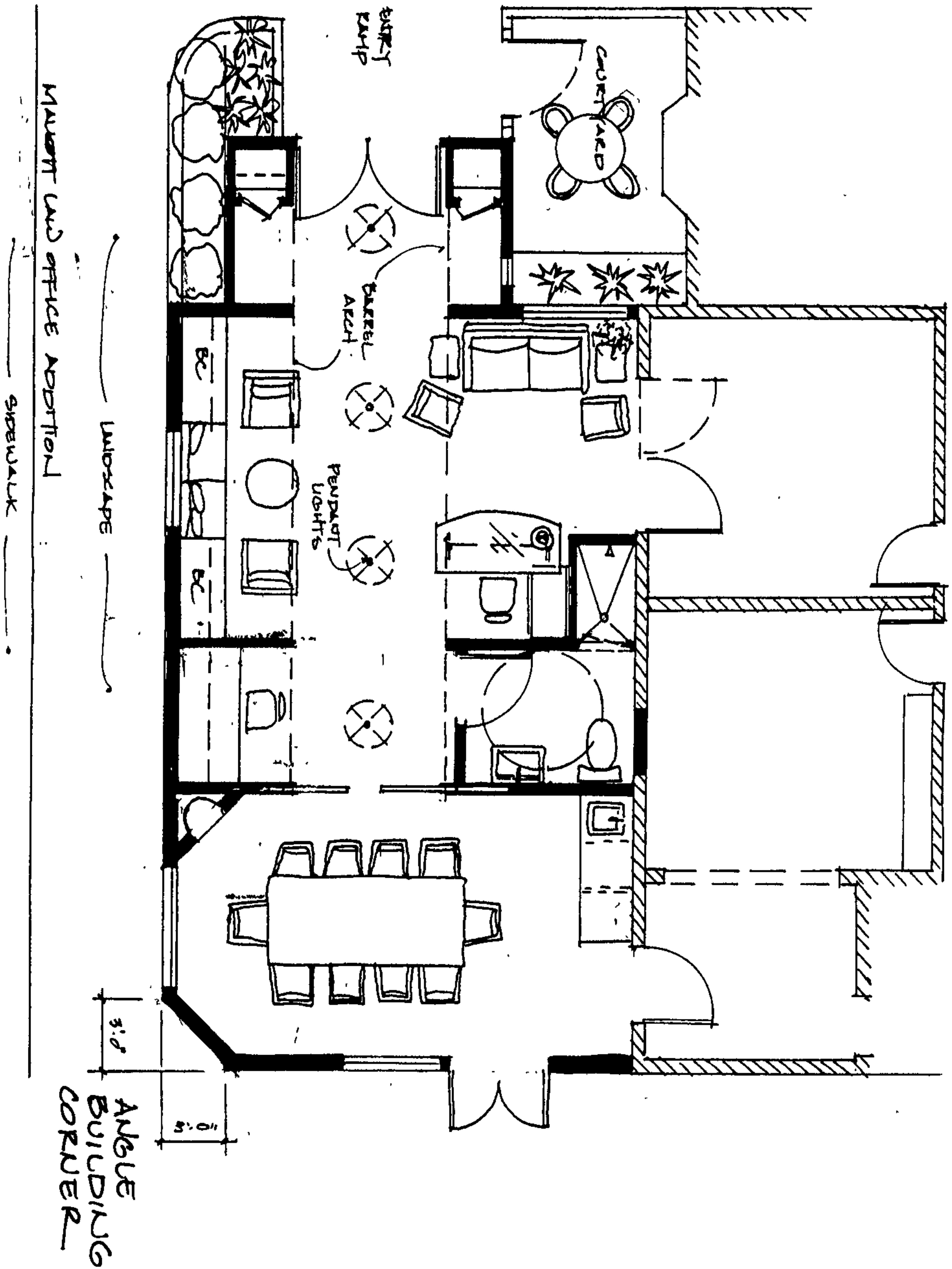
Existing Building

Landscape Buffer

ANGLED CORNER OF BUILDING

Existing Sidewalk

TULANE DRIVE





# Albuquerque's Environmental Story

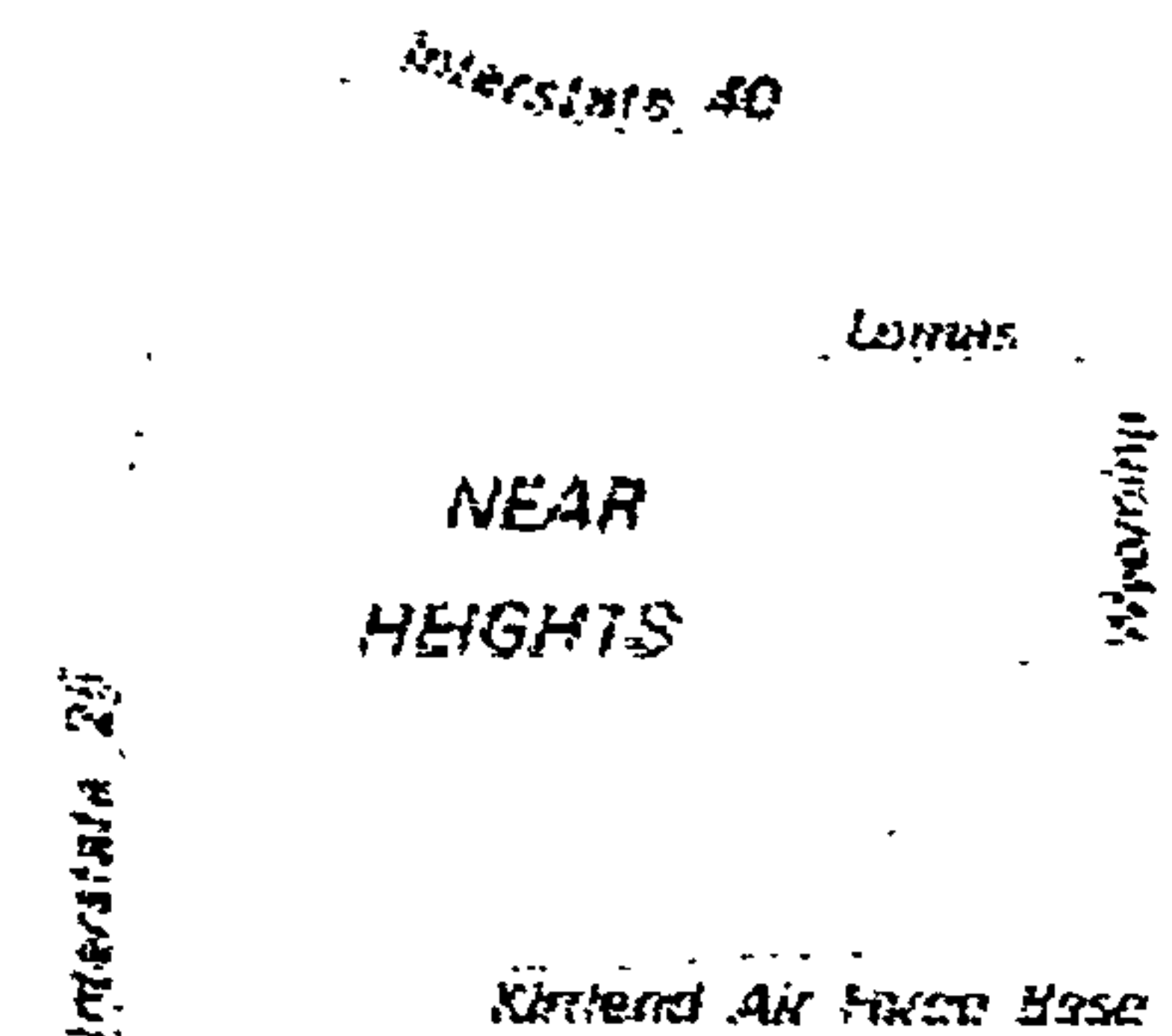
## *Educating For a Sustainable Community*

### The Built Environment - A Sense of Place

#### Near Heights

by Charles D. Biebel and Mary Rose Szoka Pahl,  
updated by Phyllis Taylor

The Near Heights contains many identifiable neighborhoods - Nob Hill, Ridgecrest, University Heights, La Mesa, Trumbull, Victory Hills, Silver Hills, the Kirtland neighborhood. These neighborhoods and the commercial areas, parks, and institutions that serve them are some of the most recognized in the city.



The historical development of the varied neighborhoods surrounding the campus of the University of New Mexico (UNM) provides a rich case study of the shifting cultural geography of 20th-century Albuquerque's built environment. At its inception in the early 1890s, UNM appeared as a solitary, three-story brick sentinel, poised on the empty east mesa above the bustling new railroad town. As late as 1910, after a decade that saw Albuquerque's population practically double from 6,335 to 11,020, fewer than two dozen houses stood east of the steep sand hills that rose sharply where interstate 25 now separates the downtown area from the Near Heights. There, contiguous to Hanning Highlands, wholesale grocer and visionary real estate developer Martin P. Stamm purchased land in 1891 east of the city limit at High Street and platted the Terrace Addition stretching four blocks south of Central Avenue all the way to Yale Avenue.

#### Martin Stamm's Vision

Kenneth Balcomb, in *A Boy's*

>>>  
>>>-----Original Message-----  
>>>From: Alan Malott [mailto:alan@malottlaw.com]  
>>>Sent: Wednesday, May 03, 2006 2:14 PM  
>>>To: Brown, Charles (ROW Dept.)  
>>>Subject: Re: 13892 - 3602 Campus NE - Gas Line

>>>  
>>>Thank you, Charlie. You have been great to work with on this question.  
>>>I will file for a vacation of easement soon.

>>>Alan Malott

>>>Brown, Charles (ROW Dept.) wrote:

>>>>Alan,

>>>>I found no PNM easements granted on the above property: Lot B, Block 5  
>>>>MONTEVISTA ADDN, so PNM has no easement interest to release/vacate.  
>>>>But the plat does designate the city street right of way of Tulane and  
>>>>Campus as both having a width of 80 feet. I suggest you work with the  
>>>>City of Albuquerque regarding a vacation of street right of way, not  
>>>>sure who your contact would be there.

