

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 20, 2007

4. Project# 1006502
07DRB-70015 VACATION OF PUBLIC EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11)

At the June 20, 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. 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 5, 2007, 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).

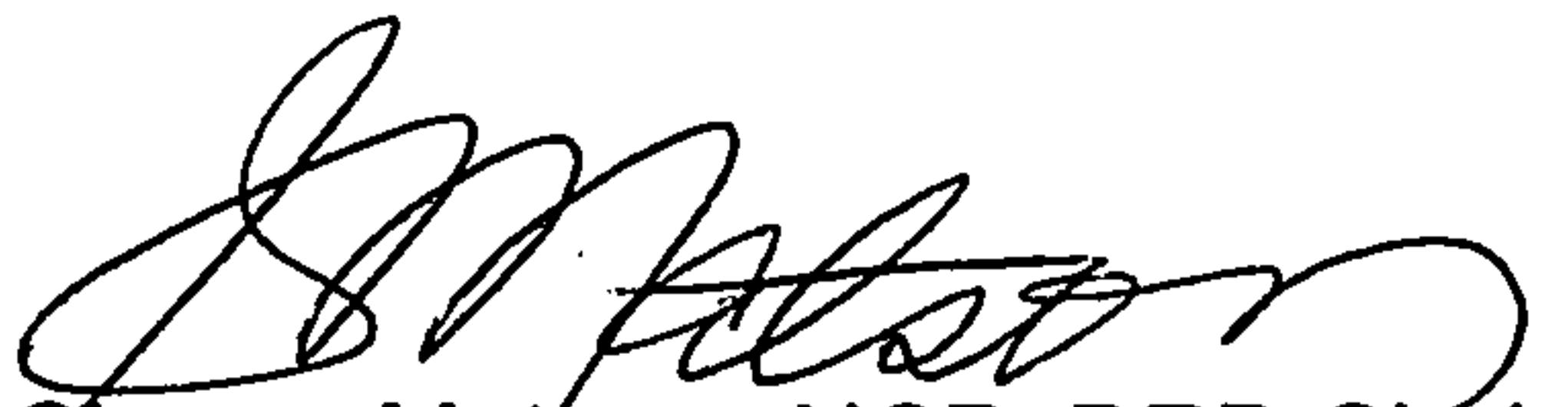


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PAGE 2

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.)



Sheran Matson, AICP, DRB Chair

Cc: Beatrice Alcon, 529 La Bajada Ct NW, 87105
Ivan Santistevan, A & J Homes Inc., P.O. Box 66975, 87193
Thomas and Karen Archuleta, 606 Palisades NW, 87105
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 20, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:10 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project# 1004178**
07DRB-70020 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**
07DRB-70017 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR
SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1005343**
07DRB-70016 VACATION OF PUBLIC
RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006502**
07DRB-70015 VACATION OF PUBLIC
EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project# 1006503**
07DRB-70019 MAJOR - SDP FOR
BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2**, zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**

7. **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, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

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, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

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, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

8. **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, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

9. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements

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 SU-2 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, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

10. **Project # 1005564**
07DRB-00619 Major-Preliminary Plat
Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). [Deferred from 06/06/07 & 6/20/07] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

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.

11. **Project# 1000762**
07DRB-70053 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). [Carmen Marrone for Stephanie Shumsky, EPC Case Planner] (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNING FOR 3 COPIES.**

12. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP
FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). [Anna Di Mambro, EPC Case Planner] [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

13. **Project# 1006505**
07DRB-70021 MINOR - SDP FOR
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). *[Deferred from 06/06/07 & 6/13/07]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B**, zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project# 1004878**
07DRB-70050 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1**, zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project# 1005240**
07DRB-70056 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project# 1004161**
07DRB-70040 MAJOR - FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**
17. **Project# 1000072**
07DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). [Indef Def from 6/20/07](C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
18. **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 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). [Defer from 06/20/07] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**
19. **Project# 1003445**
07DRB-70054 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. **Project# 1003364**
07DRB-70003 EPC APPROVED SDP
FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). [Anna DiMambro, EPC Case Planner] [Indef deferred from 5/30/07] [Defer from 06/20/07] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

21. **Project# 1003692**
07DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) [Deferred from 6/13/07 & Indef Deferred on 06/20/07] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

22. **Project# 1006543**
07DRB-70058 SKETCH PLAT REVIEW
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project# 1006541**
07DRB-70057 SKETCH PLAT REVIEW
AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6**, zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006502

AGENDA ITEM NO: 4

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

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
City Engineer / AMAFCA Designee**

DATE: JUNE 20, 2007

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DRB PUBLIC HEARING SIGN IN SHEETS

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PROJECT #: 1006502 AGENDA# 4 DATE: 6/20/07

1. Name: Thomas Archuleta Address: 606 Palisades NW Zip: 87105
2. Name: Paul Espinoza Address: FF La Bejada NW Zip: 87105
3. Name: Karen Archuleta Address: 606 Palisades NW Zip: 87105
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
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14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 20, 2007

Project# 1006502
07DRB-70015 VACATION OF PUBLIC EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No comments received.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination Letter(s) sent to West Mesa NA (R).

APS

The property owner of the following residential lot, lot FF Block 4 of the **Palisades Replat** request a vacation of a public utility easement on the center of the residential lot, located at La Bajada Ct NW and between Palisades Dr NW and La Rajada Dr NW. The owner plans to build a single family unit on the above mentioned lot. Further development in this area may impact the following schools, Lavaland Elementary School, John Adams Middle School, and West Mesa High School. Currently, West Mesa High School is exceeding capacity, whereas, Lavaland Elementary School and John Adams Middle School can absorb any growth from development in the area.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
288	Lavaland	638	806	168
405	John Adams	933	1,155	222
570	West Mesa	2877	2100	-777

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

APS

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

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

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No comments received.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No adverse comments.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.
Transportation Development	
	Defer to the affected utilities. Upon replat, infrastructure may be required. (Are the curbs in place? Sidewalk?)
Parks & Recreation	No objection.
Utilities Development	Comments will be provided at the hearing.

Planning Department

No objection to the requested PUE vacation.

**
**
**

Impact Fee Administrator

No comments on the proposed vacation of the public utility easement.

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

Cc: Beatrice Alcon, 529 La Bajada Ct NW, 87105

Ivan Santistevan, A & J Homes Inc., P.O. Box 66975, 87193



P:\AGIS\FILE\PROJECTS\Sketch\PF&Sk\0707P&S Jan-Jun\07Sk_1006502D.mxd

ZONING MAP

Note: Grey shading indicates County.



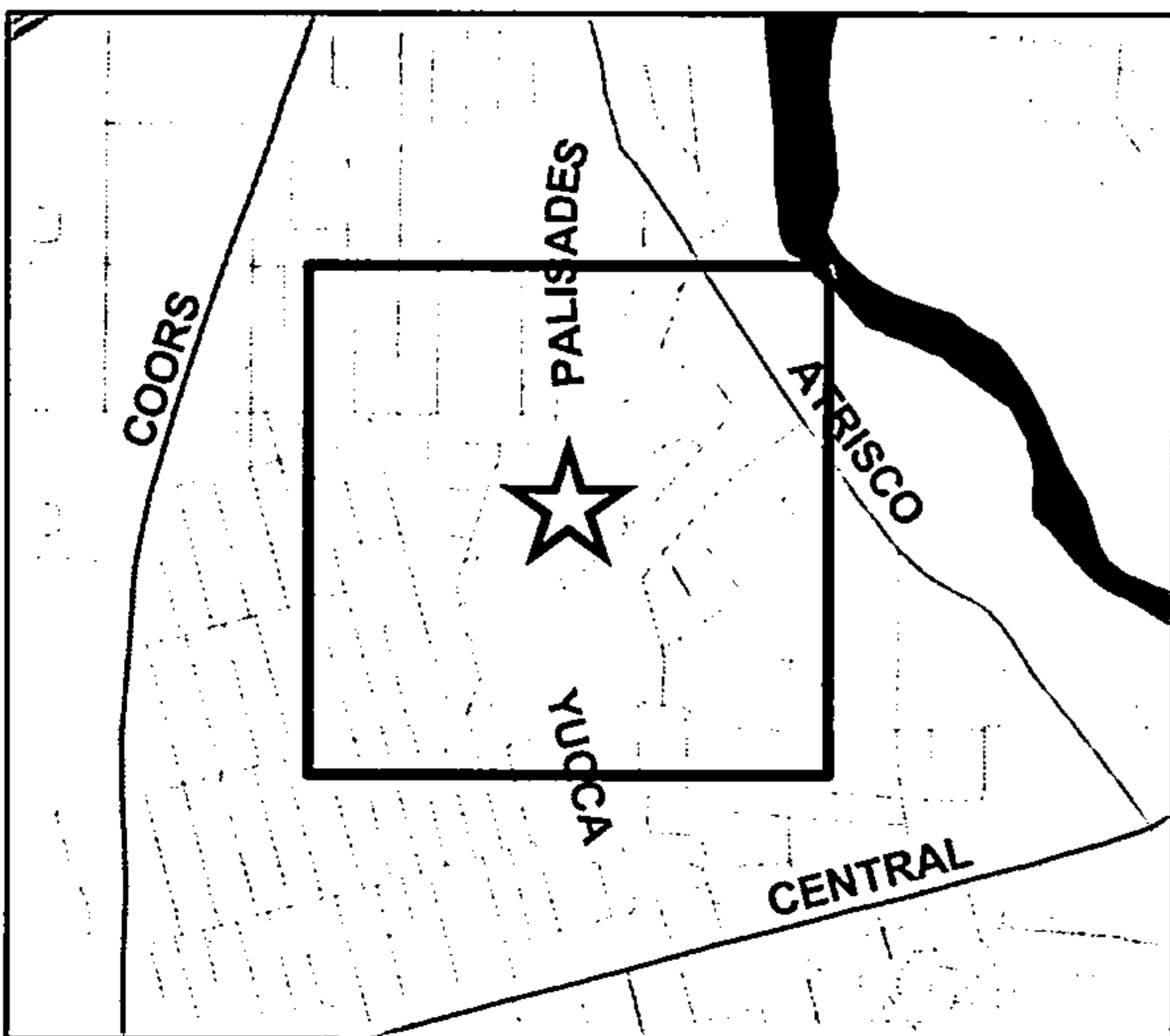
1 inch equals 500 feet

Project Number:
1006502

Hearing Date:
6/20/07

Zone Map Page:
J-11

Additional Case Numbers:
07DRB-70015





**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, June 20, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project# 1004178**
07DRB-70020 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
- GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20)
- Project# 1003857**
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST
- BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14)
- Project# 1005343**
07DRB-70016 VACATION OF PUBLIC RIGHT-OF-WAY
- SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22)
- ~~**Project# 1006502**~~
07DRB-70015 VACATION OF PUBLIC EASEMENT
- A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11)
- Project# 1006503**
07DRB-70019 MAJOR - SDP FOR BUILDING PERMIT
- CESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2**, zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-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.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 4, 2007.

**
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**

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

Meeting Date: June 20, 2007
Z one Atlas Page: J-11
Notification Radius: 100 Ft.

Project# 1006502
App#07DRB-70015

**Cross Reference and Location: 533 LA BAJADA CT NW BETWEEN PALISADES
NW AND LA RAJADA DR NW**

Applicant: BEATRICE ALCON
529 LA BAJADA CT NW
ALBUQUERQUE, NM 87105

Agent: IVAN SANTISTEVAN
A&J HOMES INC
PO BOX 66975
ALBUQUERQUE, NM 87193

Special Instructions:

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

Date Mailed: JUNE 1, 2007
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Beatrice Alcon PHONE: 836-6723
 ADDRESS: 529 La Bajada Ct NW FAX: _____
 CITY: Albuq. STATE NM ZIP 87105 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): A & J Homes Inc. PHONE: (505) 350-3324
 ADDRESS: P.O. Box 66975 FAX: (505) 352-5275
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: ivansantistevan@aol.com

DESCRIPTION OF REQUEST: Vacate Public Utility Easement on Center of lot. SEE ATTACHED site Plan/ Plat.

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. FF Block: 4 Unit: _____
 Subdiv. / Addn. The Palisades Replat
 Current Zoning: R-1 Proposed zoning: _____
 Zone Atlas page(s): J-11-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.2475 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1
 Within city limits? Yes. No Within 1000FT of a landfill? NO
 UPC No. 1 011 058 306 178 41410 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 533 La Bajada Ct. NW. 87105
 Between: Palisades NW and La Bajada Dr. NW

CASE HISTORY:

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

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

SIGNATURE: [Signature] DATE 5/21/07
 (Print) Ivan Santistevan Applicant Agent

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>67DRB-70015</u>	<u>VPE</u>	<u>V</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned	_____	<u>AVD</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<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>6-20-07</u>				Total \$ <u>140.00</u>

[Signature] 5/22/07 Project # 1006502

3636

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)
 me- 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.

