



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 6, 2008

Project# 1006967

07DRB-70422 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for FAIZEL KASSAM request(s) the above action(s) for a portion of Modesto Ave NE adjacent to Lot(s) 8-10, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT 1, UNIT B**, located on the south side of MODESTO NE BETWEEN SAN PEDRO NE AND LOUISIANA NE (C-18)

At the February 6, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance and subject to the following conditions;

FINDINGS [14-14-7-2]

(A)(1) The public right-of-way easement 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 easement.

(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. Per ABCWUA, the vacated right-of-way shall be retained as public water and sanitary sewer easements.
2. Final disposition shall be through the City Real Estate Office.
3. The vacated property shall be shown on the 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.
4. The entire vacated right-of-way shall be platted concurrently.
5. As a condition of the plat, the City Engineer will require a conceptual grading and drainage plan.

If you wish to appeal this decision, you must do so by February 21, 2008 in the manner described below.


Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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.)



Jack Cloud, AICP, DRB Chair

Cc: DAC Enterprises, Inc. – P.O. Box 16658 – Albuquerque, NM 87191

Cc: Faizel Kassam, New Gibson Investments – 13215 Velma Ct., NE - Albuquerque,
NM 87112

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006967

AGENDA ITEM NO: 7

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

Need a concurrent platting action to address access and drainage requirements to the lots north of Modesto.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED 2-6-08 X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: January 2, 2008



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006967

AGENDA ITEM NO: 3

SUBJECT:

Vacation

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

ENGINEERING COMMENTS:

See staff report dated 2-6-08.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: February 6, 2008




INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: December 28, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Kevin Curran, Legal Department
DAC Enterprises, Inc.

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1006967, 07DRB-70422 Vacation of Public Right-of-Way, Lots 8-10, Block 26, North Albuquerque Acres Tract 1, Unit B, Located on the south side of Modesto NE Between San Pedro NE and Louisiana NE.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Avenue Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

DAC Enterprises, Inc.
Zoning & Land Use Services

December 31, 2007

Andrew Garcia, Acting chair
Development Review Board
City of Albuquerque
Plaza Del Sol Building\
C/o Angela Gomez, Administrative Assistant
VIA FAX# 924-3864

Re: REQUEST FOR DEFERRAL OF ITEM #7 PROJECT #1006967
07DRB-70422 VACATION OF PUBLIC RIGHT OF WAY

Dear Mr. Garcia:

Please accept this letter as our request for a 30 day deferral of the above referenced item to the DRB meeting of February 6, 2008. The deferral is being requested in order to give us an opportunity to adequately address the comments from PNM, City Engineer, and Transportation Development.

Thank you for your kind consideration of our request. If you should have any questions, please feel free to call on me at 242-3232.

Sincerely,



Robert E. Romero, Associate
Agent for Faizel Kassam

Cc: Faizel Kassam

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

Meeting Date: January 2, 2007
Zone Atlas Page: C-18
Notification Radius: 100 Ft.

Project#: ~~1006967~~
App#: 07DRB-70422

Cross Reference and Location: MODESTO NE BETWEEN SAN PEDRO NE AND
LOUISIANA NE

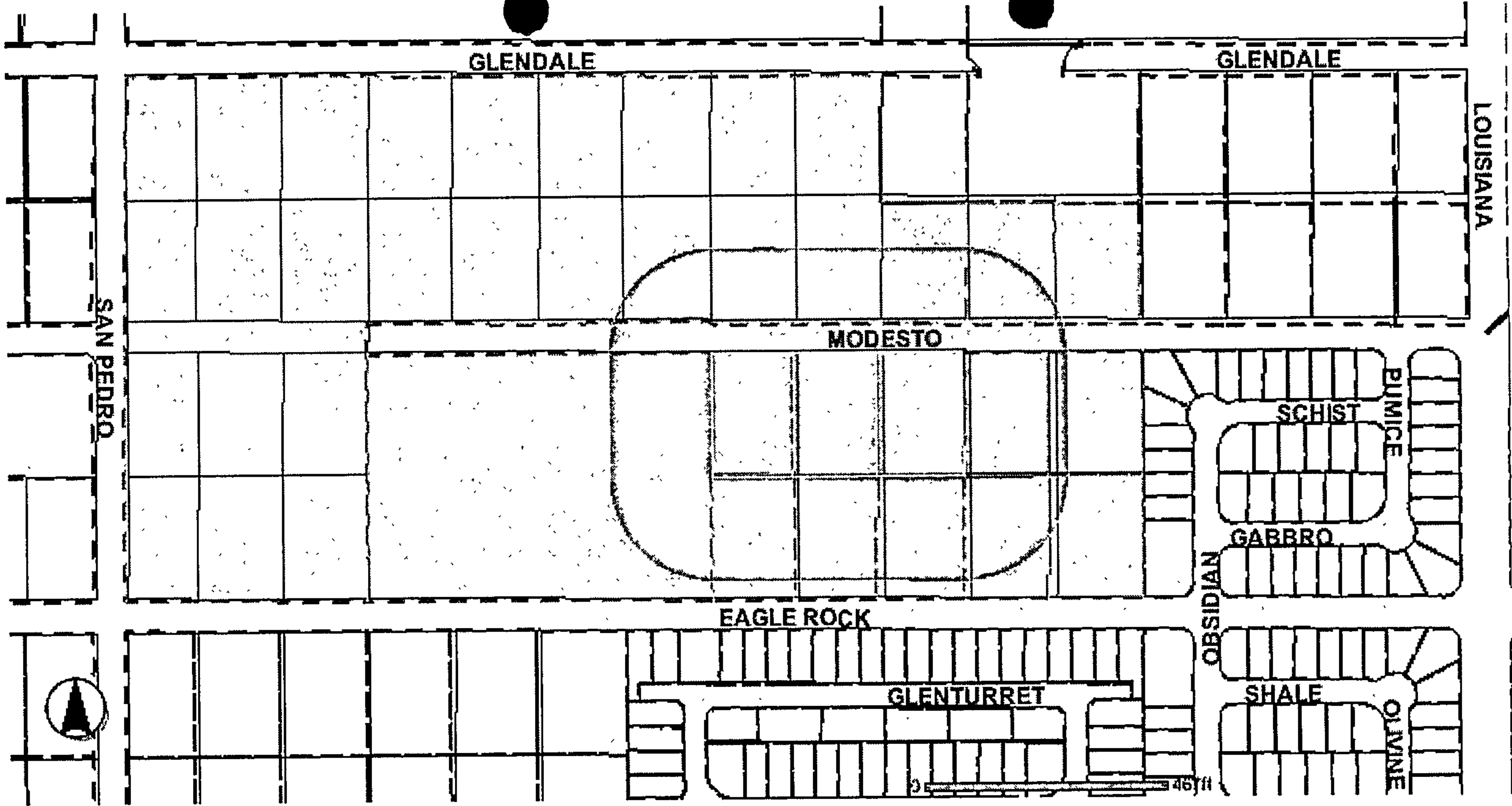
Applicant: FAILEZ KASSAM
6501 AMERICAS PRKWY NE #1050
ALBUQUERQUE, NM 87110