>>>>PNM does have a 2 inch Gas line along the east side of Tulane that  
>>>>needs to be located to see if there is a conflict with your addition.

>>>>I am sending the paper work you sent me to Jeff Estvanko at our Gas  
>>>>Service Center to check out.

>>>>The Gas line needs to be spotted before Jeff can check it. To do that  
>>>>please call the Albuquerque One Call (Call before you dig) number  
>>>>260-1990.

>>>>Thank you, Charlie

>>>>Charles F. Brown  
>>>>Senior Right of Way Agent  
>>>>Public Service Company of New Mexico (PNM),  
>>>>Alvarado Square - MS 2101  
>>>>Albuquerque NM 87158-2101  
>>>>Office: (505) 241-4441  
>>>>Mobile: (505) 239-9786  
>>>>Fax: (505) 241-2376

Exhibit B  
MALOTT

Sent: Monday, May 08, 2006

**Susan L. Gibson**

**From:** Alan Malott [alan@malottlaw.com]  
**Sent:** Thursday, May 11, 2006 2:54 PM  
**To:** Brown, Charles (ROW Dept.); slg@malottlaw.com  
**Subject:** Re: [Fwd: RE: 13892 - 3602 Campus NE - Gas Line]

Charlie: I cant thank you enough for your help in this situation. The little red flags were put there a couple months ago by the PNM engineers who were, at that time, considering re-locating a pole in connection with the Baca's project across the stree. A few weeks later, another engineering crew told me the decisio had been made to bury the lines instead so the flags are just left there, at least until we start working. I hope you are out for a vaction and that you will enjoy the break. Again, thanks for all your help

Brown, Charles (ROW Dept.) wrote:

>Alan, Kevin Winner is handling my calls while I'm out. 241-4942 Charlie

>-----Original Message-----

>From: Brown, Charles (ROW Dept.)  
>Sent: Thursday, May 11, 2006 2:18 PM  
>To: 'Alan Malott'  
>Subject: RE: [Fwd: RE: 13892 - 3602 Campus NE - Gas Line]

>Alan,

>See the note below. Looks like the Gas line is not a problem. I don't know anything about the PNM red flags Jeff mentions, but if you have questions on these I could make some calls when I get back. I'll be out of town until 5/22. Good luck with the addition.

>Thanks, Charlie

>-----Original Message-----

>From: Estvanko, Jeff  
>Sent: Thursday, May 11, 2006 12:25 PM  
>To: Brown, Charles (ROW Dept.)  
>Subject: 3602 Campus

>Charlie,

>I went by 3602 Campus this morning and the gas line is out in the street so it will not be an issue. However, there are two stakes with PNM red flags on them indicating that PNM Electric is planning to set a pole with and anchor line on the Campus side just inside the sidewalk. The pole looks to be at the north edge of their driveway. This may or may not be an issue for the customer.

>Please note that I only called for line spots from PNM gas so I don't know what other utilities may be involved.

>Sincerely,

>Jeff Estvanko  
>C&M Designer II  
>Phone: 241-7703  
>Fax: 241-7735

>-----Original Message-----

>From: Alan Malott [mailto:alan@malottlaw.com]

# PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
e/14/06	Monte Vista Pray 1004932	Sketch	Comments given

**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1004932                      Item No. 17                      Zone Atlas K-16

DATE ON AGENDA    6-14-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_

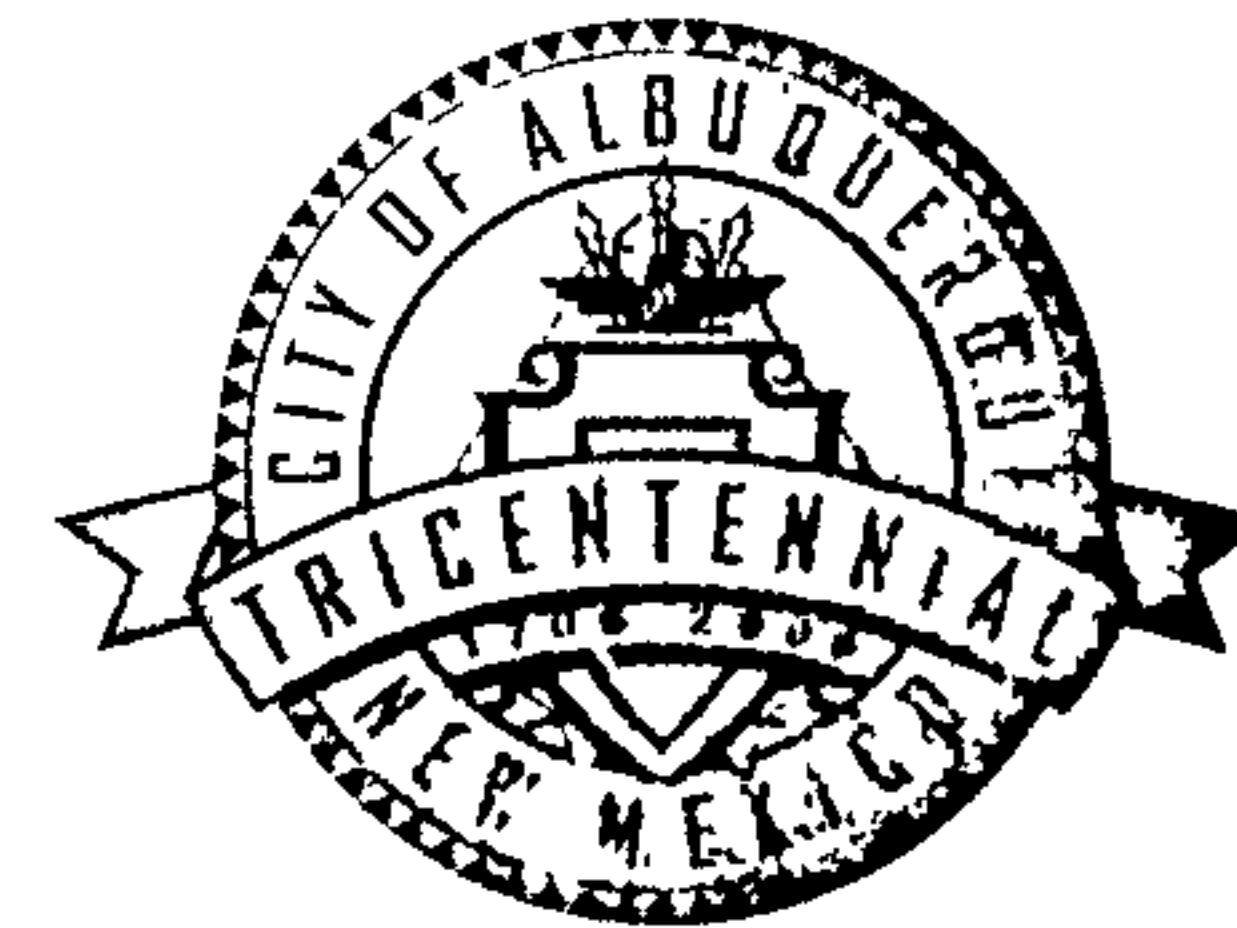
**TYPE OF APPROVAL REQUESTED:**

- (X) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	The new DPM standards for Major Locals require 12' from back of curb to be maintained as right-of-way.
2)	What are the widths of the sidewalks?
3)	Are there any other platting actions which have vacated r/w within the vicinity?
4)	Does the zoning allow for a zero front set back?
5)	Clear sight needs to be maintained onto Tulane (~200')

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004932**

**AGENDA ITEM NO: 17**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

*discussal*

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:** June 14, 2006



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 14, 2006  
DRB Comments**

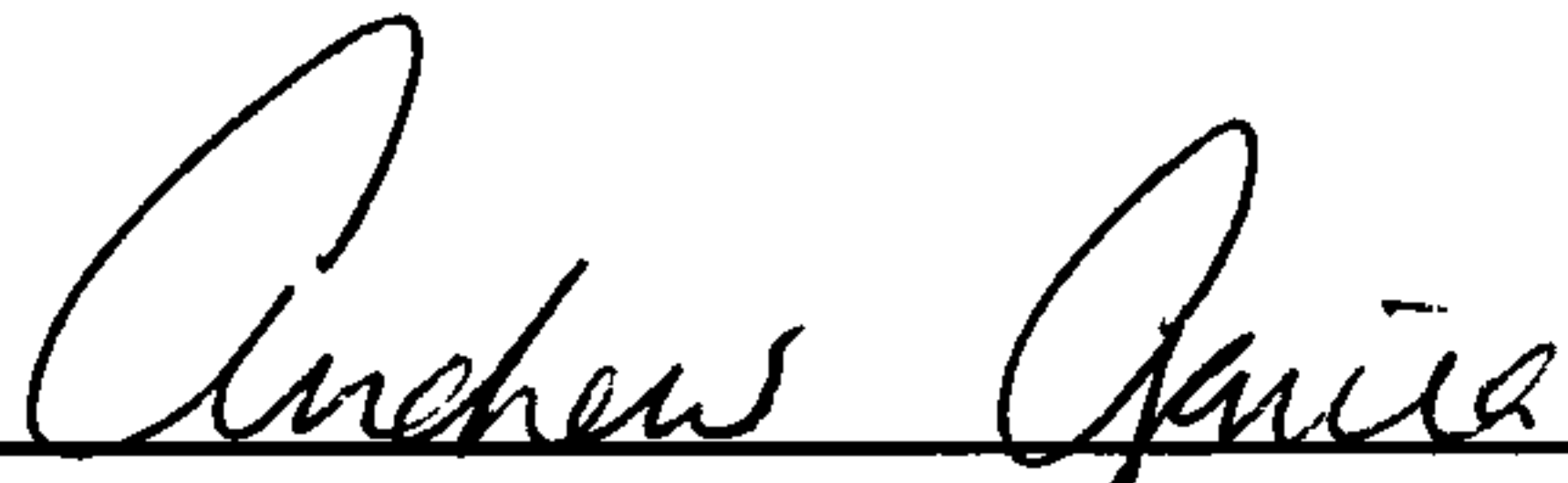
**ITEM # 17**

**PROJECT # 1004932**

**APPLICATION # 06-00775**

**RE: Lot B, Block 5, Monte Vista Addition/sketch plat**

Planning has no adverse comments.



