



COMPLETED 8-8-07
DRB CASE ACTION LOG (PREL & FINAL)
REVISED 9/28/05

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

DRB Application No.: <u>07DRB-70063 (P&F)</u>	Project # <u>1005334</u>
Project Name: <u>MESA GRANDE ADDITION</u>	
Agent: <u>Surveys Southwest LTD</u>	Phone No: <u>998-0303</u>

Project Number 1005334

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: _____

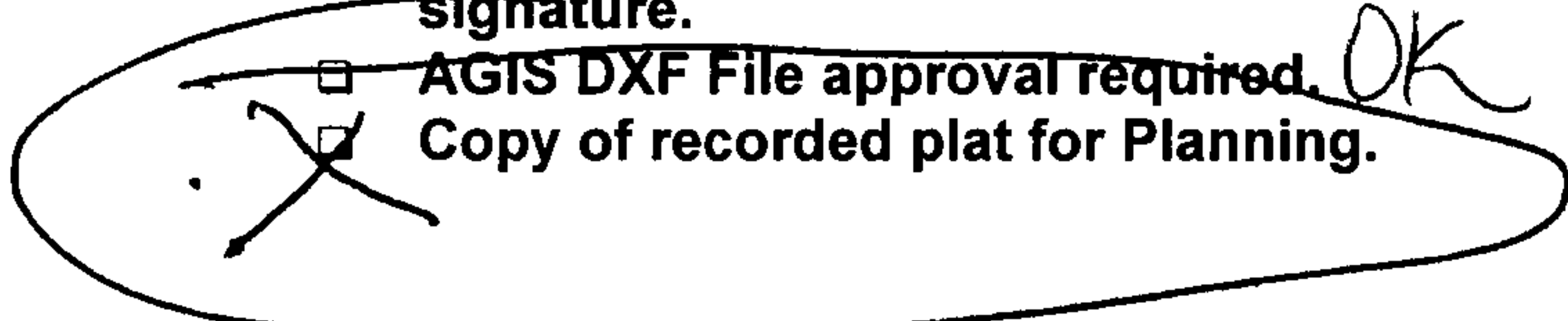
UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 15 day appeal
real prop signature

- 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.**





DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70063 (P&F)
Project Name: MESA GRANDE ADDITION
Agent: Surveys Southwest LTD

Project # 1005334
Phone No: 998-0303

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

Project Number 1005334

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 15 day appeal
real prop signature

- 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.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 11, 2007

5. Project# 1005334
07DRB-70062 VACATION OF PUBLIC RIGHT-OF-WAY

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)

At the July 11, 2007, 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 26, 2007, in the manner described below.



OFFICIAL NOTICE OF DECISION

PAGE 2

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).

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.)

07DRB-70063 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

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.



Sheran Matson, AICP, DRB Chair

Cc: Surveys Southwest LTD, 333 Lomas Blvd NE, 87102
Thomas Schroeder, 9731 Lorette Dr NW
Clyde McDonald, 4323 Mesa Grande Pl SE, 87108
Michael McMulle, 7107 Prospect Pl NE, 87110
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005334

AGENDA ITEM NO: 5

SUBJECT:

Final Plat
Preliminary Plat
Vacation of Public Right-of-Way

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 ^{Ja} ; DENIED ___; DEFERRED ___; 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

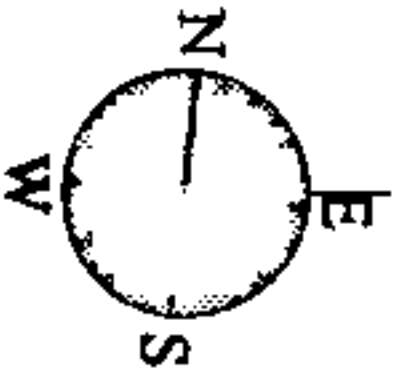
DATE: JULY 11, 2007

505-924-3986

0



© Copyright 2005, Pictometry International



DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005334 AGENDA# 5 DATE: 7/11/07

✓ 1. Name: Clyde McDonald Address: 4323 Mesa Grande Zip: 87108

✓ 2. Name: Michael McMullen Address: 7107 Prospect Pk NE Zip: 87110
11400 SANTA MONICA

3. Name: ~~SAM BOREN~~ Address: ~~DR NE~~ Zip: ~~87110~~

✓ 4. Name: Tom Schroeder Address: 9731 Loretta NW Zip: 87114
~~Tom Schroeder~~

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: _____

15. Name: _____ Address: _____ Zip: _____

16. Name: _____ Address: _____ Zip: _____

17. Name: _____ Address: _____ Zip: _____

5334

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

MW Reynolds
Approved

6/15/07
Date

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

AGIS Use Only

Copied fc **5334** to agiscov on **6/15/2007** Contact person notified on **6/15/2007**



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 11, 2007

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)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.

Neighborhood Coordination

Letter(s) sent to Nob Hill NA (R)

APS	The owners of the following property, Lot 1-A, Blk 13, Mesa Grande Addition , located on Mesa Grande Pl SE between Graceland St SE and Valverde SE, request to vacate a portion of R-O-W on Graceland St SE and Mesa Grande Pl SE, and to remove the building encroachment and replat the above lot with a changed R-O-W. This will have no adverse impacts on the APS district.
-----	---

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No comments received.
PNM Electric & Gas	No comments received.
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 An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Has the corner of the apartment been demolished? If so, transportation will have no objection to either request.

Parks & Recreation

Defer to Transportation

ABCWUA

No objection to Vacation request.
No objection to Plat approval.

Planning Department

No adverse comments.

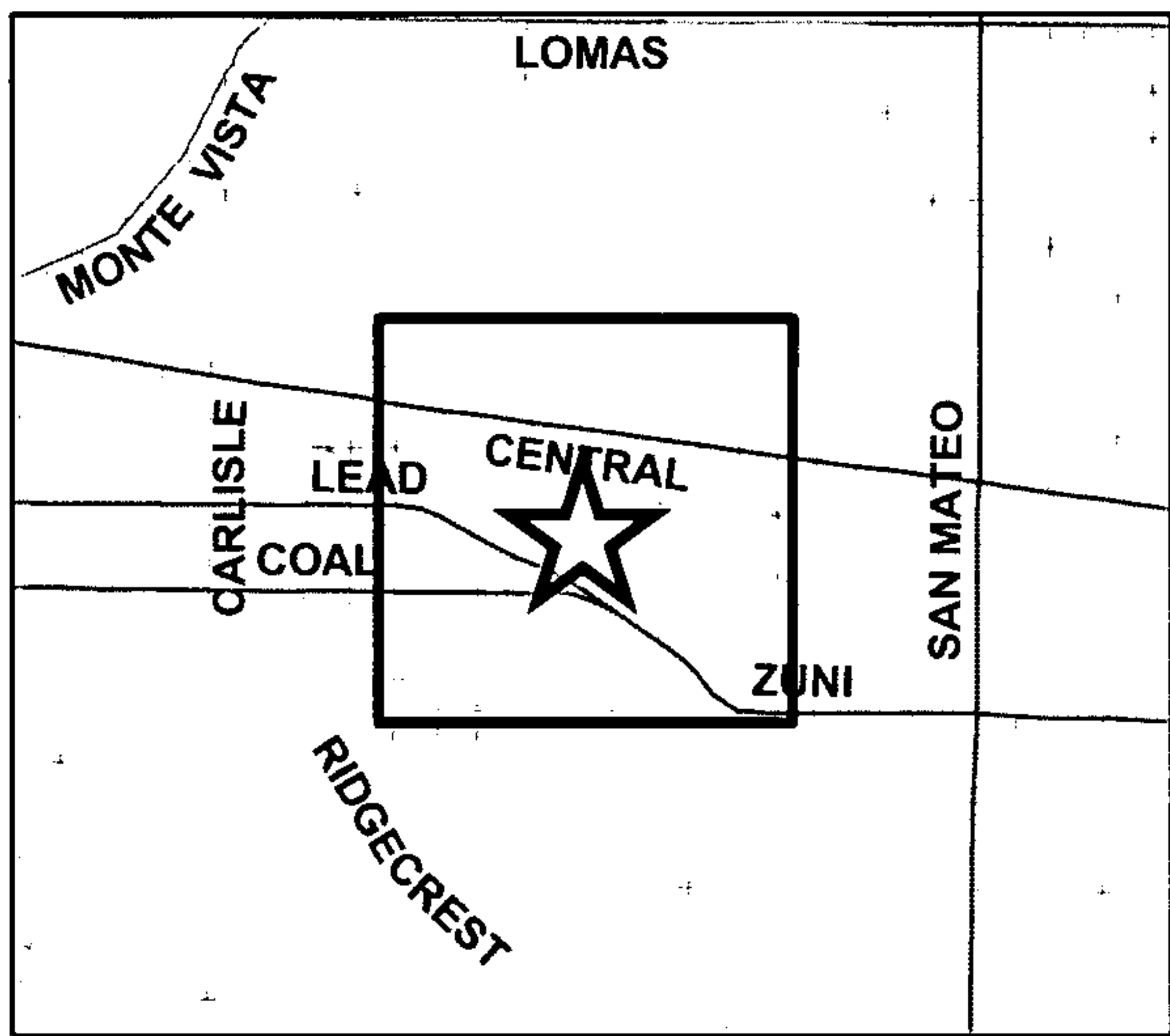
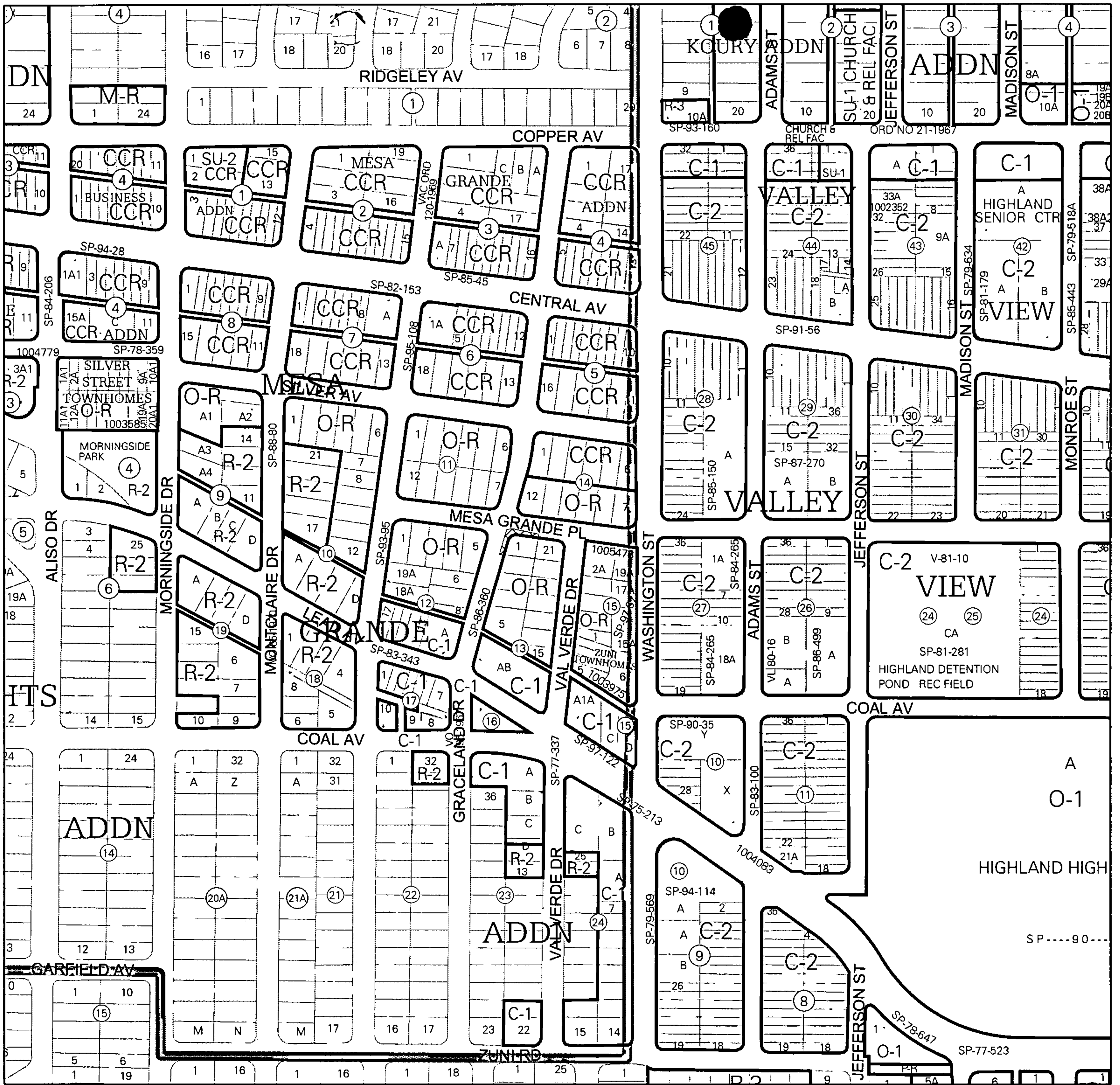
Impact Fee Administrator