Agent: DAC ENTERPRISES INC
PO BOX 16658
ALBUQUERQUE, NM 87191

Special Instructions:

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

Date Mailed: DECEMBER 14, 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 (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

APPLICATION INFORMATION:

Professional/Agent (if any): DAC ENTERPRISES, INC. PHONE: 294-5243
 ADDRESS: P.O. BOX 16658 FAX: 247-4530
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: _____

APPLICANT: FAIZEL KASSAM PHONE: 243-6000
 ADDRESS: 6501 AMERICAS PRKWAY NE #1050 FAX: 243-1561
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary Interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF MODESTO AVE NE RIGHT OF WAY FROM WEST VAC ORD #133 TO EAST ENDING AT EAST PROPERTY LINE OF LOT 10, BLK 26, N. ALB. AC.

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

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

Lot or Tract No. LOTS 8-10 Block: 26 Unit: _____
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: N/A Proposed zoning: N/A MRGCD Map No. _____
 Zone Atlas page(s): C-18 UPC Code: _____

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: N/A No. of proposed lots: N/A Total area of site (acres): N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Modesto NE
 Between: SAN PEDRO NE and LOUISIANA NE

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

SIGNATURE: Doug Crandall DATE DEC 4, 2007
 (Print) DOUG CRANDALL 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
01DRB - 70422

Action	S.F.	Fees
<u>VRW</u>	<u>✓</u>	<u>\$ 300.⁰⁰</u>
<u>Adv</u>	_____	<u>\$ 0.⁰⁰</u>
<u>CMF</u>	_____	<u>\$ 20.⁰⁰</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		<u>\$ 395.⁰⁰</u>

Hearing date January 2, 2008

Audrey Jones 12-4-07
 Planner signature / date

Project # 1006967

Form revised 4/07

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

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

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


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

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

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

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

DOUG CRANDALL, DAC ENTERPRISES, INC.
 Applicant name (print)
Doug Crandall 12/4/07
 Applicant signature / date



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

Application case numbers	
07DRB -	-70422
-	-
-	-

Form revised 4/07

Auchen Jones 12-4-07
 Planner signature / date

Project # 1006967

R e c	UPC CODE	OWNER	OWNER ADDRESS	OW NER CITY	OW NER STA TE	OW NE R ZIP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	10180 65350 02640 101	SANDIA MEMORY GARDEN LLC	4310 SARA RD SE	RIO RAN CHO	N M	87 12 41 04 8	C	A1 A	LTS 1 THRU 9 & 23 THRU 32 BLK 25, LTS 1 THRU 3 & 30 THRU 32 BLK 26 & PORT OF VACATED MODESTO AVE NE TR A UNIT B NORTH AL BUQ ACRES CONT 2 1,51 AC M/L
2	10180 64386 49010 508	KASSAM MOHAM ED & SHAMSHID TRUSTEE KASSA M RVT	13215 VEL MA CT NE	ALB UQU ERQ UE	N M	87 11 2	V	A1 A	* 025 026TRA UB N ALBU AC
3	10180 64403 49010 509	AK MANAGEMEN T INC	8815 DANC ING EAGLE CT NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	* 024 026TRA UB N ALBU AC
4	10180 64420 49010 510	AK MANAGEMEN T INC	8815 DANC ING EAGLE CT NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	* 023 026TRA UB N ALBU AC
5	10180 64435 49010 511	EAGLE ROCK PR OPERTIES LLC	6705 EAGL E ROCK AV E NE	ALB UQU ERQ UE	N M	87 11 3	C	A1 A	* 022 026TRA UB N ALBU AC
6	10180 64452 49010 512	COLE SCOTT M	200 HERM OSA NE 2 10	ALB UQU ERQ UE	N M	87 10 6	C	A1 A	* 021 026TRA UB N ALBU AC
7	10180 64347 49810 526	CITY OF ALBUQU ERQUE REAL EST ATE OFFICE	PO BOX 129 3	ALB UQU ERQ UE	N M	87 10 31 29 3	C	A1 A	LOT 29-A BLOCK 26 PLAT OF LT 29- A BLK 26 NORTH ALBUQUERQUE A CRES CONT 7.09 09 AC M/L OR 308,880 SQ FT M/L
8	10180 64386 51210 525	KASSAM MOHAM ED & SHAMSHID TRUSTEE KASSA M RVT	13215 VEL MA CT NE	ALB UQU ERQ UE	N M	87 11 2	V	A1 A	* 008 026TRA UB N ALBU AC
9	10180 64403 51210 524	AK MANAGEMEN T INC	8815 DANC ING EAGLE CT NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	* 009 026TRA UB N ALBU AC
10	10180 64452 51210 521	COLE SCOTT	200 HERM OSA NE 2 10	ALB UQU ERQ UE	N M	87 10 6	V	A1 A	* 012 026TRA UB N ALBU AC
11	10180 64420 51210 523	AK MANAGEMEN T INC	8815 DANC ING EAGLE CT NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	* 010 026TRA UB N ALBU AC
12	10180 64436 51210 522	RESOURCE TECH NOLOGY INC	5501 JEFF ERSON BLV D NE SUITE 200	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	* 011 026TRA UB N ALBU AC
13	10180 65441 01640 111	PUEBLO OF SAN DIA	481 SANDI A LOOP RD	BER NALI LLO	N M	87 00 4	V	A1 A	* 022 025TR A UNIT B NORTH ALBUQ ACRES
14	10180 65458 01640	PUEBLO OF SAN DIA	481 SANDI A LOOP RD	BER NALI LLO	N M	87 00 4	V	A1 A	* 021 025TR A UNIT B NORTH ALBUQ ACRES

Or Current Resident
AK MANAGEMENT INC
8815 DANCING EAGLE CT NE
ALBUQUERQUE, NM 87113

Or Current Resident
COLE SCOTT
200 HERMOSA NE 210
ALBUQUERQUE, NM 87106

Or Current Resident
EAGLE ROCK PROPERTIES LLC
6705 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87113

Or Current Resident
KASSAM MOHAMED & SHAMSHID
TRUSTEE KASSAM RVT
13215 VELMA CT NE
ALBUQUERQUE, NM 87112

Or Current Resident
PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO, NM 87004

