



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 24, 2007

Project# 1006842

07DRB-70271 VACATION OF PUBLIC RIGHT-OF-WAY

AQUEDA CANO agent(s) for IGNACIO ROJO request(s) the above action(s) for all or a portion of Lot(s) SOUTH 48 FEET of WEST 80 FEET OF LOT 16, Block(s) 2, **NEW ERA FRUIT ADDITION**, zoned SU-2/MR, located on WILLIAM ST SE BETWEEN TRUMBULL SE AND AVENIDA CESAR CHAVEZ SE containing approximately 0.09 acre(s). (L-14)

At the October 24, 2007 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The portion of the house that encroaches into the public right-of-way vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
3. 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 November 8, 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.



OFFICIAL NOTICE OF 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.)


Sheran Matson, AICP, DRB Chair

Cc: Aqueda Cano – 1125 Abeyta Rd SW – Albuquerque, NM 87121

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

Meeting Date: October 24, 2007
Zone Atlas Page: L-14
Notification Radius: 100 Ft.

Project# 1006842
App#07DRB-70271

Cross Reference and Location: ON THE CORNER OF WILLIAM ST SE AND TRUMBELL

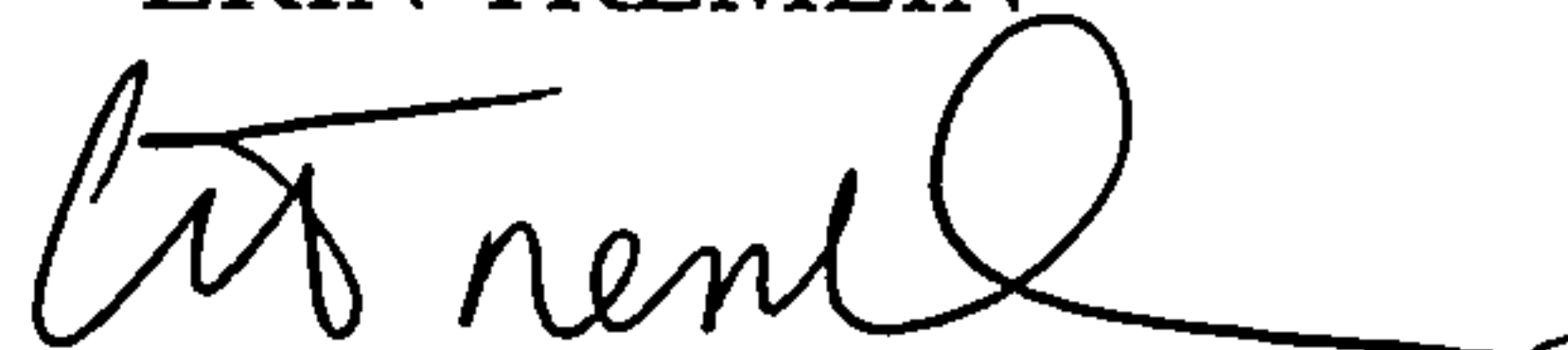
Applicant: IGNACIO ROJO
1916 SUMMERFIELD PL SW
ALBUQUERQUE, NM 87121

Agent: AGUEDA CANO
1125 ABEYTA RD SW
ALBUQUERQUE, NM 87121

Special Instructions:

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

Date Mailed: OCTOBER 5, 2007
Signature: ERIN TREMLIN





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

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Agueda Cano PHONE: (505) 720-7667
 ADDRESS: 1125 Abeyta Rd SW FAX: (505) 831-7620
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: jjunyaza@aol.com

APPLICANT: Ignacio Rojo PHONE: (505) 261-5830
 ADDRESS: 1916 Summerfield Pl SW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87124 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Property was built in 1922 and is encroaching Trumbull st. Owner wants sell and needs a vacation of Public right-of-way.

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. S48 Ft of W 80 Ft of Lot 16 Block: Block # 2 Unit: _____

Subdiv/Addn/TBKA: NEW ERA FRUIT ADDITION

Existing Zoning: SU-2/MR Proposed zoning: _____

Zone Atlas page(s): L-14-2 UPC Code: 101405626437012301 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 6 No. of proposed lots: 7 Total area of site (acres): .09

LOCATION OF PROPERTY BY STREETS: On or Near: 1422 William St SE
 Between: Corner of William and Trumbull

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

SIGNATURE: Agueda Cano DATE: 9/20/07
 (Print) Agueda Cano 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>07 DRB - 70271</u>	<u>VRW</u>	<u>V</u>	<u>\$ 300.00</u>
_____	<u>Adv</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>

Hearing date October 24, 2007

Total \$ 395.00

Andrew Jones 9/24/07
 Planner signature / date

Project # 1006842

Form revised 4/07

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)
 - 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.

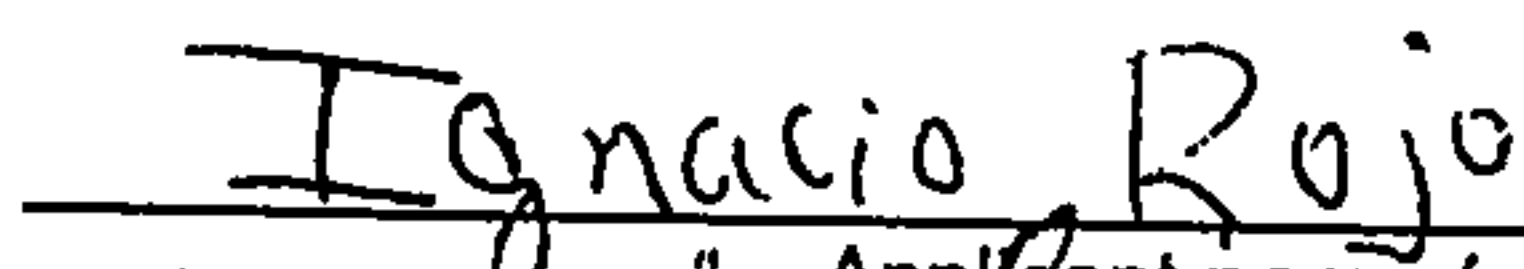

- SIDEWALK VARIANCE (DRB20)
 - SIDEWALK WAIVER (DRB21)
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List 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.

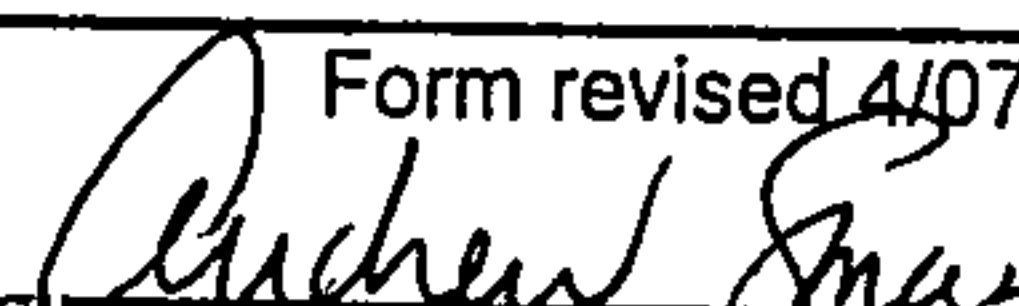
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print)

 Applicant signature / date 9/20/07



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

Application case numbers
 07DRB - 70721

Form revised 4/07

 Planner signature / date 9/24/07
 Project # 1006842

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R S T A T E	OW NE R Z IP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	10140 56277 35011 519	LOPEZ THOMAS E & ANNE	1205 MA DEIRA DR SE APT 2 14	ALB UQU ERQ UE	N M	871 08 468 5	V	A1 AM	* 005 002G & R APODACA ADD L5 & 6
2	10140 56262 34911 525	ARAGON HELEN	1508 WIL LIAMS ST SE	ALB UQU ERQ UE	N M	871 02 466 7	R	A1 AM	* 018 002G & R APODACA ADD L 18 & 19
3	10140 56289 37712 304	FEDERAL NATIONAL MORTGA GE ASSOCIATION	PO BOX 6 50043	DALL AS	T X	752 65	R	A1 AM	* 017 002NEW ERA FRUIT ADD & W 9FT L16 REVISED PLAT
4	10140 56264 37012 301	ROJO IGNACIO	1916 SU MMERFIE LD PL SW	ALB UQU ERQ UE	N M	871 21	R	A1 AM	S 48 FT OF W 80 FT OF LOT 16 BLK 2 N EW ERA FRUIT ADDN
5	10140 56263 35311 524	CHAVEZ DIONICIA	1506 WIL LIAM ST S E	ALB UQU ERQ UE	N M	871 02	R	A1 AM	* 017 002G & R APODACA ADD
6	10140 56278 35511 520	ROBLES JOE T & LILLIE M	1505 JES US SE	ALB UQU ERQ UE	N M	871 02	R	A1 AM	* 003 002G & R APODACA ADD L 3 & 4
7	10140 56264 37412 323	HERNANDEZ ISABEL	1420 WIL LIAMS SE	ALB UQU ERQ UE	N M	871 02	R	A1 AM	*16 2 NEW ERA FRUIT ADD S 61.27FT N 123.7FT W 80FT
8	10140 56263 35611 523	TORRES CYNTHIA	1502 WIL LIAMS ST SE	ALB UQU ERQ UE	N M	871 02	R	A1 AM	* 016 002G & R APODACA ADD
9	10140 56272 38512 320	PADILLA ANDREW J C/O TRAN SITO CANO & LOURDES ROJO- CANO	1400 WIL LIAMS SE	ALB UQU ERQ UE	N M	871 02	R	A1 AM	LOT 15A BLK 2 NEW ERA FRUIT ADDN PLAT OF LTS 13A, 14A & 15A BLK 2 NE W ERA FRUIT ADDN CONT 2,435 SQ FT M/L
10	10140 56264 35911 522	DELGADO JORGE	200 TRU MBULL AV E SE	ALB UQU ERQ UE	N M	871 02	R	A1 AM	* 014 002G & R APODACA ADD L 14 & 15
11	10140 56278 35911 521	SANCHEZ DAVID R	210 TRU MBULL AV E SE	ALB UQU ERQ UE	N M	871 02 464 7	R	A1 AM	* 001 002G & R APODACA ADD L 1 & 2
12	10140 56270 37612 302	DE LA CRUZ HINOJO JOSE O & MANUELA T	201 TRU MBULL AV E SE	ALB UQU ERQ UE	N M	871 02 464 6	R	A1 AM	LOT 16-A BLOCK 2 PLAT OF LOTS 16- A & 16- B BLOCK 2 NEW ERA FRUIT ADDITION CONT .2455 AC
13	10140 56265 38212 321	TRUJILLO ANDREA	1222 WIL LIAMS SE	ALB UQU ERQ UE	N M	871 02	R	A1 AM	* 016 002NEW ERA FRUIT ADD N 27FT W 80FT L16
14	10140 56239 37520 802	STATE OF NEW MEXICO PROP CONTROL DIV- GEN SERV DEPT	PO BOX D RAWER 26 110	SAN TAF E	N M	875 02 611 0	C	A1 AM	TRACT 397 MAP 41

1 5	10140 56279 37612 303	BELATA GUSTAVO & MARTHA P TORRES	1700 RO SS SE	ALB UQU ERQ UE	N M	871 06	V	A1 AM	LOT 16-B BLOCK 2 PLAT OF LOTS 16- A & 16- B BLOCK 2 NEW ERA FRUIT ADDITION CONT .2370 AC
1 6	10140 56274 39012 316	NUNEZ PABLO & CARMEN & N UNEZ MARY LOU & BERNADET TE & ROBERT & GRODNER JE AN	1531 MIM BRES CAN YON NE	ALB UQU ERQ UE	N M	871 12	R	A1 AM	* 009 002NEW ERA FRUIT ADD X LOT 10
1 7	10140 56273 39012 317	LOYA ROSENDO & ROMONIA	210 STA DIUM SE	ALB UQU ERQ UE	N M	871 02	R	A1 AM	* 011 002NEW ERA FRUIT ADD REVISE D PLAT
1 8	10140 56279 38812 318	GONZALEZ HECTOR & ROCIO C/O ROBERTO SAENZ & AMELI NA ENRIQUEZ	PO BOX 2 6094	ALB UQU ERQ UE	N M	871 25	R	A1 AM	LOT 13A BLK 2 NEW ERA FRUIT ADDN PLAT OF LTS 13A, 14A & 15A BLK 2 NE W ERA FRUIT ADDN CONT 6,251 SQ FT M/
1 9	10140 56265 37812 322	PATINO HUGO & CANO NORM A A	1418 WIL LIAMS ST SE	ALB UQU ERQ UE	N M	871 02	R	A1 AM	* 016 002NEW ERA FRUIT ADD S 35FT N 62.4FT W80FT L 16

Or Current Resident
ARAGON HELEN
1508 WILLIAMS ST SE
ALBUQUERQUE, NM 87102 4667

Or Current Resident
DE LA CRUZ HINOJO JOSE O &
MANUELA T
201 TRUMBULL AVE SE
ALBUQUERQUE, NM 87102 4646

Or Current Resident
GONZALEZ HECTOR & ROCIO C/O
ROBERTO SAENZ & AMELINA
ENRIQUEZ
PO BOX 26094
ALBUQUERQUE, NM 87125

Or Current Resident
LOYA ROSENDO & ROMONIA
210 STADIUM SE
ALBUQUERQUE, NM 87102

Or Current Resident
PATINO HUGO & CANO NORMA A
1418 WILLIAMS ST SE
ALBUQUERQUE, NM 87102

Or Current Resident
SANCHEZ DAVID R
210 TRUMBULL AVE SE
ALBUQUERQUE, NM 87102 4647

Or Current Resident
TRUJILLO ANDREA
1222 WILLIAMS SE
ALBUQUERQUE, NM 87102

Project# 1006824
SUSAN DIXON
South Broadway NA
1213 EDITH SE
ALBUQUERQUE, NM 87113

Or Current Resident
BELATA GUSTAVO & MARTHA P
TORRES
1700 ROSS SE
ALBUQUERQUE, NM 87106

Or Current Resident
DELGADO JORGE
200 TRUMBULL AVE SE
ALBUQUERQUE, NM 87102

Or Current Resident
HERNANDEZ ISABEL
1420 WILLIAMS SE
ALBUQUERQUE, NM 87102

Or Current Resident
NUNEZ PABLO & CARMEN & NUNEZ
MARY LOU & BERNADETTE &
ROBERT & GRODNER JEAN
1531 MIMBRES CANYON NE
ALBUQUERQUE, NM 87112

Or Current Resident
ROBLES JOE T & LILLIE M
1505 JESUS SE
ALBUQUERQUE, NM 87102

Or Current Resident
STATE OF NEW MEXICO PROP
CONTROL DIV-GEN SERV DEPT
PO BOX DRAWER 26110
SANTA FE, NM 87502 6110

Project# 1006824
AGUEDA CANO
1125 ABAYTA RD SW
ALBUQUERQUE, NM 87121

Project# 1006824
JESSICA RODELAS
South Broadway NA
912 EDITH SE
ALBUQUERQUE, NM 87113

Or Current Resident
CHAVEZ DIONICIA
1506 WILLIAM ST SE
ALBUQUERQUE, NM 87102

Or Current Resident
FEDERAL NATIONAL MORTGAGE
ASSOCIATION
PO BOX 650043
DALLAS, TX 75265