---

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



*dated  
6/16/06*

## IMPACT FEES

Development Review Board 6/14/06

Project # 1004932, Agenda Item #17  
Sketch Plat: Monte Vista Addition, Lot B Block 5  
Zoned C-1

Impact Fees are not required at this time for the vacation of public right of way. However, impact fees will be required at the time of permit for the addition to the existing office. The fees will be assessed for the 700 square foot addition. The estimated impact fees are as follows:

1. Public Safety Facilities for the Eastside are approximately \$70.00

The total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR



**FRONT COUNTER ROUTING  
FAX FORM**

**TO:** Walter Lilly / Alan Matall

**FAX NUMBER:** 262-2865      268-8708

**SENT BY:** Alvise DRB      **DATE:** 6.16.06  
**Initial**

**PROJECT NO:** 1004932      **APPLICATION NO:** \_\_\_\_\_

\*\*\*\*\*

This is your comment  
from the Impact Fee Coordinator  
Jack Aboul



- 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

Supplemental form

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

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

**APPLICANT INFORMATION:**

NAME: Alan Malott PHONE: 268-6500  
 ADDRESS: 3602 Campus Blvd, NE FAX: 268-8709  
 CITY: Albuquerque STATE NM ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Alan and Linda Malott  
 AGENT (if any): KIMCON, Inc. and/or Walter Tilley PHONE: 620-4994 / 615-9136  
 ADDRESS: 405 Dartmouth Dr. SE FAX: 202 28605  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: deloresckimbro@aol.com

DESCRIPTION OF REQUEST: Vacation of Public Right of Way to allow for a 700 sq Addition to Existing Law Office's

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. Lot B Block: 5 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Monte Vista Addition  
 Current Zoning: C-1 Proposed zoning: same  
 Zone Atlas page(s): K-16-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): .15 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. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Corner of Campus Blvd NE and Tulane Dr. NE  
 Between: one block north of Central and one block west of Carlisle

**CASE HISTORY:**

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

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

SIGNATURE Delores Kimbro DATE 6/2/06  
 (Print) Delores Kimbro \_\_\_\_\_ Applicant \_\_\_\_\_ Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

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

06DRB . 00775  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action

SK  
 \_\_\_\_\_  
 \_\_\_\_\_

S.F.

53  
 \_\_\_\_\_  
 \_\_\_\_\_

Fees

\$ 0  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Total  
 \$ 0

Hearing date 6-14-06

in S's 6/2/06

Project # 1004932





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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:  
**K-16-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

Ms. Sharon Matson  
Development Review Board  
City of Albuquerque  
Albuquerque, NM 87102

RE: 3602 Campus Blvd NE  
Sketch Plat Review & Vacation of Right of Way

June 2, 2006

Dear Ms. Matson :

We are the applicants on the referenced matter. Please take this letter as our explanation of our position.

**Applicant's Explanation & Justification for Request**

**BACKGROUND:**

The subject property is on the southeast corner of Tulane and Campus NE in the Monte Vista Addition. The property is commercially zoned and has been used as a professional law office for almost thirty ( 30 ) years. The original building remains in place, maintaining architectural harmony with the area. The applicants use the building for their professional offices and are residents of the SE Heights.

As the Monte Vista Addition was originally planned and platted, Campus Blvd. and a number of the side streets were to be part of a water drainage /runoff system which would serve the new developments of Ridgecrest and Parkland Hills to the south. Therefore, streets such as Richmond, Tulane and Amherst have eighty ( 80 ) foot easements instead of the more standard forty ( 40 ) foot easements. See : Exhibit A attached.  
Biebel & Szoka " Albuquerque's Environmental Story "

**DESCRIPTION OF REQUEST :**

This request is for vacation of a strip of fifteen ( 15 ) feet width along the eastern border of the 80 foot easement ( western border of applicants ' property ) to allow for an addition to west side of the existing structure. The Applicants submit there are three ( 3 ) justifications for this request.

Ms. Sharon Matson  
DRB  
P. 2  
June 2, 2006

#### JUSTIFICATIONS FOR REQUEST :

As noted, applicants believe there are three ( 3 ) main justifications for this property to be vacated from the City's easement for private development and use.

First, the reason for the initial dedication of an 80 foot easement is no longer relevant nor the best use of the property. The concerns for water run-off management have been adequately addressed by other means. It is unlikely, at best , that drainage arroyos or similar diversion mechanisms will be needed. The proposed vacation of fifteen ( 15 ) feet of the easternmost portion of the easement will, instead, allow for a significant improvement in the existing property in a manner consistent with the re-development of the Nob Hill area and its continued success.

Second, the proposed fifteen ( 15 ) foot wide vacation will enable Applicants to increase the number of on site parking spaces and improve landscaping and appearance. As Nob Hill has gained popularity, it has also gained parking problems. Parking will likely continue to be a problem once the makeshift lot on the old Baca's Restaurant site is re-developed. The plans developed to accompany this application illustrate how this vacation will allow applicants to re-orient the present open areas and more efficiently utilize their space to provide *no less than 12 on - site spaces* for a total building of less than 2000 square feet. This again illustrates a better use of the property than under the current designation.

Finally, the proposed project, including the requested vacation of easement, will be architecturally consistent with the re-development of the Nob Hill area and will continue to serve as a valuable buffer between the commercial use on Central Avenue and the residential use on Campus and adjacent streets. The subject property has, as mentioned, been a law office since the mid-1970's. The exterior of the building has remained substantially consistent with the original style, material , and appearance in the area. The use of the property as a professional office provides a relatively low impact on the immediate area and serves as a transition between the adjacent residential area from the traffic and commercial activity on Central Ave .

It should also be noted that PNM has no utility easements, existing gas lines, or other concerns regarding this proposed vacation of easement. See Exhibit B attached hereto.



Ms. Sharon Matson  
DRB  
P. 3  
June 2, 2006

**CONCLUSION:**

Applicants respectfully suggest the proposed vacation of a fifteen ( 15 ) foot strip of the east edge of the easement would provide a better use of the property than the existing use or designation and would enhance the re-development and improvement of the subject property in a manner which is consistent with the ongoing revitalization of the Nob Hill/ Monte Vista areas.

Respectfully Submitted

Alan & Linda Malott  
1020 Idlewilde Lane SE  
Albuquerque, NM 87108

Exhibit A  
MALOTT



# Albuquerque's Environmental Story

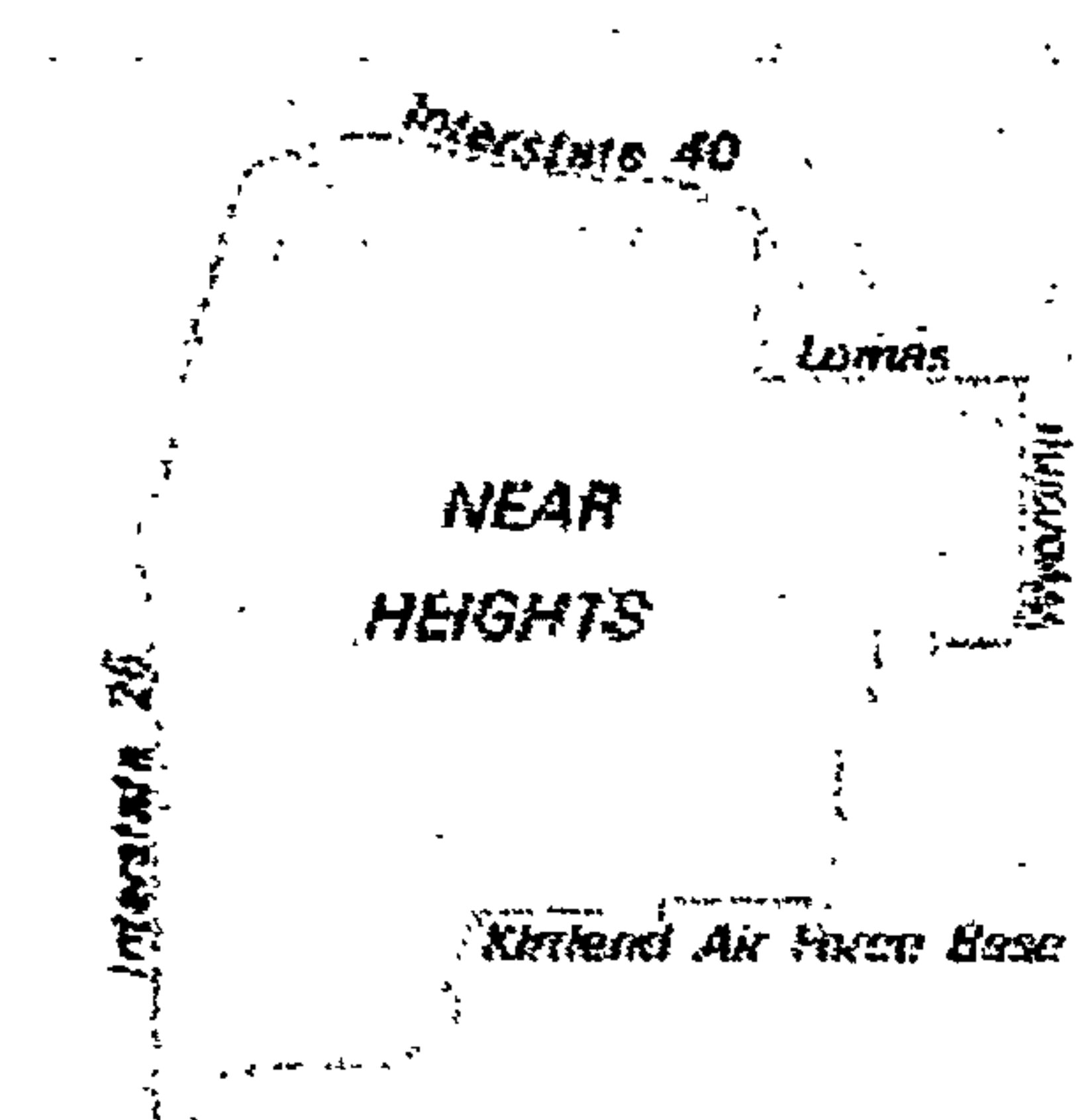
## *Educating For a Sustainable Community*

### The Built Environment - A Sense of Place

#### Near Heights

by Charles D. Biebel and Mary Rose Szoka Pahl,  
updated by Phyllis Taylor

The Near Heights contains many identifiable neighborhoods - Nob Hill, Ridgecrest, University Heights, La Mesa, Trumbull, Victory Hills, Silver Hills, the Kirtland neighborhood. These neighborhoods and the commercial areas, parks, and institutions that serve them are some of the most recognized in the city.