Or Current Resident
RESOURCE TECHNOLOGY INC
5501 JEFFERSON BLVD NE SUITE 200
ALBUQUERQUE, NM 87109

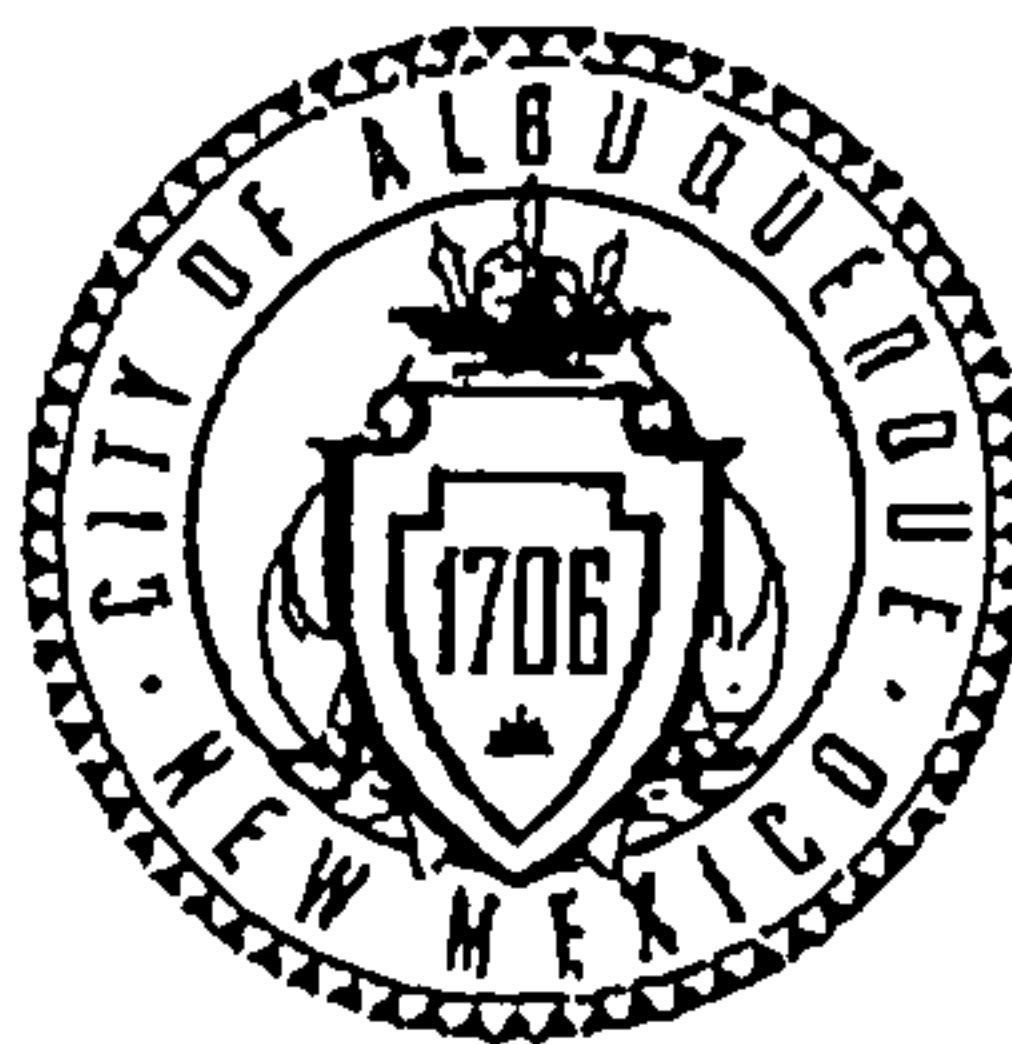
Or Current Resident
SANDIA MEMORY GARDEN LLC
4310 SARA RD SE
RIO RANCHO, NM 87124 1048

Project# 1006967
DAC ENTERPRISES INC
PO BOX 16658
ALBUQUERQUE, NM 87191

Project# 1006967
FAIZEL KASSAM
6501 AMERICAS PRKWY NE #1050
ALBUQUERQUE, NM 87110

Project# 1006967
JEFF PETERSON
Nor Este NA
7800 EAGLE RICK AVE NE
ALBUQUERQUE, NM 87111

Project# 1006967
JOE YARDUMIAN
Nor Este NA
7801 RC GORMAN AVE NE
ALBUQUERQUE, NM 87122



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: November 30, 2007

TO CONTACT NAME: Robert E. Romero
 COMPANY/AGENCY: DAC Enterprises, Inc.
 ADDRESS/ZIP: P.O. Box 16658 87191
 PHONE/FAX #: 242.3232 / 247.4530

Thank you for your inquiry of Nov. 30, 07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 8-10 & 23-25 BIK 26 N. Alb. Acres Located Maps NE. Between San Pedro NE and Louisiana NE
 zone map page(s) C-18

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

Nor Este
 Neighborhood Association
 Contacts: Jeff Peterson
7800 Eagle Rock Ave. NE 87111
797.3477 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE 87122-2748
797.1851 (h)

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

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

ACRES

TRACT A UNI

VAC ORD 133

MODESTO

1160'

1 SU-2

3 SU-2

SU-2 SU-1

8

6700

6716

6801

6805

6901

6905

CEMETERY

29A

CONVENIENCE CNTR

26

SU-2 IP

1" N 20' E

9081

9027

9023

9019

9015

9001

9000

9000

ST.

6980

6981

6980

6905

GABB

6980

6904

6905

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IP

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6980

6905

SHAL

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ALBUQUERQUE

SU-2 IP

27

OKLAND
ESTATES

ACRES

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8915

8909

8905

8901

8900

OBSIDIAN

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6980

6905

LIMES

32

SU-2 IP

6301

6515

6800

6805

ST.

6980

6981

6980

6905

SU-2/HC

6114

SU-2 IP

28

TRACT A UNI

10800

22A

3

6211

6108 SU-2 IP

SU-



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1006967
07DRB-70422 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for FAIZEL KASSAM request(s) the above action(s) for a portion of Modesto Ave NE adjacent to Lot(s) 8-10, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT 1, UNIT B**, located on the south side of MODESTO NE BETWEEN SAN PEDRO NE AND LOUISIANA NE (C-18)

AMAFCA

No Comments

COG

MPO staff have no comment on this particular project.

TRANSIT

ZONING ENFORCEMENT

NEIGHBORHOOD COORDINATION

APS

North Albuquerque Acres Tract 1 Unit B, Lots 8-10 Block 26 is located on the south side of Modesto NE between San Pedro NE and Louisiana NE. The owner of the above property requests a Vacation of Public Right-of-Way for a shopping center. This will have no adverse impacts to the APS district.

POLICE DEPARTMENT

No crime prevention or CPTED comments concerning the proposed Vacation of Public Right-of-Way at this time

FIRE DEPARTMENT

No Comments

PNM ELECTRIC & GAS

Vacation of Public Right of Way: **NOT APPROVED** PNM has a gas distribution line in the road right of way an easement must be maintained for this facility

COMCAST

No Comments

QWEST

No Comments

ENVIRONMENTAL HEALTH

No Comments

M.R.G.C.D

No Adverse Comments

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

How will property owners north of Modesto have access to their property? This request should have a concurrent platting action to show how Modesto will be disposed of.