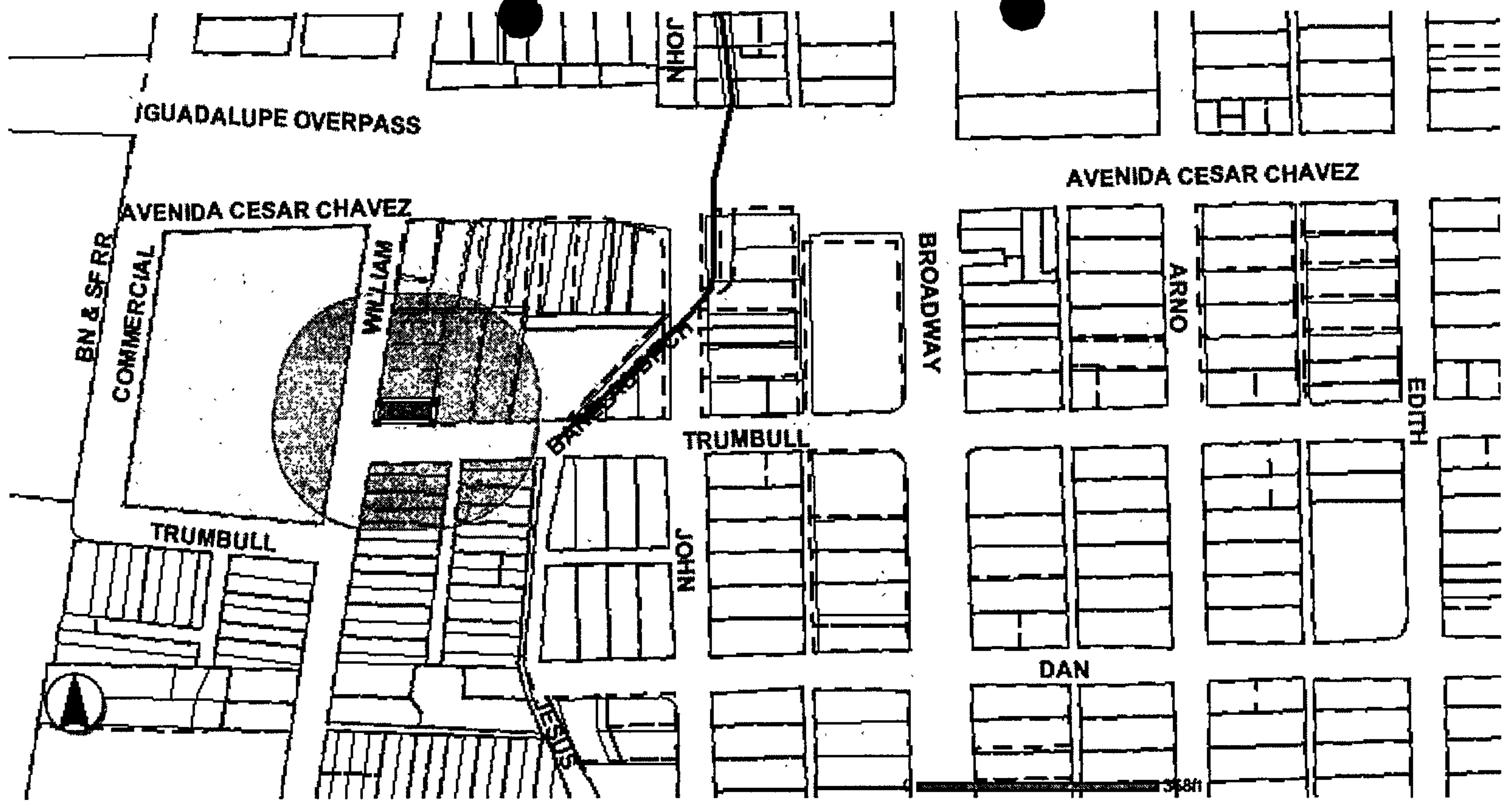
Or Current Resident
LOPEZ THOMAS E & ANNE
1205 MADEIRA DR SE APT 214
ALBUQUERQUE, NM 87108 4685

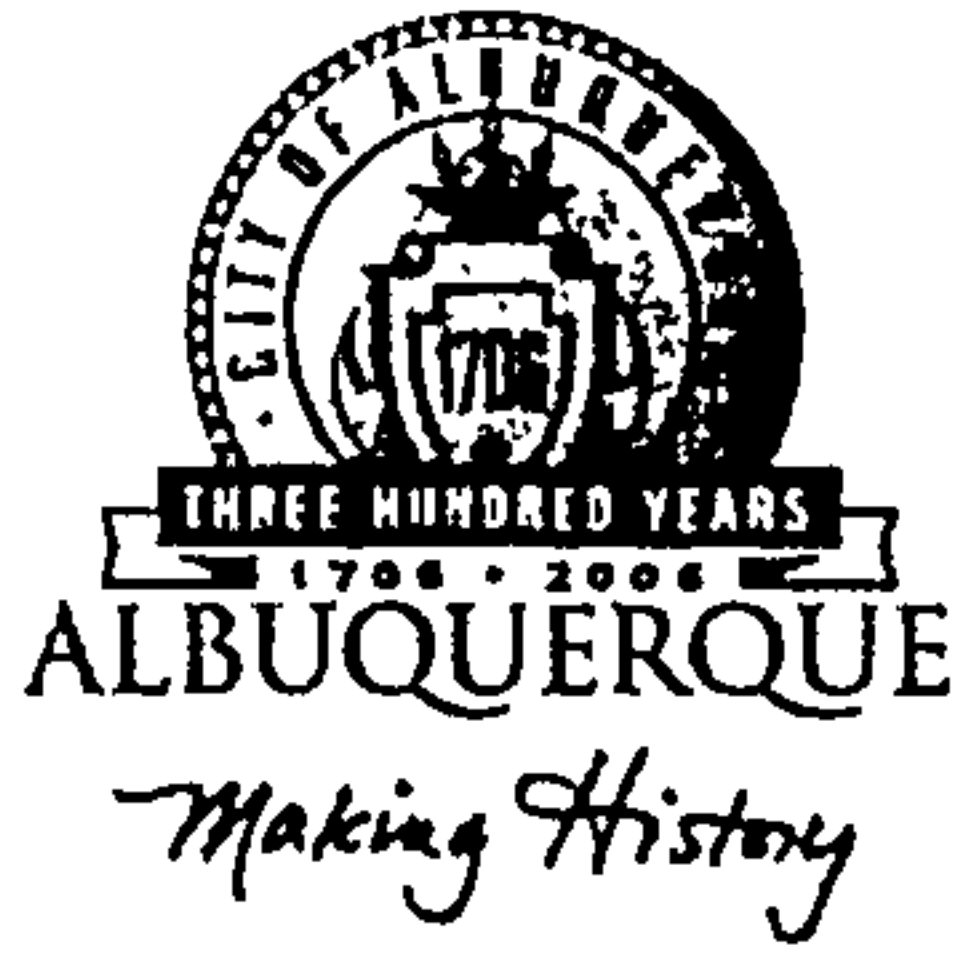
Or Current Resident
PADILLA ANDREW J C/O TRANSITO
CANO & LOURDES ROJO-CANO
1400 WILLIAMS SE
ALBUQUERQUE, NM 87102

Or Current Resident
ROJO IGNACIO
1916 SUMMERFIELD PL SW
ALBUQUERQUE, NM 87121

Or Current Resident
TORRES CYNTHIA
1502 WILLIAMS ST SE
ALBUQUERQUE, NM 87102

Project# 1006824
IGNACIO ROJO
1916 SUMMERFIELD PL SW
ALBUQUERQUE, NM 87121





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 26, 2007

TO CONTACT NAME: Raveda Cano
COMPANY/AGENCY: American Home Realty
ADDRESS/ZIP: 1125 Abeyta Rd SW Albuq. NM 87121
PHONE/FAX #: 505-720-7667 OR 831-7620

Thank you for your inquiry of June 26, 2007 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at S 48 Ft OR W 80 Ft Block 2 Lot 16
New ERA ADDN
zone map page(s) C-14.

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

South Broadway

Neighborhood Association

Contacts: Susan Dixon
1213 Edith SE 242-4013(h)
Albuq. NM 87102
Jessica Rodelas
912 Edith SE 319-6498(h)
Albuq. NM 87102

Neighborhood Association

Contacts: _____

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

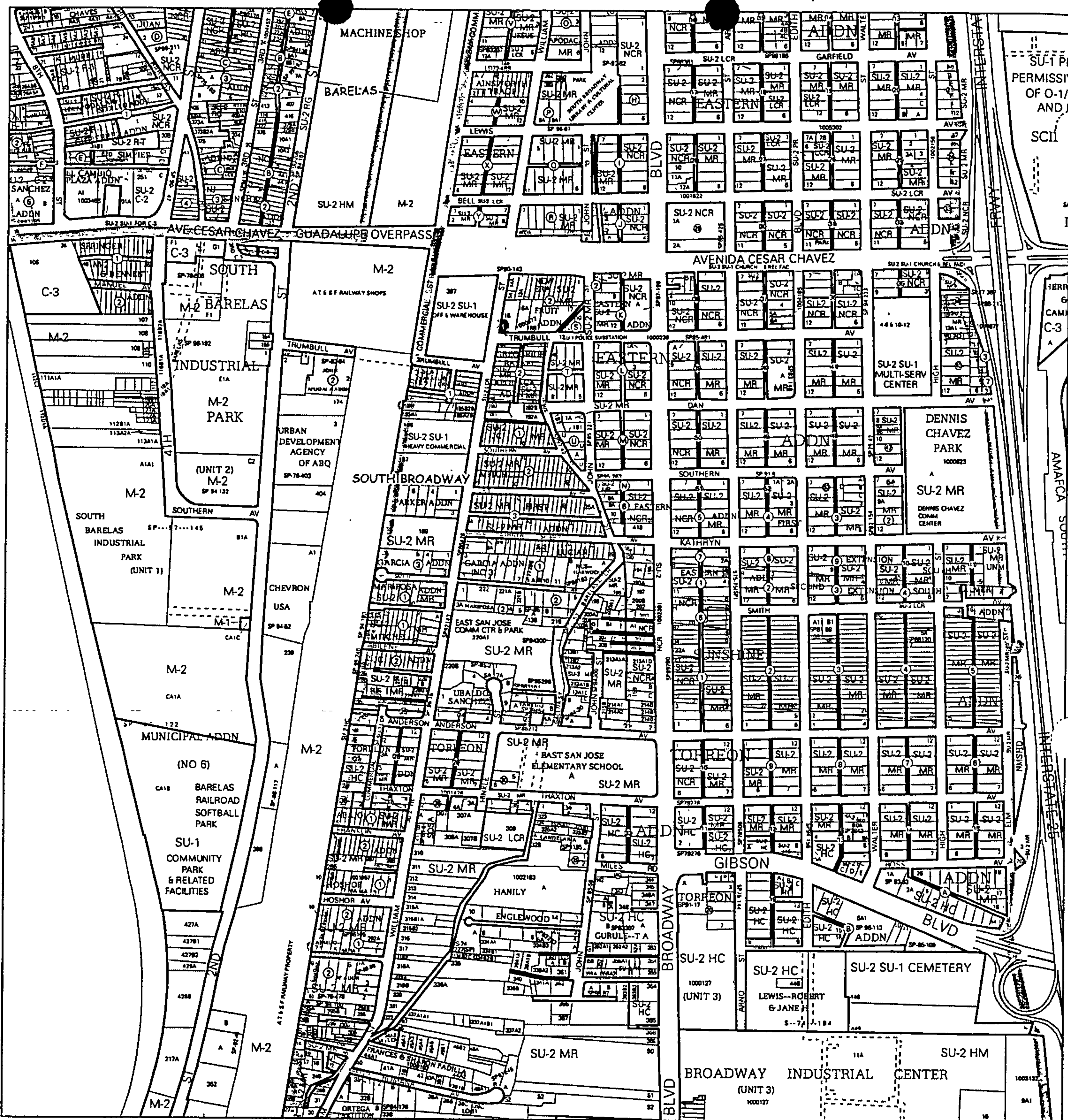
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED 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,