No comment on the proposed vacation of public rights-of-way. No comment on the proposed subdivision as a building exists on the property.

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

Cc: Surveys Southwest LTD, 333 Lomas Blvd NE, 87102

Thomas Schroeder, 9731 Lorette Dr NW 87114



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 400 feet

Project Number:
1005334
Hearing Date:
7/11/2007
Zone Map Page:
K-17

Additional Case Numbers:
07DRB-70062 DRB-70063

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

Meeting Date: July 11, 2007
Z one Atlas Page: K-17
Notification Radius: 100 Ft.

Project# 1005334
App#07DRB-70062
07DRB-70063

Cross Reference and Location: MESA GRANDE PL SE BETWEEN GRACELAND
ST SE AND VALVERDE SE

Applicant: SURVEYS SOUTHWEST, LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Agent: THOMAS SCHROEDER
9731 LORETTA DR NW
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: JUNE 22, 2007
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action **PRELIM/FINAL**
- Vacation **PUBLIC R-O-W**
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: THOMAS SCHROEDER PHONE: 934-2118
 ADDRESS: 9731 LORETTA DR. NW FAX: _____
 CITY: ALBU STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATE PORTION OF R-O-W ON GRACELAND & MESA GRANITE TO REMOVE BUILDING ENCRDACHMENT & REPLAT LOT. IN CHANGED R-O-W.

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

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

Lot or Tract No. LOT 1A Block: 13 Unit: N/A
 Subdiv/Addn/TBKA: MESA GRANITE ADDITION
 Existing Zoning: O-R Proposed zoning: N/A
 Zone Atlas page(s): R-17-Z UPC Code: 1-017-057-233-148-33104 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 2A 94-173
PROJ # 1005334

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.1062 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: MESA GRANITE PL. SE
 Between: GRACELAND STREET SE and VALVERDE SE
 Check-off if project was previously reviewed by Sketch Plan or Pre-application Review Team Date of review: 1/24/07

SIGNATURE Dan Graney DATE 6-13-07
 (Print) Dan Graney Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>07DRB - 70062</u>	<u>VRW</u>	<u>Y</u>	<u>\$ 600.00</u>
<u>07DRB - 70063</u>	<u>P&E</u>		<u>\$ 215.00</u>
	<u>ADV</u>		<u>\$ 75.00</u>
	<u>CME</u>		<u>\$ 20.00</u>
			<u>Total</u>
			<u>\$ 910.00</u>

Hearing date 07/11/07

Sandy Audley 06/17/07
 Planner signature / date

Project # 1005334

Form revised 4/07

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Sarah Amato
 Applicant name (print)
Sarah Amato 06/15/07
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 07DRB - 70062

Sandy Skendzel 06/15/07
 Planner signature / date
 Project # 1005334

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PRO P E R T Y C L A S S	T A X D I S T R I C T	LEGAL
1	1017057 2371633 3301	DOWDY CHARLES F & KATHLEE N CONNORS DOWDY	4301 MES A GRANDE PL SE	ALBU QUER QUE	NM	8710 8	R	A1A	* 012 014MESA GRANDE AD D
2	1017057 2521613 3304	MCDONALD CLYDE RAY	209 WASHI NGTON SE	ALBU QUER QUE	NM	8710 8	R	A1A	* 009 014MESA GRANDE AD D
3	1017057 2421623 3302	DESERT CLUB OF ALBUQUERQU E	4305 MES A GRANDE PL SE	ALBU QUER QUE	NM	8710 8 27 10	C	A1A	* 011 014MESA GRANDE AD D
4	1017057 2471613 3303	GUEST KEVIN & SUSAN ELAINE	4309 MES A GRANDE PL SE	ALBU QUER QUE	NM	8710 8	R	A1A	* 010 014MESA GRANDE AD D
5	1017057 2361353 3103	MCMULLAN & SHOUTZ % JOHN J MCMULLAN	7109 PRO SPECT PL N E	ALBU QUER QUE	NM	8711 0 43 13	R	A1A	* 002 013MESA GRANDE AD D LOT 2 THRU 5 LOT 15 TH RU 21INCL
6	1017057 2241643 3005	TROXELL DAVID J & MARISSA I	2 LOS PIN OS	NICAS SIO	CA	9353 2	R	A1A	* 007 011MESA GRANDE AD D L7&L8
7	1017057 2191473 2905	WISE MIND PROPERTIES	PO BOX 665 8	ALBU QUER QUE	NM	8719 7	C	A1A	* 005 012MESA GRANDE AD D
8	1017057 2141473 2906	KOELSCH HENRY OLIVER & COR ONA ORLANDO J	2662 E 2ND ST UNIT B 3	LONG BEAC H	CA	9080 3	R	A1A	* 004 012MESA GRANDE AD D
9	1017057 2331483 3104	CHARLES BOMBACH & CO REAL TORS C/O SCHROEDER THOMAS C & JEAN S	9731 LORE TTA DR NW	ALBU QUER QUE	NM	8711 4	R	A1A	* 001 013MESA GRANDE AD D
1 0	1017057 2141393 2904	SAUCEDO STELLA A	311 GRAC ELAND DR SE	ALBU QUER QUE	NM	8710 8 27 02	R	A1A	* 006 012MESA GRANDE AD D

Or Current Resident
CHARLES BOMBACH & CO
REALTORS C/O SCHROEDER THOMAS
C & JEAN S
9731 LORETTA DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
GUEST KEVIN & SUSAN ELAINE
4309 MESA GRANDE PL SE
ALBUQUERQUE, NM 87108

Or Current Resident
MCMULLAN & SHOUTZ % JOHN J
MCMULLAN
7109 PROSPECT PL NE
ALBUQUERQUE, NM 87110 4313

Or Current Resident
WISE MIND PROPERTIES
PO BOX 6658
ALBUQUERQUE, NM 87197

Project# 1005334
RITA LAVIN
Nob Hill N.A.
420 ALISO DR NE
ALBUQUERQUE, NM 87108

Or Current Resident
DESERT CLUB OF ALBUQUERQUE
4305 MESA GRANDE PL SE
ALBUQUERQUE, NM 87108 2710

Or Current Resident
KOELSCH HENRY OLIVER &
CORONA ORLANDO J
2662 E 2ND ST UNIT B3
LONG BEACH, CA 90803

Or Current Resident
SAUCEDO STELLA A
311 GRACELAND DR SE
ALBUQUERQUE, NM 87108 2702

Project# 1005334
SURVEYS SOUTHWEST, LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

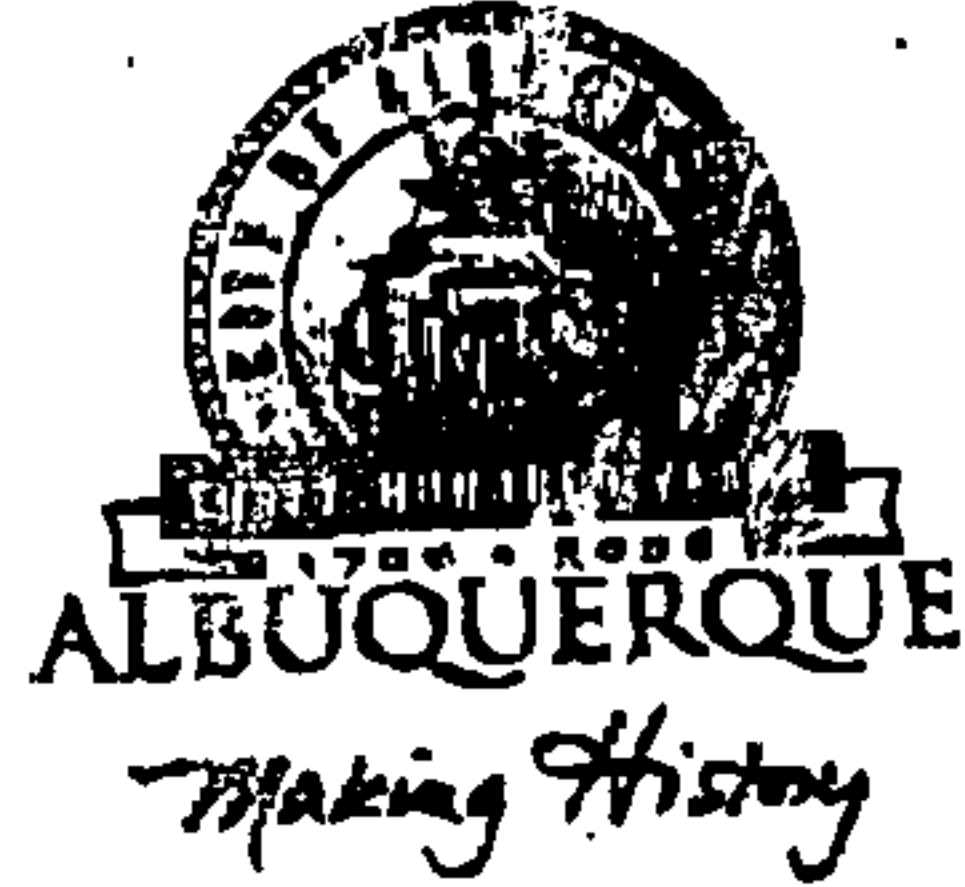
Project# 1005334
STACE MCGEE
ENV. DYNAMICS
Nob Hill N.A.
142 TRUMAN NE
ALBUQUERQUE, NM 87108