TRANSPORTATION DEVELOPMENT

Vacation exhibit needs clarification; define the status of the northern portion of Modesto Avenue

PARKS AND RECREATION

Defer to Transportation.

ABCWUA

No objection to Vacation request but any ROW vacated must be retained as a public water/sanitary sewer line easement.

PLANNING DEPARTMENT

No Comments received

IMPACT FEE ADMINISTRATOR

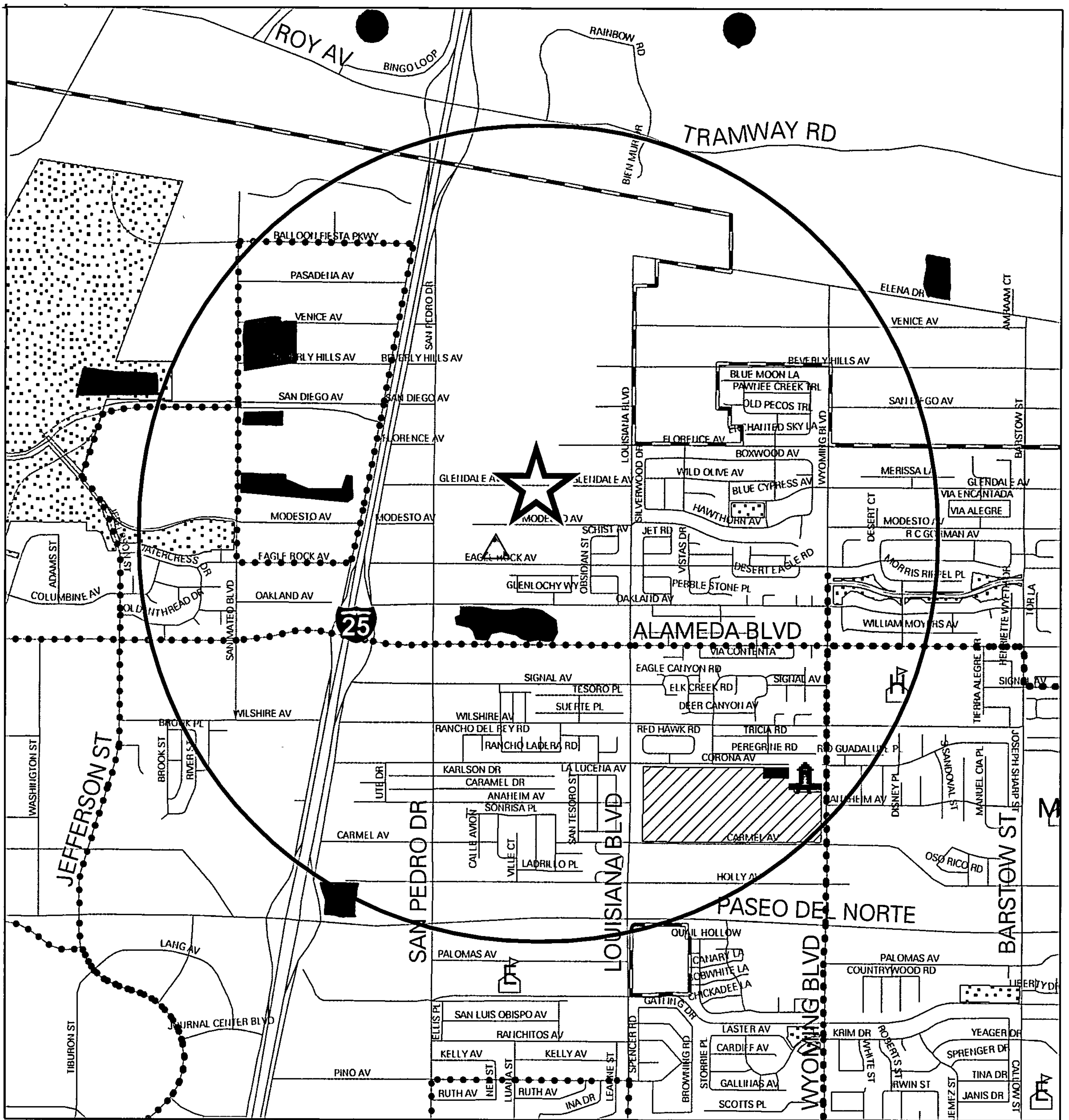
No comment on the proposed vacation of public right-of-way. Construction of new non-residential facilities within the proposed subdivision will require payment of Impact Fees. Impact Fees will be assessed at the time a building permit is issued. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the Far Northeast for Drainage, Far Northeast Heights for Roadways, and the Eastside for Public Safety.