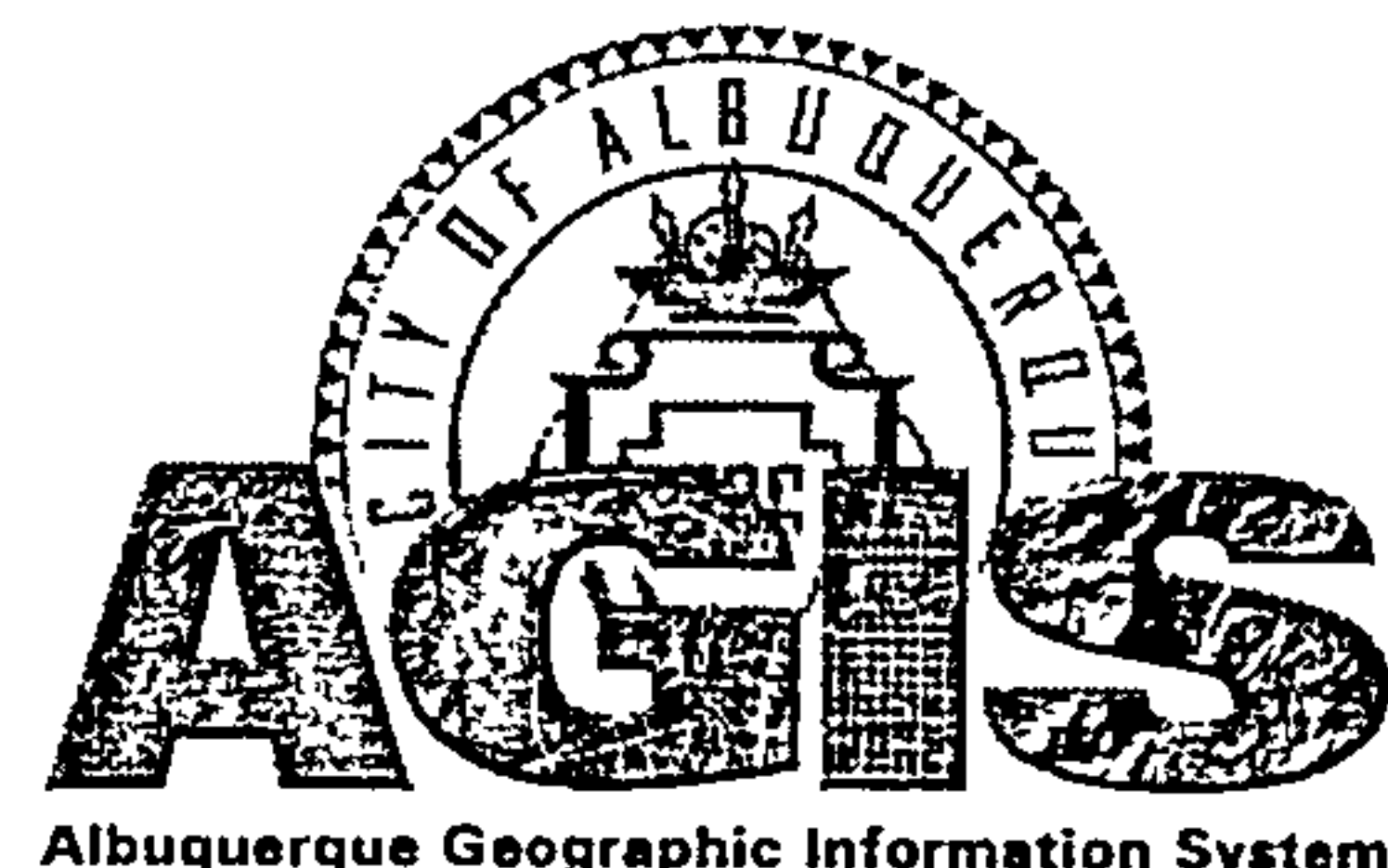
Leo Padilla

OFFICE OF NEIGHBORHOOD COORDINATION

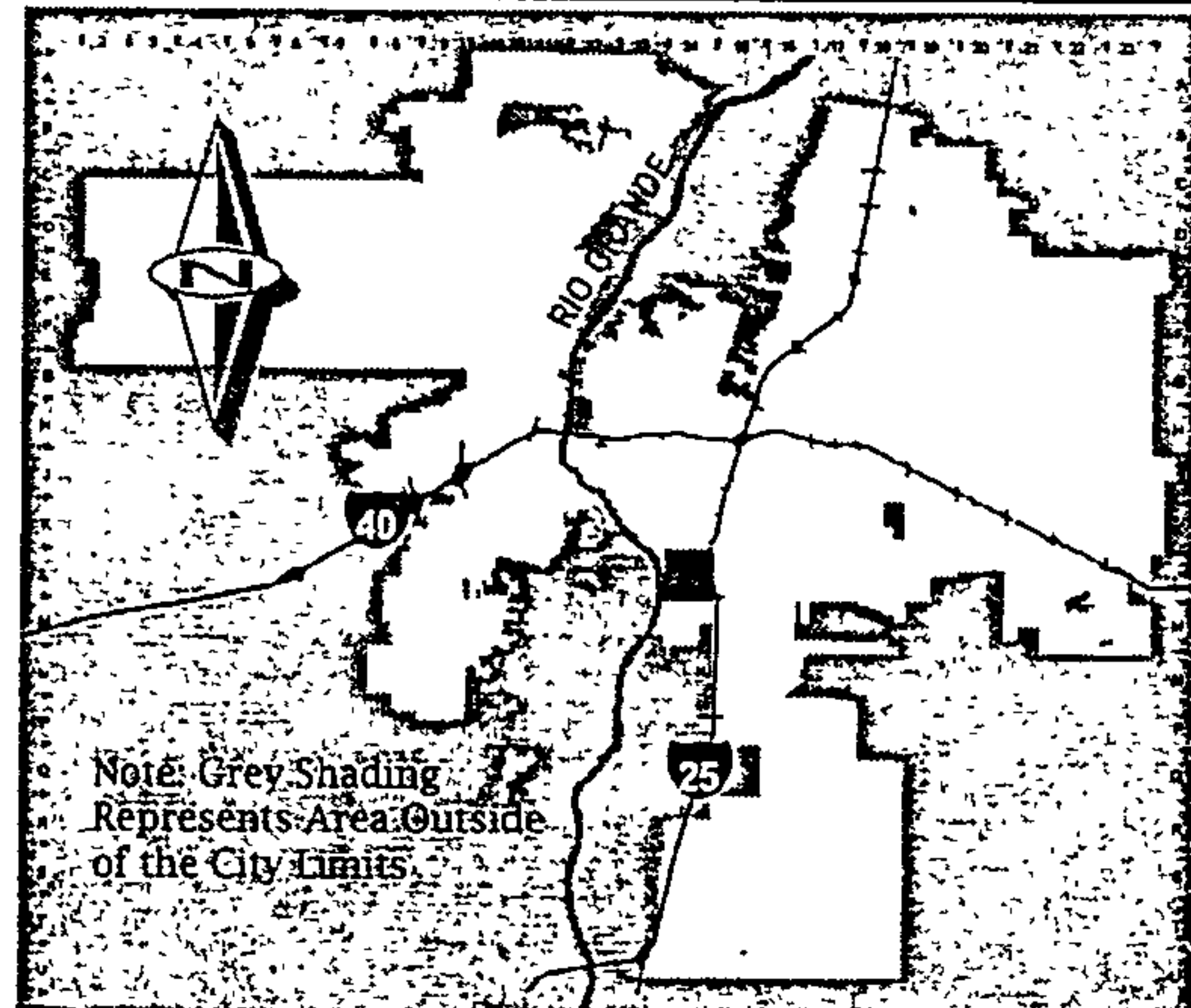
.....
Attention: Both contacts per neighborhood association need to be notified.
.....



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



Map amended through: 5/17/2007



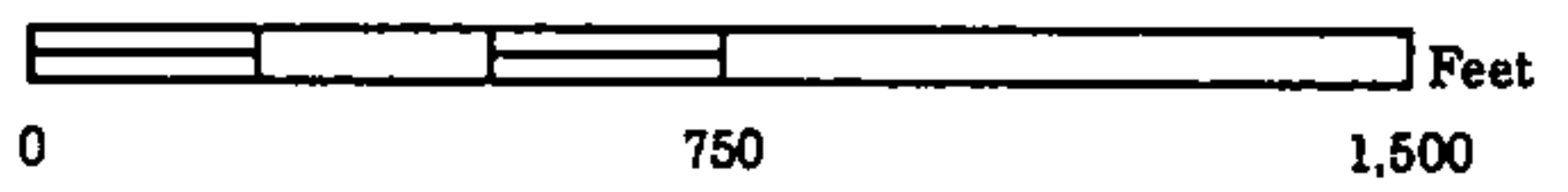
Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:

L-14-Z

Selected Symbols

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





CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 24, 2007

Project# 1006842
07DRB-70271 VACATION OF PUBLIC RIGHT-OF-WAY

AQUEDA CANO agent(s) for IGNACIO ROJO request(s) the above action(s) for all or a portion of Lot(s) SOUTH 48 FEET of WEST 80 FEET OF LOT 16, Block(s) 2, **NEW ERA FRUIT ADDITION**, zoned SU-2/MR, located on WILLIAM ST SE BETWEEN TRUMBULL SE AND AVENIDA CESAR CHAVEZ SE containing approximately 0.09 acre(s). (L-14)

AMAFCA		No adverse comments.
COG		No comments received.
Transit		No comments received.
Zoning Enforcement		No adverse comments.
Neighborhood Coordination	Letter(s) sent to:	South Broadway NA (R)
APS		
Police Department		No crime prevention or CPTED comments at this time.
Fire Department		No adverse comments.
PNM Electric & Gas		No adverse comments.
Comcast		No comments received.
QWEST		No comments received.
Environmental Health		No comments received.
M.R.G.C.D.		No adverse comments.
Open Space Division		Open Space has no adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request.

Transportation Development

- 1) An encroachment agreement may be sought, however, this usually does not clear the title. A vacation request, as submitted, along with a replat is usually required if possible.
- 2) Transportation needs to know the distance from the face of curb to the property line. We assume that only the rectangular portion encroaching into the right-of-way will be vacated.
- 3) Upon replat, infrastructure may be required. Are the sidewalks in place? What are their widths?

Parks & Recreation

Defer to Transportation

ABCWUA

No objection to Vacation request.

Planning Department

Defer to Transportation

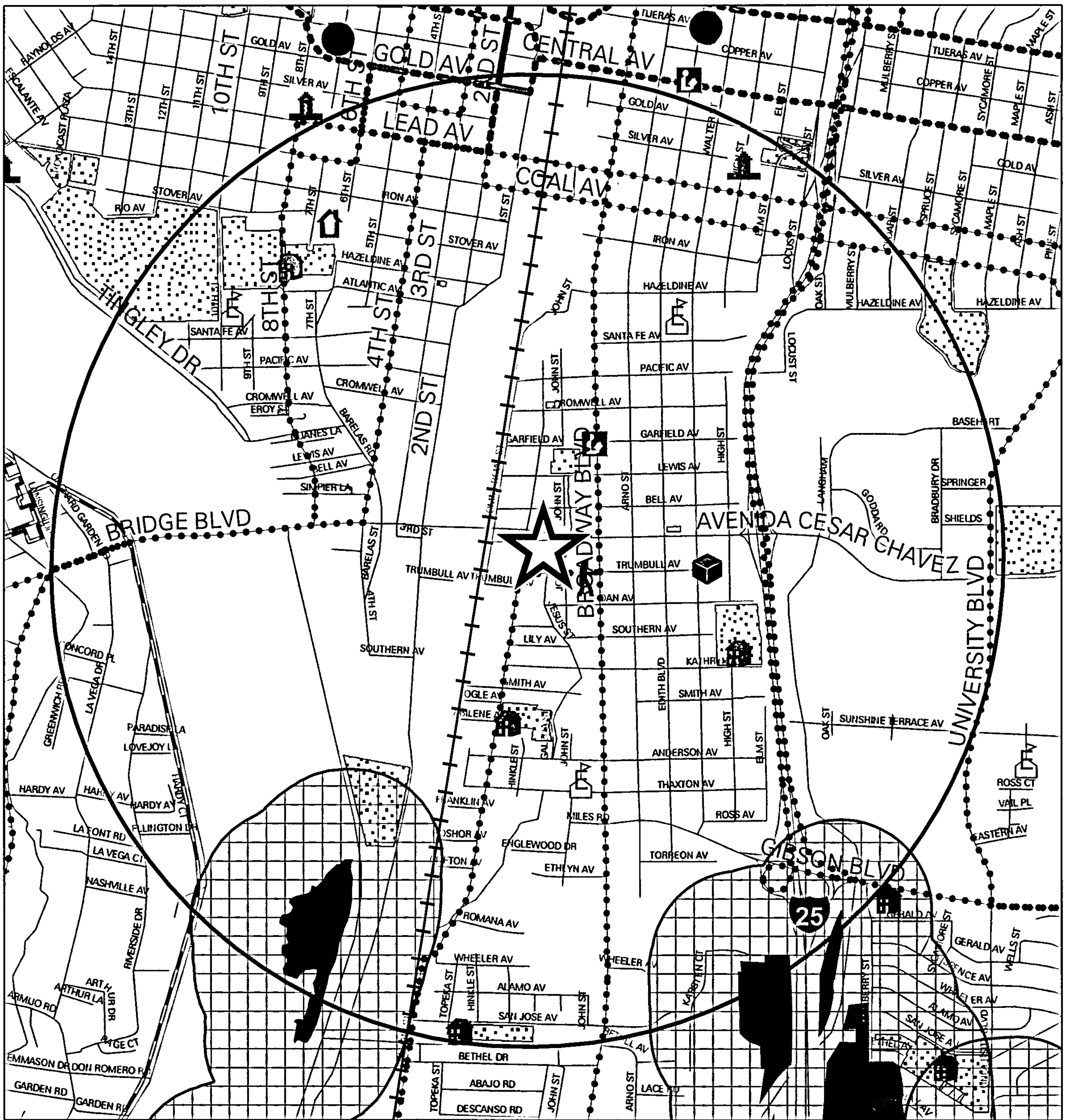
Impact Fee Administrator

No comment on vacation of public right of way.

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

Cc: Agueda Cano - 1125 Abeyta Dr SW – Albuquerque NM 87121

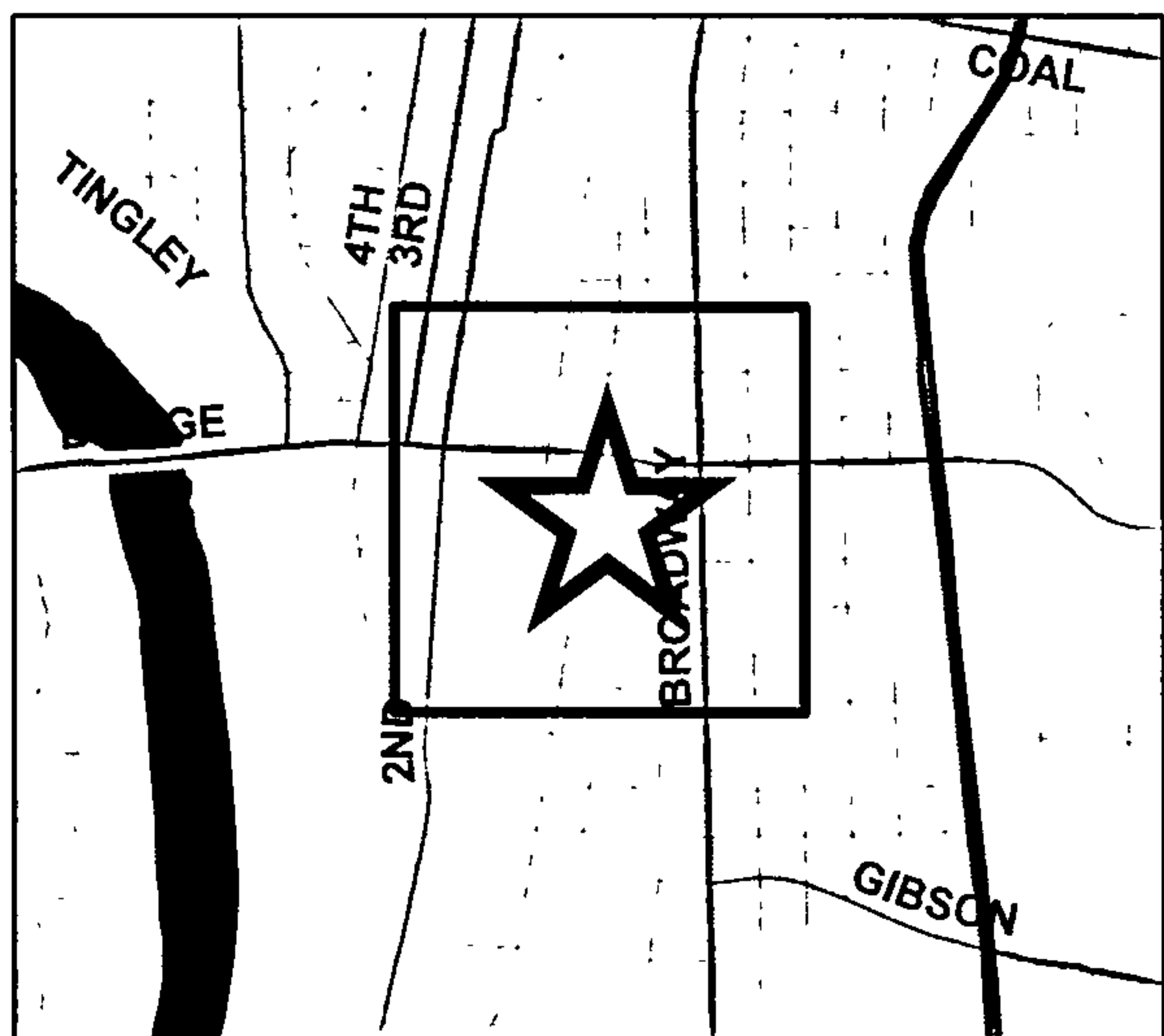
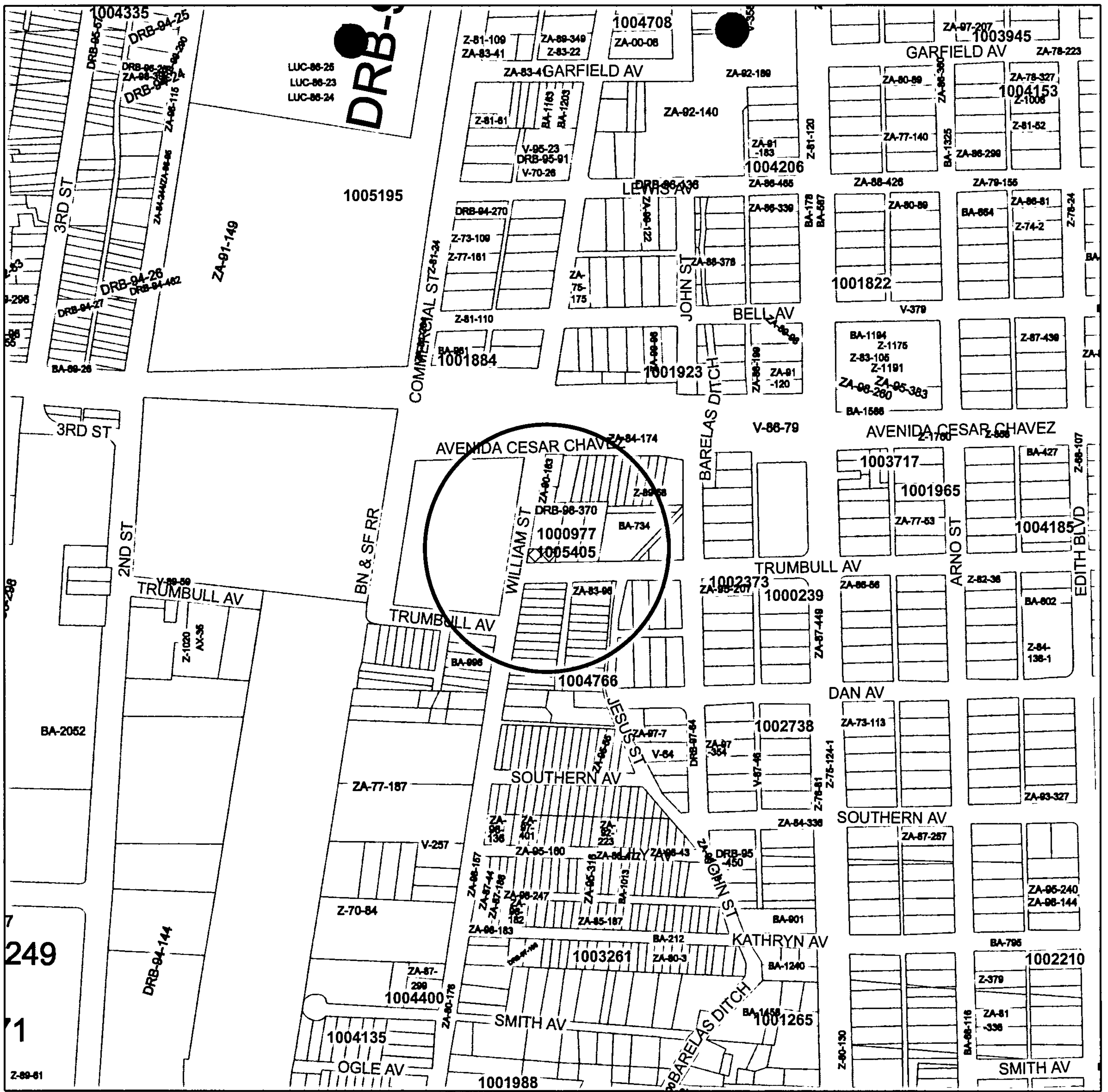
Cc: Ignacio Rojo – 1916 Summerfield Pl SW - Albuquerque, NM 87121