Or Current Resident
DOWDY CHARLES F & KATHLEEN
CONNORS DOWDY
4301 MESA GRANDE PL SE
ALBUQUERQUE, NM 87108

Or Current Resident
MCDONALD CLYDE RAY
209 WASHINGTON SE
ALBUQUERQUE, NM 87108

Or Current Resident
TROXELL DAVID J & MARISSA I
2 LOS PINOS
NICASSIO, CA 93532

Project# 1005334
THOMAS SCHROEDER
9731 LORETTA DR NW
ALBUQUERQUE, NM 87114



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 12, 2007

TO CONTACT NAME: Sarah
COMPANY/AGENCY: Surveys Southwest LTD,
ADDRESS/ZIP: 3300 Lomas Blvd NE, Albuq, NM
PHONE/FAX #: 505-998-0303 505-998-0306 (fax)

Thank you for your inquiry of June 12, 2007 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at requesting neighborhood notification
for lot 1, blk 13, mesa grande add.
zone map page(s) K-17

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

NOB HILL
Neighborhood Association
Contacts: Pita Lawin
420 Aliso Dr NE 87108
265-9961 (h)
Stace McGee
Env. Dynamics
142 Truman NE 87108
266-7469 (h) 247-2851 (w)

Neighborhood Association
Contacts: _____

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

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

Sincerely,
Stephan Winnick
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:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

A complete description of the actions requested of the EPC:

- 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").
- 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.").
- 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.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

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

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


Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 6/12/07

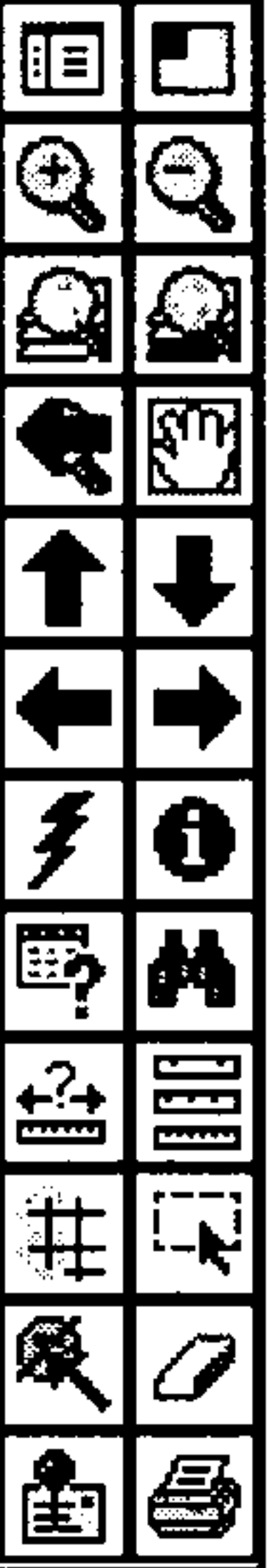
Time Entered: 4:30


ONC Rep. Initials: 



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

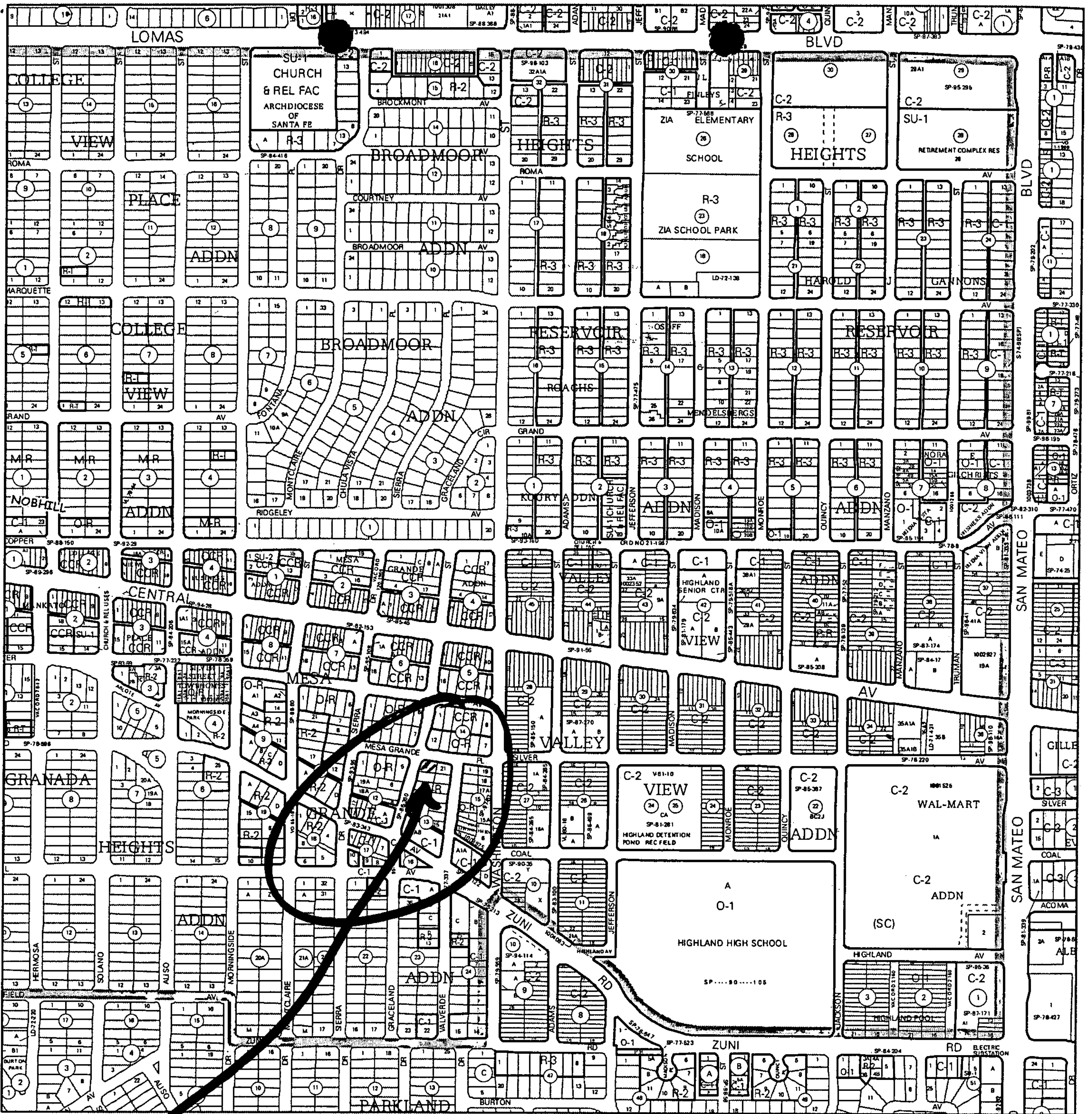
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER
1	101705723716333301	DOWDY CHARLES F & KATHLEEN CONNORS DOWDY
2	101705725216133304	MCDONALD CLYDE RAY
2	101705724216222202	DESERT CLUB OF ALBUQUERQUE

Pan
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)

[CONTACT](#)



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

SITE

Albuquerque Geographic Information System

Map amended through: 10/25/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-17-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.	

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

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

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

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

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

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

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

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

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

DEVELOPER LISTING INCLUDES

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

Dan Franey Applicant name (print)
Dan Franey 6.13.07
Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	
<input checked="" type="checkbox"/> Fees collected	<u>01DRB</u> - <u>70063</u>	<u>Sandy Handley</u> 06/15/07
<input checked="" type="checkbox"/> Case #s assigned	-	Planner signature / date
<input checked="" type="checkbox"/> Related #s listed	-	<u>Project # 1005324</u>



**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 11, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

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 thru 4, **CAS ADDITION**, zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW between WESTSIDE DR NW and the CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13/14)

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)

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). (M-10 & N-10)

Project# 1005334

07DRB-70062 VACATION OF PUBLIC RIGHT-OF-
WAY
07DRB-70063 MINOR - PRELIMINARY/ FINAL
PLAT APPROVAL

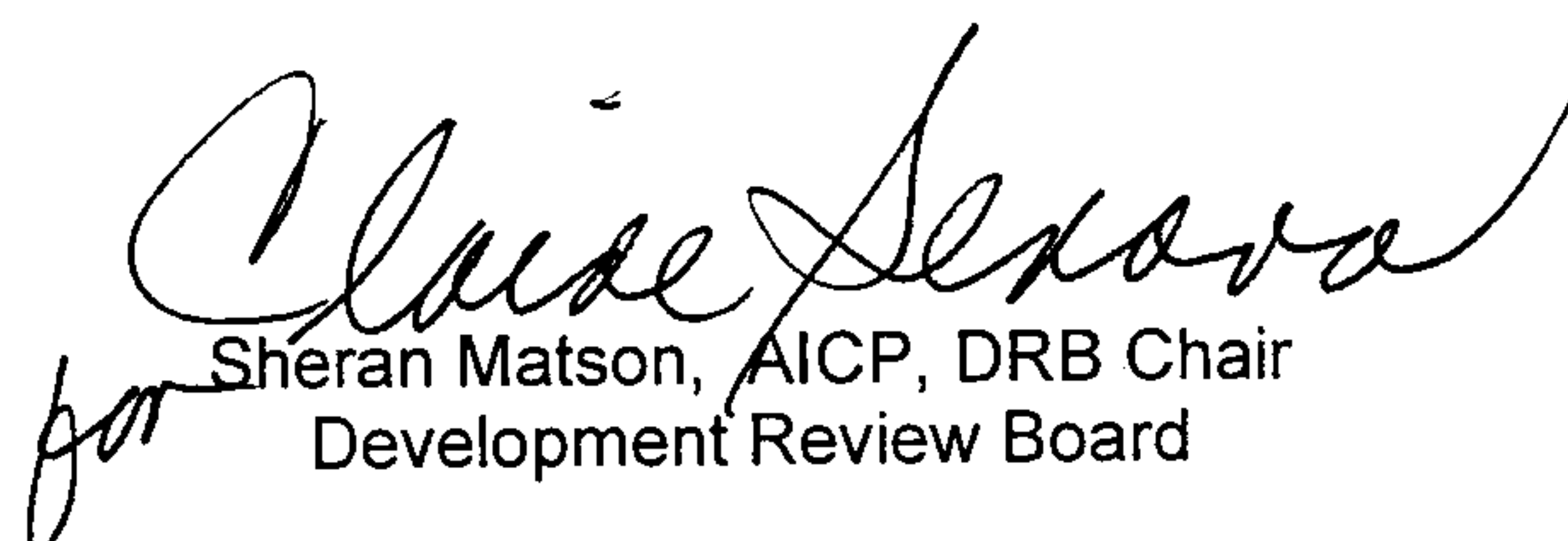
SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17)

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)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 25, 2007.