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
















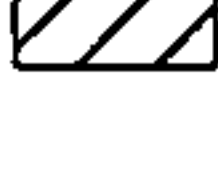

Cc: DAC Enterprises Inc. – P.O. Box 16658 – Albuquerque, NM 87191

Cc: Faizel Kassam – 6501 America's Parkway NE # 1050 – Albuquerque, NM 87110

3
JACK

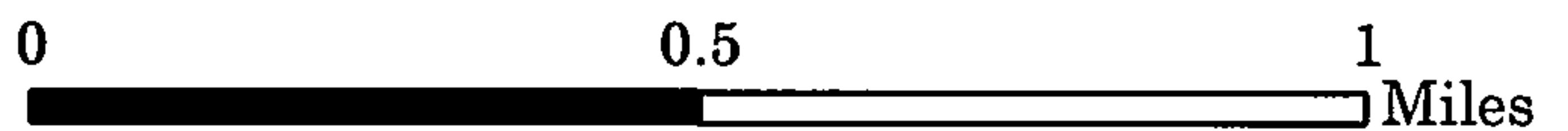


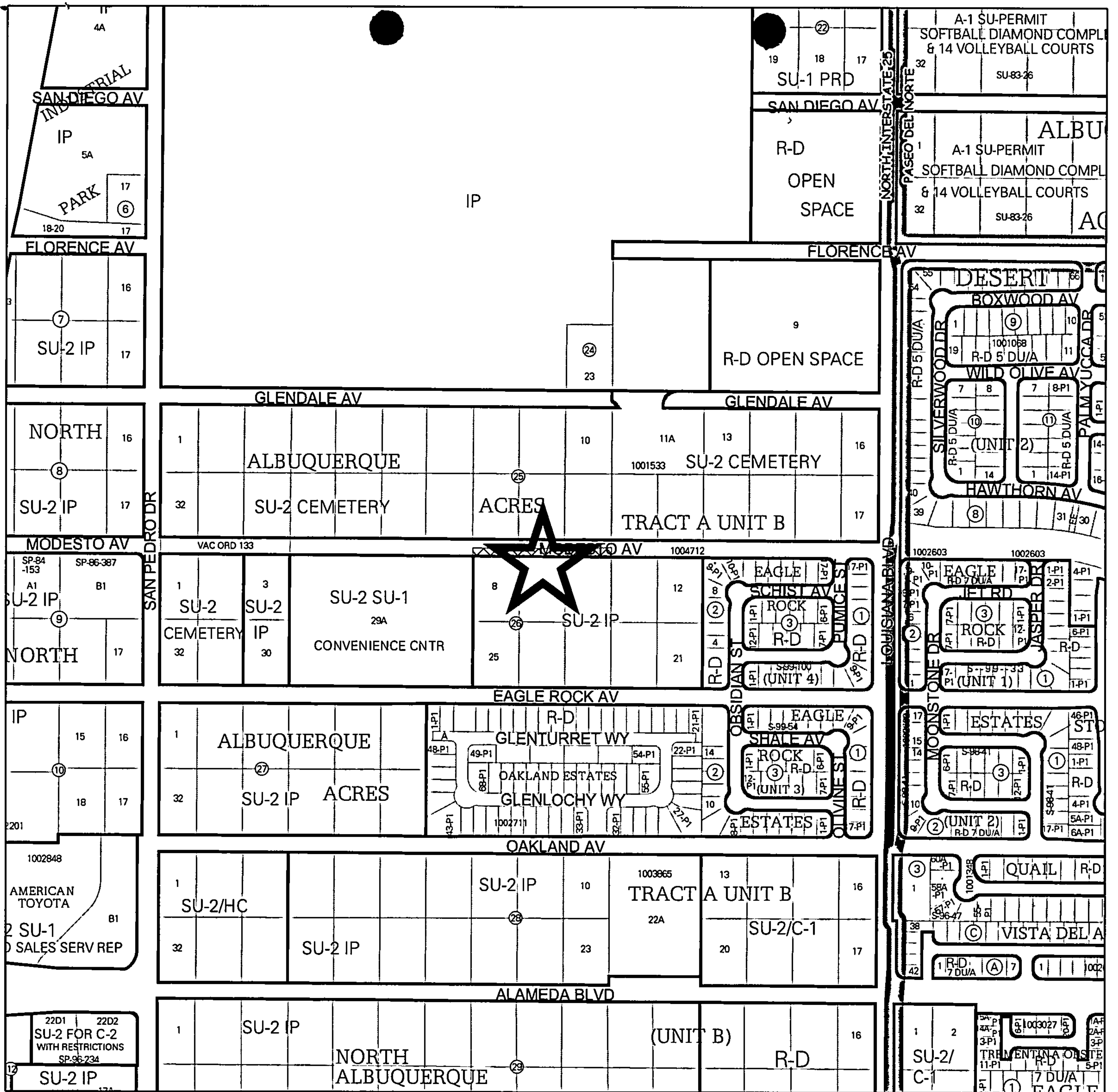
Public Facilities Map with One-Mile Site Buffer

- | | | | |
|---|---|---|---|
|  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 |  Landfills designated by EHD |  Undeveloped City Park |
|  MUSEUM | | | |



Project Number: 1006967





ZONING MAP

Note: Grey shading indicates County.