Public Facilities Map with One-Mile Site Buffer

- | | | | |
|----------------------|-----------------------------|-----------------------------|-------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Developed County Park |
| MULTI-SERVICE CENTER | POLICE | ABQ Ride Routes | Undeveloped County Park |
| SENIOR CENTER | SHERIFF | AGIS Jurisdiction | Developed City Park |
| LIBRARY | SOLID WASTE | Landfill Buffer (1000 feet) | Undeveloped City Park |
| MUSEUM | Landfills designated by EHD | | |





HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 400 feet

Project Number:

1006842

Hearing Date:

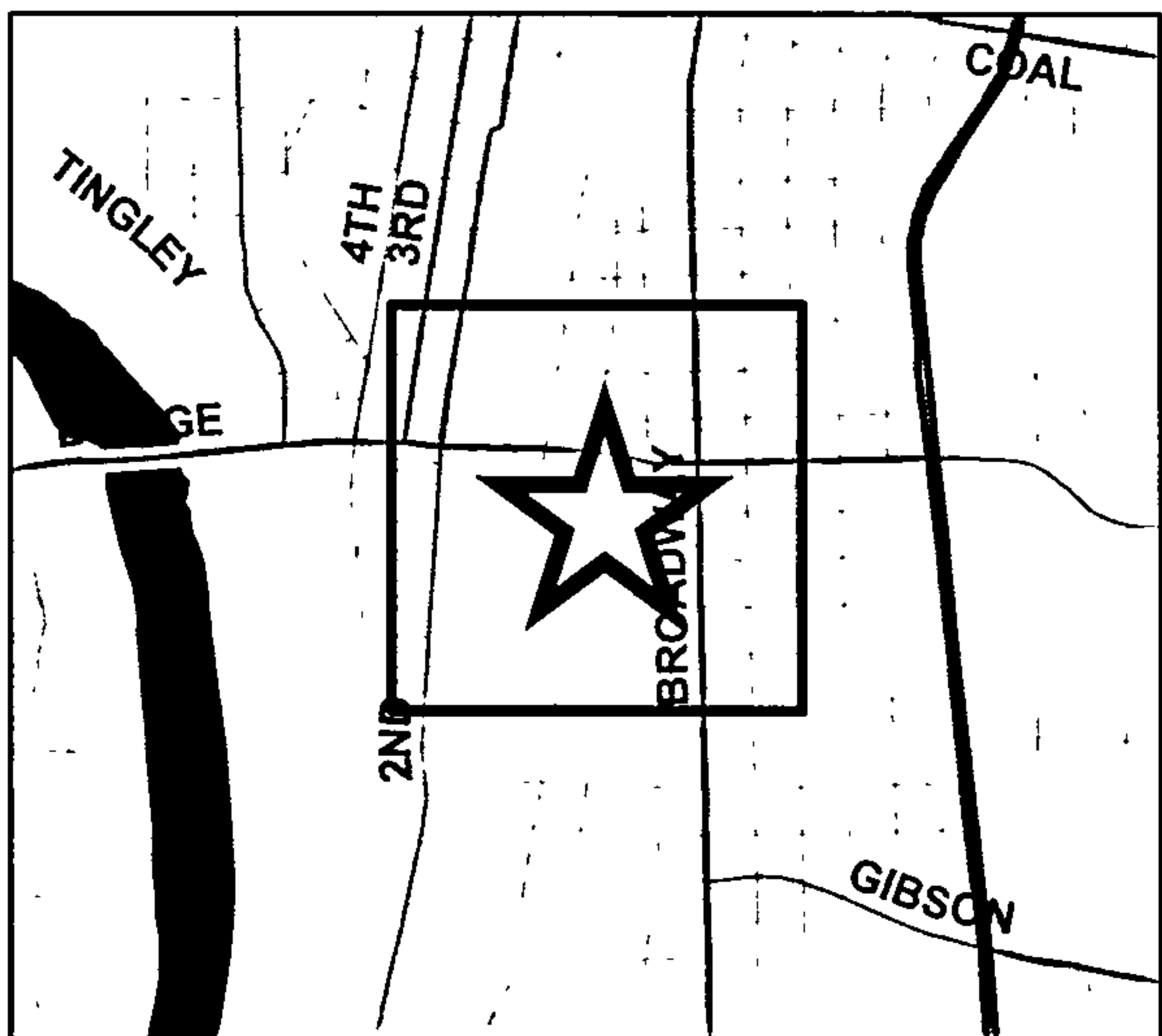
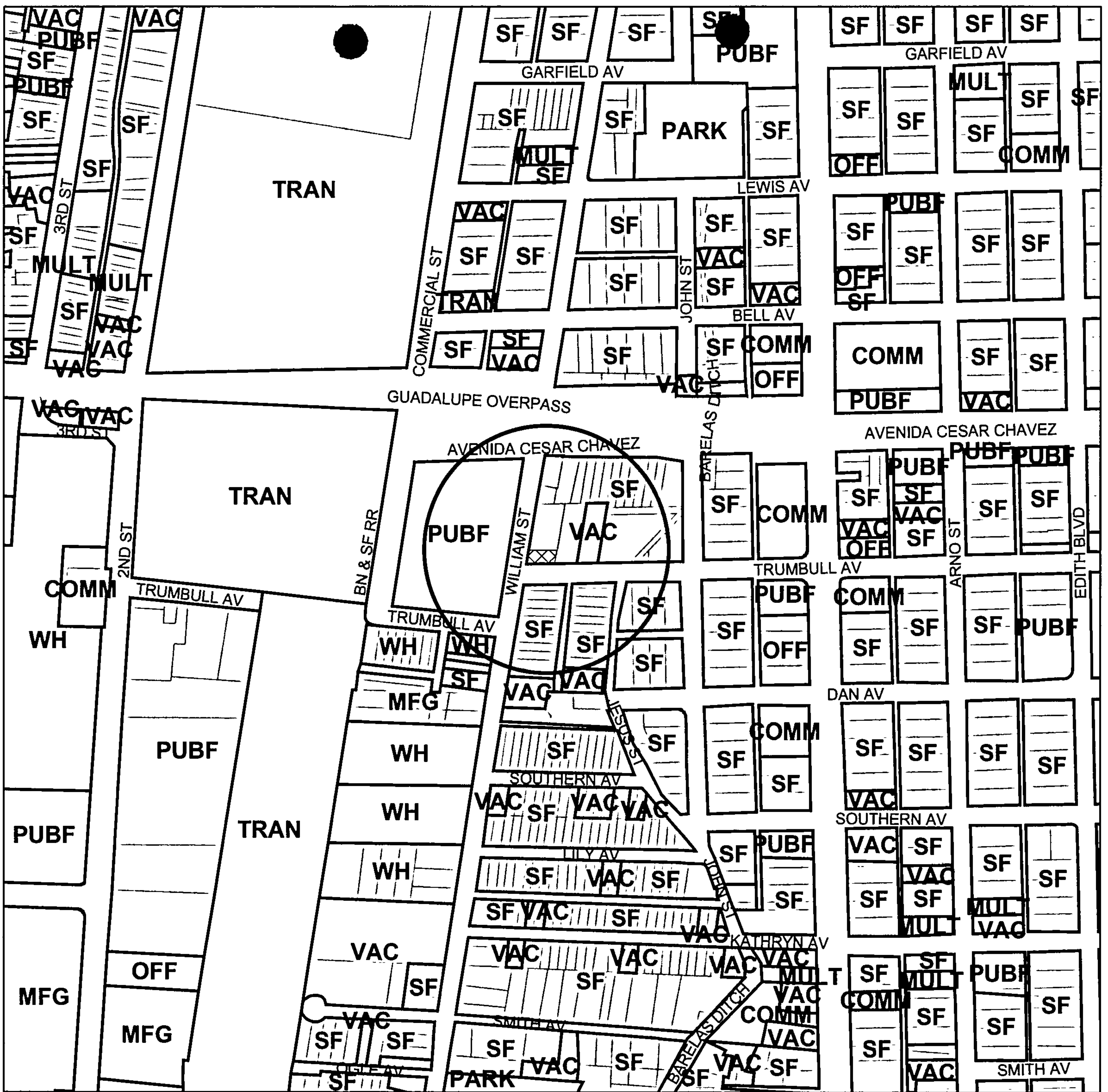
October 24, 2007

Zone Map Page:

L-14

Additional Case Numbers:

07DRB-70271



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch equals 400 feet

Project Number:

1006842

Hearing Date:

October 24, 2007

Zone Map Page:

L-14

Additional Case Numbers:

07DRB-70271



**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, October 24, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 10068423
07DRB-70271 VACATION OF PUBLIC
RIGHT-OF-WAY

AQUEDA CANO agent(s) for IGNACIO ROJO request(s) the above action(s) for all or a portion of Lot(s) SOUTH 48 FEET of WEST 80 FEET OF LOT 16, Block(s) 2, **NEW ERA FRUIT ADDITION**, zoned SU-2/MR, located on WILLIAM ST SE BETWEEN TRUMBULL SE AND AVENIDA CESAR CHAVEZ SE containing approximately 0.09 acre(s). (L-14)

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 Angela Gomez, 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, OCTOBER 8, 2007.



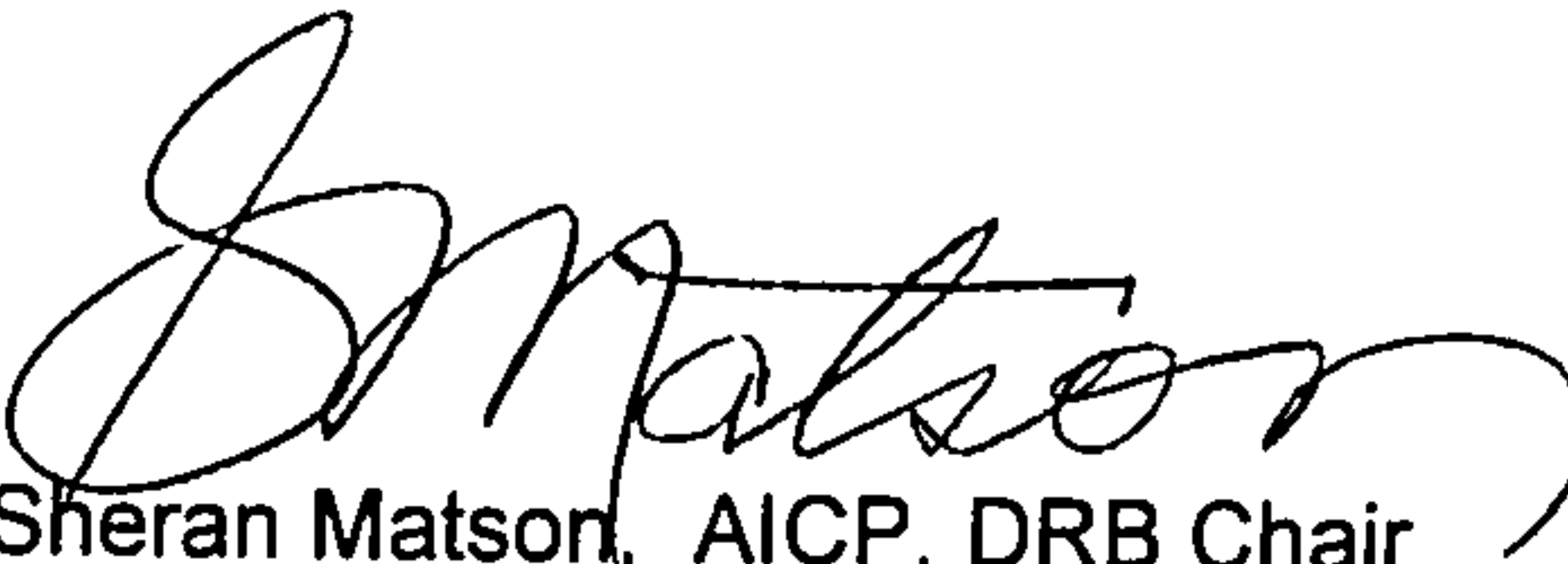
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

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Project# 1006842
07DRB-70271 VACATION OF PUBLIC
RIGHT-OF-WAY

AQUEDA CANO agent(s) for IGNACIO ROJO request(s) the above action(s) for all or a portion of Lot(s) SOUTH 48 FEET of WEST 80 FEET OF LOT 16, Block(s) 2, **NEW ERA FRUIT ADDITION**, zoned SU-2/MR, located on WILLIAM ST SE BETWEEN TRUMBULL SE AND AVENIDA CESAR CHAVEZ SE containing approximately 0.09 acre(s). (L-14)

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 8, 2007.

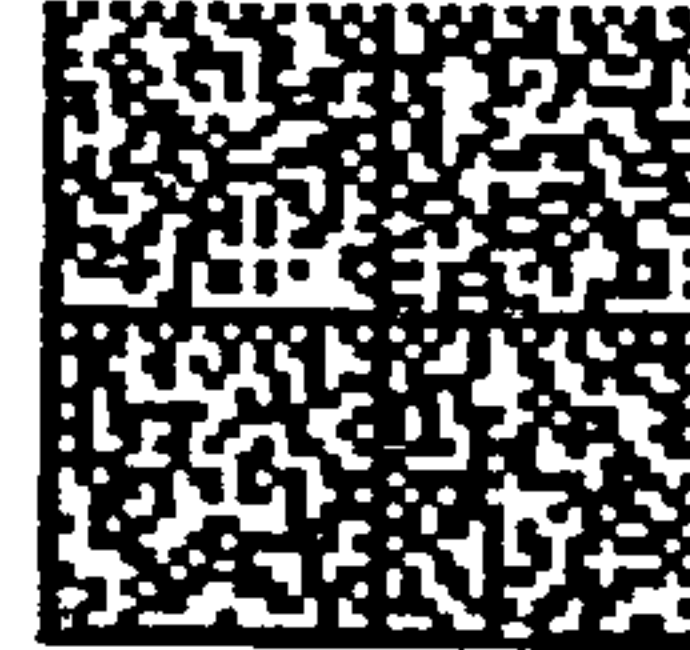
CITY OF ALBUQUERQUE



Planning Department

DRB

Or Current Resident
CHAVEZ DIONICIA
1506 WILLIAM ST SE
ALBUQUERQUE, NM 87102



02.1M \$ 00.41⁰
0004219022 OCT 05 2007
MAILED FROM ZIP CODE 87102

NIXIE . 871 CC.1 . 10.10/14/07

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87103129393 *0758-12974-05-36

87103129393
871031293



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006842

AGENDA ITEM NO: 1

SUBJECT:

Vacation of Public Right-of-Way

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

505-924-3986

DATE: OCTOBER 24, 2007

0



WILLIAM

TRUMBULL

18

Item # 1
Project # 1006842
Hearing Date: Oct. 24, 2007

2

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

09/24/2007 Issued By: PLNABG

Permit Number: 2007 070 271 **Category Code 910**

Application Number: 07DRB-70271, Vacation Of Public Right-Of-Way

Address:

Location Description: WILLIAM ST SE BETWEEN TRUMBULL SE AND AVENIDA CESAR CHAVEZ SE

Project Number: 1006842

Applicant
Ignacio Rojo

1916 Summerfield Pl Sw
Albuquerque, NM 87121
261-5831

Agent / Contact
Aqueda Cano

1125 Abeyta Rd Sw
Albuquerque, NM 87121
720-7887
jjunjaza@aol.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$300.00
TOTAL:		\$395.00

City Of Albuquerque
Treasury Division

9/24/2007 11:54AM LOC: ANNX
WS# 007 TRANSH 0022
RECEIPT# 00088445-00088445
PERMIT# 2007070271 TRSMSP
Trans Amt \$395.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00
CK \$395.00
CHANGE \$0.00

Thank You



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)
- 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): Agueda Cano PHONE: (505) 720-7667
 ADDRESS: 1125 Abeyta Rd SW FAX: (505) 831-7620
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: jjunyaza@aol.com

APPLICANT: Ignacio Rojo PHONE: (505) 261-5830
 ADDRESS: 1916 Summerfield Pl SW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87124 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Property was built in 1922 and is encroaching Trumbull st. Owner wants sell and needs a vacation of Public right-of-way.