The historical development of the varied neighborhoods surrounding the campus of the University of New Mexico (UNM) provides a rich case study of the shifting cultural geography of 20th-century Albuquerque's built environment. At its inception in the early 1890s, UNM appeared as a solitary, three-story brick sentinel, poised on the empty east mesa above the bustling new railroad town. As late as 1910, after a decade that saw Albuquerque's population practically double from 6,335 to 11,020, fewer than two dozen houses stood east of the steep sand hills that rose sharply where interstate 25 now separates the downtown area from the Near Heights. There, contiguous to Huning Highlands, wholesale grocer and visionary real estate developer Martin P. Stamm purchased land in 1891 east of the city limit at High Street and platted the Terrace Addition stretching four blocks south of Central Avenue all the way to Yale Avenue.

#### Martin Stamm's Vision

Kenneth Balcomb, in *A Boy's*

*Albuquerque*, recounted that the town's consensus at the turn of the century was that Stamm "was 'way out' in trying to develop that area . . . considering that it took an hour with horse and buggy to struggle through the sandy streets he had scraped out to get to his headquarters."

Indeed, after almost two decades of development, only fourteen houses had been built in Stamm's addition.

And further east, only eight houses had been built by 1910 in the new University Heights subdivision that Mayor Daniel K. Boone Sellars, Harvey B. Fergusson, and others had platted four years earlier. They were banking on an early extension of the city trolley system to their new suburb. Grandly advertising their \$25 to \$275 lots between Central and Garfield, Yale, and Girard as "The Coming Aristocratic Residence Section of Albuquerque," the optimistic boosters of the Heights challenged the then primary north-south transportation axis of the town.



Albuquerque 1883  
Albuquerque Museum Archives

In its early decades, new Albuquerque's commercial and residential growth had been clearly defined by the grid laid out adjacent to the Santa Fe Railroad, with principal growth west of the tracks in a north-south orientation. The coming of the automobile at first merely underscored this familiar pattern: the fastest growing sections of town between 1910 and 1930 were those areas near U.S. Highway 85 along North and South Fourth Street.

### **Automobile Allows Dispersal**

The prevalent north-south development would prove short lived. The change began when six and a half square miles of empty east mesa south of Constitution all the way to San Pedro, thereby practically tripling the territory of the city. The mobility made possible by wide ownership of the automobile also began to realize its fragmenting potential. As the general population rose 75% in the twenties - from 15,157 to 26,500 - Martin Stamm's vision of a significant suburb in the Terrace Addition seemed about to come true. New developments spread north of Central, including what was first known as the Country Club Addition (now Spruce Park) between Grand and Las Lomas. Thus the number of houses rose from about 175 in 1920 to 760 in 1930, a 330% increase. University Heights

also began to fill rapidly with over 300 new dwellings erected in that decade.

Just as optimistic was the initial platting and construction of over 100 houses by the Monte Vista Development Corporation between Girard and Carlisle, north of Central. East of Monte Vista, other additions lay platted but barely developed: College View, Burton Park, Parkland Hills, and Ridgecrest. While not exactly a set of "aristocratic" neighborhoods, the new residential areas surrounding the university were primarily composed of upwardly mobile, middle class residents--white-collar salesmen, skilled foremen, teachers, and owners and managers of small businesses. Albuquerque's mayor, Clyde Tingley, for example, moved with his wife, Carrie, into that area of Stamm's addition now known as the Silver Hill neighborhood. Large numbers of substantial brick homes and wood frame, California-style bungalow, "Anglo-American Homes," as a 1930 advertisement proclaimed, vied with frame-stucco variations of the modified pueblo revival houses increasingly common throughout the city. Trees and grass began to cover bare lots. More and more streets were scraped and graded on the sandy mesa.



Nob Hill area circa 1946  
Albuquerque Museum Archives

### **Great Depression and WPA Help Expansion**

Paradoxically, the Great Depression accelerated this expansion in the Near Heights and hastened the realignment of the city's axis to the east. Official New Mexico road maps in the early 1930s show U.S. Highway 66 running west from the Texas line to Santa Rosa, north from Santa Rosa to Romero, near Las Vegas, and then with U.S. Highway 85 south through Santa Fe to Albuquerque and Los Lunas before finally heading west toward Grants. Federal highway money soon supported the construction of a more direct route for U.S. 66 straight from Santa Rosa to Albuquerque and down Central Avenue. Central Avenue was soon paved all the way from downtown to the new WPA-built State Fairgrounds east of San Pedro. More importantly, massive federal work-relief programs during the mid-1930s underwrote the rapid extension of sewer and water lines, curbs, gutters, sidewalks, and streets in the areas surrounding the University. Federal work-relief funds also subsidized the expansion of schools and parks in the area. Meanwhile the federal government helped

finance the construction of Bandelier Elementary School, Jefferson Junior High, and major additions to Monte Vista Elementary as well as the erection of Scholes hall, Zimmerman Library, a new student union building and several dorms at UNM. In 1936, the WPA also provided funds for the building of Fire Station Number Three (the Monte Vista Fire Station) at 3201 East Central, thereby reducing insurance rates in the immediate area by 43%.

The Depression also gave Albuquerque its Veterans Administration Hospital. A streetscape of trees was planted to create a path to the hospital that extended from Campus Drive at the University east to Carlisle, then across Central and south on Ridgecrest. The remnants of this streetscape are a defining characteristic of the adjacent Southeast Heights neighborhoods.



Monte Vista School

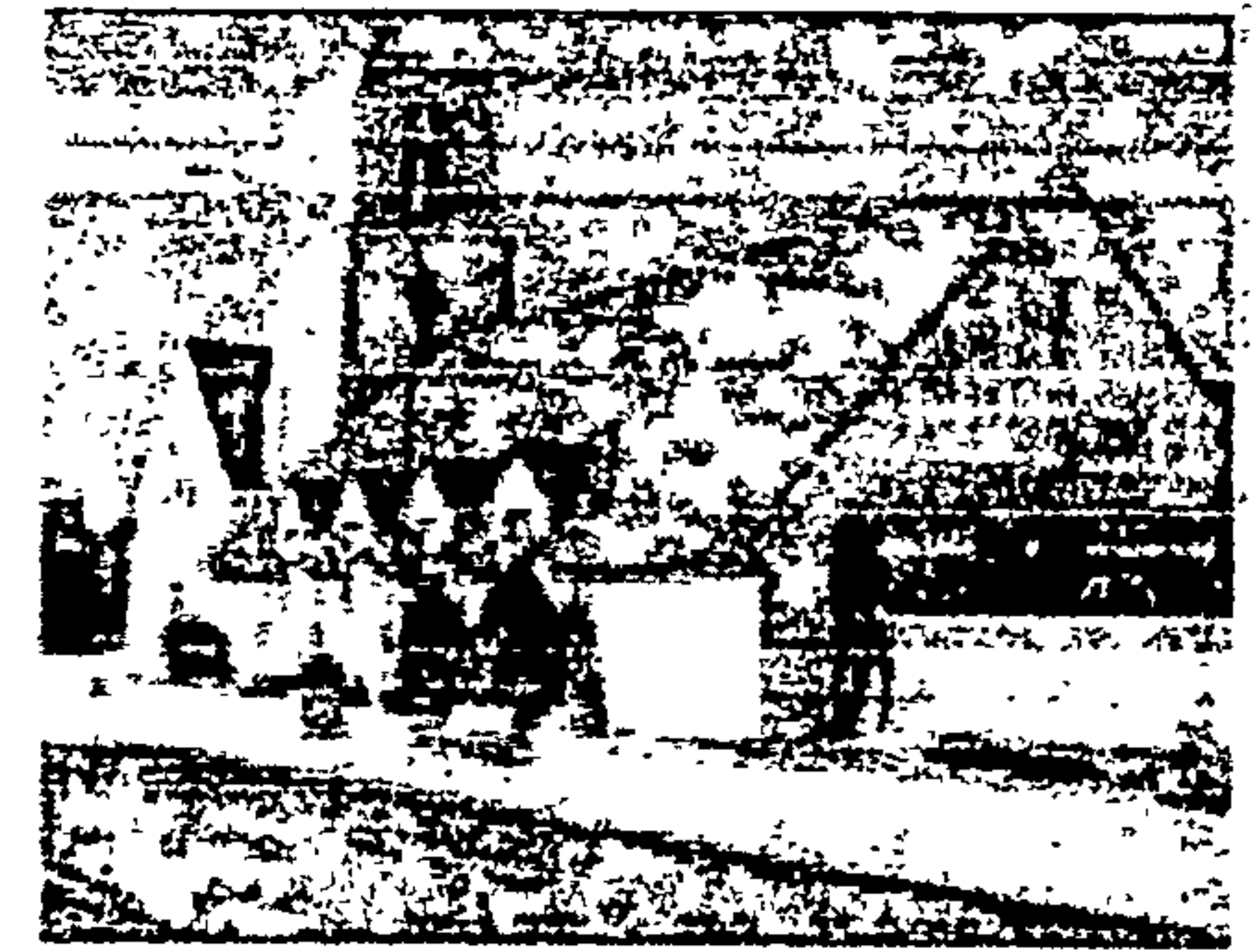
As a final inducement to revive the moribund construction industry by encouraging new house purchases, the newly created Federal Housing Administration provided federal insurance for liberal home mortgage loans. After a low of only 14 new housing starts in all of Albuquerque in 1934, house construction jumped to 353 by 1939 and topped the million-dollar mark for the first time in the city's history. By 1937 developer Charles McDuffie, the Dale Bellamah of his day, was finishing one house per week in the College View Addition east and north of Monte Vista. In the previous two years, McDuffie's addition alone had accounted for more than one-third of the city's entire residential construction. Other promoters would soon follow his example in the Near Heights, taking advantage of the infrastructure already in place.