Ivan Santistevan
 Applicant name (print)
[Signature] 5/21/07
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
07DRB-70015

Form revised 4/07
[Signature] 5/22/07
 Planner signature / date
 Project # 1006502

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	TA X D I S T R I C T	LEGAL
1	1011058 2931844 1338	COLLINS ELIZABETH	312 62ND S T NW	ALBU QUER QUE	NM	871 05 1 906	V	A1 A	* N 004PALISADES REPL
2	1011058 3301984 1427	DOW ARTHUR JAMES & MARY C	5153 LOMA S DE ATRIS CO NW	ALBU QUER QUE	NM	871 05	R	A1 A	* 095 004THE PALISADES ADDN
3	1011058 3011904 1337	GONZALES DENNIS P & BARBARA SUSIE	600 PALISA DES DR NW	ALBU QUER QUE	NM	871 05	R	A1 A	* 016 004PALISADES ADDN
4	1011058 3201544 1413	PHELPS MCKINLEY J R TRUSTEE PHELPS REV TRUST	526 LA BAJ ADA CT NW	ALBU QUER QUE	NM	871 05 1 513	R	A1 A	LOT J- 1 BLK 4 THE PALISADES REPL OF LTS JJ THRU PP IN BLK 4 THE PALISADES CON T 10,813 SQ FT M/L
5	1011058 2961594 1407	MARQUEZ JOE C & A GNES S	521 LA BAJ ADA CT NW	ALBU QUER QUE	NM	871 05 1 513	R	A1 A	* CC 004PALASIDES ADD REPLAT
6	1011058 3031954 1336	ARCHULETA THOMA S V & KARYN H	606 PALISA DES DR NW	ALBU QUER QUE	NM	871 05	R	A1 A	* 017 004PALISADES ADDN
7	1011058 2981664 1408	ALCOKE DONALD M & PHYLLIS J	525 LA BAJ ADA CT NW	ALBU QUER QUE	NM	871 05	R	A1 A	* DD 004THE PALISADES REPLAT
8	1011058 3001734 1409	ALCON HAROLD D & BEATRICE	529 LA BAJ ADA CT NW	ALBU QUER QUE	NM	871 05 1 513	R	A1 A	* EE 004THE PALISADES REPLAT
9	1011058 3161774 1411	LOPEZ DAN & ROSE	5429 PUNT A ALTA NW	ALBU QUER QUE	NM	871 05	V	A1 A	* GG 004THE PALISADES REPLAT
10	1011058 3061784 1410	ALCON HAROLD DAVI D & BEATRICE	529 LA BAJ ADA CT NW	ALBU QUER QUE	NM	871 05 1 513	V	A1 A	* FF 004THE PALISADES REPLAT
11	1011058 2871704 1340	JOHNSTON JUDY L	1000 VISTA GRANDE D R NW	ALBU QUER QUE	NM	871 05 1 232	R	A1 A	* O 004PALISADES REPL
12	1011058 3151494 1414	TAFOYA MARTIN	520 LA BAJ ADA CT NW	ALBU QUER QUE	NM	871 05 1 513	R	A1 A	LOT K- 1 BLK 4 REPLAT OF LTS J J THRU V V IN BLK 4 THE PALISA DES CONT 0.17 4 AC MORE OR LES
13	1011058 3301904 1426	YOUNGER CHRISTOP HER & YOLANDA	5157 LOMA S DE ATRIS CO NW	ALBU QUER QUE	NM	871 05	R	A1 A	* WW 004THE PALISADES REPLAT
14	1011058 3211724 1412	SILVA PAUL C & RAN DA	5101 LA SU BIDA NW	ALBU QUER QUE	NM	871 05	V	A1 A	* HH 004THE PALISADES REPLAT
15	1011058 2401774 1339	MARTINEZ RUDOLPH	524 PALISA DES DR SW	ALBU QUER QUE	NM	871 05	R	A1 A	* M 004PALISADES REPL

Or Current Resident
ALCOKE DONALD M & PHYLLIS J
525 LA BAJADA CT NW
ALBUQUERQUE, NM 87105

Or Current Resident
COLLINS ELIZABETH
312 62ND ST NW
ALBUQUERQUE, NM 87105 1906

Or Current Resident
JOHNSTON JUDY L
1000 VISTA GRANDE DR NW
ALBUQUERQUE, NM 87105 1232

Or Current Resident
MARTINEZ RUDOLPH
524 PALISADES DR SW
ALBUQUERQUE, NM 87105

Or Current Resident
TAFOYA MARTIN
520 LA BAJADA CT NW
ALBUQUERQUE, NM 87105 1513

Project# 1006502
IVAN SANTISTEVAN
A&J Homes Inc.
PO BOX 66975
ALBUQUERQUE, NM 87193

Or Current Resident
ALCON HAROLD D & BEATRICE
529 LA BAJADA CT NW
ALBUQUERQUE, NM 87105 1513

Or Current Resident
DOW ARTHUR JAMES & MARY C
5153 LOMAS DE ATRISCO NW
ALBUQUERQUE, NM 87105

Or Current Resident
LOPEZ DAN & ROSE
5429 PUNTA ALTA NW
ALBUQUERQUE, NM 87105

Or Current Resident
PHELPS MCKINLEY JR TRUSTEE
PHELPS REV TRUST
526 LA BAJADA CT NW
ALBUQUERQUE, NM 87105 1513

Or Current Resident
YOUNGER CHRISTOPHER &
YOLANDA
5157 LOMAS DE ATRISCO NW
ALBUQUERQUE, NM 87105

Project# 1006502
LOUIS TAFOYA
West Mesa N.A.
6411 AVALON RD NW
ALBUQUERQUE, NM 87105

Or Current Resident
ARCHULETA THOMAS V & KARYN H
606 PALISADES DR NW
ALBUQUERQUE, NM 87105

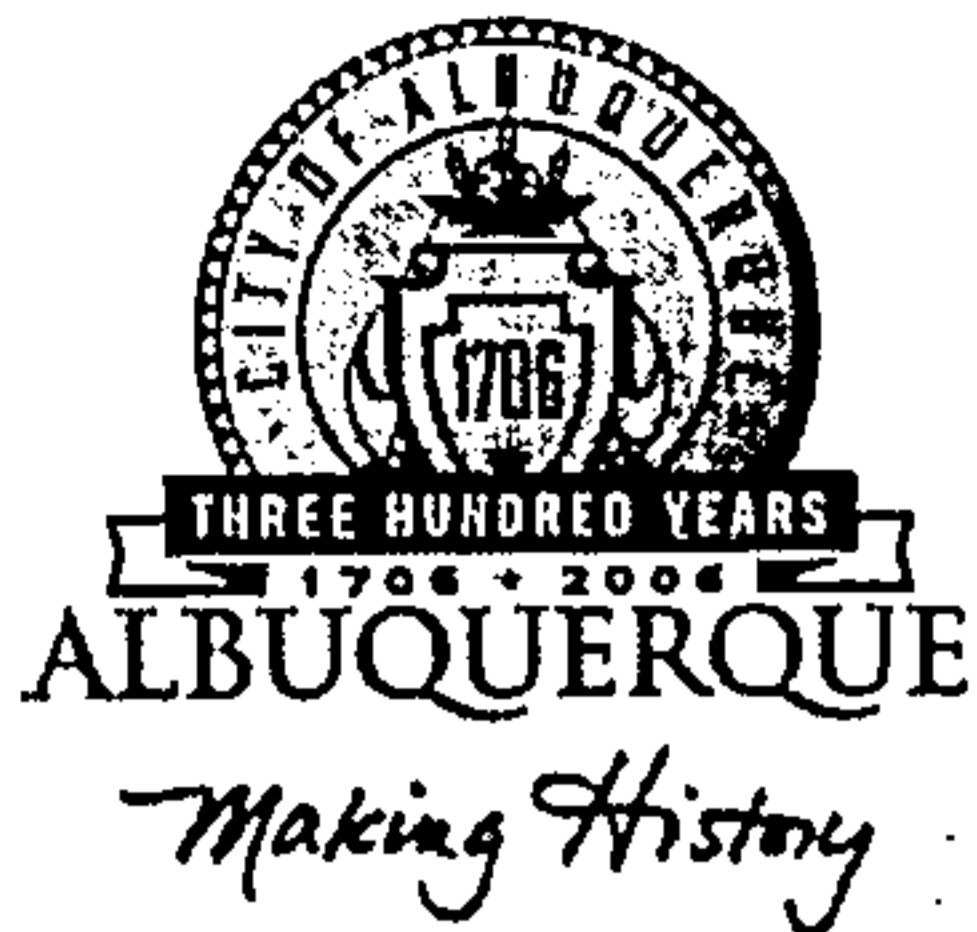
Or Current Resident
GONZALES DENNIS P & BARBARA
SUSIE
600 PALISADES DR NW
ALBUQUERQUE, NM 87105

Or Current Resident
MARQUEZ JOE C & AGNES S
521 LA BAJADA CT NW
ALBUQUERQUE, NM 87105 1513

Or Current Resident
SILVA PAUL C & RANDA
5101 LA SUBIDA NW
ALBUQUERQUE, NM 87105

Project# 1006502
BEATRICE ALCON
529 LA BAJADA CT NW
ALBUQUERQUE, NM 87105

Project# 1006502
BENNIE W. MATLOCK
West Mesa N.A.
837 LOMA HERMOSA DR NW
ALBUQUERQUE, NM 87105



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: 5/17/07

TO CONTACT NAME: Juan Santistevan
COMPANY/AGENCY: A+J Homes Inc.
ADDRESS/ZIP: P.O. Box 66975 Albu. NM 87193
PHONE/FAX #: 350-3324, 352-5275 (f)

Thank you for your inquiry of 5/17/07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at FF D4 the Palisades Replat, on la Bajada ct. located on la bajada ct. nw lot ff between Yucca & Atrisco and la Bajada Dr. & Hanover zone map page(s) J-11-2.

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

West Mesa N.A.

Neighborhood Association

Contacts: Louis Tafuya

10411 Avalon Rd. NW / 87105

836-3189 (h)

Bennie W. Matlock

837 Loma Hermosa Dr. NW / 87105

836-1106 (h)

Neighborhood Association

Contacts: _____

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,

Dalaura J. Carmona
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.

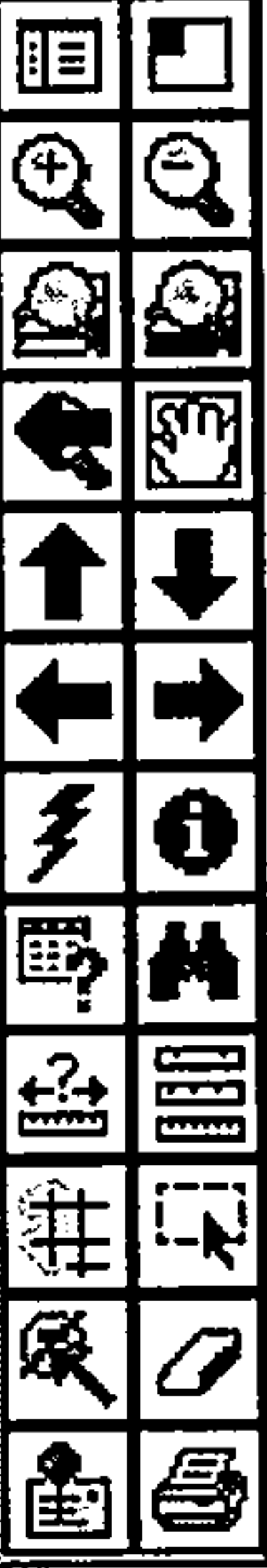
(below this line for ONC use only)

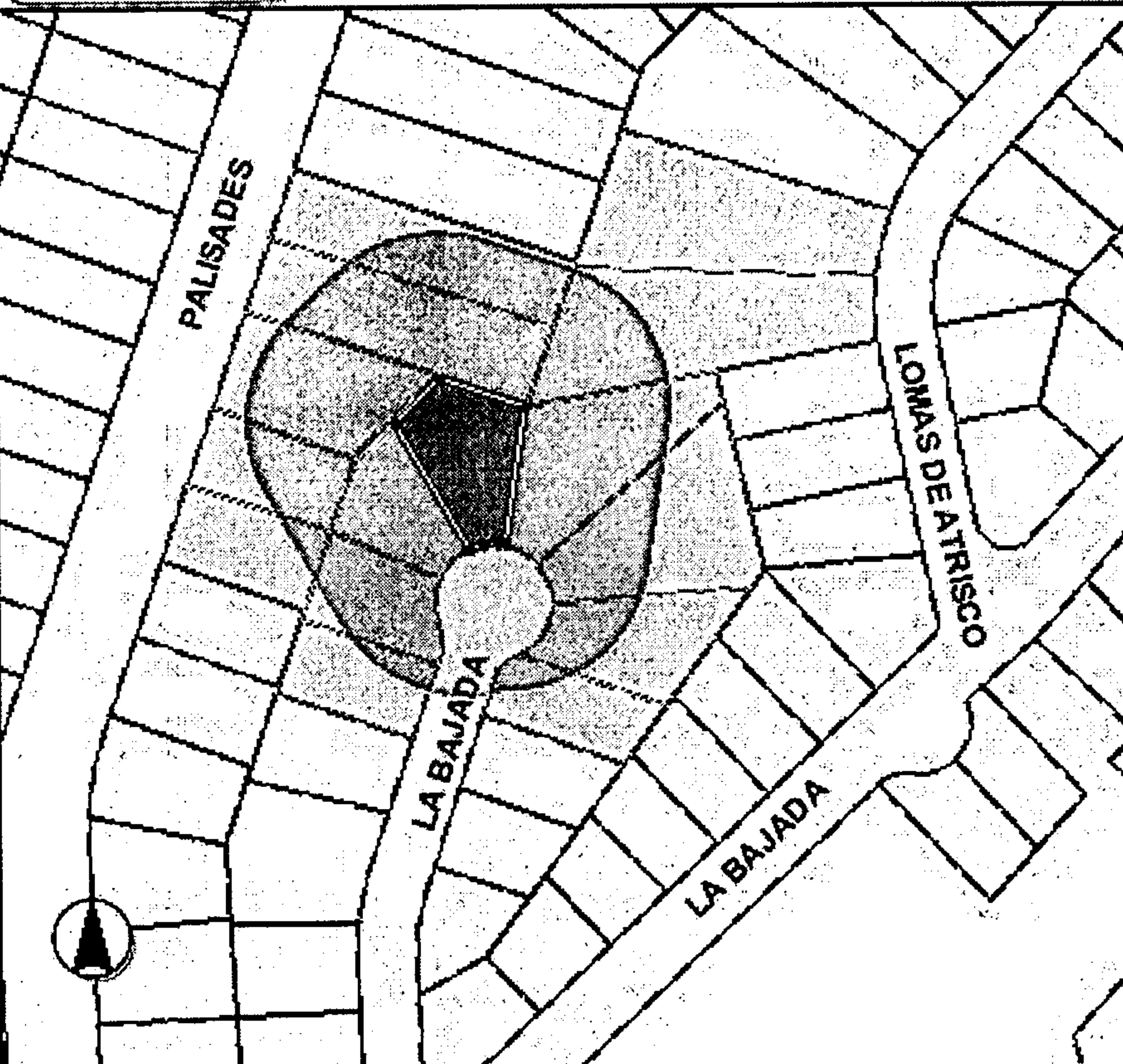
Date of Inquiry: 5/17/07 Time Entered: 1354 ONC Rep. Initials: DC