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. S48 Ft of W 80 Ft of Lot 16 Block: Block # 2 Unit: _____
 Subdiv/Addn/TBKA: NEW ERA FRUIT ADDITION
 Existing Zoning: SU-2/MR Proposed zoning: _____
 Zone Atlas page(s): L-14-2 UPC Code: 101405626437012301 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 6 No. of proposed lots: 1 Total area of site (acres): .09
 LOCATION OF PROPERTY BY STREETS: On or Near: 1428 William St SE
 Between: Corner of William and Trumbull

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

SIGNATURE Agueda Cano DATE 9/20/07
 (Print) Agueda Cano Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>07 PRB- 70271</u>	<u>VRW</u>	<u>V</u>	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>Adv</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CME</u>		<u>\$ 20.00</u>
<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				\$ _____
				Total
				<u>\$ 395.00</u>

Hearing date October 24, 2007

Andrew Jones 9/24/07
 Planner signature / date

Project # 1006842

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)** **24 copies.**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) (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.

- SEWALK VARIANCE (DRB20)**
- SEWALK 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 SEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK 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
- 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.

Ignacio Rojo
 Applicant name (print)

Ignacio Rojo 9/20/07
 Applicant signature / date



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

Application case numbers

07DRB - 70721

Form revised 4/07

Andrew Smau 9/24/07
 Planner signature / date

Project # 1006842

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 October 9, 2007 To October 24, 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.

Agnes Casas
(Applicant or Agent)

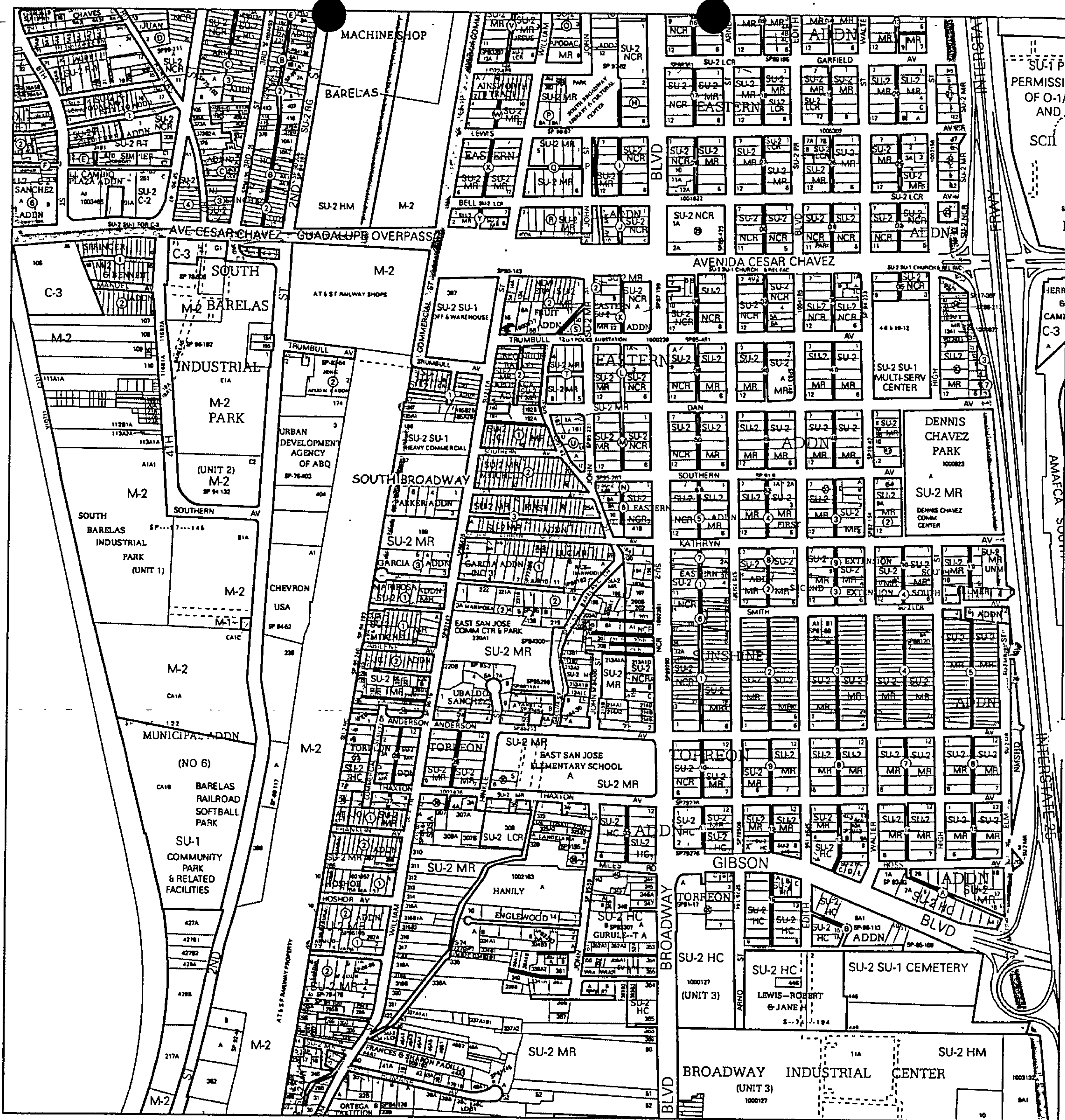
9/24/07
(Date)

I issued 2 signs for this application,

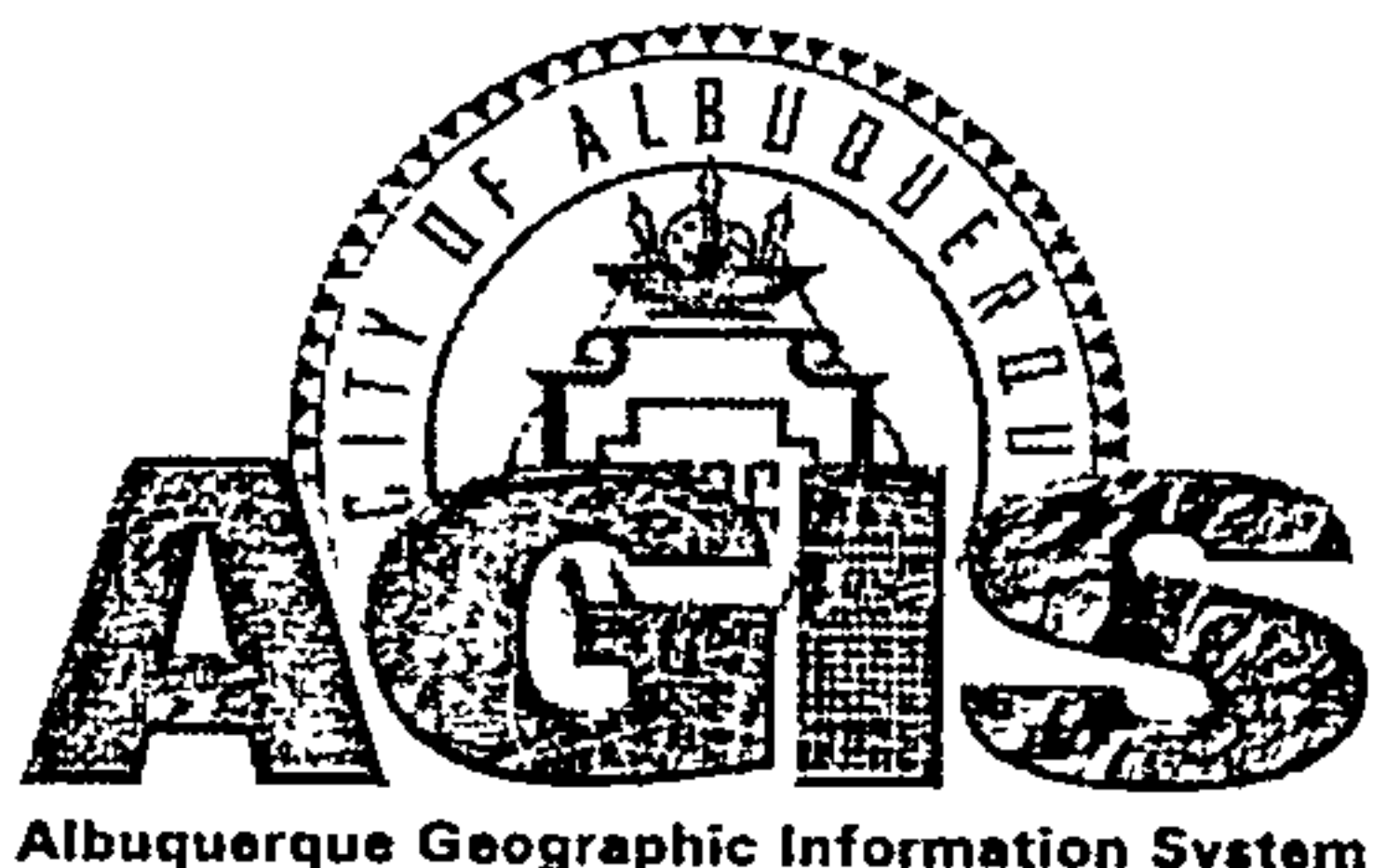
9/27/07
(Date)

Andrew Jones
(Staff Member)

DRB PROJECT NUMBER: 1006842

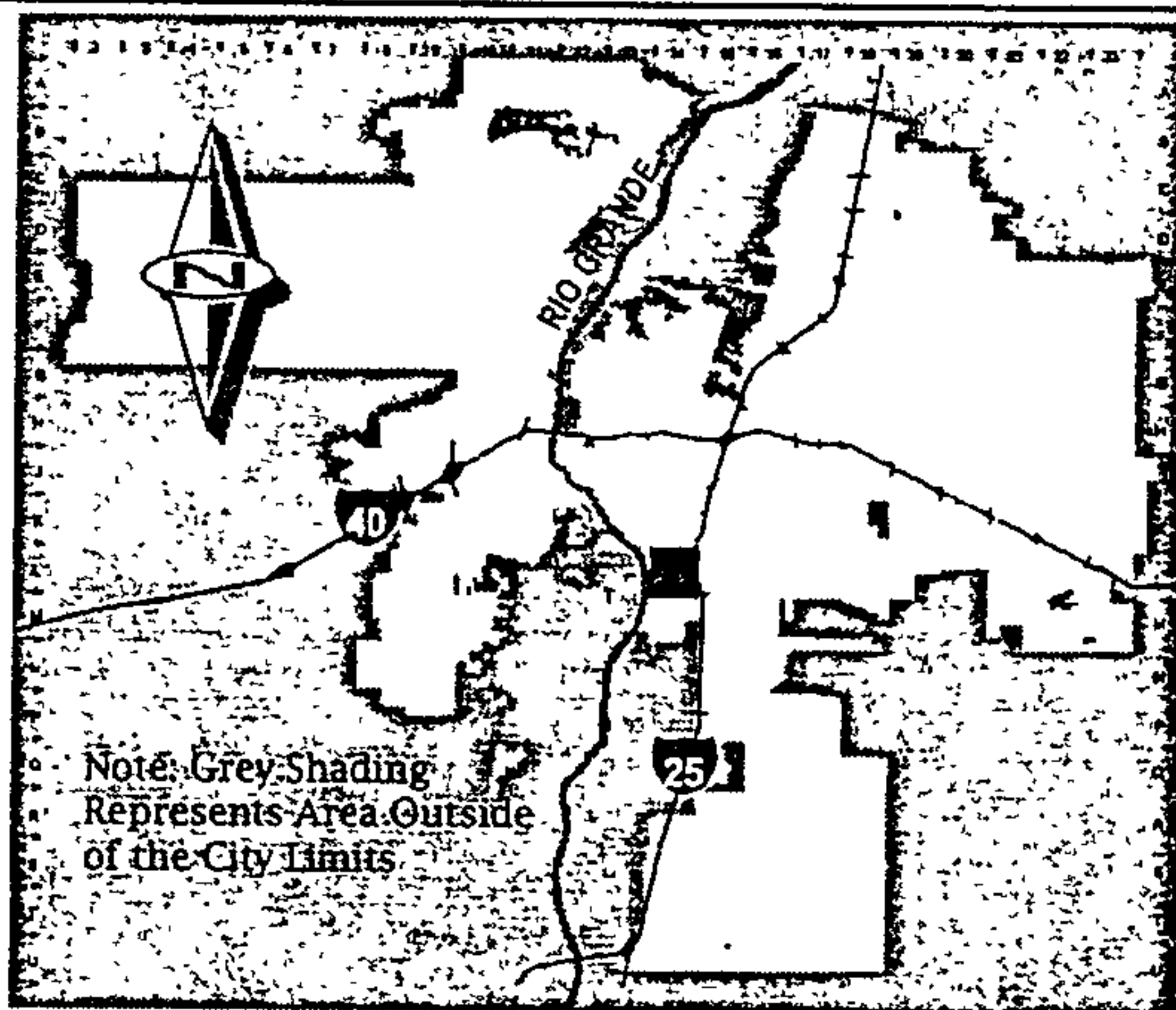


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 5/17/2007



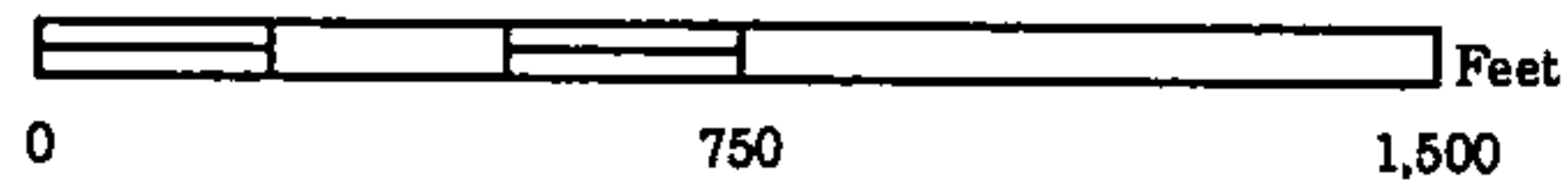
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

L-14-Z

Selected Symbols

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



June 7, 2007

To Whom It May Concern:

I, Ignacio Rojo, owner of the property located at 1428 William St SE, Albuquerque, NM 87102, am requesting a special exception. I bought this property back in 1995. Based on a survey that was done about a month ago we found out that the house was encroaching Trumbull Street. This house was built in 1922 and it has always been this way. I am asking for a variance. I am trying to sell the house and the Title and Loan Company are having big issues with this problem. The house can not be insured unless we have the approval in writing from the City accepting the encroachment of the home into Trumbull right of way.

Sincerely,

Ignacio Rojo
Owner

A handwritten signature in black ink that reads "Ignacio Rojo". The signature is written in a cursive style with a prominent flourish at the end of the name.