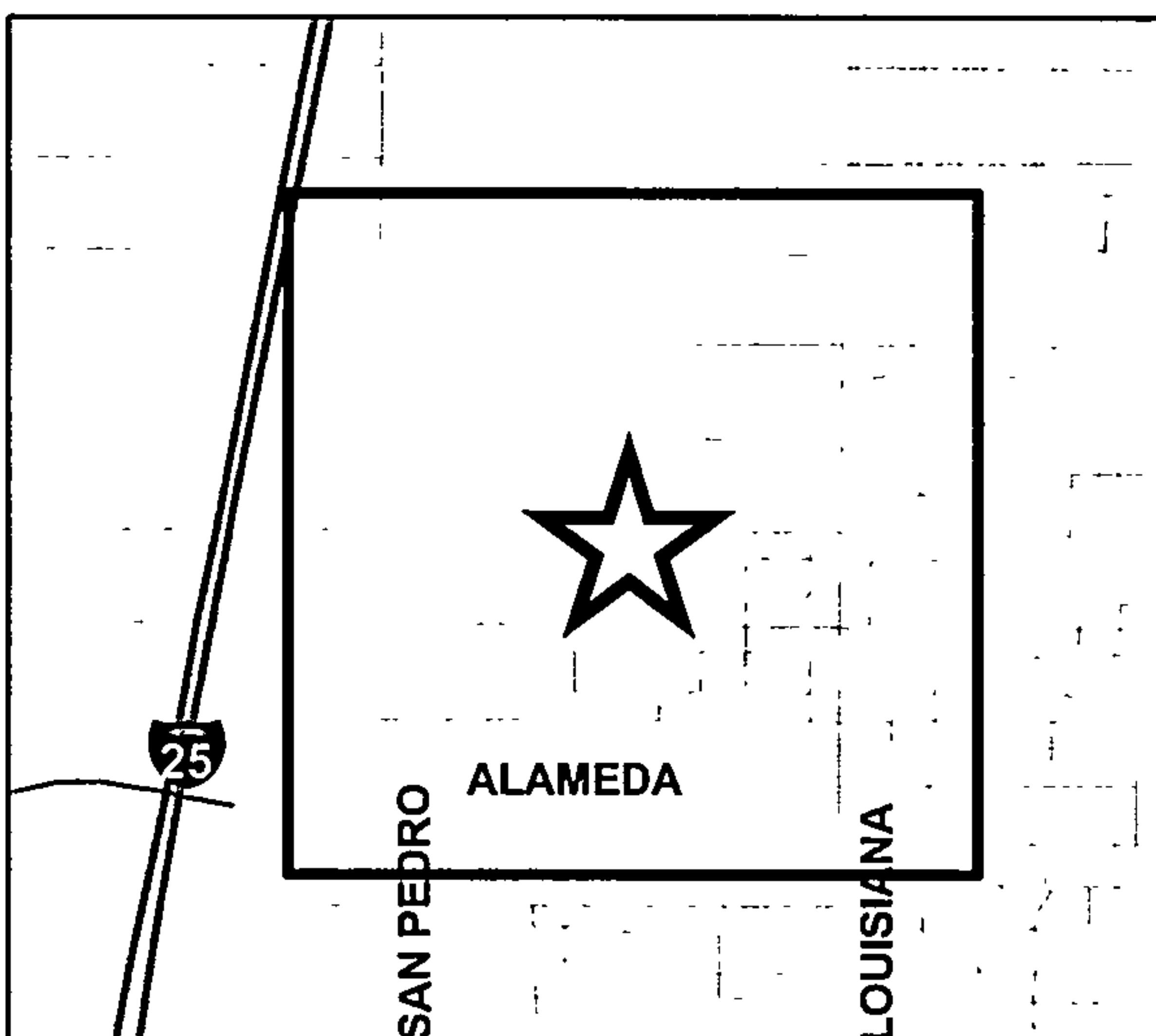
1 inch equals 500 feet

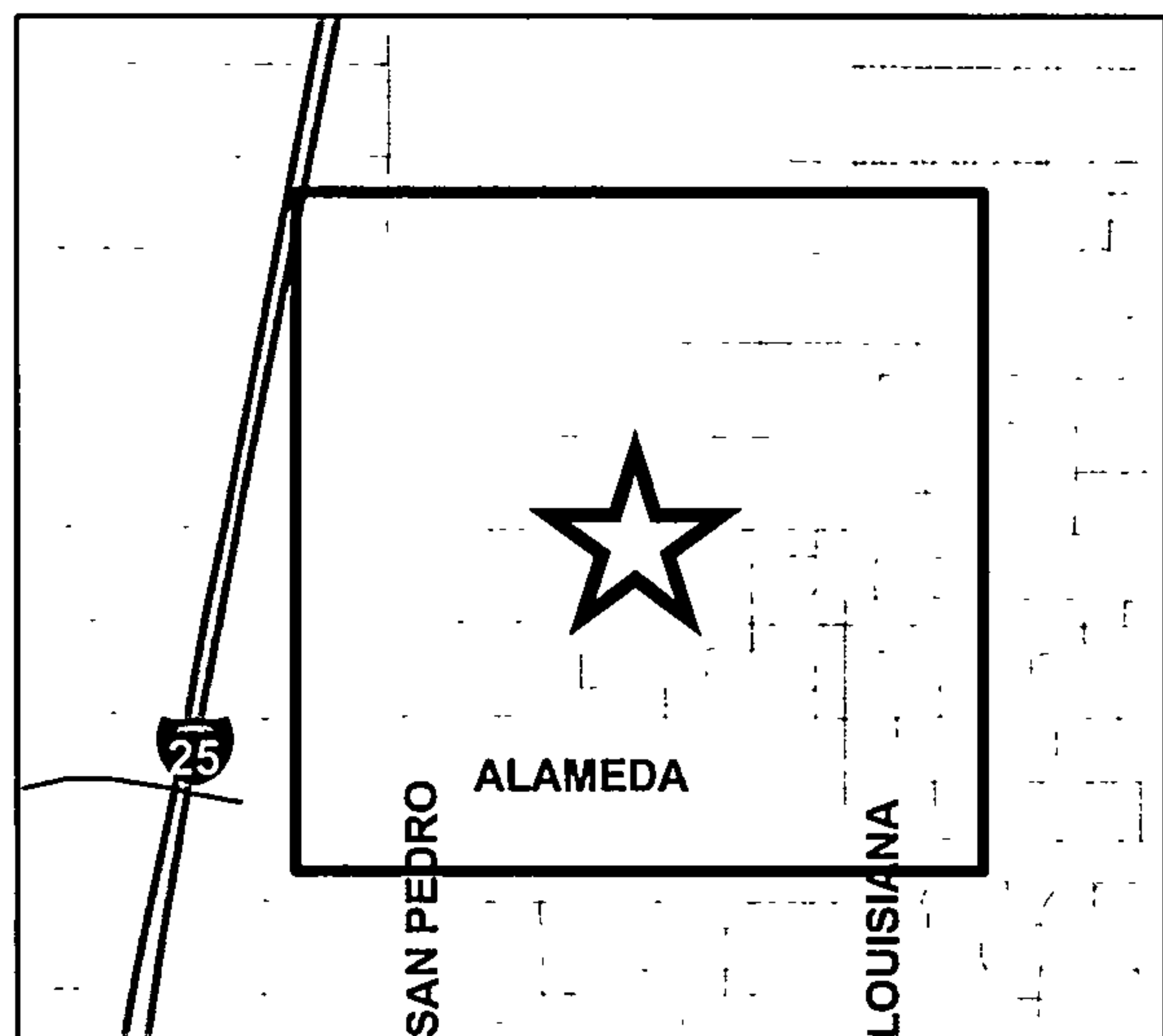
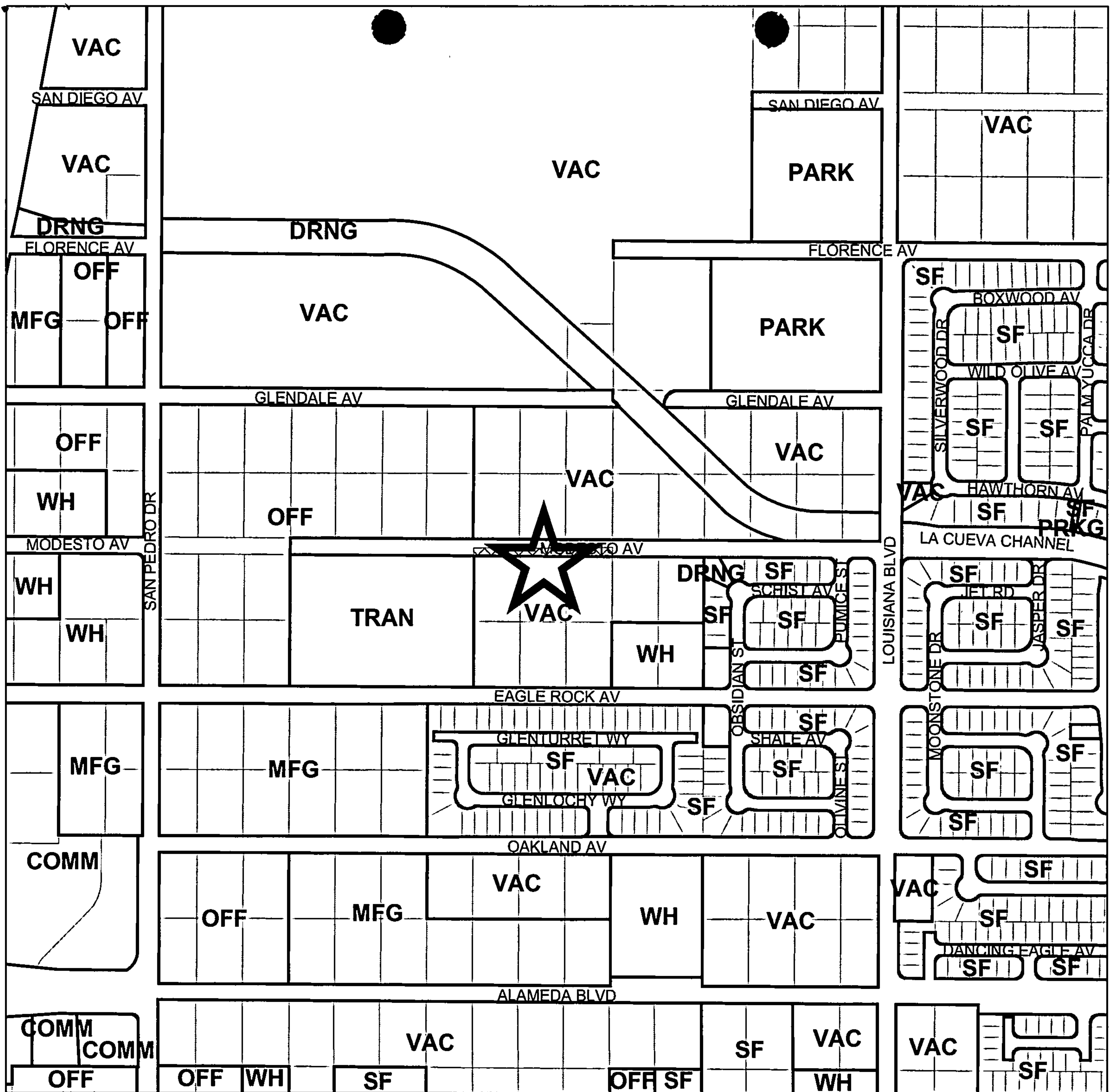
Project Number:
1006967