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
 - MUNICIPAL LIMITS
 - ZONE GRID
 - NEIGHBORHOODS
 - METRO DEV AREA
 - DASZ
 - DESIGN OVERLAY
 - POLICE BEATS
 - COUNCIL
 - PARKS
 - PETROGLYPH MNT
 - BOSQUE SECTORS
 - OPENSOURCE
 - COMP PLAN
 - AREA PLANS
 - SECTOR PLANS
 - SENATE DISTRICT
 - REP. DISTRICTS
 - PLANNING AREAS
 - HISTORIC ZONES
 - CORRIDORS
 - ZIPCODES
 - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

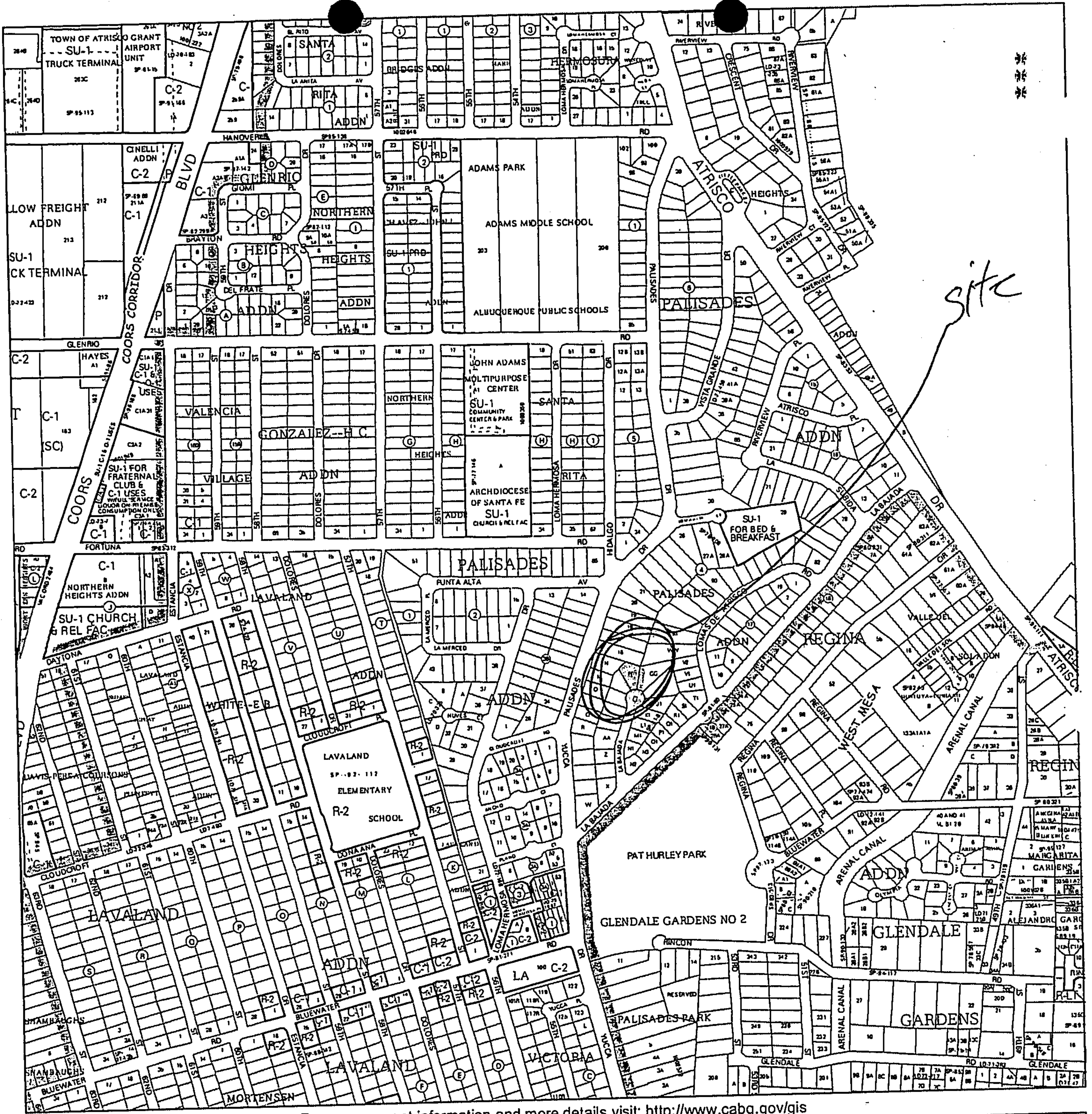
OWNERSHIP

Rec	UPC CODE	OWNER	
1	101105829318441338	COLLINS ELIZABETH	312
2	101105833019841427	DOW ARTHUR JAMES & MARY C	515
2	101105820110041227	CONZALES DENNIS P & PAPPAPA ELISIE	600

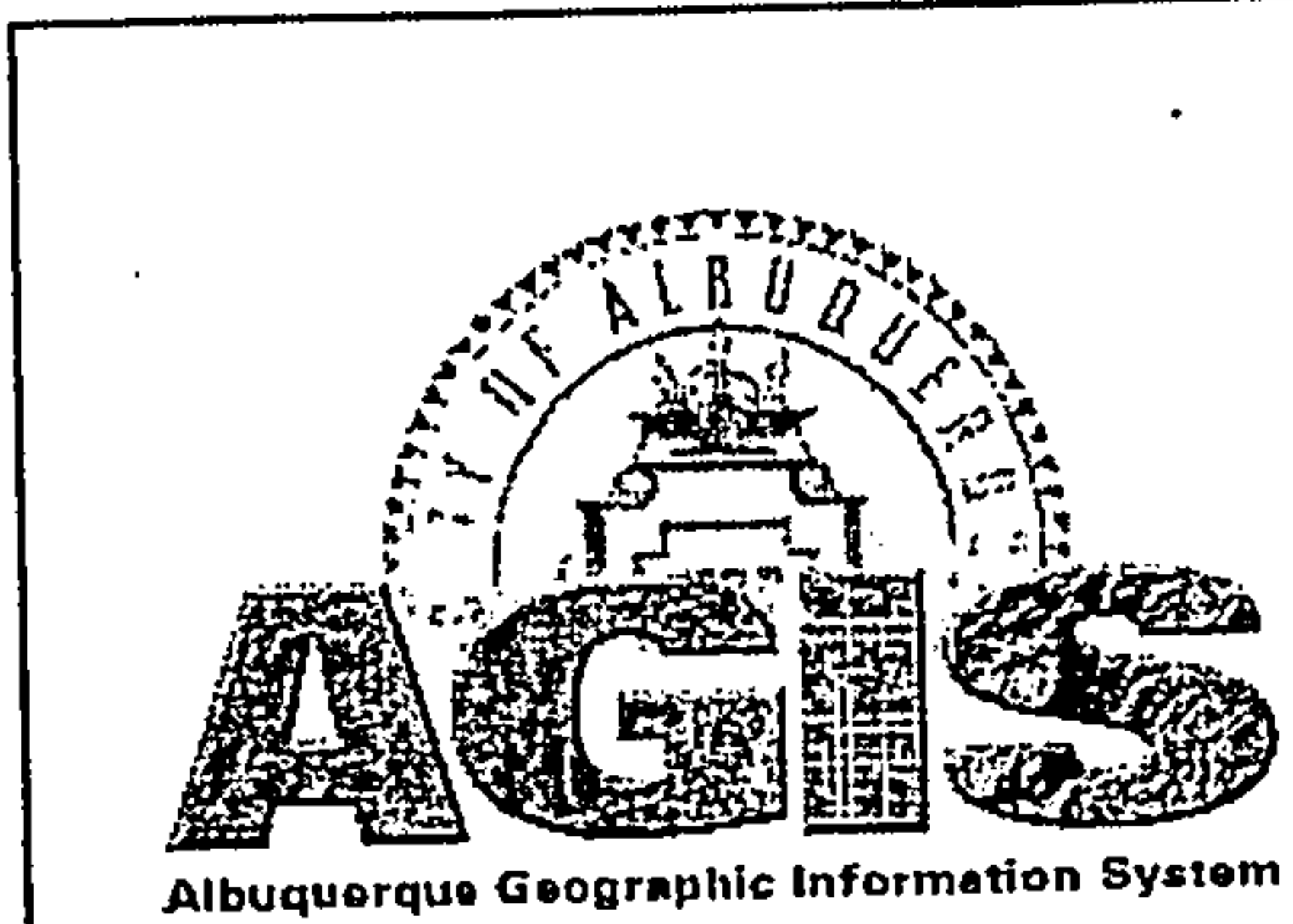
Refresh Map

Auto Refresh

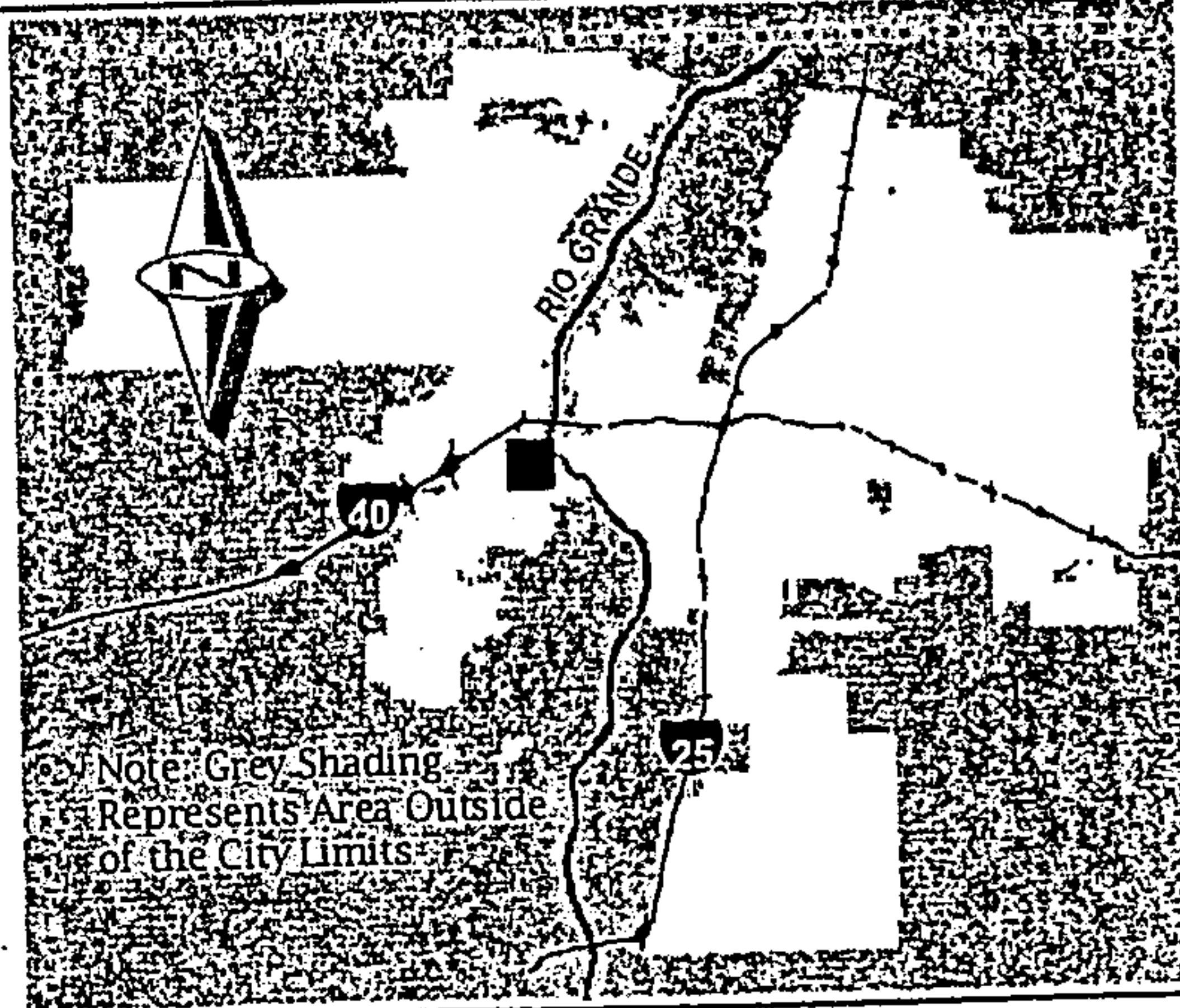
Pan
[SEARCH CONTACT](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)



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



Map amended through: 2/18/2007

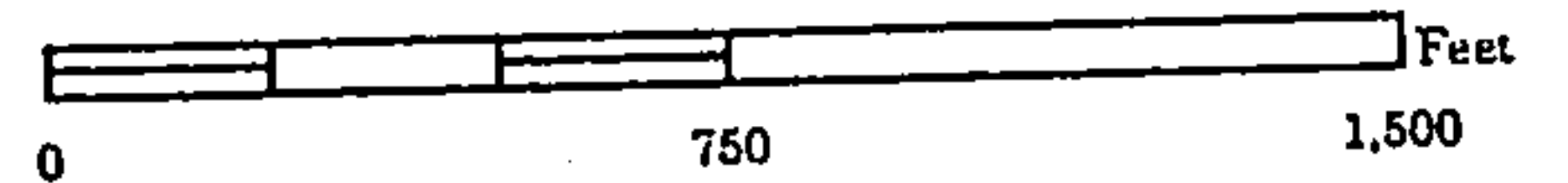


Zone Atlas Page:

J-11-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





May 21, 2007

City of Albuquerque
Planning and Development Department

Re: Vacation of Public Utility Easement

To Whom It May Concern:

We are in the planning stages of constructing a residential home on lot FF of 533 La Bajada Court NW. This lot is exceptional in shape and in elevation. Legal: lot FF, 04 of the Palisades Replat on La Bajada Court.