June 26, 2007

Neighborhood Association
Susan Dixon
1213 Edith SE
Albuquerque, NM 87102

Dear Madame:

I, Ignacio Rojo, owner of the property located at 1428 William St SE, Albuquerque, NM 87102, am requesting a special exception. I bought this property back in 1995. Based on a survey that was done about a month ago we found out that the house was encroaching Trumbull Street. This house was built in 1922 and it has always been this way. I am asking for a variance. I am trying to sell the house and the Title and Loan Company are having big issues with this problem. The house can not be insured unless we have the approval in writing from the City accepting the encroachment of the home into Trumbull right of way.

Sincerely,

Ignacio Rojo
1916 Summerfield Pl SW
Albuquerque, NM 87121

A handwritten signature in black ink that reads "Ignacio Rojo". The signature is written in a cursive style with a large, stylized 'I' and 'R'.

June 26, 2007

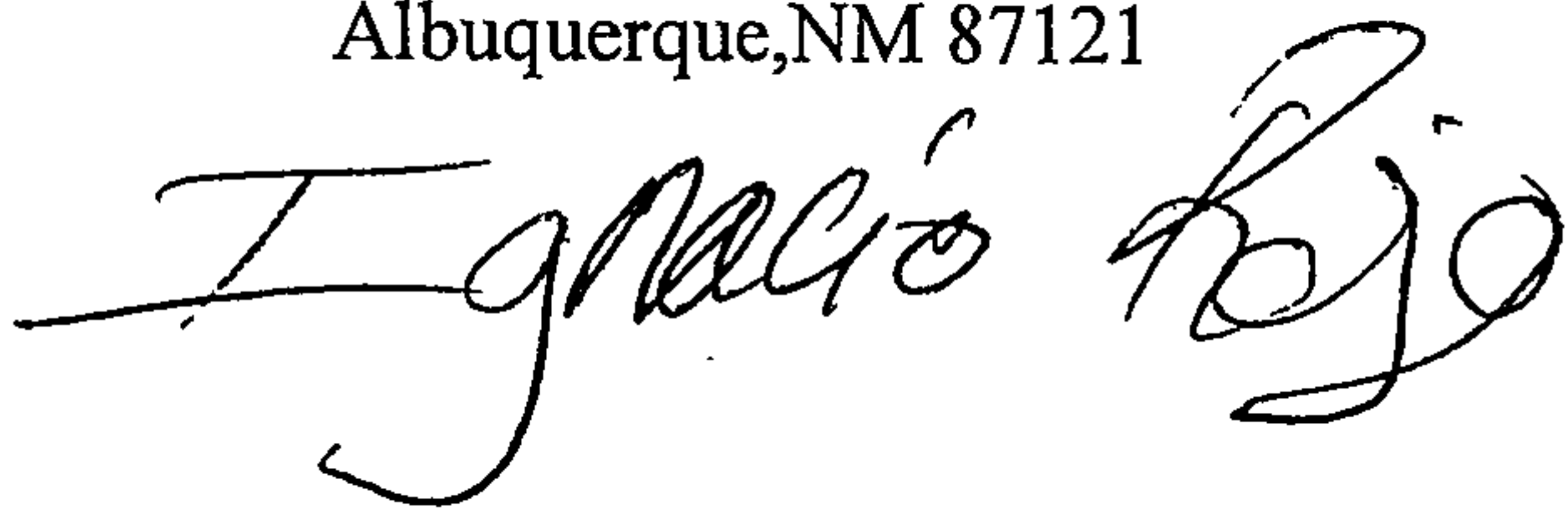
Neighborhood Association
Jessica Rodelas
912 Edith SE
Albuquerque, NM 87102

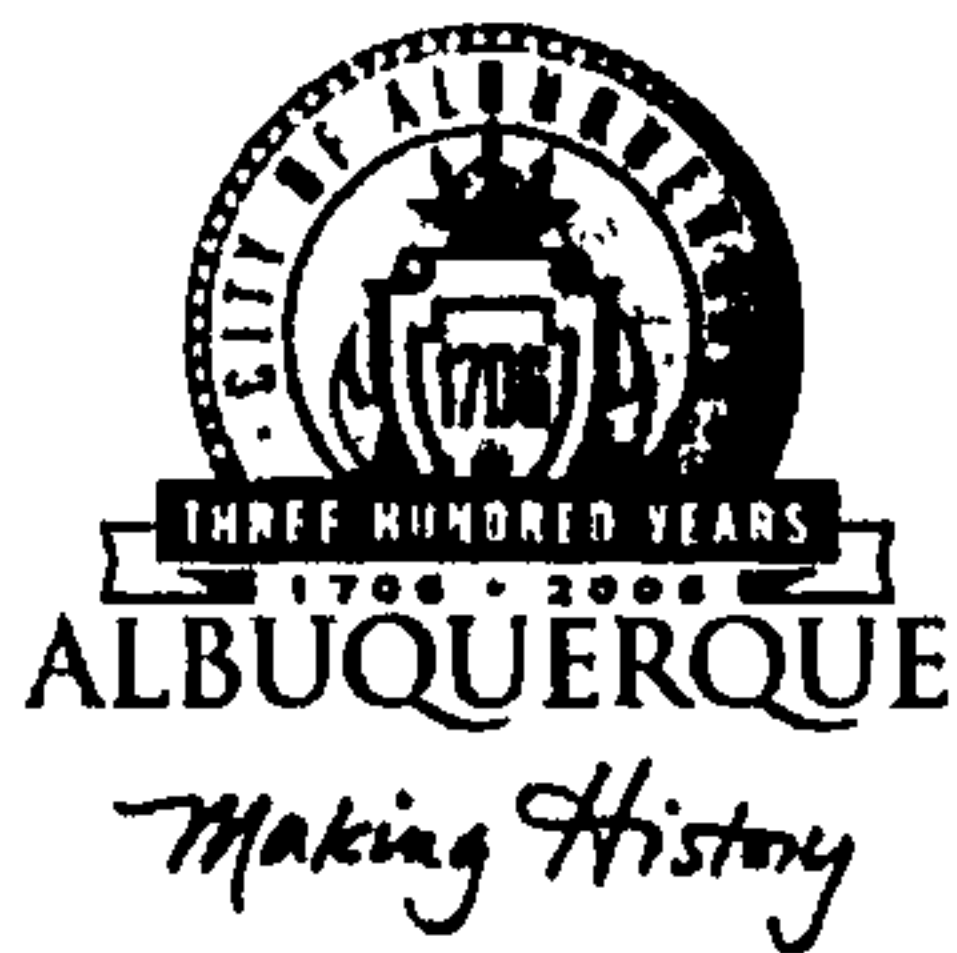
Dear Madame:

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Sincerely,

Ignacio Rojo
1916 Summerfield Pl SW
Albuquerque, NM 87121

A handwritten signature in black ink that reads "Ignacio Rojo". The signature is written in a cursive style with a large, sweeping initial "I".



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 26, 2007

TO CONTACT NAME: Rqveda Cano
COMPANY/AGENCY: American Home Realty
ADDRESS/ZIP: 1125 Abeyta Rd SW Albuq. NM 87121
PHONE/FAX #: 505-720-7667 OR 831-7620

Thank you for your inquiry of June 26, 2007 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at S 48 Ft OR W 80 Ft Block 2 Lot 16
New ERA ADDN
zone map page(s) C-14.

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

South Broadway

Neighborhood Association

Contacts: Susan Dixon
1213 Edith SE 242-4013(h)

Albuq. NM 87102
Jessica Rodelas
912 Edith SE 319-6498(h)
Albuq. NM 87102

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,

Leo Padilla

OFFICE OF NEIGHBORHOOD COORDINATION

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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: 6/26/07 Time Entered: 1:56 ONC Rep. Initials: SP

7007 0220 0220 0000 5000 1105 7105 8981

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 87102

Postage	\$ 0.41	0105 ALBUQUERQUE NM FIVE POINTS JUN 29 2007 06/29/2007 87102
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	

Sent To: South Broadway ASSIC
 Street, Apt. No., or PO Box No.: 912 Edith SE
 City, State, ZIP+4: Albuquerque, NM 87102

PS Form 3800, August 2006 See Reverse for Instructions

7007 0220 0220 0000 5000 1105 7105 8981

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

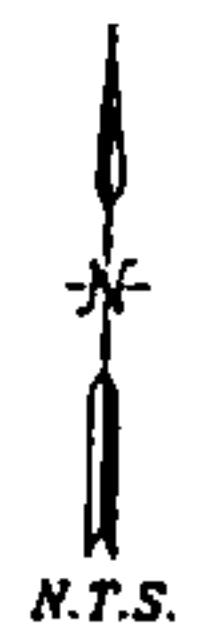
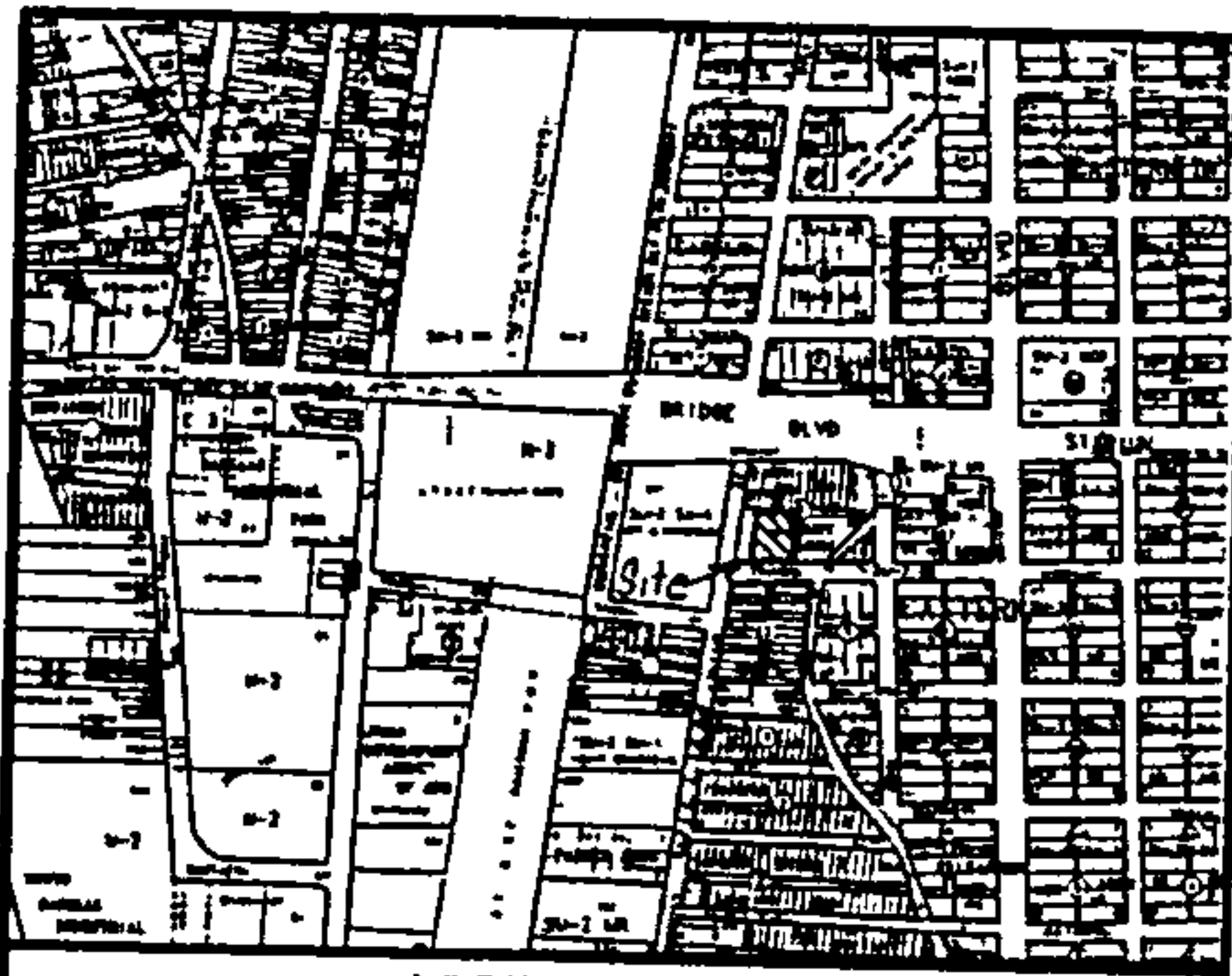
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Sent To: Susan Dixon South Broadway Assoc
 Street, Apt. No., or PO Box No.: 1213 Edith SE
 City, State, ZIP+4: Albuquerque, NM 87102

PS Form 3800, August 2006 See Reverse for Instructions



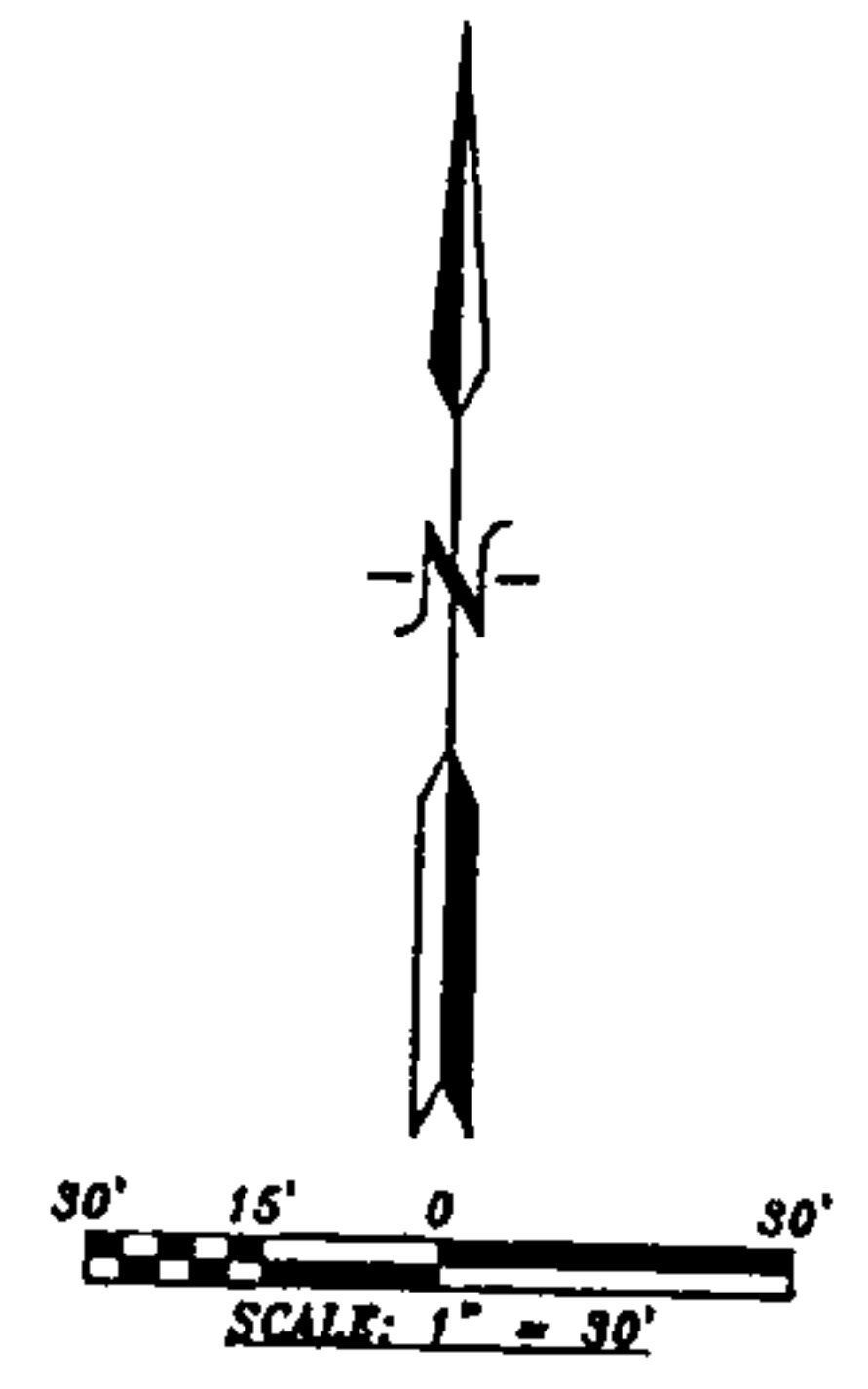
LEGAL DESCRIPTION
 LOT NUMBERED SIXTEEN (16) EXCEPT THE WEST EIGHTY FEET (W 80') IN BLOCK NUMBERED TWO (2) OF THE NEW ERA FRUIT ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 28, 1922 IN VOLUME B, FOLIO 15