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action **PRELIM/FINAL**
- Vacation **PUBLIC R-O-W**
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): SURVELYS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0300
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: THOMAS SCHROEDER PHONE: 934-2118
 ADDRESS: 9731 LORETTA DR. NW FAX: _____
 CITY: ALBU STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATE PORTION OF R-O-W ON GRACELAND & MESA GRANITE TO REMOVE BUILDING ENCRDACHMENT & REPLAT LOT IN CHANGED R-O-W.

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

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

Lot or Tract No. LOT 1A Block: 13 Unit: N/A
 Subdiv/Addn/TBKA: MESA GRANITE ADDITION
 Existing Zoning: O-R Proposed zoning: N/A
 Zone Atlas page(s): R-17-Z UPC Code: 1.017.057.233.148.33104 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 2A 94-173
PROJ # 1005334

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres) 0.1062 AC.

LOCATION OF PROPERTY BY STREETS: On or Near: MESA GRANITE PL. SE
 Between: GRACELAND STREET SE and VALVERDE SE

Check-off if project was previously reviewed by Sketch Plat Plan or Pre-application Review Team . Date of review: 1/24/07

SIGNATURE Dan Graney DATE 6.13.07
 (Print) Dan Graney Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>OTDRB - 70062</u>	<u>VRN</u>	<u>Y</u>	<u>\$ 600.00</u>
<u>OTDRB - 70063</u>	<u>P&E</u>		<u>\$ 215.00</u>
	<u>ADV</u>		<u>\$ 75.00</u>
	<u>CME</u>		<u>\$ 20.00</u>
			<u>Total</u>
			<u>\$ 910.00</u>

Hearing date 07/11/07

Sandy Handley 06/17/07
 Planner signature / date

Project # 1005334

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - SIA** The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application

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

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

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

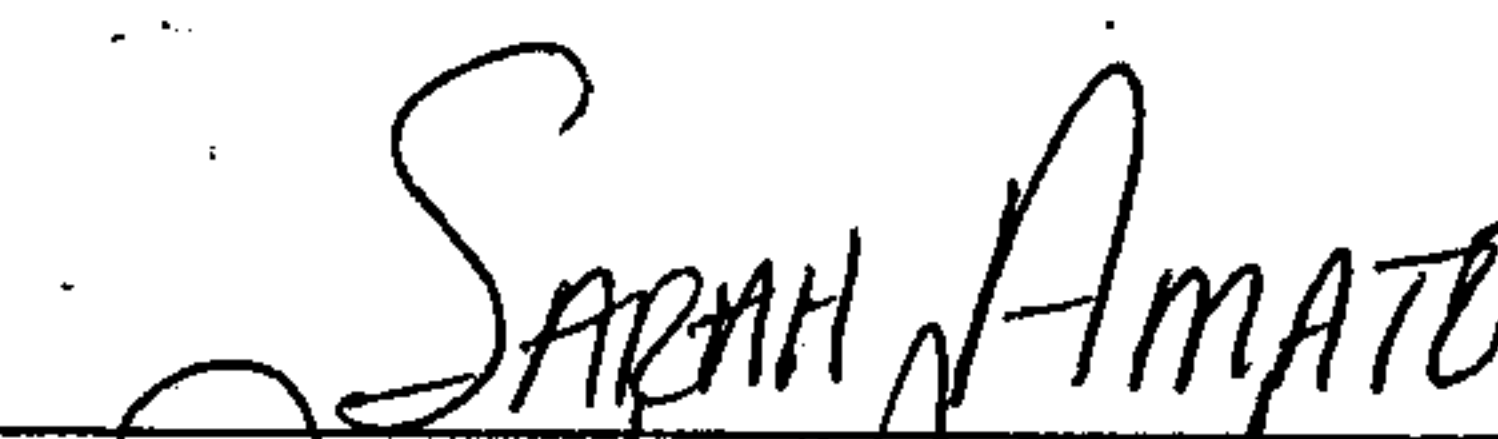
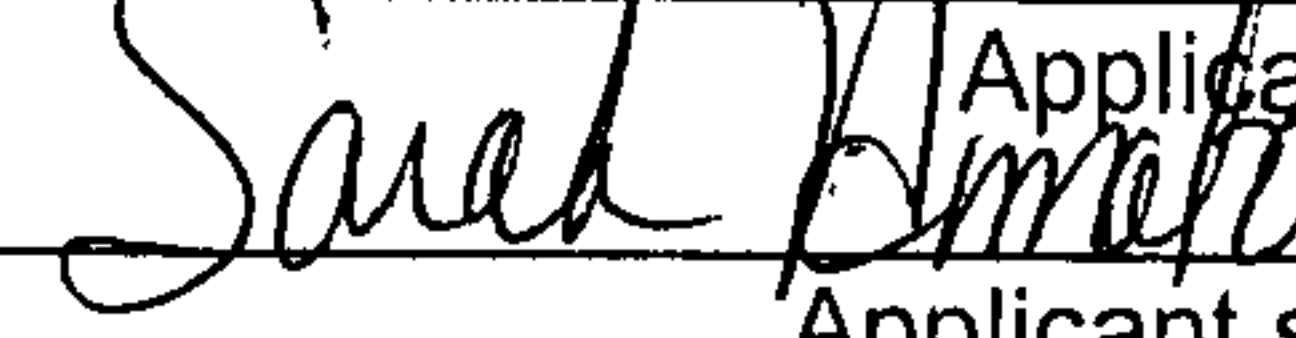
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ List any original and/or related file numbers on the cover application

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

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

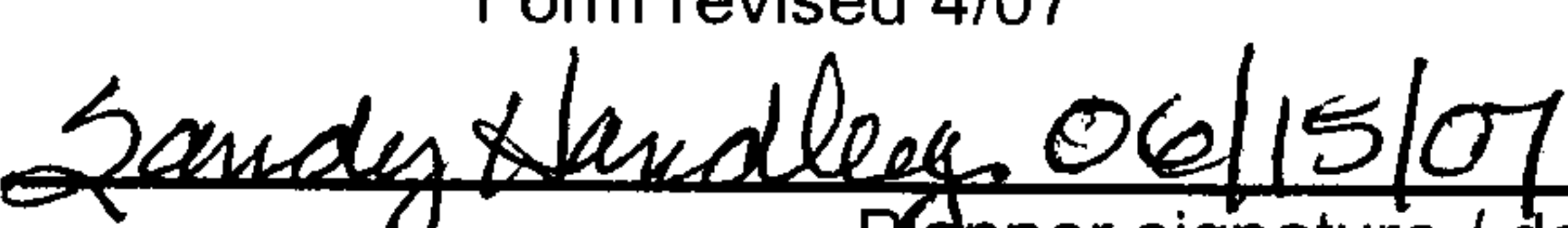

 Applicant name (print)

 Applicant signature / date



Form revised 4/07

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

Application case numbers
 07DRB - 70062


 Planner signature / date
 Project # 1005334

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

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

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

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

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

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

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

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

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

- DEVELOPED W/ EXISTING BUILDINGS*
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

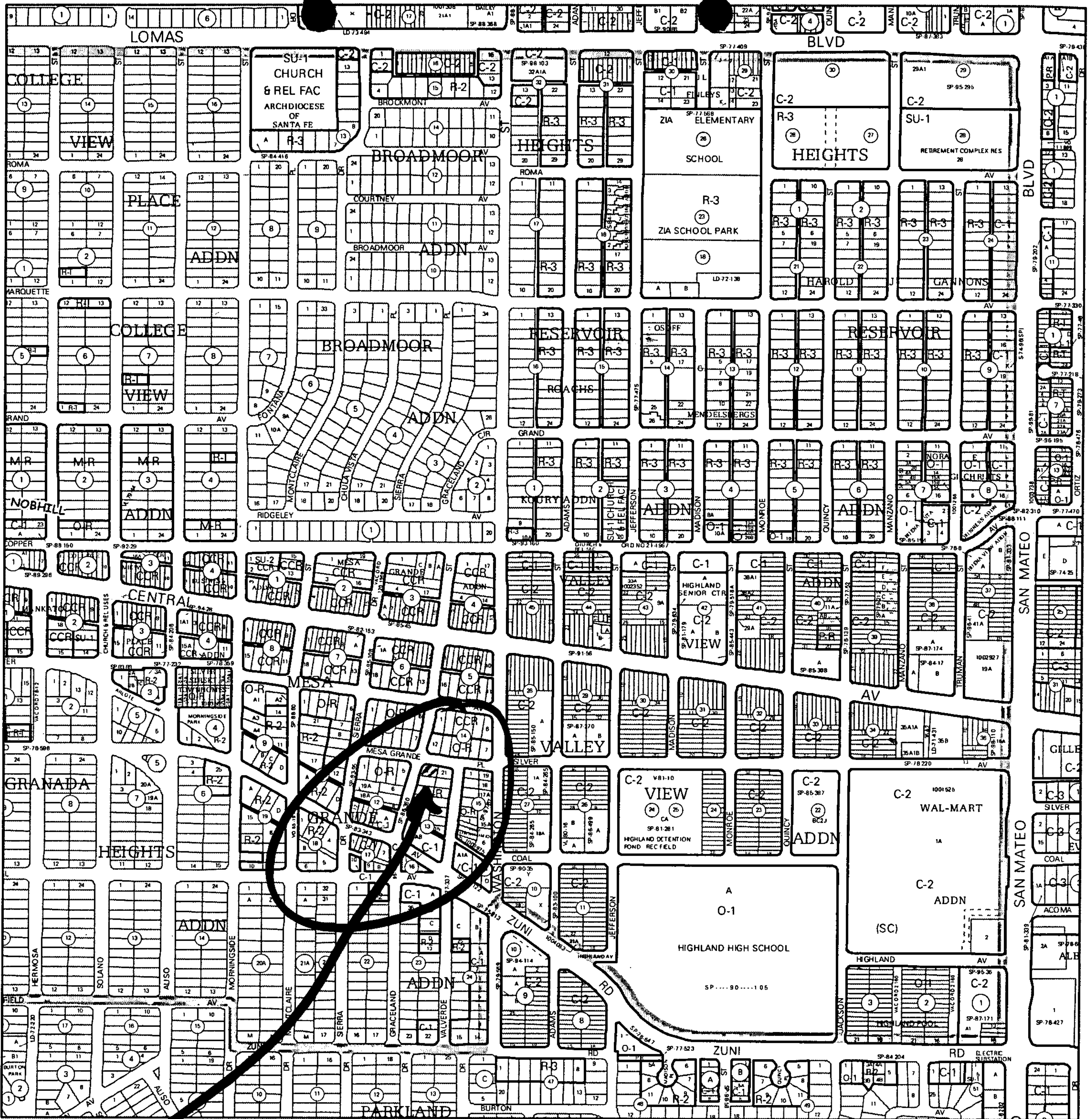
Dan Franey Applicant name (print)
Dan Franey 6.13.07
Applicant signature / date