Since the lot is exceptional in shape, it is not possible for us to find a home plan the homeowners agree on that will fit on this lot, without encroaching on the public utility easement that cuts across the center of the property.

We are requesting to vacate a 10' (ten feet) Public Utility Easement that cuts through the center of lot FF, of 533 La Bajada Court NW (see attached survey). Our research could not reveal a plat or document that granted easement on this property. Book D3, page 68 specifies public utility easements, but we could not find any easement documentation for this specific easement.

We have already received an approval for Quitclaim of Easement from PNM, Comcast, and Qwest.

A utility locate call has been placed, and it does not show any utilities being utilized by this easement.

Please feel free to contact me at (505) 350-3324 if you have any questions.

Sincerely,

Ivan Santistevan,
President
A & J Homes, Inc

IRS/tg



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 7, 2007

TO: Louis Tafoya and Bennie W. Matlock, West Mesa Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Approximately point two four seven five (.2475) acre(s) for a Vacation of Public Right-of-Way for construction of a residential home.*

Proposed by: A&J Homes, Inc. at 505-352-5275
Agent for: Beatrice Alcon

For property located: On or near La Bajada Court NW between Palisades Drive NW and La Rajada Drive NW.

The case number(s) assigned is: 07DRB-70015, Project #1006502.

City Planning accepted application for this request on **May 22, 2007.**

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, June 20, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani 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



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Best Price Alcon PHONE: 836-6723
 ADDRESS: 529 La Bajada Ct NW FAX: _____
 CITY: Albuq STATE NM ZIP 87105 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): A & J Homes Inc. PHONE: (505) 350-3324
 ADDRESS: P.O. Box 66975 FAX: (505) 352-5275
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: ivansantistevan@aol.com

DESCRIPTION OF REQUEST: Vacate Public Utility Easement on Center of lot. SEE ATTACHED site Plan/ Plat.

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. FF Block: 4 Unit: _____
 Subdiv. / Addn. The Palisades Replat
 Current Zoning: R-1 Proposed zoning: _____
 Zone Atlas page(s): J-11-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): .2475 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1
 Within city limits? Yes. No Within 1000FT of a landfill? NO
 UPC No. 1 011 058 306 178 41410 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 533 La Bajada Ct. NW. 87105
 Between: Palisades NW and La Bajada Dr. NW

CASE HISTORY:

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

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

SIGNATURE [Signature] DATE 5/21/07
 (Print) Ivan Santistevan Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>67DRB 70015</u>	<u>VPE</u>	<u>V</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>AUD</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<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	Hearing date <u>6-20-07</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>140.00</u>

[Signature] 5/22/07 Project # 1006502
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

*
*

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) 24 copies
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements.
 - ___ 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)**
 - None -* 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)
 - n/a* 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)** 6 copies
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - ___ 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)** 24 copies
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14")
 - ___ 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)** 6 copies
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
 - ___ 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)** 6 copies
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11")
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation
 - ___ 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
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DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

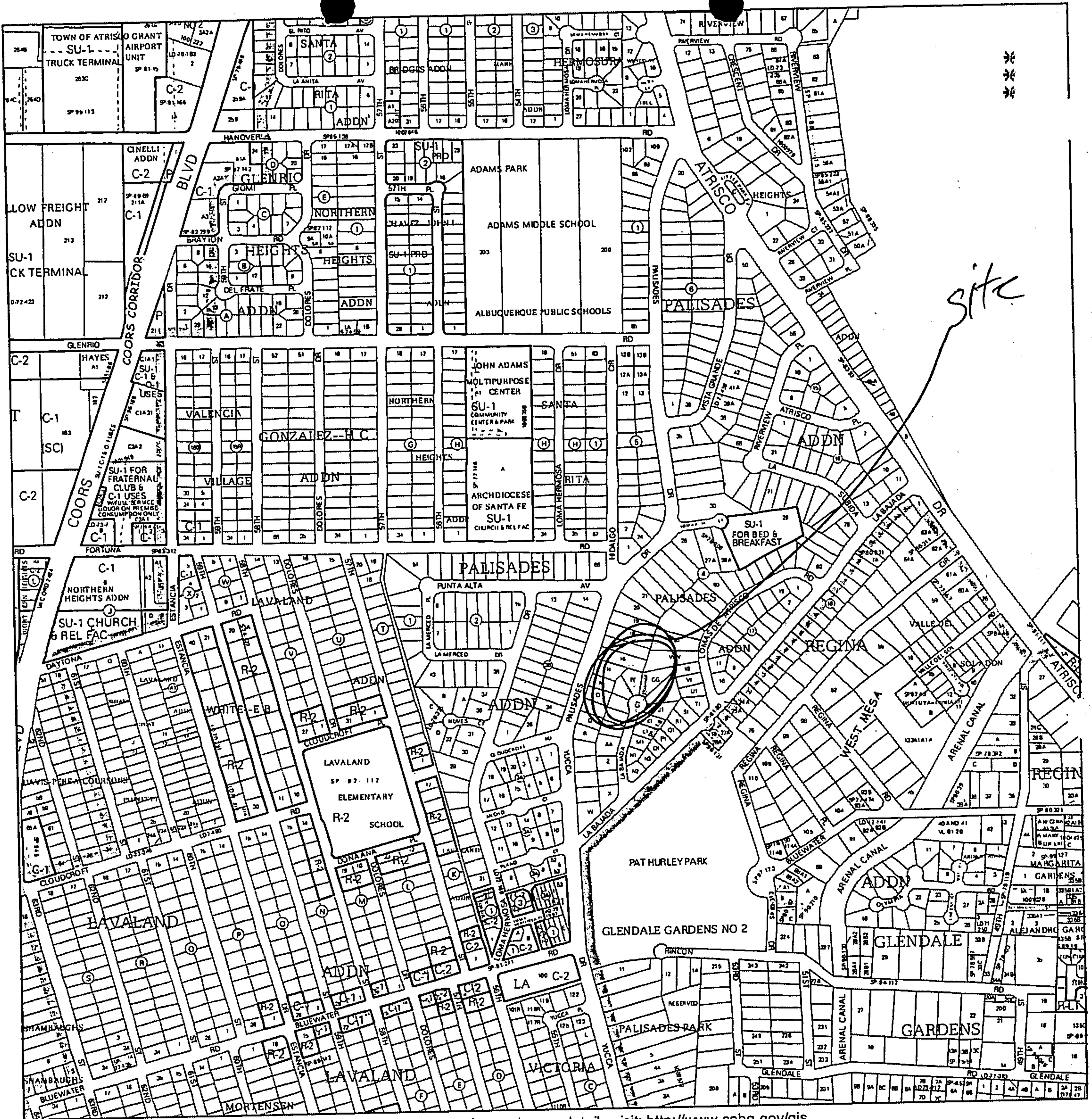
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ivan Santistevan
Applicant name (print)
[Signature] 5/21/07
Applicant signature / date