### **Post-WWII Boom**

After the interruption of World War II, of course, the Near Heights along with the rest of Albuquerque experienced an even greater expansion. By 1950, the city's population had almost tripled that of 1940, and nearly half of the new boom town lived in the new housing near the University. The growth of Kirtland Field, Sandia Laboratories, and related defense activity had launched the phenomenal suburban growth that persisted into the 1980s.

In the first decade after the war's end, several additions to the built environment near the

University presaged both the maturity of the neighborhoods in the area and the rapid dispersal of population even further east that would characterize the next quarter-century. There was a wholesale erection of new churches in the Near Heights shortly after the war. By the end of the fifties, almost twenty churches of practically every faith stood in the neighborhoods near UNM, tangible evidence of new population shifts from the downtown area and testaments to a new sense of community stability and residential development.



First Congregational Church

A second type of new construction was less a symbol of maturity than a portent of the future. In 1948 the Nob Hill shopping center opened at Carlisle and Central, the first major commercial concentration outside the downtown, which acknowledged the importance of the automobile by providing site-contained, off-street parking. A short time later, the city's first branch bank, an extension of the First National Bank, opened its doors at Central and Richmond. Like the churches, these new additions seemed to be symbolic evidence of demographic change and a new urban geography. Along with the University and the State Fairgrounds, these commercial ventures reinforced the east-west axis of Central as Albuquerque's foremost commercial strip--a distinction that would remain until the construction of the Winrock and Coronado regional malls in the early 1960s and the completion of the interstate network in 1966.

### **Decentralization Affects Neighborhoods**

The built environment of the Near Heights has, of course, continued to change, not always for the better. The demands of the automobile in our increasingly decentralized city, for example, radically altered the cohesion of older neighborhoods. Interstate 25 cut through the western sector of the Terrace Addition, visually and spatially isolating it from downtown and consuming several blocks of its homes. Similarly, University Avenue and Lomas were realigned and widened, destroying whole blocks of houses on University. In addition, Lead and Coal Avenues became one-way, east-west streets and in the process, discouraged flow through north-south neighborhoods. Local institutions, such as the UNM, Albuquerque Technical-Vocational Institute (T-VI), and Presbyterian Hospital developed their own logic of growth in those years of rapid expansion. As "Pres" became a mega-hospital, its demand for new buildings and enlarged parking facilities meant razing blocks of surrounding residences, further eroding the beleaguered Silver Hill

neighborhood. The rapid growth of T-VI also helped increase congestion in the Terrace addition, where many homes were now 40 to 50 years old in a city that valued newness.

And UNM, beneficiary of the GI Bill, federal development money, and the rapid postwar expansion of higher education, loosed an army of transient, highly mobile, house-hunting students into the aging University Heights area south of Central. The residential successes of the 1930s and 1940s were increasingly vulnerable in the 1960s and 1970s as some of the older neighborhoods, particularly south of Central and west of Girard, sought to cope with new social and economic pressures.

The newer Trumbull and La Mesa neighborhoods east of the Fairgrounds were heavily influenced by a zoning pattern in the 1950s that assumed future apartment development near Kirtland Air Force Base. The rationale for vast areas of high-density housing was the area's proximity to major employment centers. The zoning contributed to a proliferation of individually owned, four-unit apartments with inadequate consideration of parking, landscaping, or management. By the early 1980s the social and aesthetic problems inherent in this development pattern caused the established neighborhoods nearby to push for rezoning, city amenities, and city services to meet the needs of a dense and highly mobile population.

### **Signs of New Vitality**

The Near Heights is a rich and varied environment distinguished by a mixture of land uses, ages, and ethnic groups. Its many special features and urban amenities within walking distance make the area a highly desirable place to live. In recent years the value of the Near Heights has become more apparent to city and institutional leaders, and local residents have discovered new means to stabilize and renew their communities. Benign neglect of public and institutional officials has begun to give way to a new accounting. Neighborhood associations and the city's Office of Community Development have begun to safeguard the many assets of the area's built environment. As they do so, even trouble spots like Central Avenue, a chronic magnet for transients, drug dealers, and the like, have begun to experience renewal. Small businesses--neighborhood



Central Near Girard

pharmacies, restaurants, bookstores--are showing signs of flourishing again throughout the area.

The renovation of the Nob Hill shopping center, for example, has renewed commercial vitality along Central Avenue from UNM nearly to San Mateo. Nob Hill's proximity to the university, the overall residential strength of the area, and the demand of Albuquerque's growing population for specialty shops and restaurants have all contributed to the economic revival of the area. The streetscapes on San Mateo Boulevard and East Central are examples of recent public investment that stimulates and reinforces commercial revitalization in the community.

### **Older Neighborhoods Offer Value**

The stable residential neighborhoods of the Near Heights contribute to the vitality of the community. There are still problem pockets of decaying rental properties that neighborhood associations are striving to redress. But elsewhere the Near Heights neighborhoods remain strong. There is an economic and social diversity that is perhaps both a result and a reflection of the diversity of housing styles and construction in the second- and third-generation neighborhoods. Silver Hills, Spruce Park, Monte Vista, and other older areas were, for the most part, not tract-house suburbs. Variety of styles and solid craftsmanship increasingly appeal to many seeking homes in the area.



**Monte Vista Fire Station  
Restaurant**

Streets in the Near Heights are lined with mature trees and established lawns, and sidewalks are often set back from curbs, encouraging pedestrian use and human interchange. There is in addition a sense of intimacy and human scale in many of the Near Heights neighborhoods. Few towering commercial buildings or massive apartment houses dwarf these residential neighbors. The multistory structures that do exist--churches, schools, hospitals--tend to anchor adjacent neighborhoods and define their perimeters. In addition, these buildings often serve cultural and social ends. Schools, especially, often serve as community centers. And UNM not only provides relatively easy access to a variety of cultural opportunities for nearby residents, it also offers significant expanses of open space for physical and other kinds of recreation.

### **Institutions, Commerce Must Relate to Residents**



Other institutions that anchor the community continue to thrive, sometimes with mixed effects on the neighborhood. Albuquerque International Airport is convenient to the Near Heights. The impact of air traffic on nearby neighborhoods has been hotly debated in public forums on future runway expansions. Presbyterian Hospital, Lovelace Medical Center, and the State Fairgrounds have all undergone extensive renovation and upgrading recently, which secures their place in the community. But along with the convenience associated with their jobs and services comes a need for communication between with their neighbors and mitigation of the impacts of regional centers on residential areas.

For over half a century the Near Heights was a key part of Albuquerque's dynamic expansion. Now, as growth accelerates and broadens in all sectors, many residents wish to preserve and nurture the values inherent in the built environment of the Near Heights as a legacy for the city's future.

(Up to [Section II](#), Back to [North Valley](#), On to [Mid-Heights](#))

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>>>  
>>>-----Original Message-----  
>>>From: Alan Malott [mailto:alan@malottlaw.com]  
>>>Sent: Wednesday, May 03, 2006 2:14 PM  
>>>To: Brown, Charles (ROW Dept.)  
>>>Subject: Re: 13892 - 3602 Campus NE - Gas Line

>>>  
>>>Thank you, Charlie. You have been great to work with on this question.  
>>>I will file for a vacation of easement soon.

>>>Alan Malott

>>>Brown, Charles (ROW Dept.) wrote:

>>>>Alan,

>>>>I found no PNM easements granted on the above property: Lot B, Block 5  
>>>>MONTEVISTA ADDN, so PNM has no easement interest to release/vacate.  
>>>>But the plat does designate the city street right of way of Tulane and  
>>>>Campus as both having a width of 80 feet. I suggest you work with the  
>>>>City of Albuquerque regarding a vacation of street right of way, not  
>>>>sure who your contact would be there.

>>>>PNM does have a 2 inch Gas line along the east side of Tulane that  
>>>>needs to be located to see if there is a conflict with your addition.  
>>>>I am sending the paper work you sent me to Jeff Estvanko at our Gas  
>>>>Service Center to check out.

>>>>The Gas line needs to be spotted before Jeff can check it. To do that  
>>>>please call the Albuquerque One Call (Call before you dig) number  
>>>>260-1990.