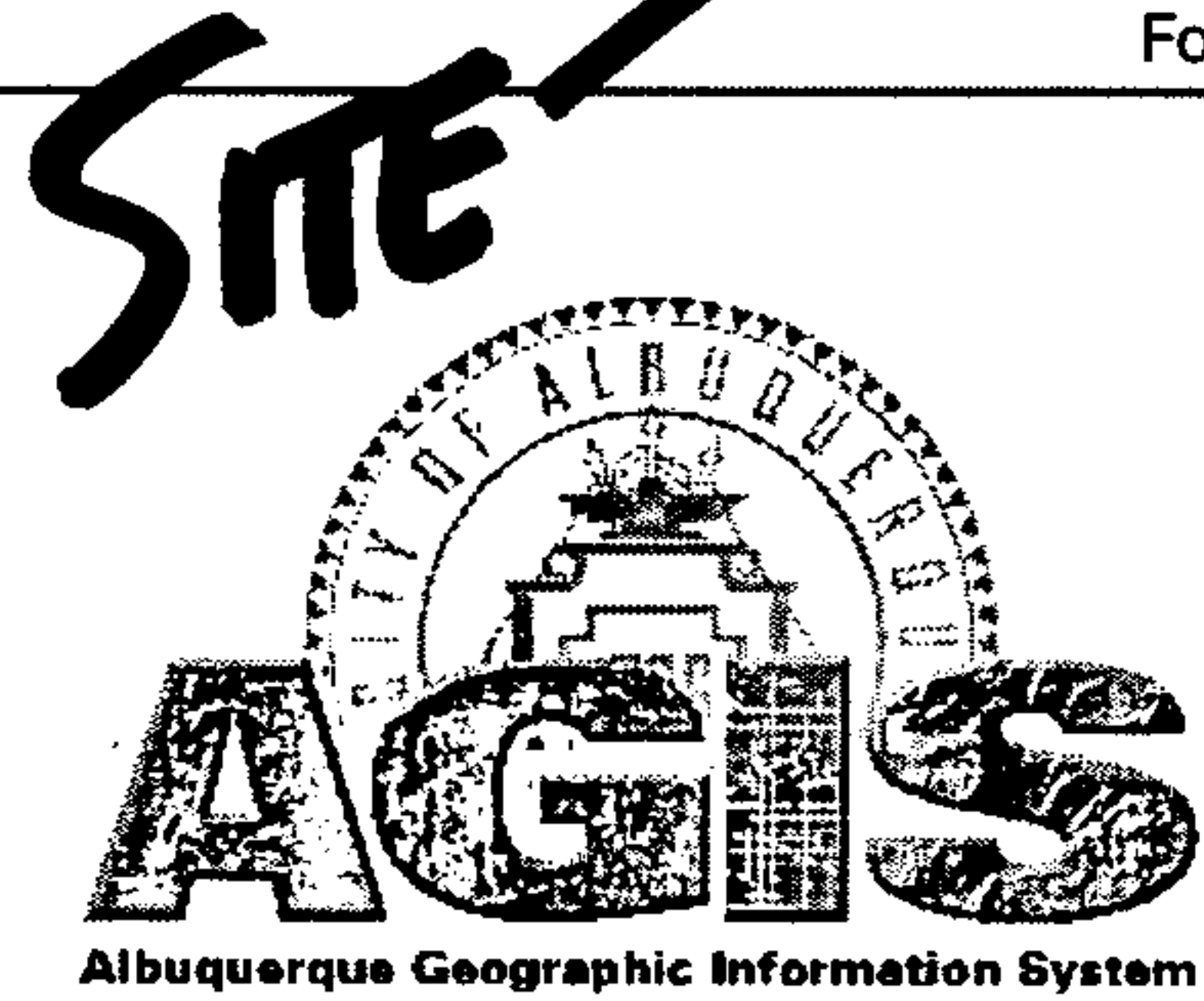
Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
OTDRB - - 10063
 - - -
 - - -

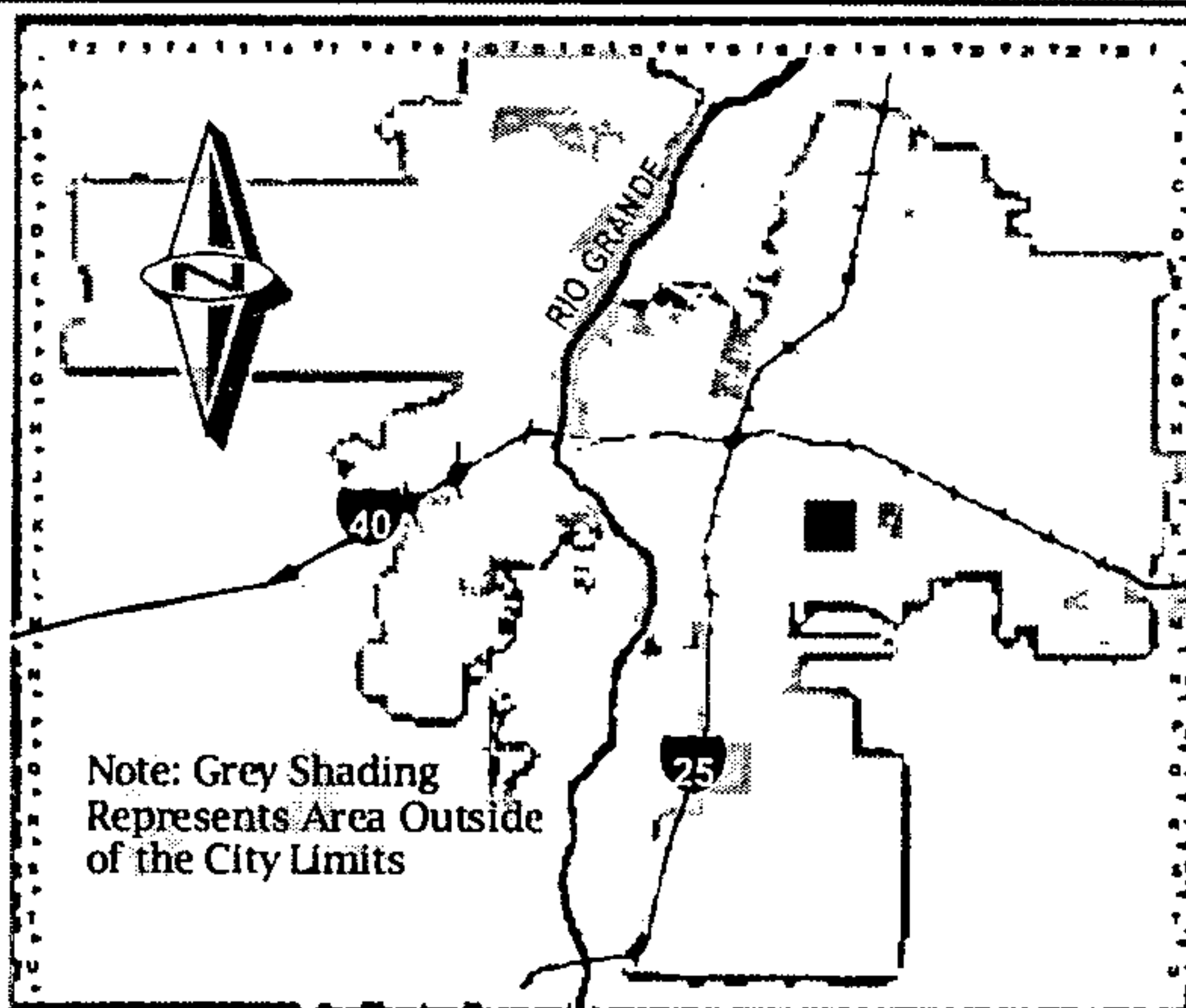
Sandy Handley 06/15/07
Planner signature / date
Project # 1005335



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



Map amended through: 10/25/2006



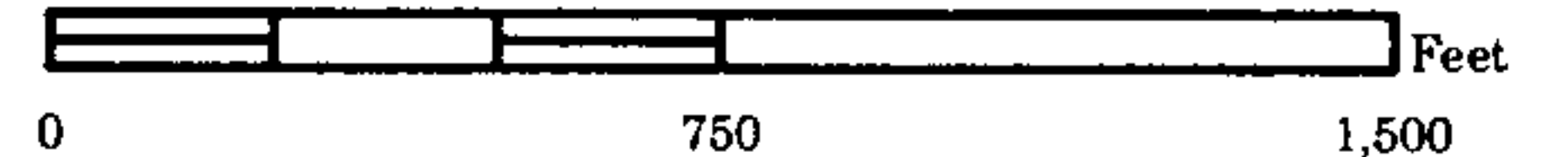
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-17-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



Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

June 13, 2007

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOT 1-A, BLOCK 13, MESA GRANDE ADDITION

Dear Board Members:

The purpose of the above referenced property is to vacate a portion of right-of-way on Graceland Drive SE and Mesa Grande Place SE to remove building encroachments and to replat the lot with the changed right-of-way.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

June 13, 2007

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOT 1-A, BLOCK 13, MESA GRANDE ADDITION

Dear Board Members:

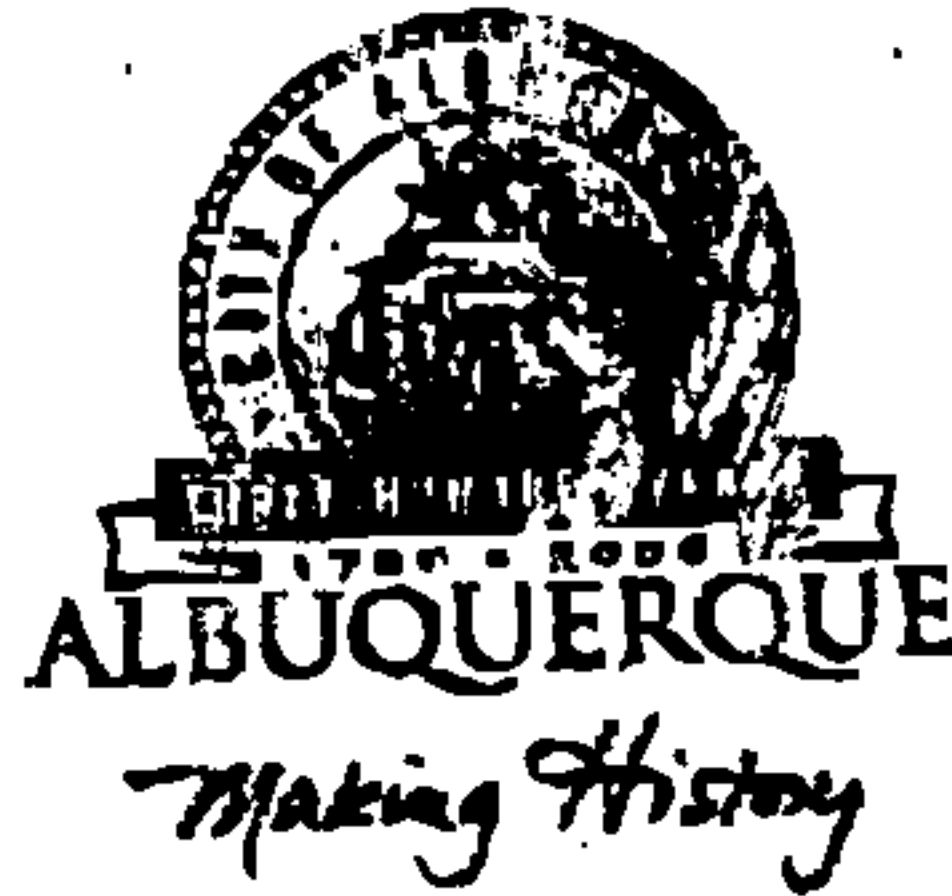
The purpose of the above referenced property is to vacate a portion of right-of-way on Graceland Drive SE and Mesa Grande Place SE to remove building encroachments and to replat the lot with the changed right-of-way.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President



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 12, 2007

TO CONTACT NAME: Sarah
 COMPANY/AGENCY: Surveys Southwest LTD,
 ADDRESS/ZIP: 333 Lomas Blvd NE, Albuq, NM
 PHONE/FAX #: 505-998-0303 505-998-0306 (fax)

Thank you for your inquiry of June 12, 2007 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at requesting neighborhood notification
for lot 1, blk 13, mesa grande add.
 zone map page(s) K-17

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

NOB HILL
 Neighborhood Association
 Contacts: Rita Lavin
420 ALISO DR NE 87108
265-9961 (h)
Stace Mc Gee
ENV. DYNAMICS
142 Truman NE 87108
266-7469 (h) 242-2851 (w)

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Stephan Winkler
 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:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

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.
- d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 6/12/07

Time Entered: 4:30

ONC Rep. Initials: [Signature]

Surveys Southwest, Ltd

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

June 13, 2007

NOB HILL NEIGHBORHOOD ASSOC.
STACE MCGEE
ENVIRONMENTAL DYNAMICS
142 TRAMWAY NE
ALBUQUERQUE, NM 87108

REF: LOT 1-A, BLOCK 13, MESA GRANDE ADDITION

Dear Stace McGee:

This letter is a notice to you of action being taken on the Mesa Grande Addition, located on Graceland Drive SE and Mesa Grande Place SE.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate portions of Graceland Drive SE and Mesa Grande Place SE to remove building encroachments and a preliminary / final plat to replat the lot with the changed right-of-way to DRB for approval. A copy of the proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is July 11, 2007.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
Dan Graney
President

7005 1820 0008 1964 2498

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 1.14
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.13
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.94

Postmark Here
6/13/07

Sent To	STACE MCGEE
Street, Apt. No. or PO Box No.	142 TRAMWAY NE
City, State / Zip	ALBU. N. MEX 87108

PS Form 3800, June 2002

Surveys Southwest, Ltd

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

June 13, 2007

NOB HILL NEIGHBORHOOD ASSOC.
RITA LAUIN
420 ALISO DRIVE NE
ALBUQUERQUE, NM 87108

REF: LOT 1-A, BLOCK 13, MESA GRANDE ADDITION

Dear Rita Lauin:

This letter is a notice to you of action being taken on the Mesa Grande Addition, located on Graceland Drive SE and Mesa Grande Place SE.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate portions of Graceland Drive SE and Mesa Grande Place SE to remove building encroachments and a preliminary / final plat to replat the lot with the changed right-of-way to DRB for approval. A copy of the proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is July 11, 2007.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
Dan Graney
President

7005 1820 0000 0297 5007
1026 6967 1963 2207

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 1.14
Certified Fee	2.05
Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.94
Postmark Here 6/13/07	
Sent To <i>RITA LAUIN</i>	
Street, Apt. No.; or PO Box No. <i>420 ALISO DR. NE</i>	
City, State, ZIP+4 <i>ALBU, N.MEX 87108</i>	
PS Form 3800, June 2002	
See Reverse for Instructions	

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 26, 2007 To JULY 11, 2007

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.

Sarah Amato
(Applicant or Agent)

6/15/07
(Date)

I issued 2 signs for this application, 06/15/07 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005334

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

06/15/2007 Issued By: PLNABG

.....
Permit Number: 2007 070 063 **Category Code 0910**

Application Number: 07DRB-70063, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MESA GRANDE PL SE BETWEEN GRACELAND ST SE AND VALVERDE SE

Project Number: 1005334

Applicant
Thomas Schroeder

8731 Loretta Dr Nw
Albuquerque, NM 87114
934-2118

Agent / Contact
Surveys Southwest Ltd
Dan Graney
333 Lomas Blvd Ne
Albuquerque, NM 87102

dmgraney@swsurvey.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441008/4983000	DRB Actions	\$215.00
TOTAL:		\$215.00

City Of Albuquerque
Treasury Division

6/15/2007 8:54AM LUC: ANNX
RECEIPT# 00083541 WSH 007 TRANSH 0003
Account 441006 Fund 0110
Activity 4983000 TRSMSP
Trans Amt \$910.00
J24 Misc \$215.00

Thank You

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

00*0\$
 00*016\$
 00*009\$

6/15/2007 Issued By: PLNABG

Activity 4983000
 Account 441006
 Fund 0110

Permit Number: 2007 070 062

Category Code 0910

Application Number: 07DRB-70062, Vacation Of Public Right-Of-Way

Address: City of Albuquerque

Location Description: MESA GRANDE PL SE BETWEEN GRACELAND ST SE AND VALVERDE SE

Project Number: 1005334

Applicant
 Thomas Schroeder
 9731 Loretta Dr Nw
 Albuquerque, NM 87114
 934-2118

Agent / Contact
 Surveys Southwest Ltd
 Dan Graney
 333 Lomas Blvd Ne
 Albuquerque, NM 87102
 dmgraney@swsurvey.com

Application Fees

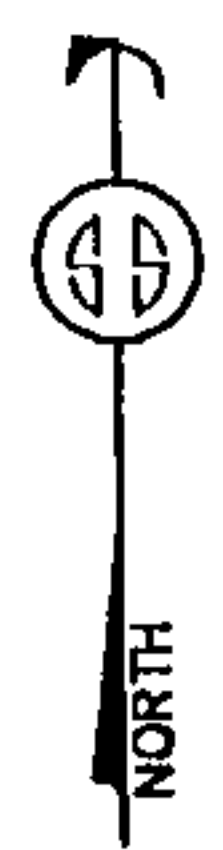
441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$600.00
TOTAL:		\$695.00

6/15/2007 8:55AM LOC: ANNX
 RECEIPT# 00083543 WS# 007 TRANS# 0003
 Account 441032 Fund 0110
 Activity 3424000 TRSMSP
 Trans Amt \$910.00
 J24 Misc \$20.00
 Thank You

City of Albuquerque
 Treasury Division

City of Albuquerque
 Treasury Division

6/15/2007 8:55AM LOC: ANNX
 RECEIPT# 00083542 WS# 007 TRANS# 0003
 Account 441018 Fund 0110
 Activity 4971000 TRSMSP
 Trans Amt \$910.00
 J24 Misc \$75.00
 Thank You



MESA GRANDE PLACE S.E.
56' RIGHT-OF-WAY

S82°15'41"E

RIGHT OF WAY VACATED BY THIS PLAT
(0.0068 ACRES)
(LOT LINE TO BE ELIMINATED BY THIS PLAT)

68.20'

58.0'

NEW RIGHT OF WAY

FND NAIL
14271

54.0'

GRACELAND DRIVE S.E.
58.5'-54' RIGHT-OF-WAY

33.81'

RIGHT OF WAY VACATED BY THIS PLAT
(0.0046 ACRES)
(LOT LINE TO BE ELIMINATED BY THIS PLAT)

LOT 1-A, BLOCK 13
0.1062 ACRES

54.09'
(50.13')

LOT 21, BLOCK 13
MESA GRANDE ADDITION
FILED JULY 18, 1931
(BK. C-2, PG. 26-27)

58.5'

N07°54'07"E

S09°44'25"W
(S09°47'53"W)

N82°05'46"W
(N82°11'55"W)

86.47'
(84.88')

FND NAIL
14271 TAG

LOT 2, BLOCK 13
MESA GRANDE ADDITION
FILED JULY 18, 1931
(BK. C-2, PG. 26-27)

STATION: 5-K17A
X = 395645.50
Y = 1484196.72
GROUND TO GRID = 0.99966311
DELTA ALPHA = -0°12'02"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983

Vacation
EXHIBIT B
Date *7/11/07*

LOT 20, BLOCK 13
MESA GRANDE ADDITION
FILED JULY 18, 1931
(BK. C-2, PG. 26-27)

STATION: 8-K17
X = 396807.40
Y = 1482723.14
GROUND TO GRID = ()
DELTA ALPHA = -0°1'
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983