Hearing Date:
January 2, 2008

Zone Map Page:
H-9

Additional Case Numbers:
07DRB-70422





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 500 feet

Project Number:
1006967

Hearing Date:
January 2, 2008

Zone Map Page:
H-9

Additional Case Numbers:
07DRB-70422

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

12/04/2007 Issued By: PLNABG

Permit Number: 2007 070 422 **Category Code 910**

Application Number: 07DRB-70422, Vacation Of Public Right-Of-Way

Address:

Location Description: MODESTO NE BETWEEN SAN PEDRO NE AND LOUISIANA NE

Project Number: 1008987

Applicant
Faizel Kassam

Agent / Contact
Dac Enterprises, Inc

8501 Americas Parkway Ne
Albuquerque NM 87110
243-8000

Po Box 18858
Albuquerque NM 87181

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$300.00
TOTAL:		\$395.00

City Of Albuquerque
Treasury Division

12/4/2007 2:33PM LOC: ANRX
WS# 006 TRANS# 0015
RECEIPT# 00085261-00085261
PERMIT# 2007070422 TRSCCS
Trans Amt \$870.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00

Thank You




INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: December 28, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Kevin Curran, Legal Department
DAC Enterprises, Inc.

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1006967, 07DRB-70422 Vacation of Public Right-of-Way, Lots 8-10,
Block 26, North Albuquerque Acres Tract 1, Unit B, Located on the south side of
Modesto NE Between San Pedro NE and Louisiana NE.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Avenue Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): DAC ENTERPRISES, INC. PHONE: 294-5243
 ADDRESS: P.O. BOX 16658 FAX: 247-4530
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: _____

APPLICANT: FAIZEL KASSAM PHONE: 243-6000
 ADDRESS: 6501 AMERICAS PRKWAY NE #1050 FAX: 243-1561
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF MODESTO AVE NE RIGHT OF WAY FROM WEST VAC ORD #133 TO EAST ENDING AT EAST PROPERTY LINE OF LOT 10, BLK 26, N. ALB. AC.

TOTAL OF 1150 FT.
 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. LOTS 8-10 Block: 26 Unit: _____
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: N/A Proposed zoning: N/A MRGCD Map No. _____
 Zone Atlas page(s): C-18 UPC Code: _____

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: N/A No. of proposed lots: N/A Total area of site (acres): N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Modesto NE
 Between: SAN PEDRO NE and LOUISIANA NE

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

SIGNATURE: Doug Crandall DATE DEC 4, 2007
 (Print) DOUG CRANDALL Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - 70422	VRW	✓	\$ 300. ⁰⁰
_____	Adv	_____	\$ 15. ⁰⁰
_____	CMF	_____	\$ 20. ⁰⁰
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ 395. ⁰⁰

Hearing date January 2, 2008

Audrey Jones 12-4-07
 Planner signature / date

Project # 1006967

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

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

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

DOUG CRANDALL, DAC ENTERPRISES, INC.
Applicant name (print)
Doug Crandall 12/4/07
Applicant signature / date



Form revised 4/07

Auchen Jones 12-4-07
Planner signature / date
Project # 1006967

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07DRB - _____ - 70422

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 December 18, 2007 To January 2, 2008

5. REMOVAL

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

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

Doug Crandall
(Applicant or Agent)

Dec 4, 2007
(Date)

I issued 1 signs for this application,

12/4/07
(Date)

Andrew Jones
(Staff Member)