2001001269
 3451742
 Page 1 of 1
 8/24/2001 12:51 P
 80-25010 Pg-6

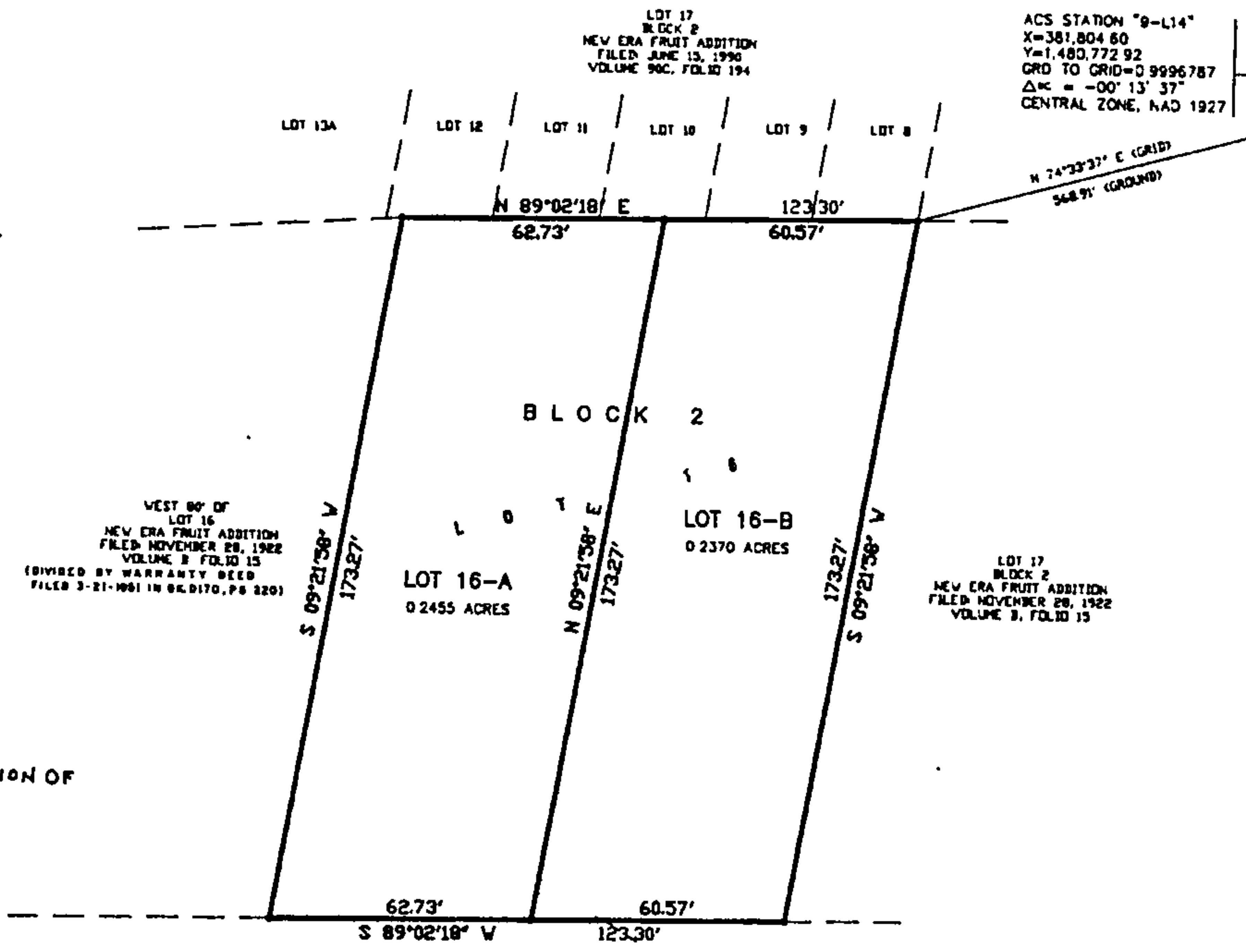
**PLAT OF
 LOTS 16-A AND 16-B
 BLOCK 2
 NEW ERA FRUIT ADDITION**

WITHIN
 SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2000

VICINITY MAP
 ZONE MAP NO. L-14



WILLIAM STREET S.E.
 50' R/W



ACS STATION "9-L14"
 X=381,804.60
 Y=1,480,772.92
 GRID TO GRID=0.9996787
 Δκ = -00° 13' 37"
 CENTRAL ZONE, NAD 1927

APPROVALS:

<i>Ritchel Douke</i>	1-03-01
TRAFFIC ENGINEER, TRANSPORTATION GROUP	DATE
<i>Adrian E. Candiano</i>	1/3/01
PARKS AND RECREATION DEPARTMENT	DATE
<i>Chris Phelan</i>	1-2-01
PNM ELECTRIC SERVICES	DATE
<i>Rosquita Keiffin</i>	12-21-2000
US WEST TELECOMMUNICATIONS	DATE
<i>Chris Phelan</i>	1-2-01
PNM GAS SERVICES	DATE
<i>Wesley Watson</i>	1-2-01
COMCAST	DATE
<i>John P. Hatt</i>	12-12-00
CITY SURVEYOR, ENGINEERING DIVISION	DATE
<i>Roger A. Hearn</i>	1-3-01
UTILITIES DEVELOPMENT	DATE
<i>Gene D. Meig</i>	1/3/01
AMATCA	DATE
<i>Gene D. Meig</i>	1/3/01
CITY ENGINEER	DATE
N/A	
PROPERTY MANAGEMENT	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14, REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

John P. Hatt
 CITY PLANNER
 ALBUQUERQUE PLANNING DIVISION
 1/4/01
 DATE

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 16 INTO TWO (2) LOTS AND GRANT ANY EASEMENTS AS SHOWN

- GENERAL NOTES**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P S #11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY 0.4825 ACRES.
 - TALOS LOG NO. 2000100908450217
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927
 - DISTANCES ARE GROUND, BEARINGS ARE GRID
 - DRB CASE NO. 1000977, APPLICATION No. 00440-00000-01769

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.
John P. Hatt 10/12/00
 DATE

ACKNOWLEDGMENT
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 12th DAY OF October 2000
 BY: *John P. Hatt* OWNER
 MY COMMISSION EXPIRES 12/1/02 BY: *Kimberly Olafson* NOTARY PUBLIC

SURVEYORS CERTIFICATE
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 9th DAY OF October 2000.

Anthony L. Harris
 ANTHONY L. HARRIS, P.S. #11463

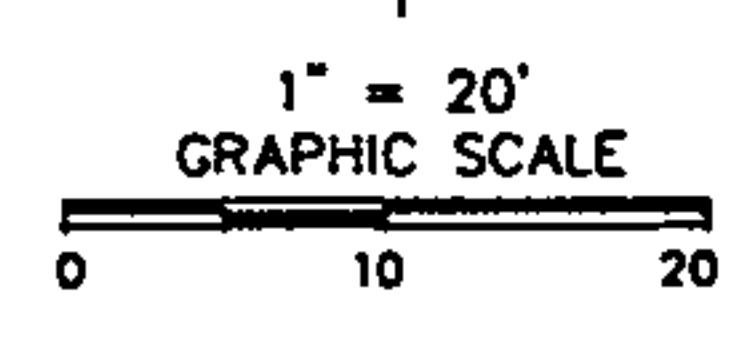
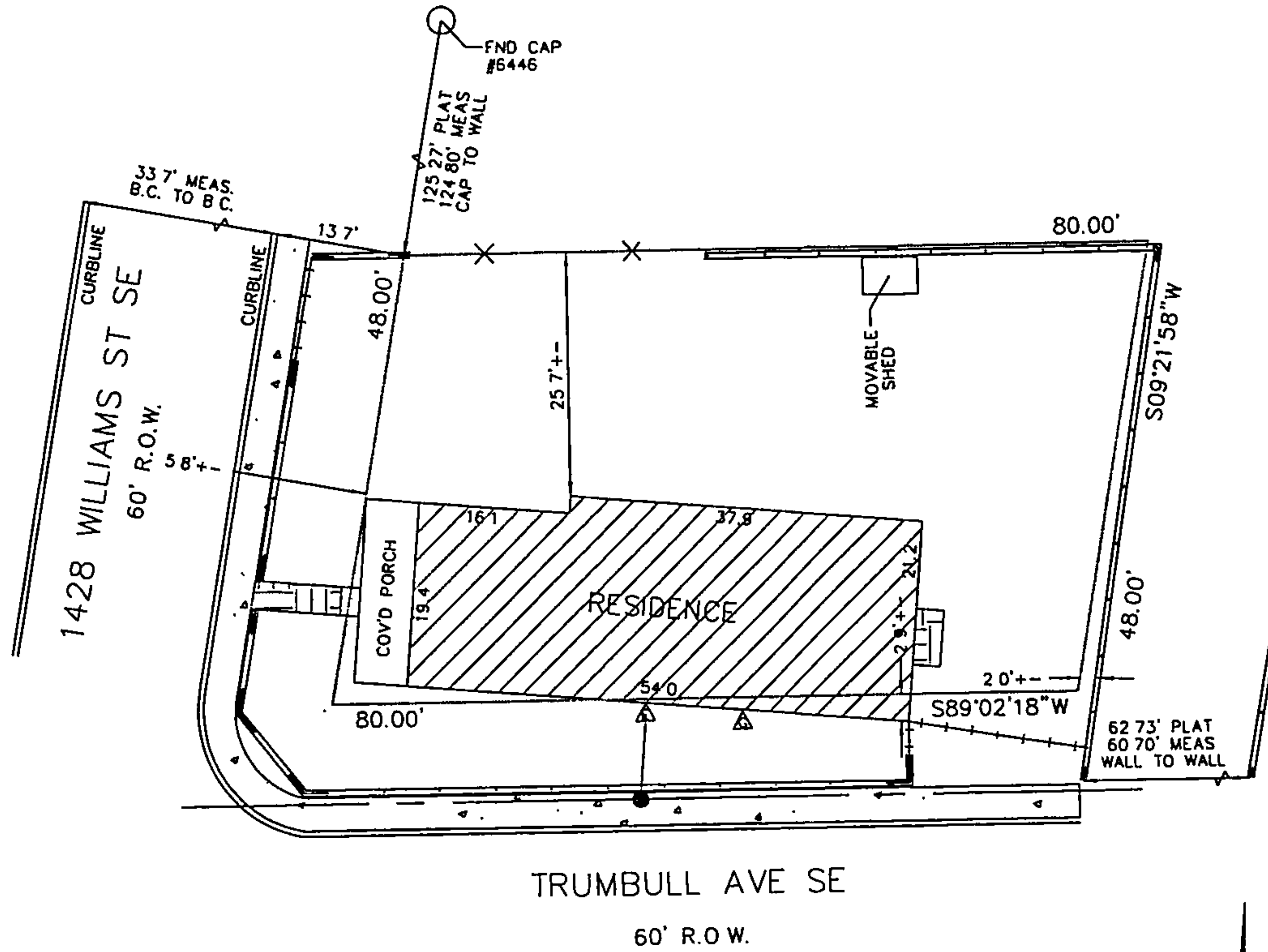


W.E.S. HARRIS SURVEYING, INC.
 1112-B BURNHAM STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8066
 FAX: (505) 889-8645

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1-014-056-295377-12303
 PROPERTY OWNER OF RECORD *Herminia Garcia*
 BERNALILLO CO TREASURER'S OFFICE *Conchita Durazo*
 1-4-2001

L16-FRUIT.DWG(OCT-00)

EXHIBIT A



PAGE 2 OF 2

RLS #:	07-05-0958
CLIENT #:	1024184-AL06
FIELD DATE:	05-16-07
DRAFTER:	RAR
APPROVED:	MTS
SCALE:	1" = 20'

ADDRESS

1428 WILLIAM SE
ALBUQUERQUE, NEW MEXICO
87102

LEGAL DESCRIPTION: (AS FURNISHED)

THE SOUTH FORTY-EIGHT FEET (S.48') OF THE WEST EIGHTY FEET (W.80') OF LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED TWO (2) OF THE NEW ERA FRUIT ADDITION, BEING AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON A MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 28, 1922.

BASIS OF BEARINGS: NOT REQUIRED FOR ILR.



First American
Title Insurance Company

SURVEYOR FILE NUMBER: 07-18822
The Certified Land Surveyor signing this survey alone certifies the accuracy and sufficiency of the survey provided herein.
CERTIFIED TO: (AS FURNISHED)
First American Title Insurance Company
Delfino Flores

NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS IMPROVEMENT LOCATION REPORT IS FOR THE USE IN OBTAINING TITLE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THIS IMPROVEMENT LOCATION REPORT IS BASED ON COMMITMENT FOR TITLE INSURANCE PROVIDED BY THE TITLE COMPANY LISTED HEREON. AS REFERENCE BY COMMITMENT OR OF NUMBER LISTED ABOVE.
THIS IMPROVEMENT LOCATION REPORT IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.J.R.M. PANEL NUMBER 35001C0334 E. LAST REVISION DATE 11-19-03 THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES, INC.
FOR ALL INQUIRIES CONTACT: RLS, INC.
Info@rlsnow.com
(405)701-1100
Form 6.0NM

LEGEND

	CONCRETE		ELEC. METER
	MOVABLE BLOCK		GAS METER
	BLOCK WALL		POWER POLE
	FENCE		GATE
	OVERHEAD UTILITIES		

Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

IMPROVEMENT LOCATION REPORT

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails, driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises (show location, if none visible, so include):

None Visible

2. Springs, streams, rivers, ponds or lakes located on said premises (show location):

None Visible

3. Evidence of cemeteries or family burial grounds located on said premises (show location):

None Visible

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):

Shown - Overhead Utilities

5. Joint driveways, walkways, joint garages, party walls or rights of support, steps or roofs used in common joint garages:

None Visible

6. Apparent encroachments, if the building, projections or cornices thereof or signs affixed thereof, fences or indications of occupancy appear to encroach upon or overhang adjoining property or the like appear to encroach upon or overhang inspected premises, specify all such (show location):

Shown - See Drawing

7. Specify physical evidence of boundary lines on all sides:

Shown - See Exhibit A

8. Is the property improved? (if structure appears to violate setback line, show approximate distances):

Yes, Existing Residence

9. Indications of recent building construction, alterations or repairs:

None Visible

10. Approximate distances of structures from at least two lot lines must be shown:

Shown - See Exhibit A

PAGE 1 OF 2

RLS #:	07-05-0958
CLIENT #:	1024184-AL06
FIELD DATE:	05-16-07
DRAFTER:	RAR
APPROVED:	MTS
SCALE:	1" = 20'

ADDRESS

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87102

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BASIS OF BEARINGS: NOT REQUIRED FOR ILR.

SURVEYOR INFORMATION:

RESIDENTIAL

LAND SERVICES, INC.
523 24TH AVENUE S.W.
NORMAN, OKLAHOMA 73069
FAX: (405) 765-1827
PHONE: (405) 721-1100
WWW.RLSNOW.COM



First American
Title Insurance Company

SURVEYOR FILE NUMBER: 07-18822

The Certified Land Surveyor signing this survey certifies the accuracy and sufficiency of the survey provided herein.