N27°56'05"W

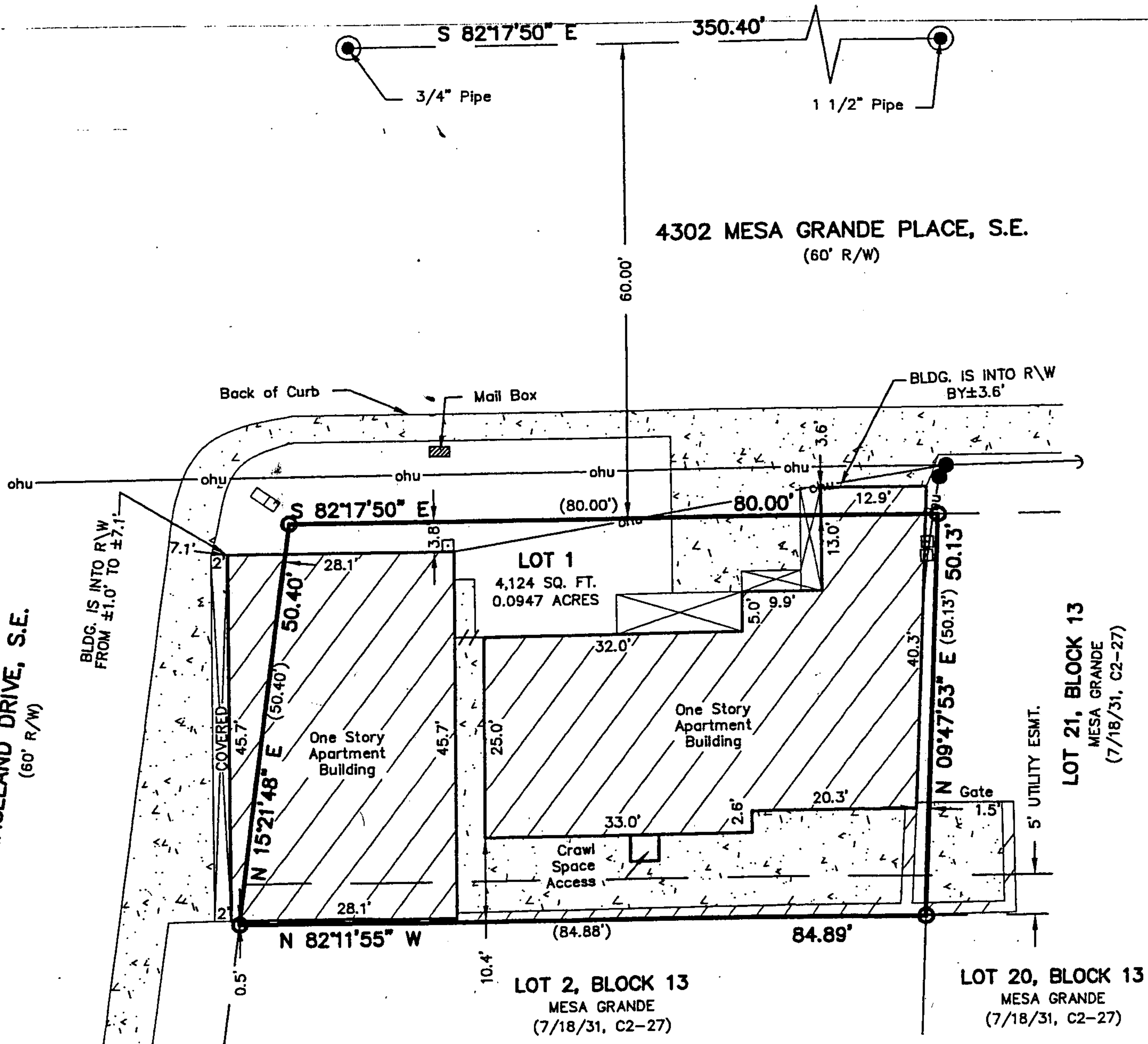
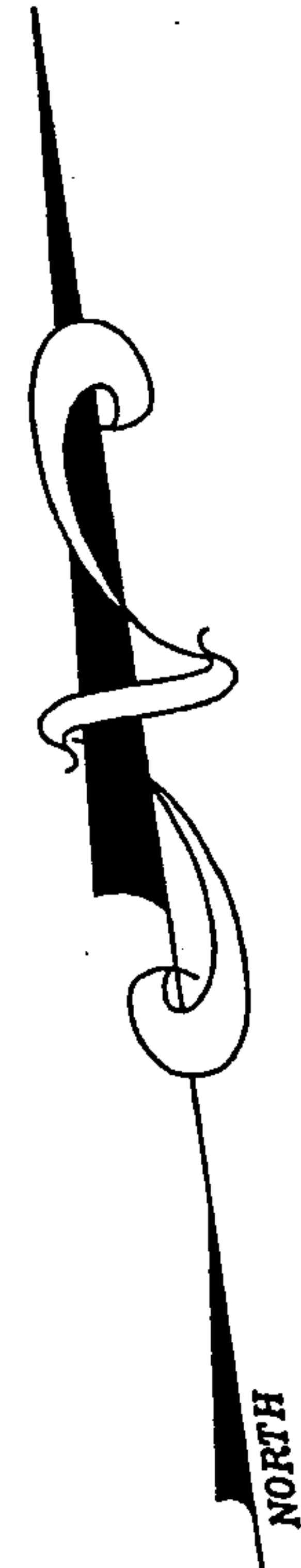
S38°15'19"E

230.15'

98.18'

GRACELAND DRIVE, S.E.
(60' R/W)

4302 MESA GRANDE PLACE, S.E.
(60' R/W)



PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/24/07	Mesa Grande Addition Proj/005334	Sketch	Comments given



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005334

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

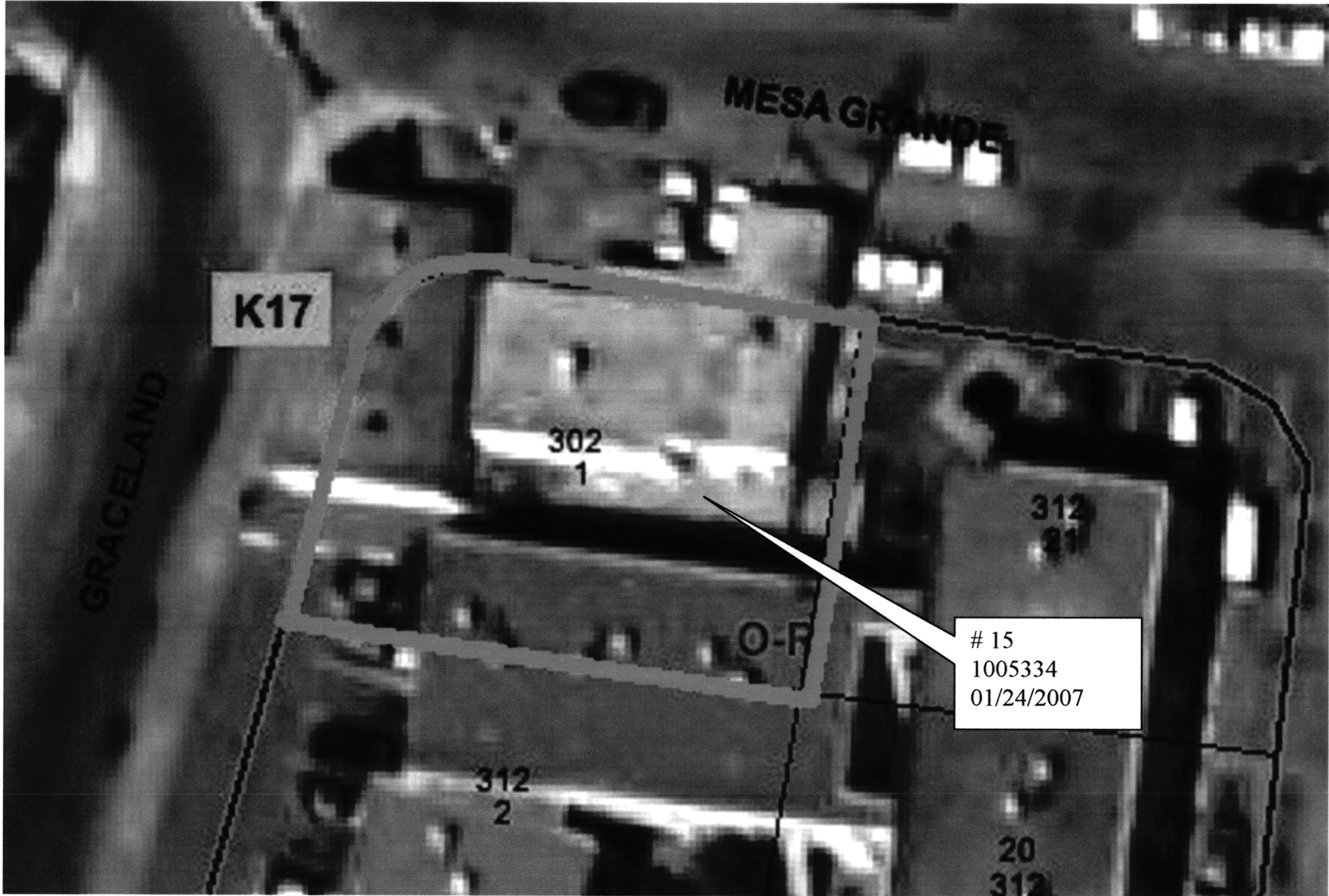
RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 24, 2007



K17

MESA GRANDE

GRACELAND

302
1

312
21

15
1005334
01/24/2007

312
2

O-F

20
312



IMPACT FEES

Development Review Board 1/24/07

Project Number: 1005334

Agenda Item number: 15

Site: Mesa Grande Subdivision

Lot/s: 1 Block 13,

Zoned: O/R

Impact fees are not applicable for this vacation of right of way.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 24, 2006
DRB Comments**

ITEM # 15

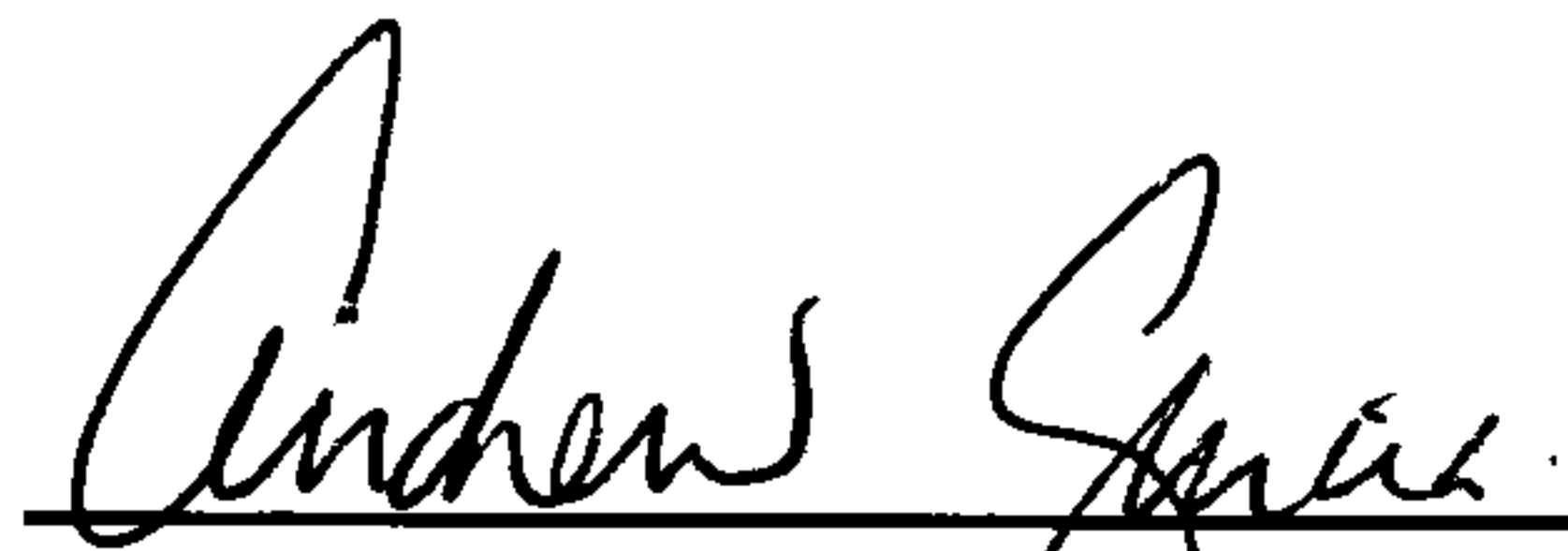
PROJECT # 1005334

APPLICATION # 07-00052

Re: Lot 1, Blk 13, Mesa Grande Addition/sketch

Follow the Nob Hill Sector Plan guidelines for development.