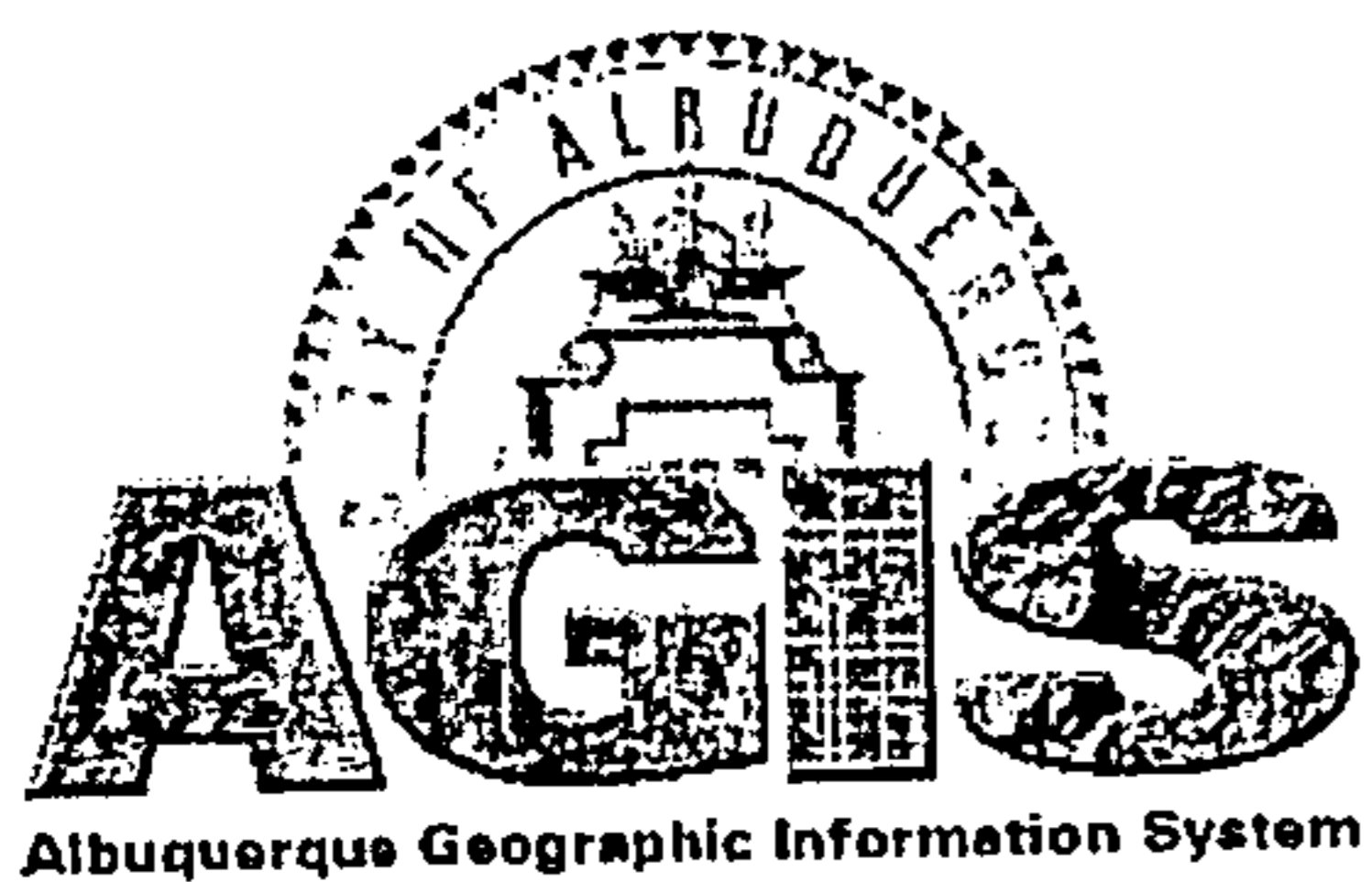


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07DRB-70015

Form revised 4/07
[Signature] 5/22/07
Planner signature / date
Project # 1006502

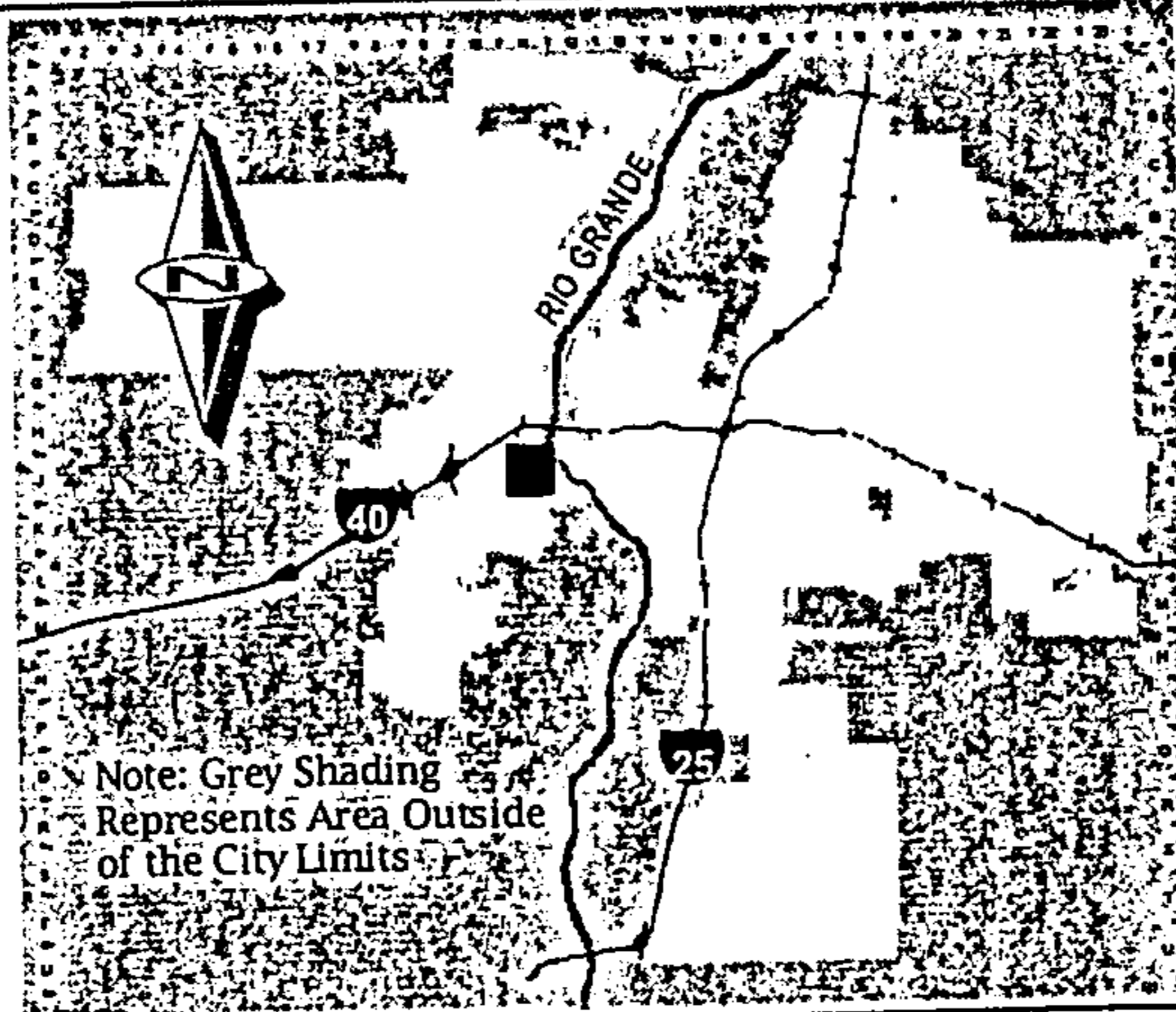


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 2/18/2007

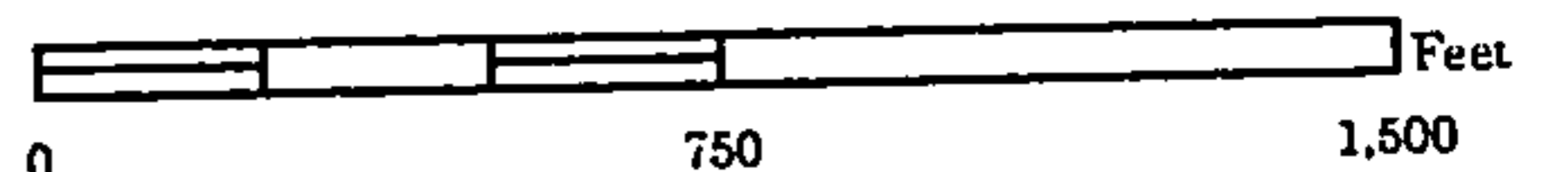


Zone Atlas Page:

J-11-Z

Selected Symbols

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





A & J Homes, Inc
QUALITY BUILT HOMES

May 21, 2007

City of Albuquerque
Planning and Development Department

Re: Vacation of Public Utility Easement

To Whom It May Concern:

We are in the planning stages of constructing a residential home on lot FF of 533 La Bajada Court NW. This lot is exceptional in shape and in elevation. Legal: lot FF, 04 of the Palisades Replat on La Bajada Court.

Since the lot is exceptional in shape, it is not possible for us to find a home plan the homeowners agree on that will fit on this lot, without encroaching on the public utility easement that cuts across the center of the property.

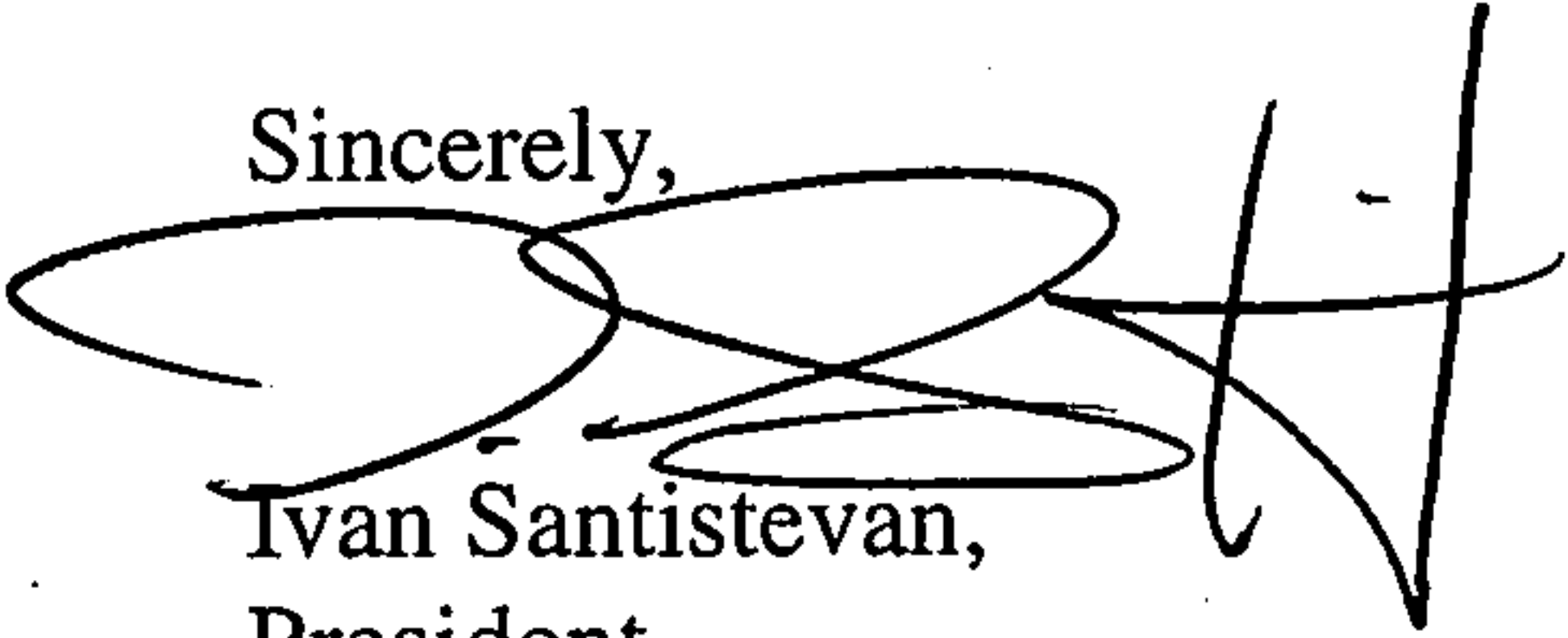
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We have already received an approval for Quitclaim of Easement from PNM, Comcast, and Qwest.

A utility locate call has been placed, and it does not show any utilities being utilized by this easement.

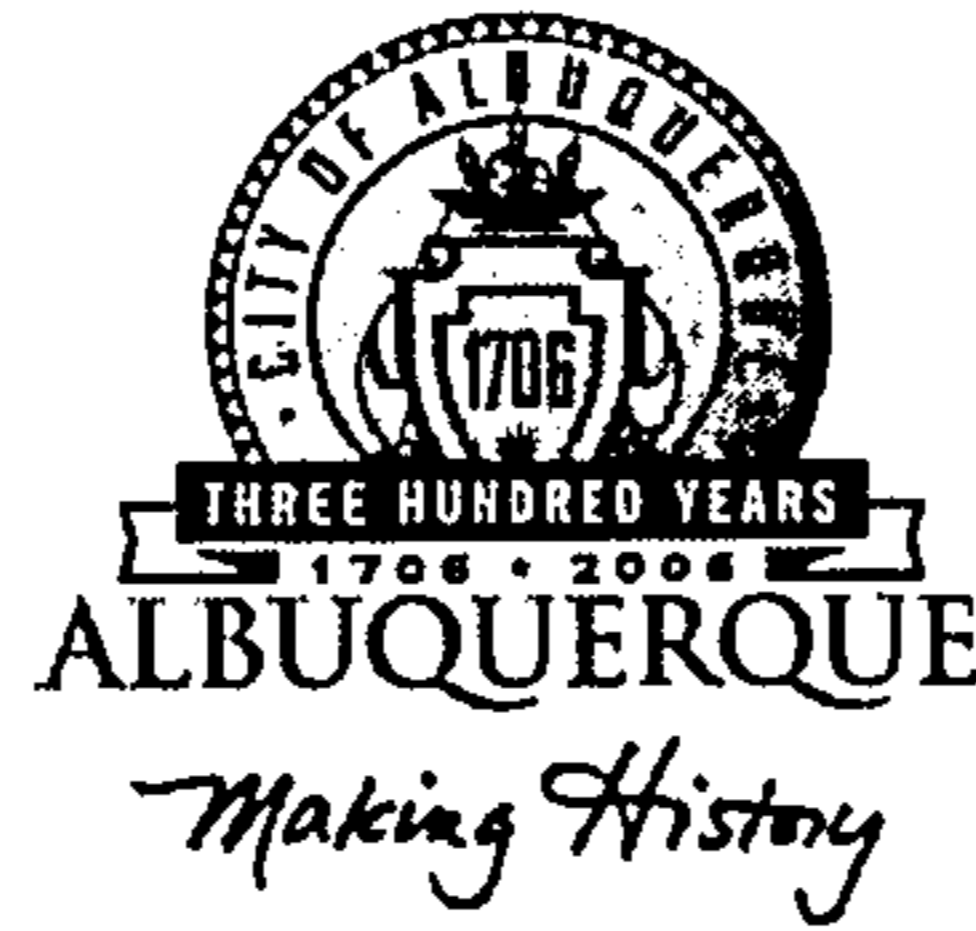
Please feel free to contact me at (505) 350-3324 if you have any questions.

Sincerely,



Ivan Santistevan,
President
A & J Homes, Inc

IRS/tg



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: 5/17/07

TO CONTACT NAME: Juan Santistevan
COMPANY/AGENCY: A+J Homes Inc.
ADDRESS/ZIP: P.O. Box 66975 Albu. NM 87193
PHONE/FAX #: 350-3324, 352-5275 (f)

Thank you for your inquiry of 5/17/07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at FF 04 the Palisades Replat, on la Bajada ct. located on la bajada ct. nw lot ff between Yucca & Arisco and la Bajada Dr. & Hanover zone map page(s) J-11-2.

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

West Mesa N.A.

Neighborhood Association

Contacts: Louis Tafuya

16411 Avalon Rd. NW/87105

836-3189 (h)

Bennie W. Matlock

837 Lome Hermose Dr. NW/87105

836-1106 (h)

Neighborhood Association

Contacts:

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,

Dalaura G. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

!!!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 EDRB, 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: 5/17/07 Time Entered: 1354 ONC Rep. Initials: DC



A & J Homes, Inc
QUALITY BUILT HOMES

May 21, 2007

West Mesa Neighborhood Association
Louis Tafoya
6411 Avalon Rd. NW
Albuquerque, NM 87105

Re: Notification of request to vacate Public Utility Easement

Mr. Tafoya,

We are in the planning stages of constructing a residential home on lot FF of 533 La Bajada Court NW. This lot is exceptional in shape and in elevation. Legal: lot FF, 04 of the Palisades Replat on La Bajada Court.

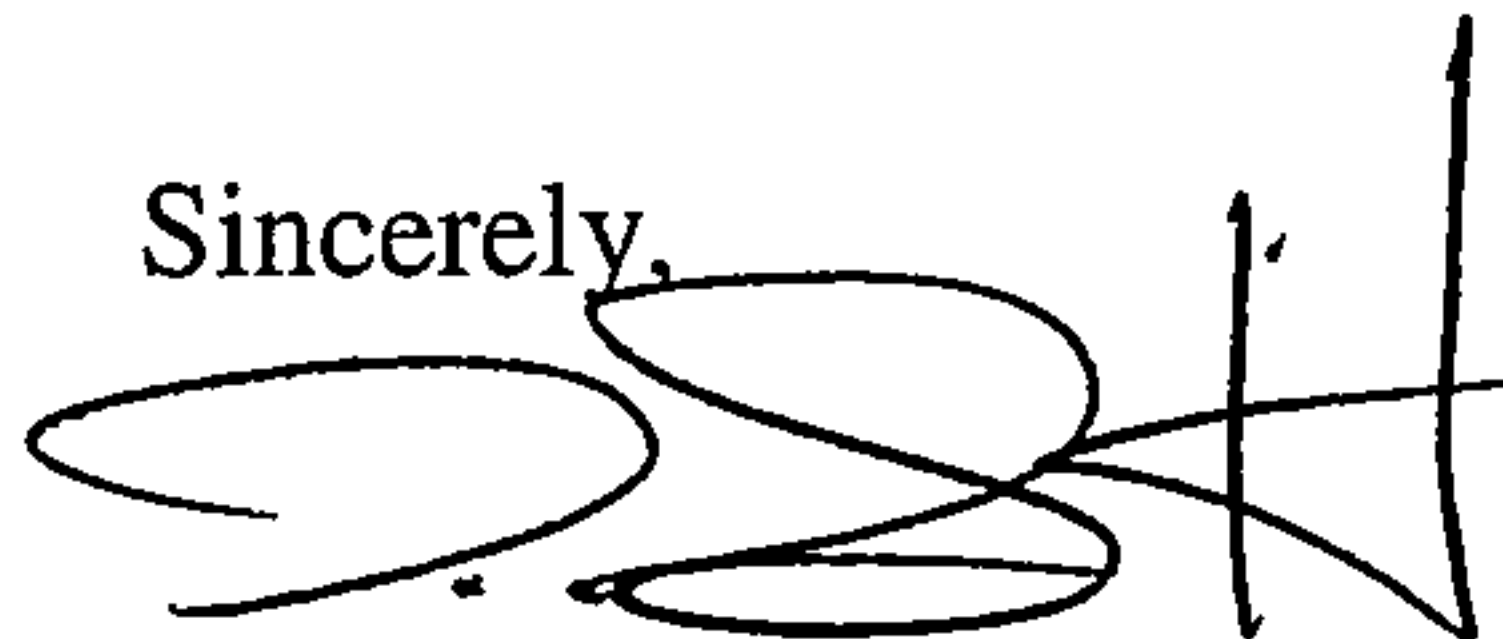
Since the lot is exceptional in shape, it is not possible for us to find a home plan the homeowners agree on that will fit on this lot, without encroaching on the public utility easement that cuts across the center of the property.