>>>>Thank you, Charlie

>>>>Charles F. Brown  
>>>>Senior Right of Way Agent  
>>>>Public Service Company of New Mexico (PNM)  
>>>>Alvarado Square - MS 2101  
>>>>Albuquerque NM 87158-2101  
>>>>Office: (505) 241-4441  
>>>>Mobile: (505) 239-9786  
>>>>Fax: (505) 241-2376

Exhibit B  
MALOTT

Monday, May 08, 2006 12:14 PM  
**Susan L. Gibson**

**From:** Alan Malott [alan@malottlaw.com]  
**Sent:** Thursday, May 11, 2006 2:54 PM  
**To:** Brown, Charles (ROW Dept.); slg@malottlaw.com  
**Subject:** Re: [Fwd: RE: 13892 - 3602 Campus NE - Gas Line]

Charlie: I cant thank you enough for your help in this situation. The little red flags were put there a couple months ago by the PNM engineers who were, at that time, considering re-locating a pole in connection with the Baca's project across the stree. A few weeks later, another engineering crew told me the decisio had been made to bury the lines instead so the flags are just left there, at least until we start working. I hope you are out for a vaction and that you will enjoy the break. Again, thanks for all your help

Brown, Charles (ROW Dept.) wrote:

>Alan, Kevin Winner is handling my calls while I'm out. 241-4942 Charlie

>-----Original Message-----

>From: Brown, Charles (ROW Dept.)  
>Sent: Thursday, May 11, 2006 2:18 PM  
>To: 'Alan Malott'  
>Subject: RE: [Fwd: RE: 13892 - 3602 Campus NE - Gas Line]

>Alan,

>See the note below. Looks like the Gas line is not a problem. I don't know anything about the PNM red flags Jeff mentions, but if you have questions on these I could make some calls when I get back. I'll be out of town until 5/22. Good luck with the addition.

>Thanks, Charlie

>-----Original Message-----

>From: Estvanko, Jeff  
>Sent: Thursday, May 11, 2006 12:25 PM  
>To: Brown, Charles (ROW Dept.)  
>Subject: 3602 Campus

>Charlie,

>I went by 3602 Campus this morning and the gas line is out in the street so it will not be an issue. However, there are two stakes with PNM red flags on them indicating that PNM Electric is planning to set a pole with and anchor line on the Campus side just inside the sidewalk. The pole looks to be at the north edge of their driveway. This may or may not be an issue for the customer.

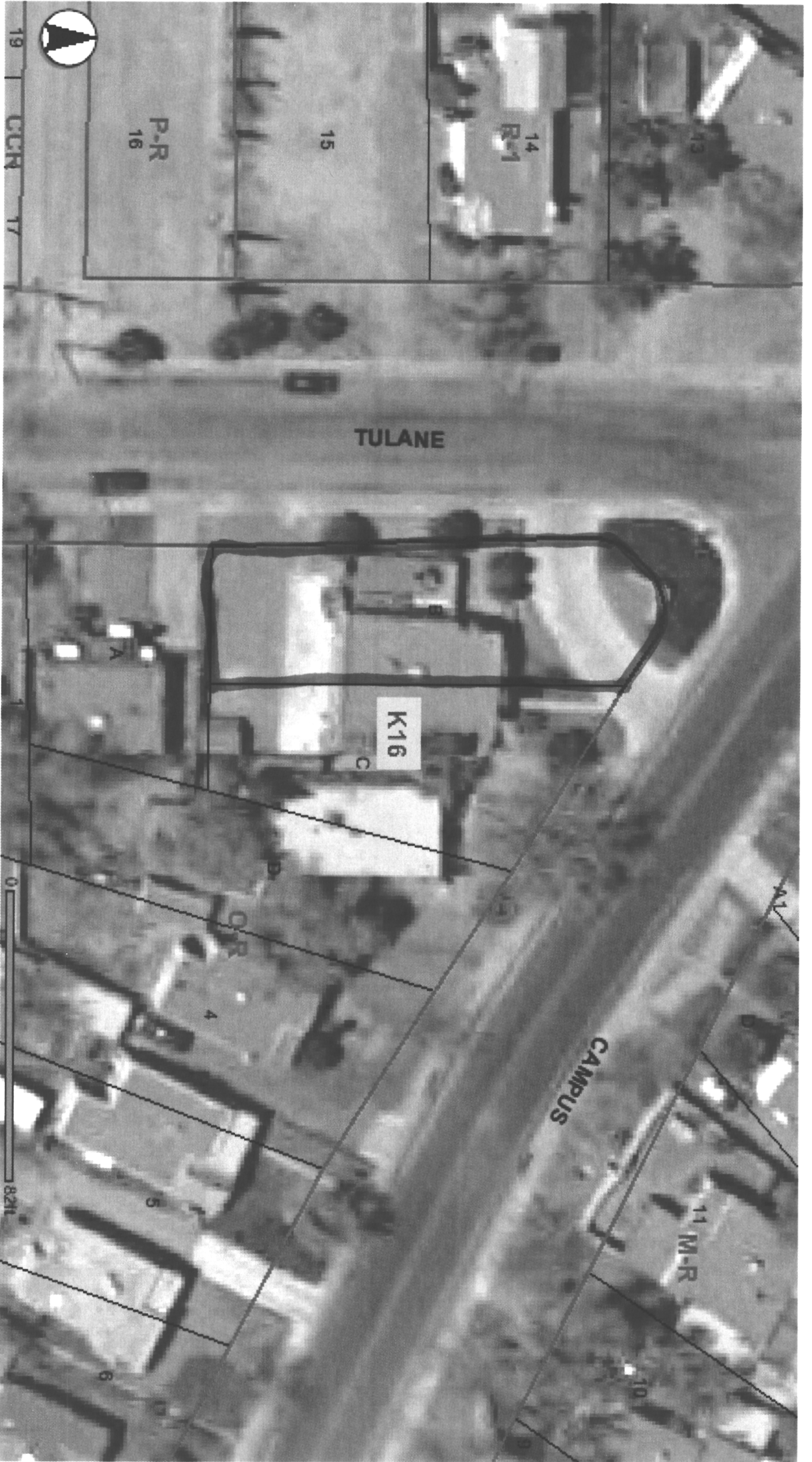
>Please note that I only called for line spots from PNM gas so I don't know what other utilities may be involved.

>Sincerely,

>Jeff Estvanko  
>C&M Designer II  
>Phone: 241-7703  
>Fax: 241-7735

>-----Original Message-----

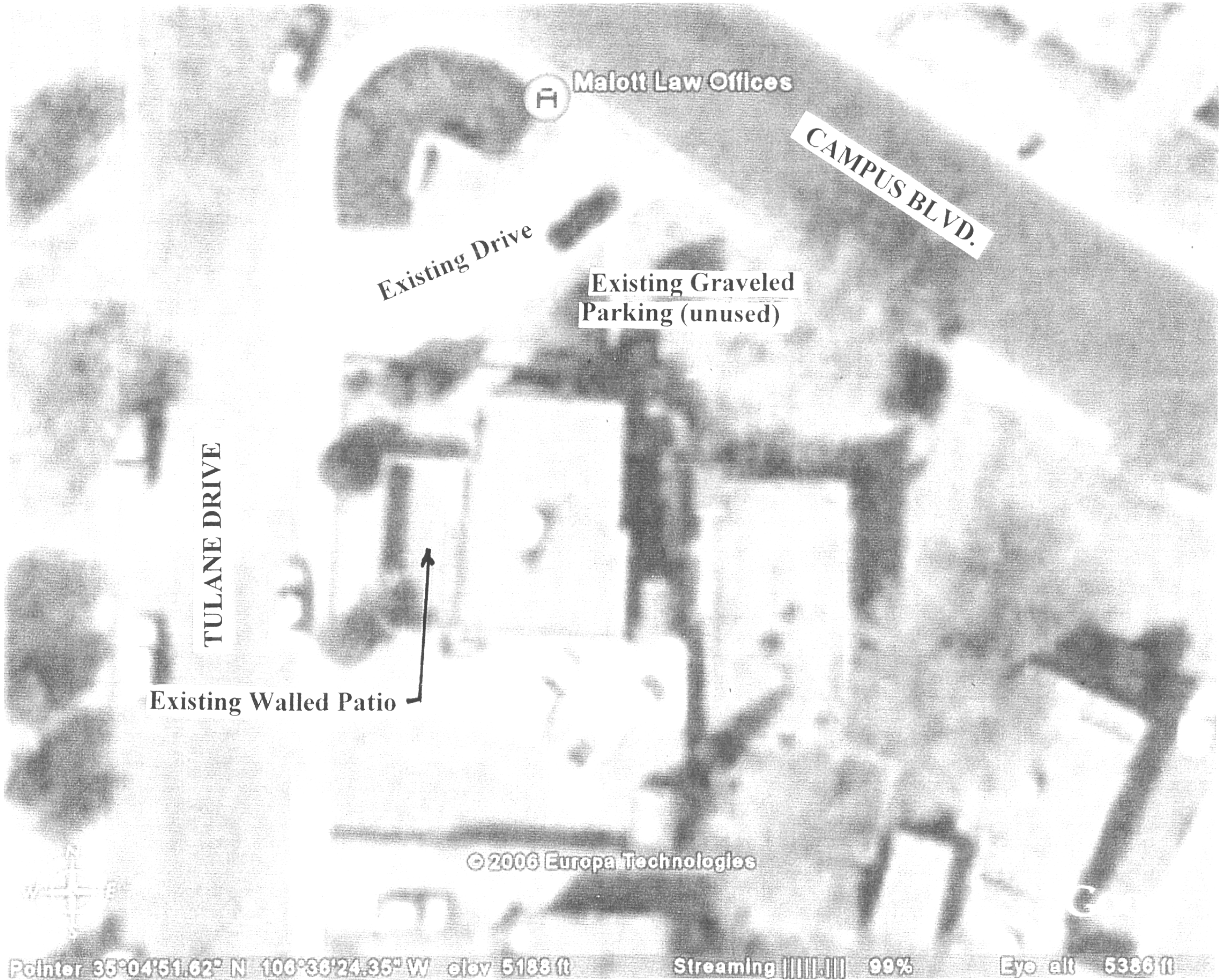
>From: Alan Malott [mailto:alan@malottlaw.com]



#17

#1004932

6/14/07



Malott Law Offices

CAMPUS BLVD.