Planning has no adverse comments to this request.



Andrew Garcia, Planning Alternate

924-3858 Fax 924-3864 agarcia@cabq.gov

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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Tom Schroeder PHONE: 934-2118
 ADDRESS: PO Box 70222 FAX: 765-5772
 CITY: ALBUQUERQUE STATE NM ZIP 87197 E-MAIL: Tom9342118@msn.com
 Proprietary interest in site: YES List all owners: Tom + Jean Schroeder
 AGENT (if any): NONE PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION and REplat or Sketch Plat

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

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

Lot or Tract No. Lot 1 Block: 13 Unit: _____
 Subdiv. / Addn. Mesa Grande Addition
 Current Zoning: OR Proposed zoning: OR
 Zone Atlas page(s): K-17 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.1 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. 101705723314833104 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 1 + MESA GRANDE SE
 Between: Graceland SE. and Valverde SE.

CASE HISTORY:

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

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

SIGNATURE Thomas Schroeder DATE 1/16/07
 (Print) THOMAS SCHROEDER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-00052</u>	<u>SK</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>1/24/07</u>			Total \$ _____

Andrew Green
 Planner-signature / date

Project # 1005334

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Thomas Schroeder
Applicant name (print)

Thomas Schroeder
Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
07DRB - 00052

Rucker Smith 1/16/07
Planner signature / date

Project # 1005334

January 16, 2007

To: DRB Members and Staff
From: Tom Schroeder
RE: Sketch Plan Review of Proposed Vacation and Replat of Lot 1, Block 13, Mesa Grande Addition, Zone Atlas Page K17

I purchased this property in March, 2000 on a Real Estate Contract, and failed to note on the survey that the buildings slightly overlap into the City of Albuquerque rights of way on Graceland and Mesa Grande Avenues. After I had rehabbed the property, I found that I could not obtain bank financing nor sell the property due to these issues. See new detailed survey attached to this letter.

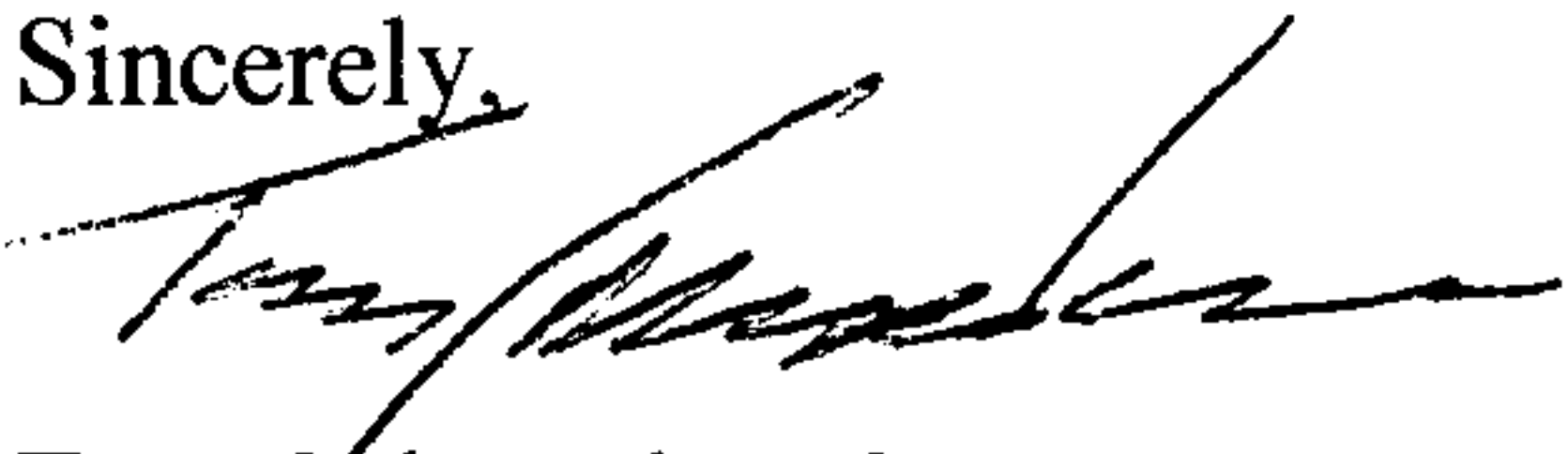
In prior research, I found that both buildings were erected prior to 1964 (via aerial survey), although City building permits for this time period have apparently been destroyed. The slight encroachments into the rights of way have existed for over 42 years, and I would now like to rectify this problem by requesting a vacation and replat of the lot to conform to the existing building footprints.

I realize the sight line at the corner of Graceland and Mesa Grande is somewhat compromised by the approximate seven foot setback of the building from the curb, but this intersection currently has a traffic barrier running in a southeast to northwest direction, and northbound Graceland traffic must turn west at this intersection. Similarly, westbound Mesa Grande traffic must turn north at the intersection, meaning the sight line issue should not be a factor.

According to my calculations, a total of approximately 160 square feet would need to be vacated on Graceland Avenue, and about 46 square feet would need to be vacated on Mesa Grande Avenue.

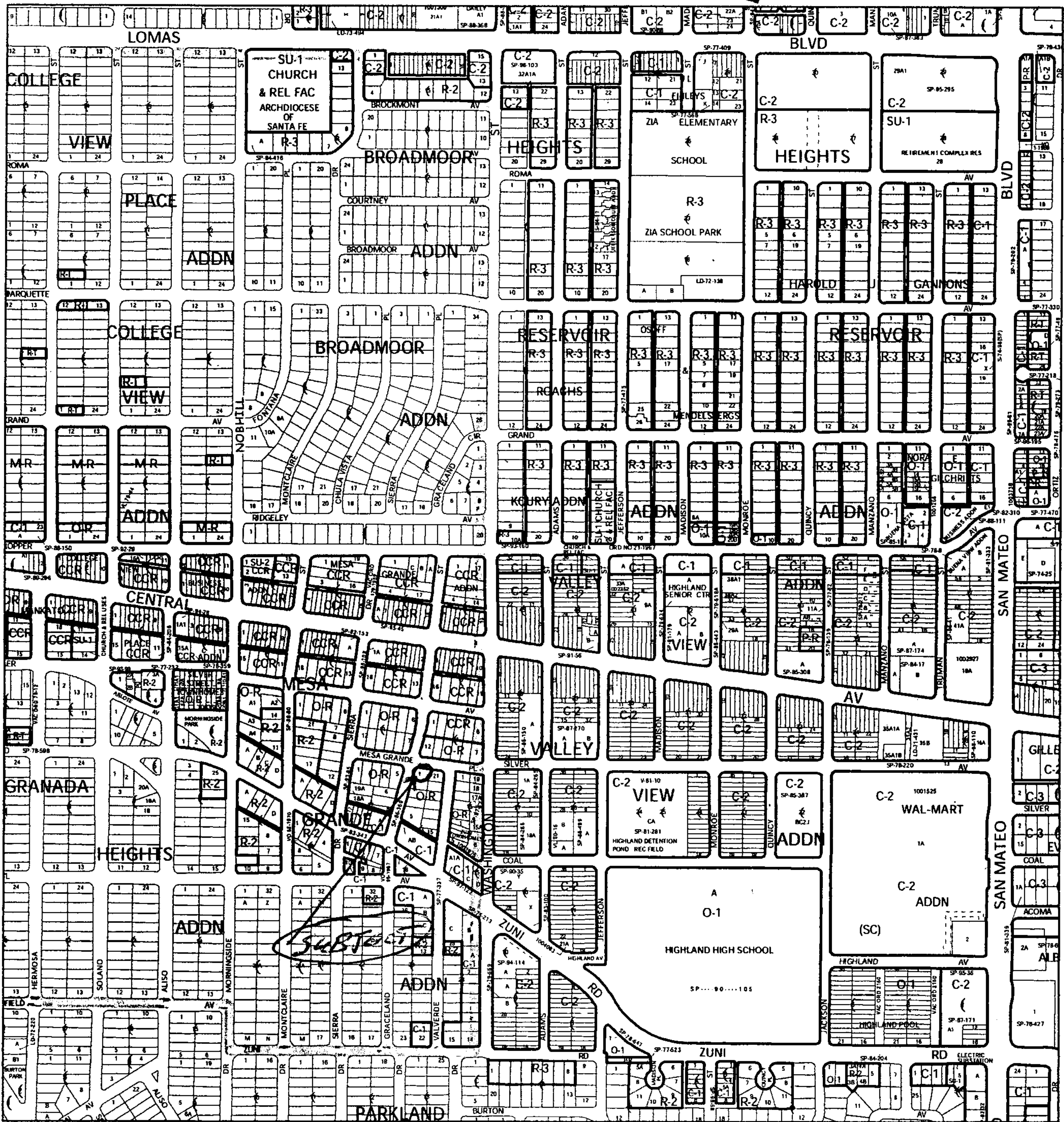
Thank you for your time and attention to this matter. I look forward to discussing this with you on January 24, 2007.

Sincerely,



Tom Schroeder, Owner
PO Box 70222
Albuquerque, NM 87197

Cell 934-2118



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

Map amended through: 1/11/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-17-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

DATE: 11/09/05
 SCALE: 1"=20'
 CREW: TG, AH
 DRAWN: JMP
 JOB NO. 053163

**CARTESIAN,
 SURVEYS, INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

**PLAT OF SURVEY
 LOT 1, BLOCK 13
 MESA GRANDE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO**

LEGEND

- N 00°00'00" E MEASURED INFO
- (N 00°00'00" E) RECORD INFO
- COVERED AREA
- CONCRETE
- BLOCK WALL
- SET BATHY MARKER LS#14271
- FOUND AS INDICATED
- POWER POLE
- OVERHEAD UTILITY
- WOOD FENCE
- GUY ANCHOR
- UTILITY PEDESTAL

GRAPHIC SCALE