We are requesting through the City of Albuquerque to vacate a 10' (ten feet) Public Utility Easement that cuts through the center of lot FF, of 533 La Bajada Court NW (see attached survey). Our research could not reveal a plat or document that granted easement on this property (D3-68).

We have already received an approval for Quitclaim of Easement from PNM, Comcast, and Qwest.

You are receiving this notice because Council Bill O-92 requires us to notify all neighborhood associations that may be affected by this request. Please feel free to contact me at (505) 350-3324 if you have any questions.

Sincerely,



Ivan Santistevan,
President
A & J Homes, Inc

IRS/tg

7004 2510 0006 5221 9806

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

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

ALBUQUERQUE NM 87105 OFFICIAL USE

Postage	\$ 0.41	0107
Certified Fee	\$2.65	14
Return Receipt Fee (Endorsement Required)	\$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	05/22/2007

Sent To Louis Tafaya
 Street, Apt. No., or PO Box No. 6411 Avalon Rd NW
 City, State, ZIP+4 Albuquerque, NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

NORTH VALLEY FINANCE **
 ALBUQUERQUE, New Mexico **
 871079998 **
 3401500107-0096
 05/22/2007 (800)275-8777 11:31:15 AM

Sales Receipt

Product Description	Sale Unit Qty	Price	Final Price
---------------------	---------------	-------	-------------

ALBUQUERQUE NM 87105 Zone-1 First-Class Letter 0.50 oz. Return Rcpt (Green Card)			\$0.41 \$2.15
--	--	--	----------------------------------

Certified	\$2.65
Label #: 70042510000652219806	
Customer Postage	-\$0.41
Subtotal:	\$4.80

Issue PVI: \$4.80

ALBUQUERQUE NM 87105 Zone-1 First-Class Letter 0.50 oz. Return Rcpt (Green Card)			\$0.41 \$2.15
--	--	--	----------------------------------

Certified	\$2.65
Label #: 70042510000652219813	
Customer Postage	-\$0.41
Subtotal:	\$4.80

Issue PVI: \$4.80

Total: \$9.60

Paid by:
 Cash \$10.00
 Change Due: -\$0.40

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

Bill#: 1000400185384
 Clerk: 14

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Customer Copy

7004 2510 0006 5221 9806

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Total Postage & Fees	\$ 5.21	05/22/2007

Sent To Bennie W. Matlock
 Street, Apt. No., or PO Box No. 837 Loma Hermosa Dr. NW
 City, State, ZIP+4 Albuquerque, NM 87105

PS Form 3800, June 2002 See Reverse for Instructions



A & J Homes, Inc
QUALITY BUILT HOMES

May 21, 2007

West Mesa Neighborhood Association
Bennie W. Matlock
837 Loma Hermosa Dr. NW
Albuquerque, NM 87105

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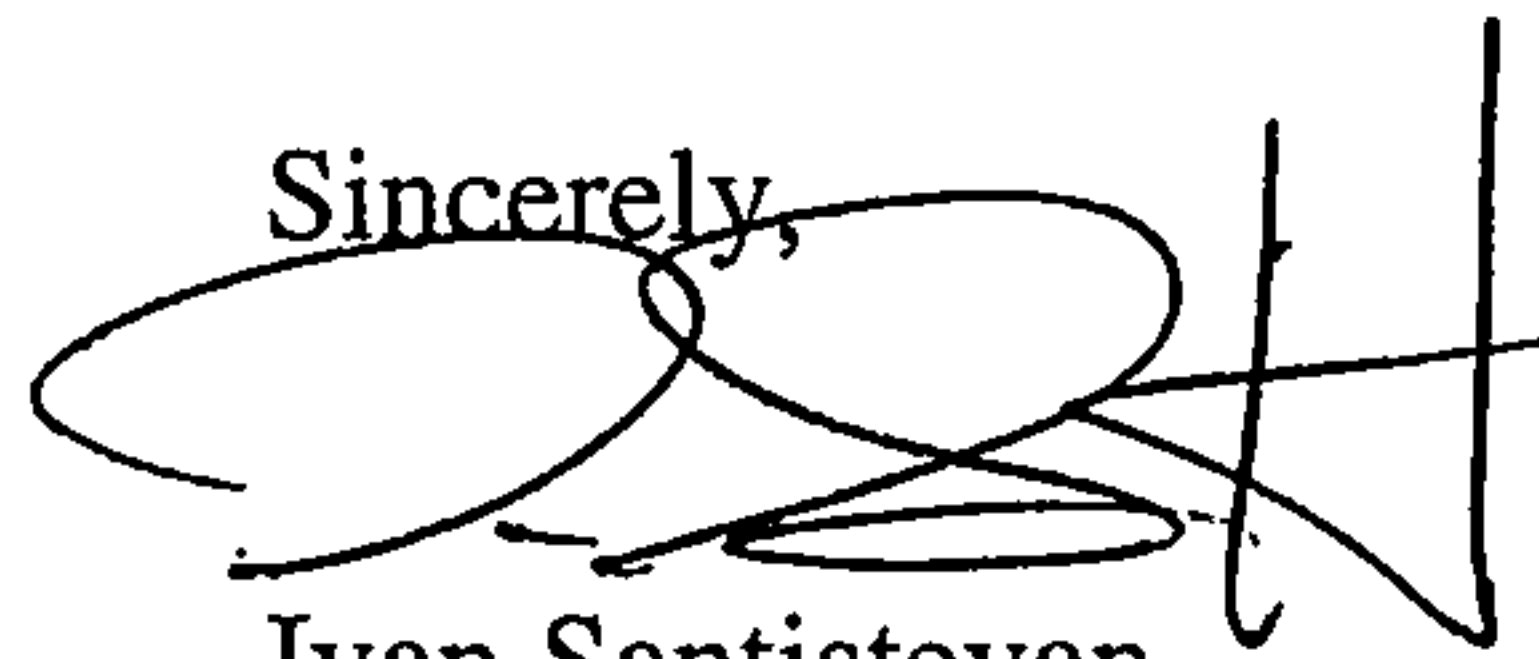
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Certified Fee	\$2.65	14
Return Receipt Fee (Endorsement Required)	\$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	05/22/2007

Sent To Louis Tafolla
 Street, Apt. No., or PO Box No. 6411 Aragon Rd NW
 City, State, ZIP+4 Albuquerque, NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

NORTH VALLEY FINANCE
 ALBUQUERQUE, New Mexico
 871079998
 3401500107-0096
 05/22/2007 (800)275-8777 11:31:15 AM

Sales Receipt

Product Description	Sale Unit Qty	Final Price
---------------------	---------------	-------------

ALBUQUERQUE NM 87105 Zone-1 First-Class Letter	0.50 oz.	\$0.41
Return Rcpt (Green Card)		\$2.15

Certified	\$2.65
Label #: 70042510000652219806	
Customer Postage	-\$0.41
Subtotal:	\$4.80

Issue PVI: \$4.80

ALBUQUERQUE NM 87105 Zone-1 First-Class Letter	0.50 oz.	\$0.41
Return Rcpt (Green Card)		\$2.15

Certified	\$2.65
Label #: 70042510000652219813	
Customer Postage	-\$0.41
Subtotal:	\$4.80

Issue PVI: \$4.80

Total: \$9.60

Paid by:
 Cash \$10.00
 Change Due: -\$0.40

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

Bill#: 1000400185384
 Clerk: 14

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Customer Copy

7004 2510 0006 5221 9806

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

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

ALBUQUERQUE NM 87105 OFFICIAL USE

Postage	\$ 0.41	0107
Certified Fee	\$2.65	14
Return Receipt Fee (Endorsement Required)	\$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	05/22/2007

Sent To Bennie W. Matlock
 Street, Apt. No., or PO Box No. 837 Loma Hermosa Dr. NW
 City, State, ZIP+4 Albuquerque, NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/22/2007 Issued By: PLNCAS

Permit Number: 2007 070 015

Application Number: 07DRB-70015, Vacation Of Public Easement

Address:

Location Description: LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJA DE D

Project Number: ~~1006502~~

Applicant
Beatrice Alcom

Agent / Contact
A & J Homes Inc

Application Fees

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

City of Albuquerque
 Treasury Division
 5/22/2007 3:27PM LOC: ANNX
 RECEIPT# 00082447 WSH# 007 TRANS# 0053
 Account 441018 Fund 0110
 Activity 4971000 TRSMSP
 Trans Amt \$140.00
 J24 Misc \$75.00
 CK \$140.00
 CHANGE \$0.00

Thank You

City of Albuquerque
 Treasury Division
 5/22/2007 3:27PM LOC: ANNX
 RECEIPT# 00082448 WSH# 007 TRANS# 0053
 Account 441006 Fund 0110
 Activity 4983000 TRSMSP
 Trans Amt \$140.00
 J24 Misc \$45.00

Thank You

City of Albuquerque
Treasury Division

5/22/2007 3:27PM LOC: ANNX
 RECEIPT# 00082447 WSH# 007 TRANS# 0053
 Account 441032 Fund 0110
 Activity 3424000 TRSMSP
 Trans Amt \$140.00
 J24 Misc \$20.00

Thank You

SIGN POSTING AGREEMENT

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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.

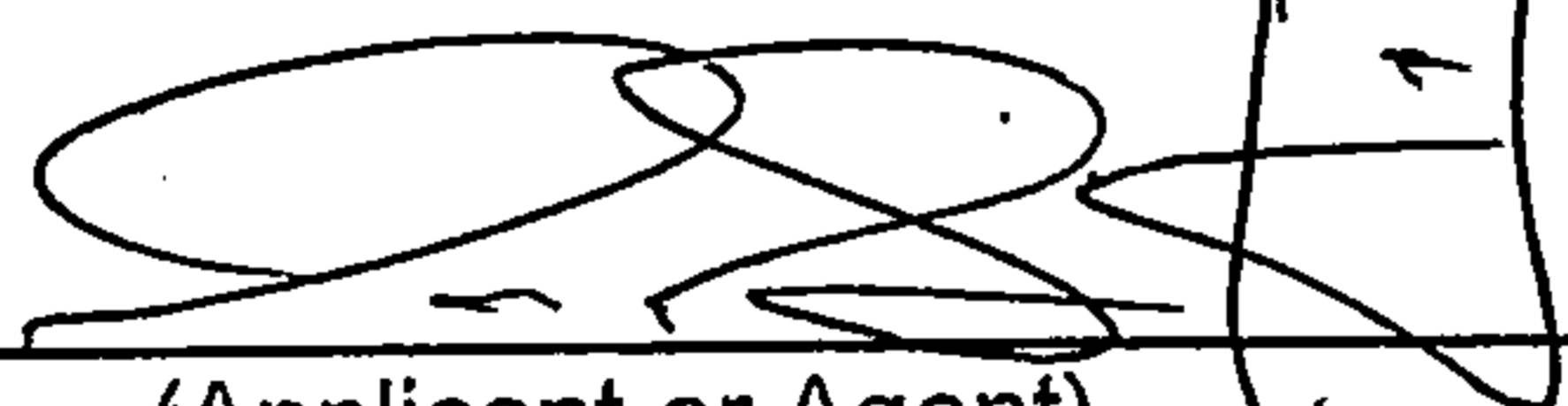
4. TIME

Signs must be posted from June 5 To June 20

5. REMOVAL

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

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



(Applicant or Agent)

5/22/07

(Date)

I issued 1 signs for this application, 5-22-07 Josh Miller
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006502

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RECORDING INFORMATION ABOVE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Qwest Corporation, a Colorado Corporation, (F.K.A. US WEST COMMUNICATIONS, INC.) hereinafter called "Company" for and in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest acquired by the Company or its assignors under that certain right of way grant, recorded in the official records of the Clerk and Records office of Bernalillo County, State of New Mexico unto the present owner or owners, as their respective interest may appear therein, in the following described property, to wit: a ten foot (10') Public Utility Easement located in Lot FF, Palisades Addition as shown on Exhibit A. This does not release any interest of the side or rear lot line easements within Lot FF

A subdivision plat as recorded June 12, 1963 in Plat Book D3, page 68, in Bernalillo County, State of New Mexico.

And hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as stated above.

IN WITNESS WHEREOF the Company has caused these presents to be executed this 30th day of MAY 2007.

Qwest
BY Greg Hunt
Right of Way Manager

STATE OF NEW MEXICO
County of Bernalillo) ss.

The foregoing instrument was acknowledged before me this 30 day of May 2007
by Greg Hunt

My commission expires 1-23-2011

Witness my hand and official seal.