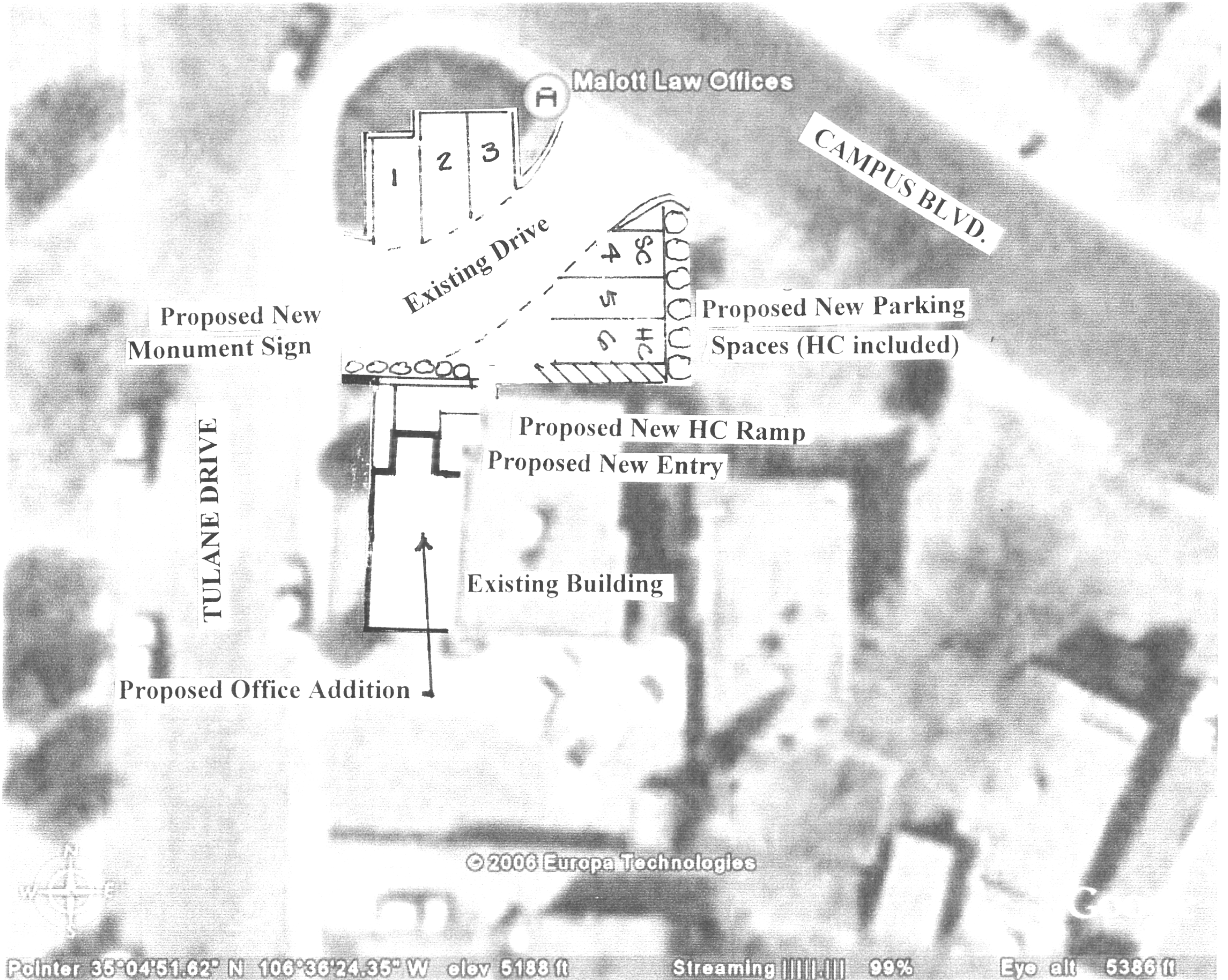
Existing Drive

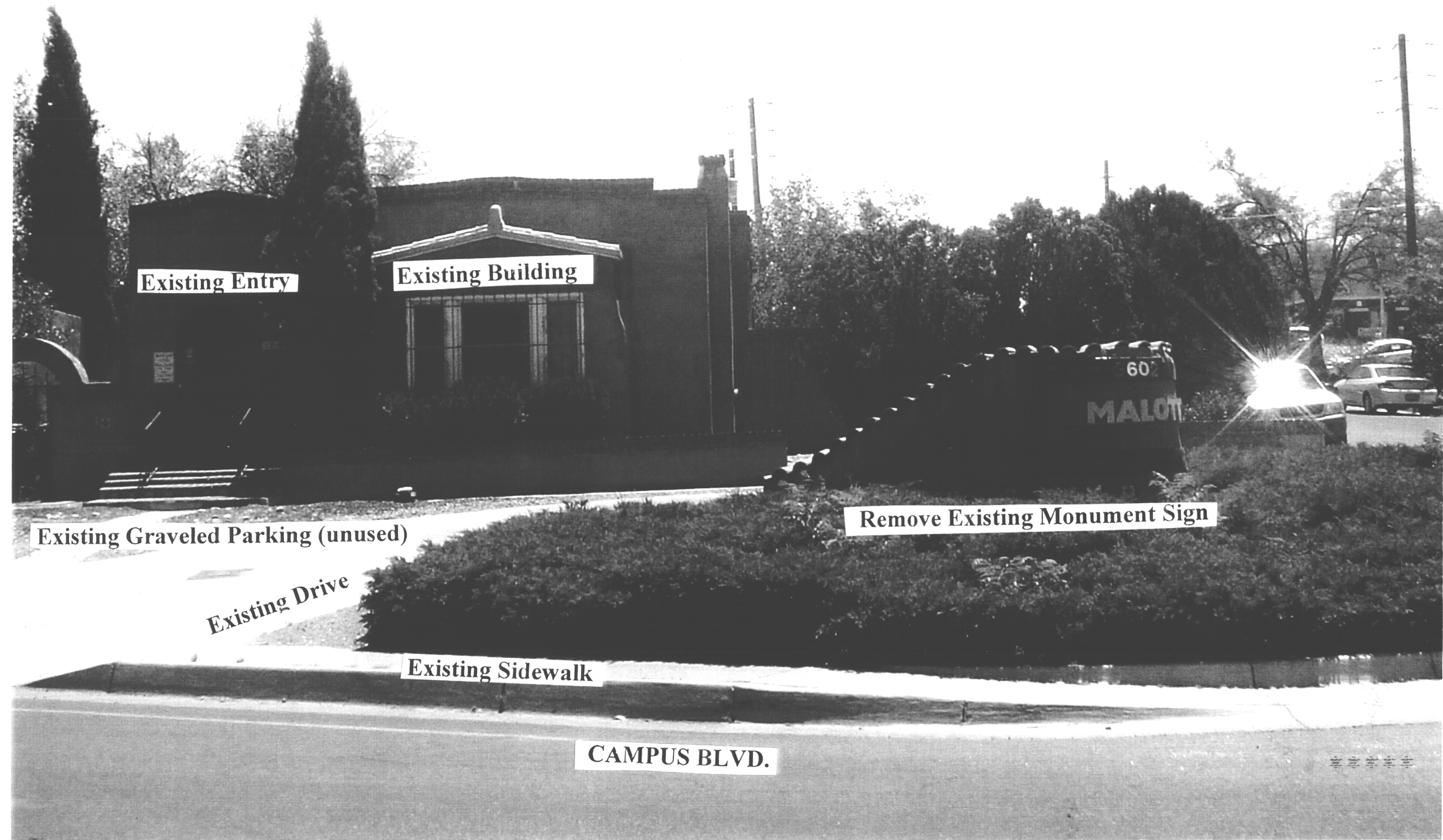
Existing Graveled  
Parking (unused)

TULANE DRIVE

Existing Walled Patio

© 2006 Europa Technologies





Existing Entry

Existing Building

Existing Graveled Parking (unused)

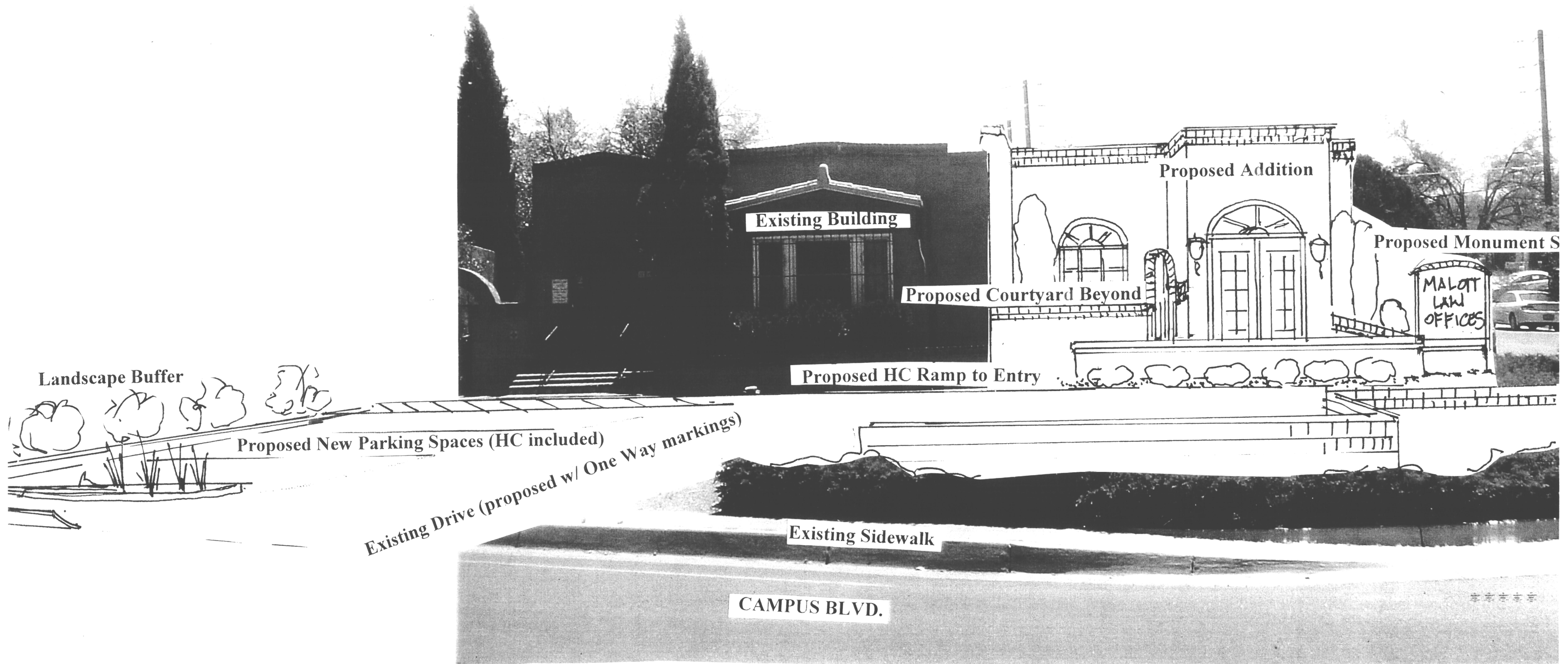
Existing Drive

Existing Sidewalk

CAMPUS BLVD.