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
Delfino Flores

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LEGEND

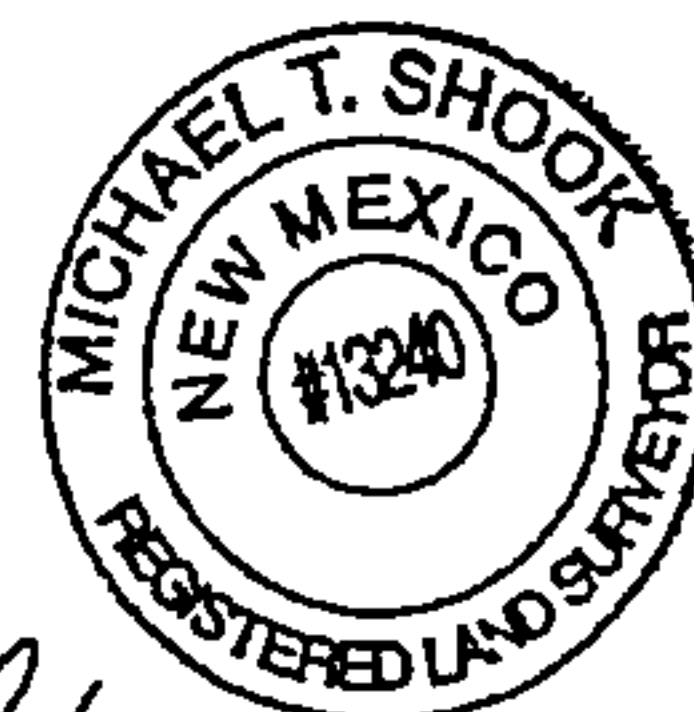
	CONCRETE		ELEC. METER
	MOVABLE BLOCK		GAS METER
	BLOCK WALL		POWER POLE
	FENCE		GATE
	OVERHEAD UTILITIES		

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AREA OF MINIMAL FLOODING PER F.I.R.M. PANEL NUMBER 3000100034 E. LAST REVISION DATE 11-19-03. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYOR'S CERTIFICATE

I, Michael T. Shook, New Mexico Registered Land Surveyor No. 13240, do hereby certify that this Improvement Location Survey is based on previous surveys and may not reflect that which may be disclosed by a boundary survey. No monuments were set or referenced for any corners. Surveyor used and relied on the commitment for title insurance provided by the Title Company listed hereon for all easements, restrictions and reservations of record which pertain to the subject tract. This is not to be relied on for the establishment of fences, buildings or any future improvements. THIS IS NOT A BOUNDARY SURVEY TO BE USED BY THE PROPERTY OWNER FOR ANY USE.



SURVEYOR'S NAME: Michael T. Shook
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL
FOR THE FIRM DATED: 05-16-07

Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

WARRANTY DEED

1040

JAVIER ROJO and AGUEDA ROJO, husband and wife, for consideration paid, grant to

Ignacio Rojo, a/an single man, whose address is 1428 William
St., Albuquerque, NM 87102. The following described real estate in Bernalillo County,
New Mexico

The South Forty-eight feet (S 48') of the West Eighty (W 80') of Lot numbered Sixteen (16) in Block numbered Two (2) of the New Era Fruit Addition, being an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on a map of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 28, 1922.

Subject to that certain Real Estate Contract dated August 21, 1989, by and between JOSEPH S GALLEGOS and SANDY A GALLEGOS, his wife, as Sellers, and JAVIER ROJO and AGUEDA ROJO, husband and wife, as Purchasers, recorded August 24, 1989 in Book Misc. 782A, at pages 380-383 as Document No. 89-73385, in the Office of the County Clerk, Bernalillo County, New Mexico, which Grantee ASSUMES AND AGREES TO PAY.

Subject to reservations, restrictions, and easements of record and to property taxes for the current year and all subsequent years.

With warranty covenants

WITNESS our hands and seals this 28 day of January, 1997

Javier Rojo
JAVIER ROJO

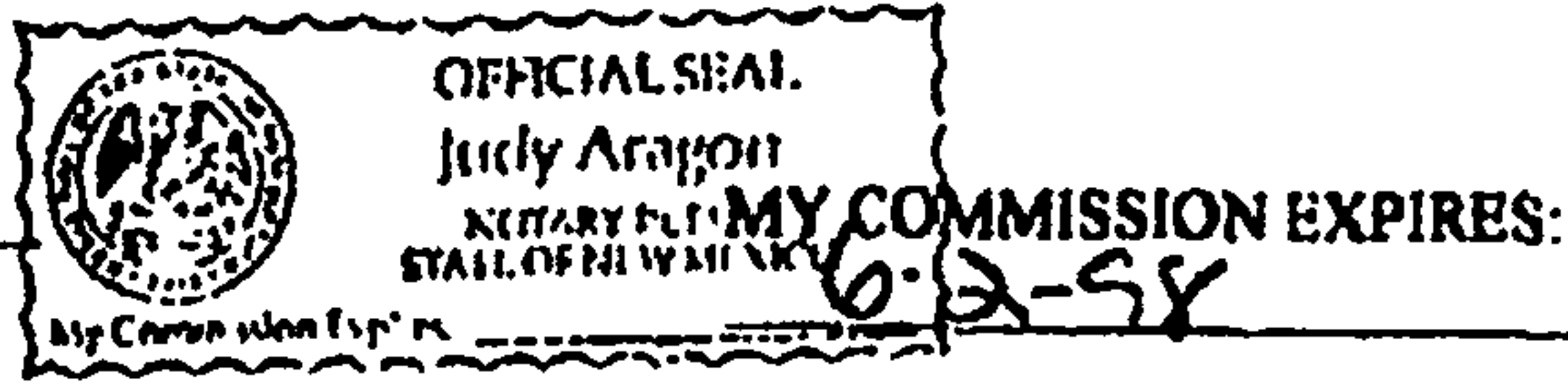
Agueda Rojo
AGUEDA ROJO

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This document was acknowledged before me on this 28 day of January, 1997 by Javier Rojo.

Judy Aragon
NOTARY PUBLIC



STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This document was acknowledged before me on this ___ day of January, 1997 by Javier Rojo

Deborah C. Lucero
NOTARY PUBLIC

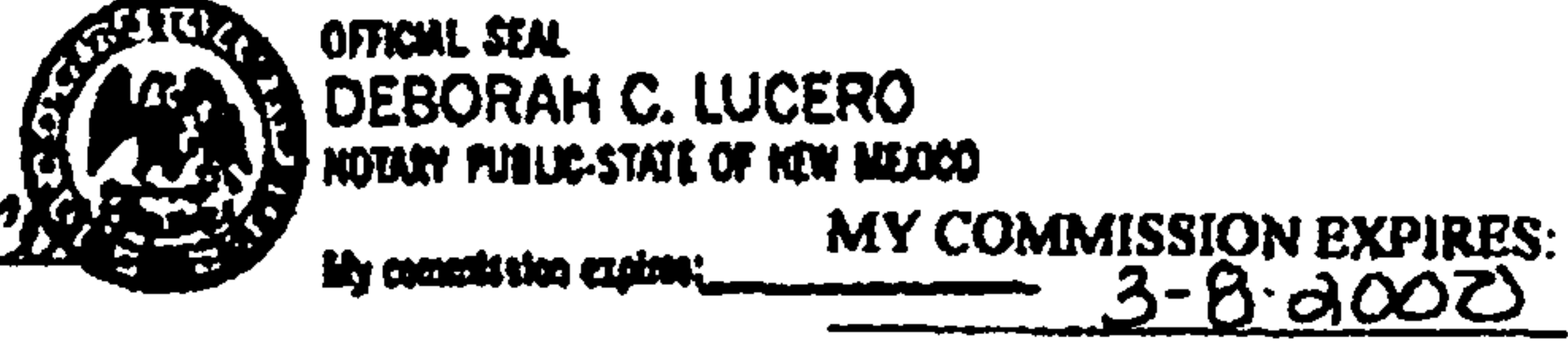
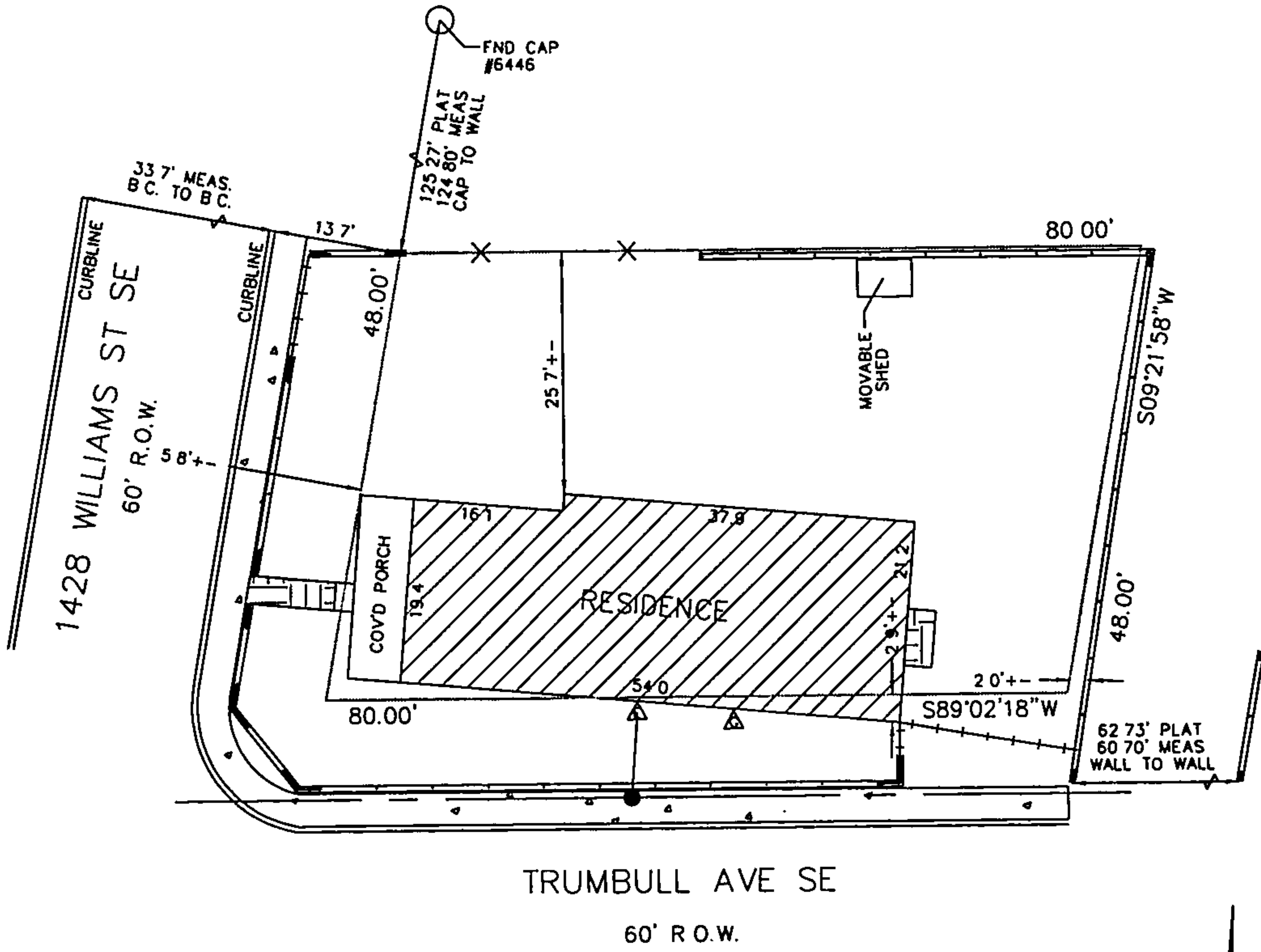
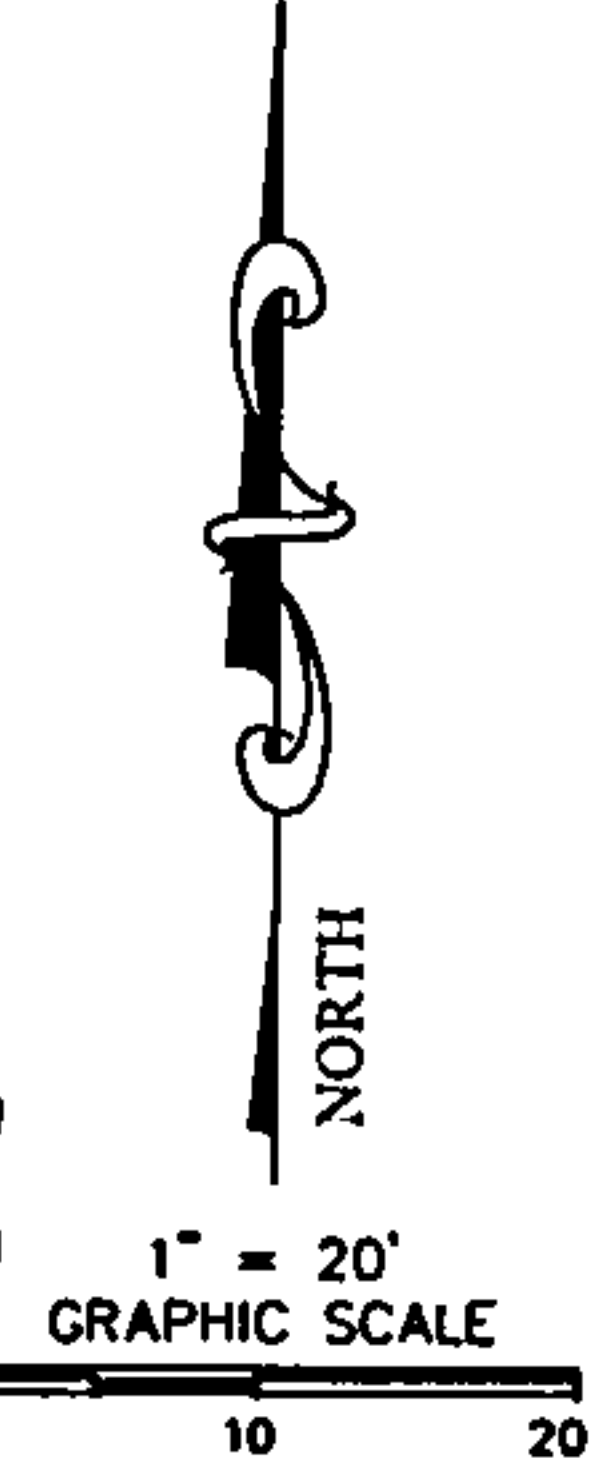


EXHIBIT A



VACATION
EXHIBIT B
 Date 10/24/07



TRUMBULL AVE SE
 60' R.O.W.

PAGE 2 OF 2

RLS #:	07-05-0958
CLIENT #:	1024184-AL06
FIELD DATE:	05-16-07
DRAFTER:	RAR
APPROVED:	MTS
SCALE:	1" = 20'

ADDRESS

1428 WILLIAM SE
 ALBUQUERQUE, NEW MEXICO
 87102

LEGAL DESCRIPTION: (AS FURNISHED)

THE SOUTH FORTY-EIGHT FEET (S.48') OF THE WEST EIGHTY FEET (W.80') OF LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED TWO (2) OF THE NEW ERA PLAT ADDITION, BEING AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON A MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 28, 1922.

BASIS OF BEARINGS- NOT REQUIRED FOR ILR.



First American
 Title Insurance Company

SURVEYOR FILE NUMBER: 07-18822

The Certified Land Surveyor signing this survey alone certifies the accuracy and sufficiency of the survey provided herein.

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
 Delfino Flores

NOTES

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FLOOD ZONE
 (FOR INFORMATIONAL PURPOSES ONLY)
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 35001C0334 E, LAST REVISION DATE 11-19-03. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL

LAND SERVICES, INC.
 FOR ALL INQUIRIES
 CONTACT: RLS, INC.
 info@rlsnow.com
 (405)701-1100

Form 6.8NM

LEGEND

- | | | | |
|--|--------------------|--|-------------|
| | CONCRETE | | ELEC. METER |
| | MOVABLE BLOCK | | GAS METER |
| | BLOCK WALL | | POWER POLE |
| | FENCE | | GATE |
| | OVERHEAD UTILITIES | | |

Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____