Penelope J. Pate
Notary Public

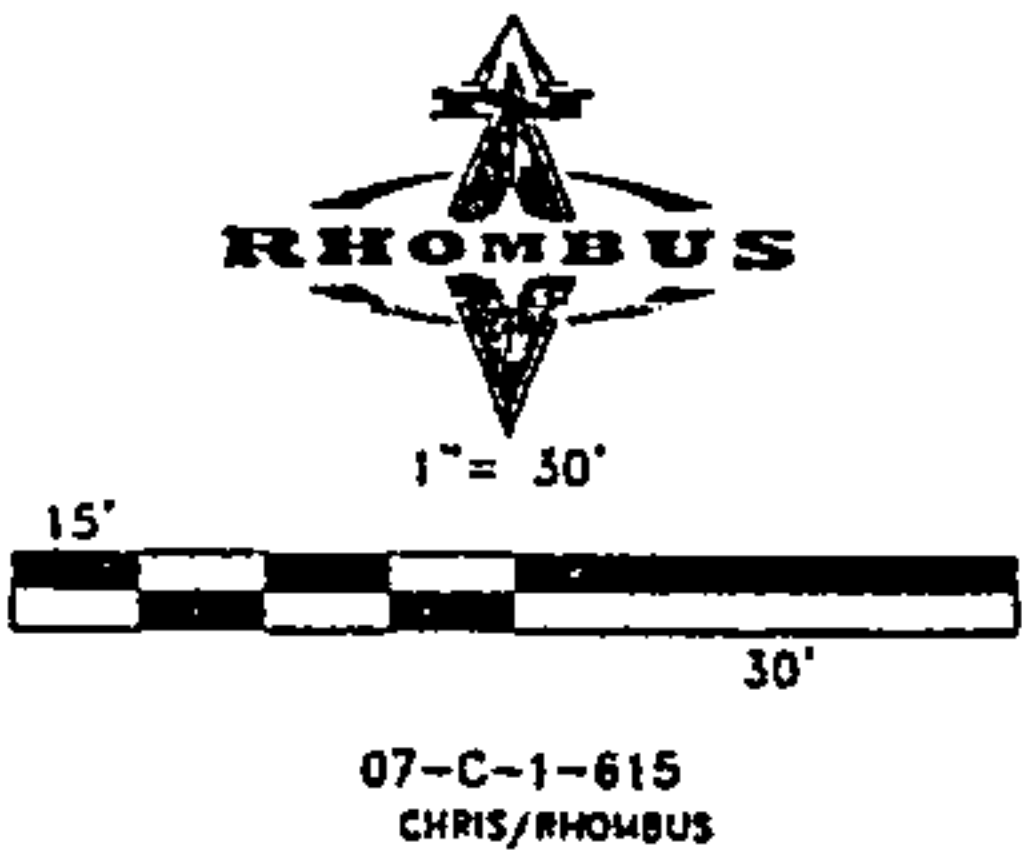
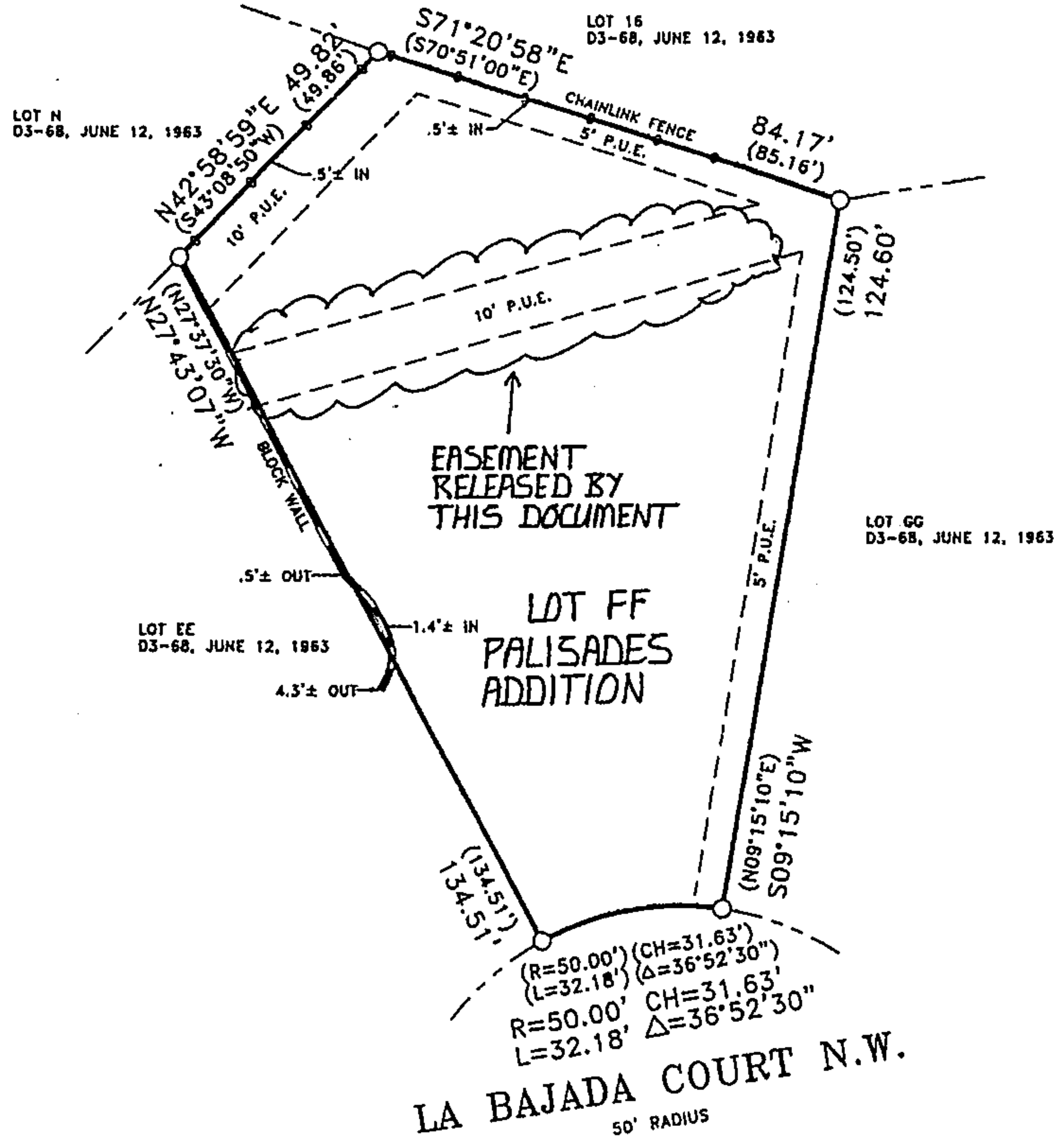
(SEAL)

SE ¼ OF SECT. 14 TWP. 10N RNG. 2E N.M.P.M

R/W # NM050307AG01

EXCH Albuquerque West

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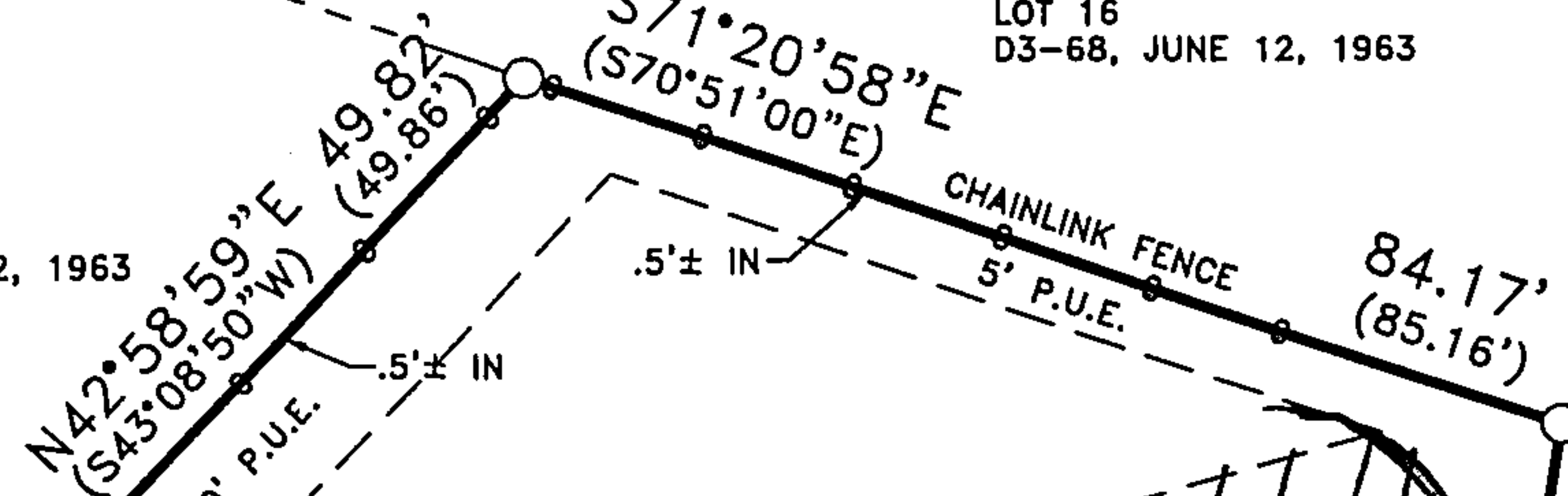


NOTE:
BEARINGS AND DISTANCES IN PARANTHESIS ARE
THE SAME AS THOSE ON THE RECORDED PLAT.
ALL OTHERS ARE FIELD NOTES.

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LOT N
D3-68, JUNE 12, 1963

LOT 16
D3-68, JUNE 12, 1963

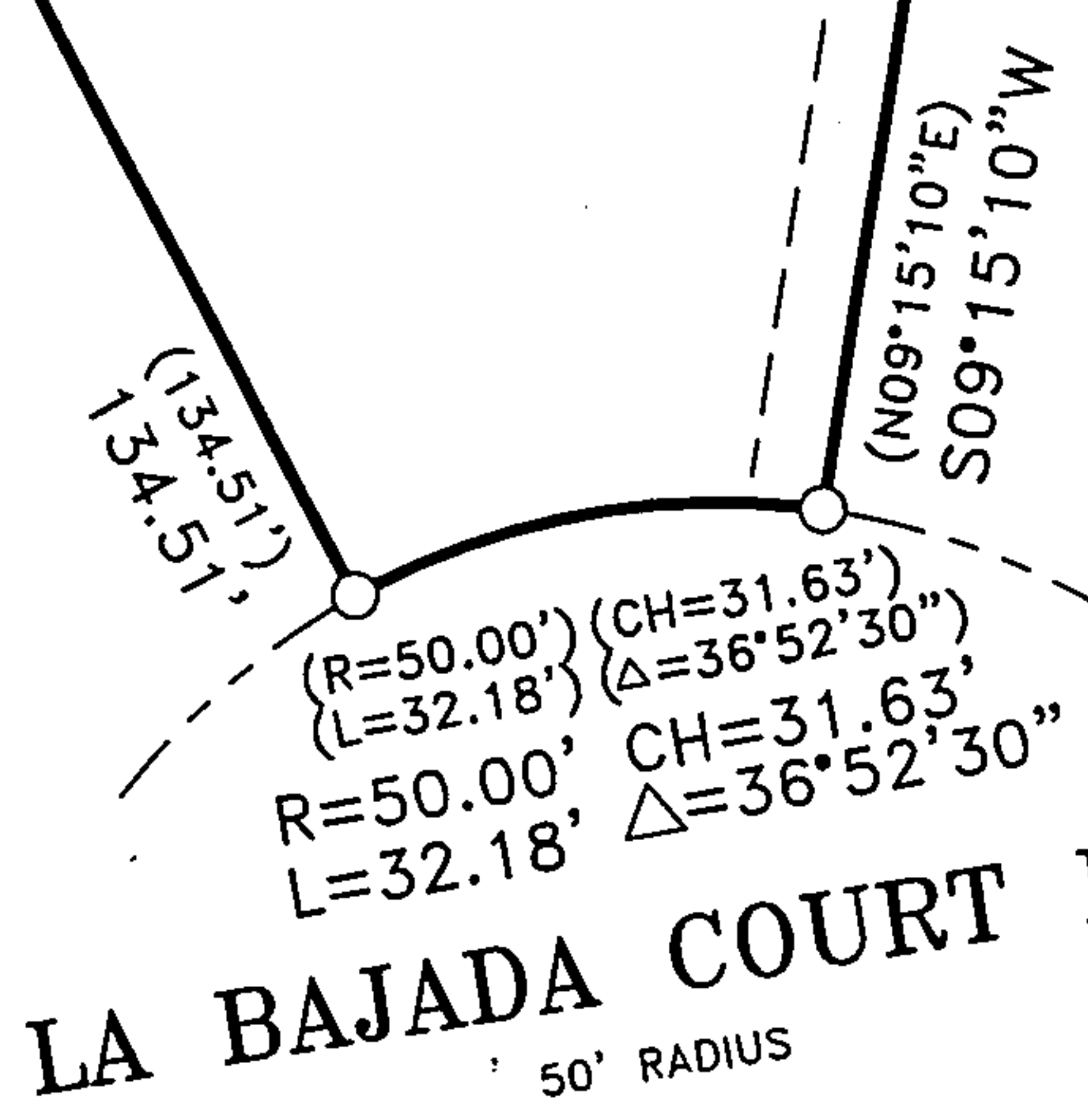
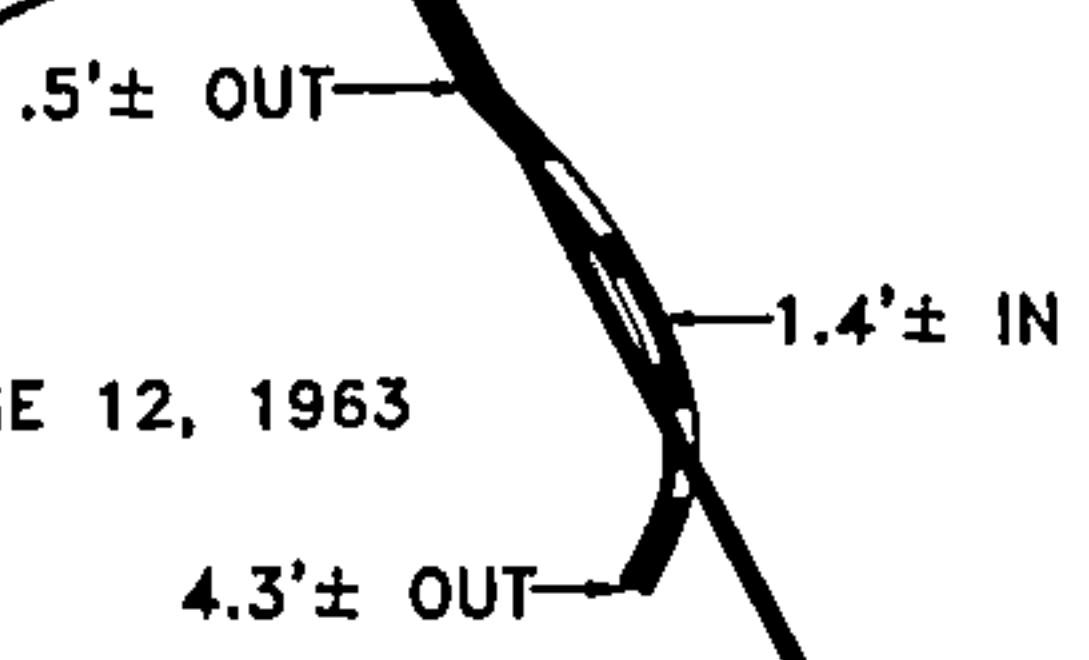