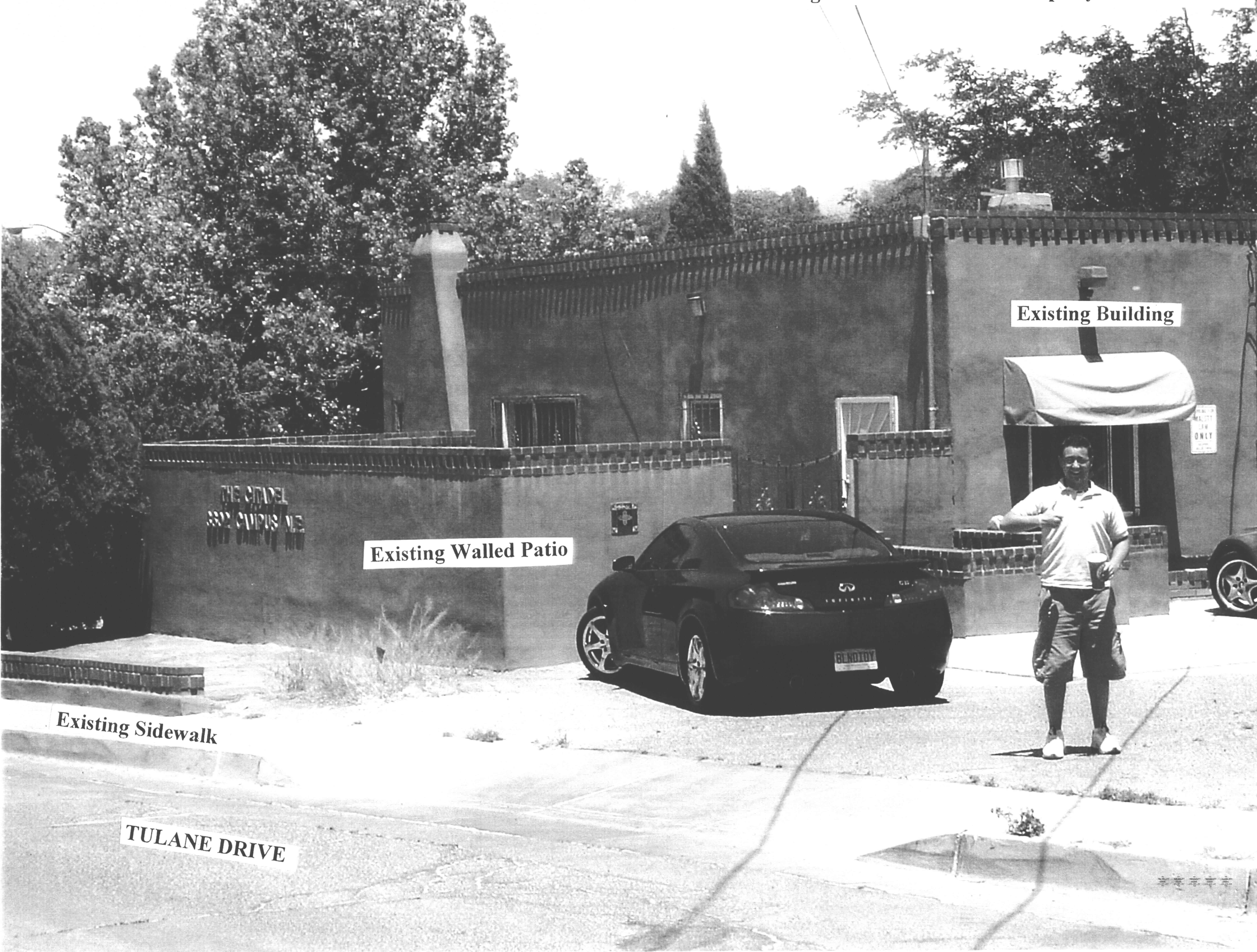
Remove Existing Monument Sign

MALOTT LAW OFFICES  
Proposed Front View from Campus Blvd.





**MALOTT LAW OFFICES**  
**Existing South West View of Property at Tulane Drive**



**Existing Building**

**Existing Walled Patio**

**Existing Sidewalk**

**TULANE DRIVE**

THE CITDEL  
332 CAMPUS AVE

MALOTT  
LAW  
OFFICES  
LAW ONLY

**MALOTT LAW OFFICES**  
Proposed South West View of Property at Tulane Drive



Proposed New Monument Sign

Proposed Office Addition

**MALOTT LAW**  
3602 CAMPUS NE

Proposed New Building Letters

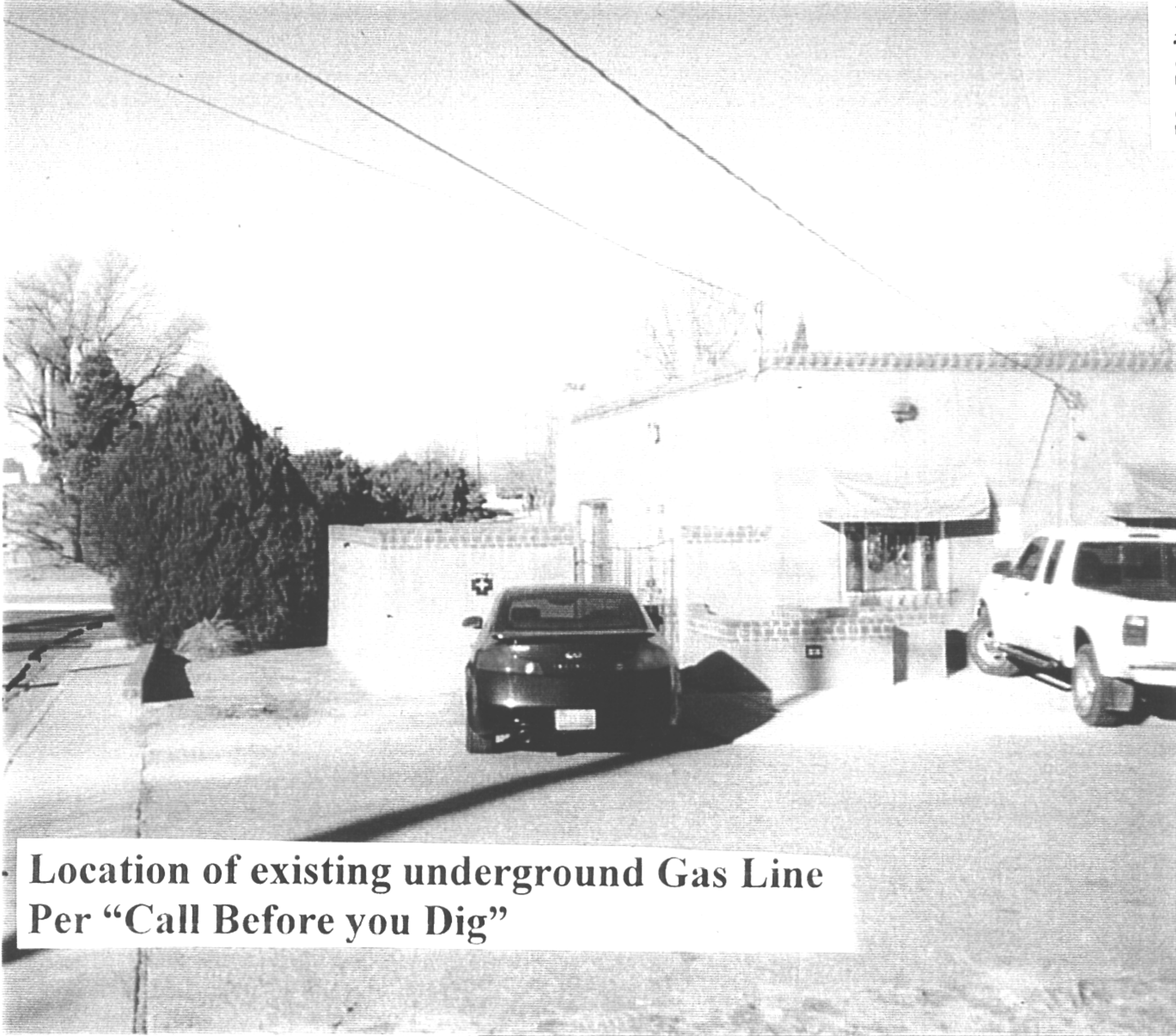
Existing Building

Landscape Buffer

Existing Sidewalk

TULANE DRIVE

**MALOTT LAW OFFICES**  
**South West Corner of Existing Building at Tulan**  
**Showing Existing Overhead Utilities to Building**



**Location of existing underground Gas Line**  
**Per “Call Before you Dig”**



**MALOTT LAW OFFICES**  
**Interior View of Existing Courtyard**