To be vacated

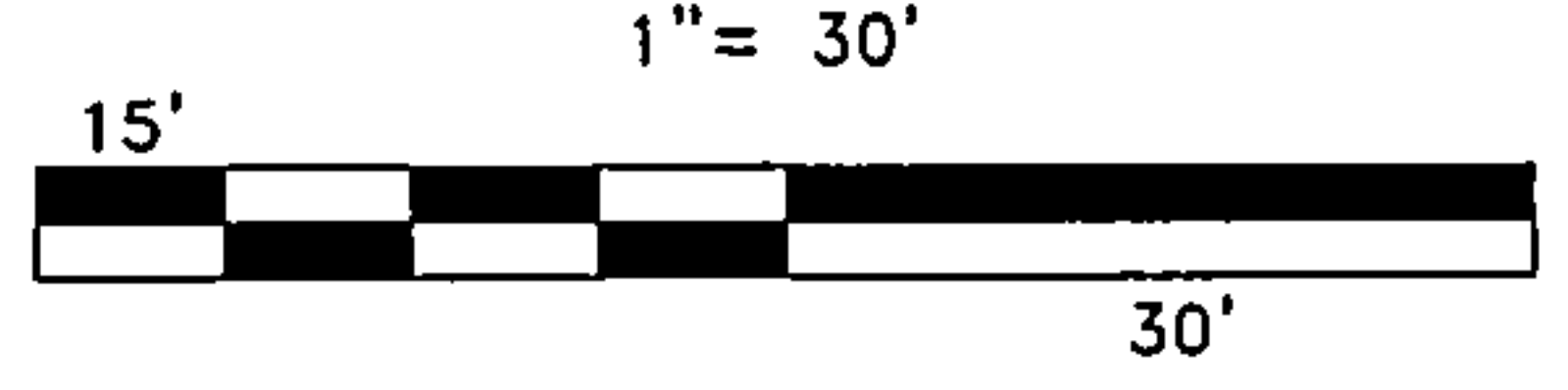
LOT EE
D3-68, JUNE 12, 1963

LOT FF
ACRES±=.2475

LOT GG
D3-68, JUNE 12, 1963



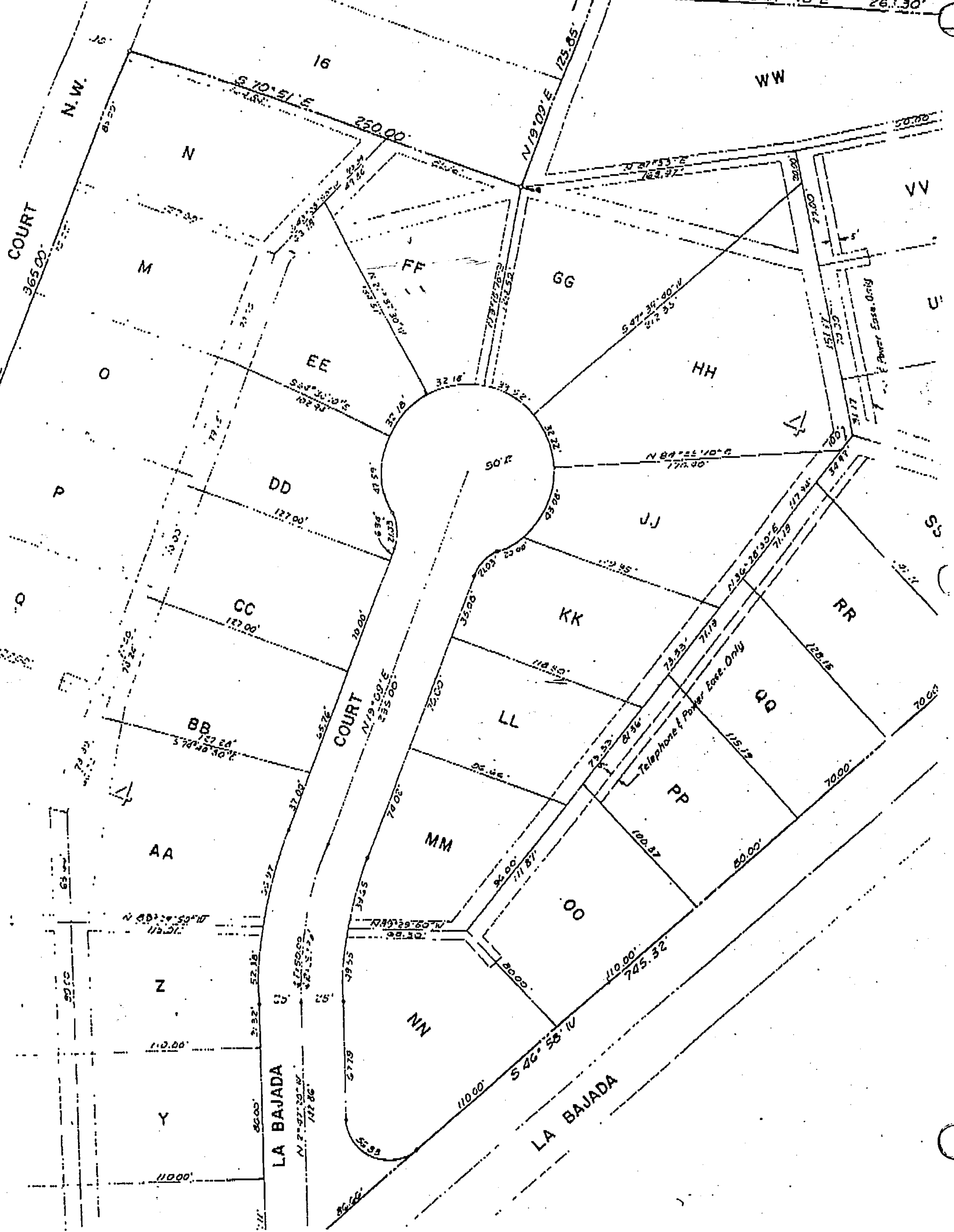
LA BAJADA COURT N.W.
50' RADIUS



07-C-1-615
CHRIS/RHOMBUS

VACATION
EXHIBIT B
Date 06/20/07

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



COURT N.W.
365.00'

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CC

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YY

ZZ

50' R

Telephone & Power Eas. Only

LA BAJADA

LA BAJADA

LA BAJADA

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Survey markings



Survey markings





Is there any easement remaining?



Looking West, note phone lines and
Corner fence-post





Construction has begun into
easement adjacent to Qwest
communications box



Note slope of the landscape





Note Qwest communications box approximately 20 feet from property lines



Photograph taken facing South direction, another Qwest communications box





Public/utility easement as seen
along bluff and property lines



Initial photograph taken facing
North/Northeast direction



Approved 20 day of May 1953
City Planning Commission

Approved I. H. ... 194

[Signature]

Chairman

[Signature]
Executive Secretary

I Jerry E. Botanno
Land Surveyor,
State of New Mexico
Replot of THE PALISADES
above, a subdivision
Mexico, upon which
made from a true
any direction, is
correct to the 6

NOTE:

The right-of-ways of La Bojado & Lomas de Alrisco
Road are the same as shown and designated on the
plot of THE PALISADES filed June 18, 1949.

No structures and/or fences may be built
within the 20 foot easement (measured 10
feet each side of the back lot line) along the
back of line from lot H-H thru L-L and the
20 foot easement between lots S-S and T-T

NOTES:

All boundary lines intersect at right angles unless otherwise noted.

Distances shown on curved lines are arc distances.

All block corners have berms - 30" width x 25" and arc length = 39 1/2"
unless otherwise noted.

Unless otherwise noted, 20 foot wide utility easements along rear lot lines
measured 10 feet each side of lot boundary where carried along lot lines;
10 foot wide utility easements along side lot lines (measured 5 feet
each side of lot boundary)

D 3 6 8

1. This is a copy of the original plat filed with the County Clerk of Bernalillo County, New Mexico, on June 18, 1949, and is a true and correct copy of the original plat as the same appears on the records of the County Clerk of Bernalillo County, New Mexico.

2. This is a copy of the original plat filed with the County Clerk of Bernalillo County, New Mexico, on June 18, 1949, and is a true and correct copy of the original plat as the same appears on the records of the County Clerk of Bernalillo County, New Mexico.

My Commission Expires May 4, 1964

W. H. Cunningham II
County Clerk

43029

I, the undersigned, hereby certify that all taxes have been paid in full for a period of the past 10 years, and up to and including the year 1963 for all the property included in the plat shown hereon, a subdivision in Bernalillo County, New Mexico upon which this certificate appears.
FIRST TITLE GUARANTEE AND TRUST COMPANY
By: David Crowley Assistant - 6.6.63
Banded Instructor Title Date

I, John J. [unclear] City Clerk of the City of Albuquerque, New Mexico, hereby certify that the plat upon which this certificate appears was approved for filing by the City Commission of said City at its meeting held on the 11 day of June, 1963.

[Signature]
City Clerk

seal

Approved for Utilities:
[Signature] 5-6-63
NM. States Tel. and Tel. Company Date
E. P. Harner 5-6-63
Public Service Company Date
[Signature] 5-6-63
Southern Union Gas Co. Date

Approved 7 day of May 1963
[Signature]
City Traffic Administrator
Approved 7 day of May 1963
[Signature]
Director of Parks & Recreation

Approved 20 day of May 1963
City Planning Commission
[Signature] Chairman
[Signature] Executive Secretary

Approved 17th day of May 1963
[Signature]
City Engineer

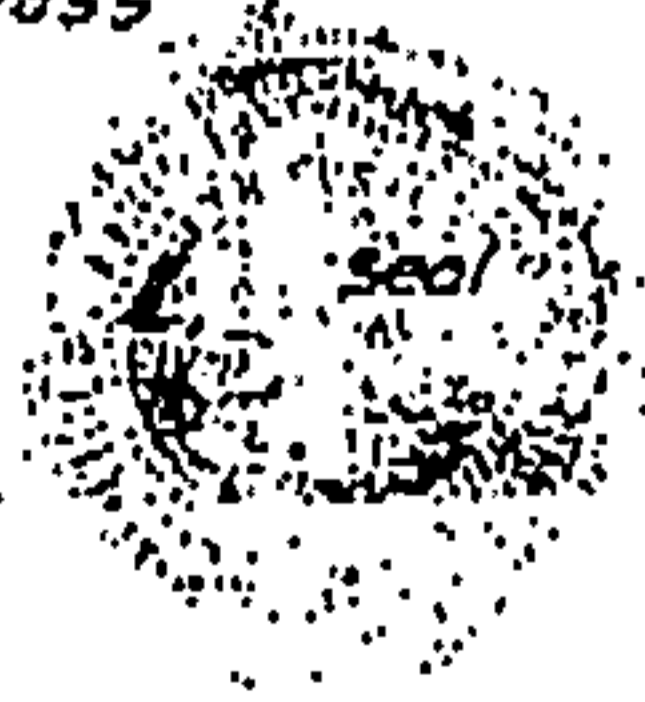
NOTE:
The right-of-ways of La Bajada & Lomas de Atresco Road are the same as shown and designated on the plat of THE PALISADES filed June 18, 1949.

No structures and/or fences may be built within the 20 foot easement (measured 10 feet each side of the bolt lot line) along the back of line from lot H-H thru L-L and the 20 foot easement between lots S-S and T-T.

I, Jerry E. Bohannon, a duly certified Engineer and Land Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that the plat of THE PALISADES as shown and described above, a subdivision in Bernalillo County, New Mexico, upon which this certificate appears, was made from actual field surveys performed under my direction, and that the same is true and correct to the best of my knowledge and belief.

[Signature]
N.M. P.E. No. 2855

MICROFILM



D3768