DRB PROJECT NUMBER: 1006967

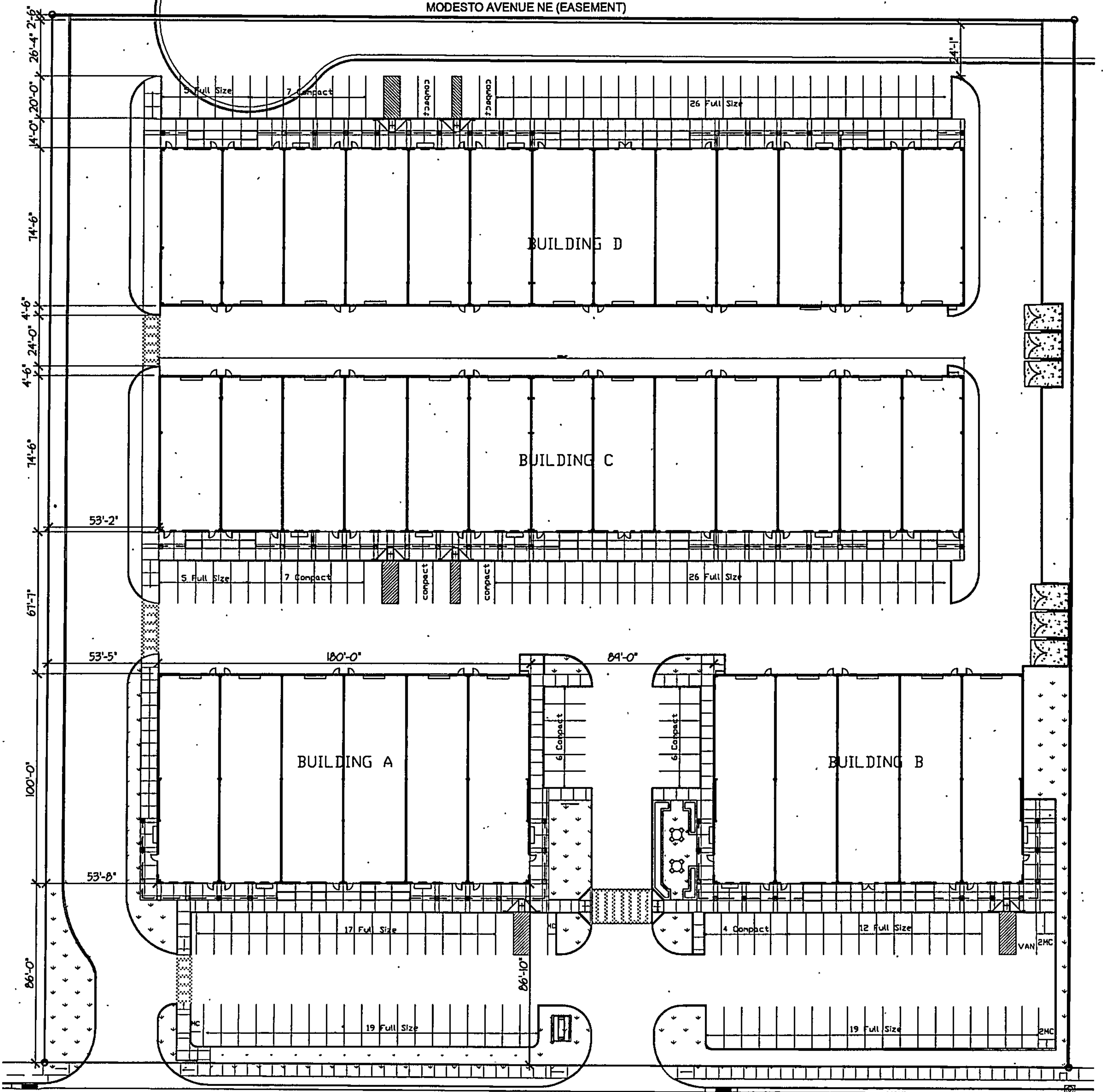


A1 AERIAL PHOTO - EXISTING SITE

N.T.S.



MODESTO AVENUE NE (EASEMENT)



A1 PROPOSED SITE PLAN

N.T.S.



December 3, 2007

Chair, Development Review Board
Planning Department
City of Albuquerque

Re: Vacation Request

Dear Chair and DRB Board Members:

DAC Enterprises, Inc. is representing Mr. Faizal Kassam regarding this request to vacate a portion of Modesto Boulevard NE. This right of way is not being used by any adjoining property and serves no public purpose. Adjoining property owners have been contacted and do not object to this request.

The portion of Modesto to be vacated extends approximately from the cemetery on the west to Lot --, Block 26 on the east. The City of Albuquerque convenience center site abuts Modesto, but it not being used to access that site.

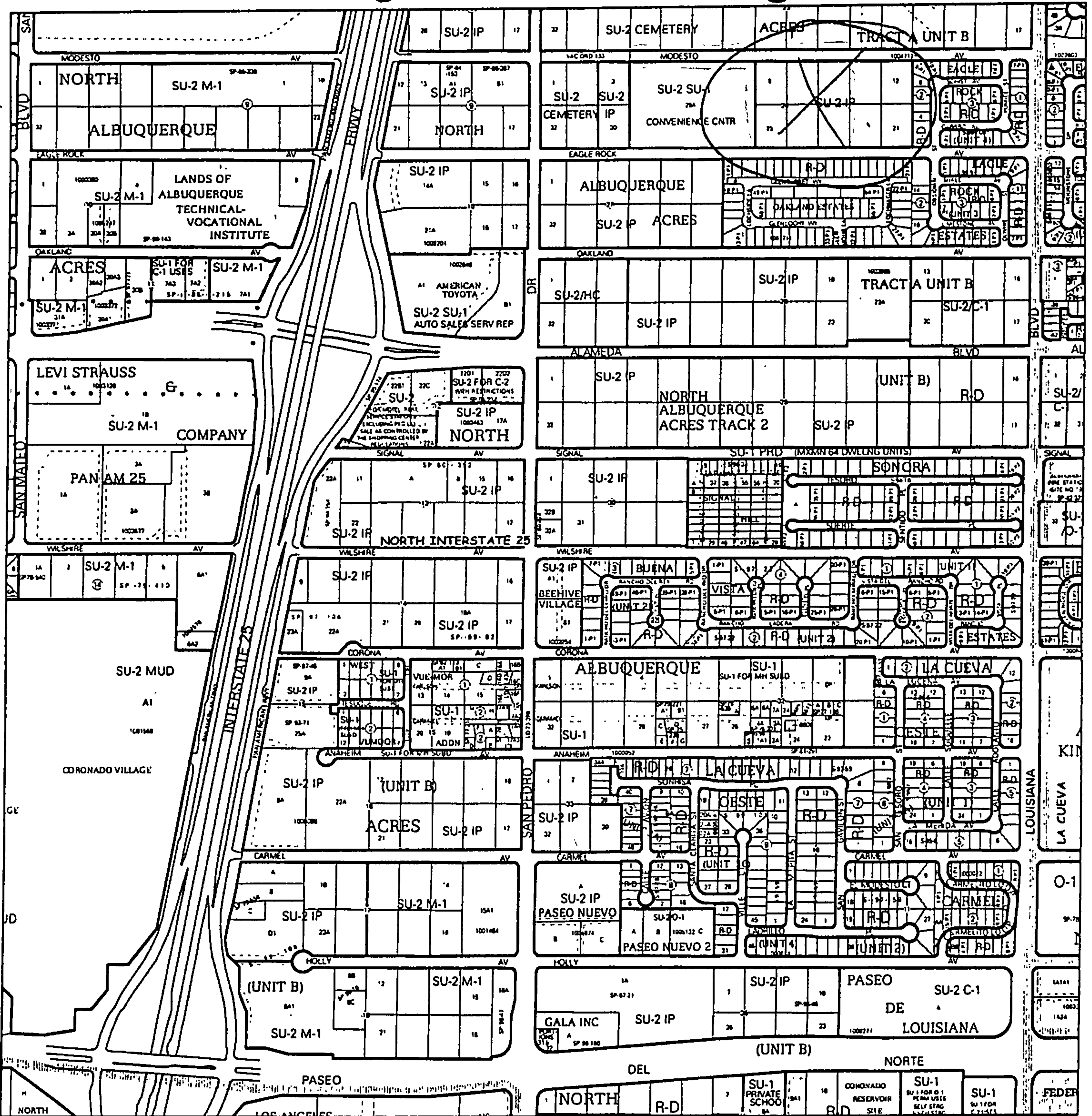
Vacating this right of way will allow adjoining property owners an opportunity to more fully develop their respective properties, zoned SU-2/IP. The applicant for this request has already received site plan approval for an office warehouse complex. Approval of this vacation will allow a more innovative site plan to be proposed and will provide additional parking behind the buildings out of site of the Eagle Rock right of way, which abuts a single family residential development.

There is no water line or other utility infrastructure that will be affected by this request. The roadway is not being used for any public safety purposes. The adjoining property owners understand that they will be responsible for purchasing the vacated right-of-way and are prepared to do so. A survey has been provided for review by the Development Review Board.


Your consideration of this request is sincerely appreciated. I look forward to answering any questions the board may have.

Sincerely,

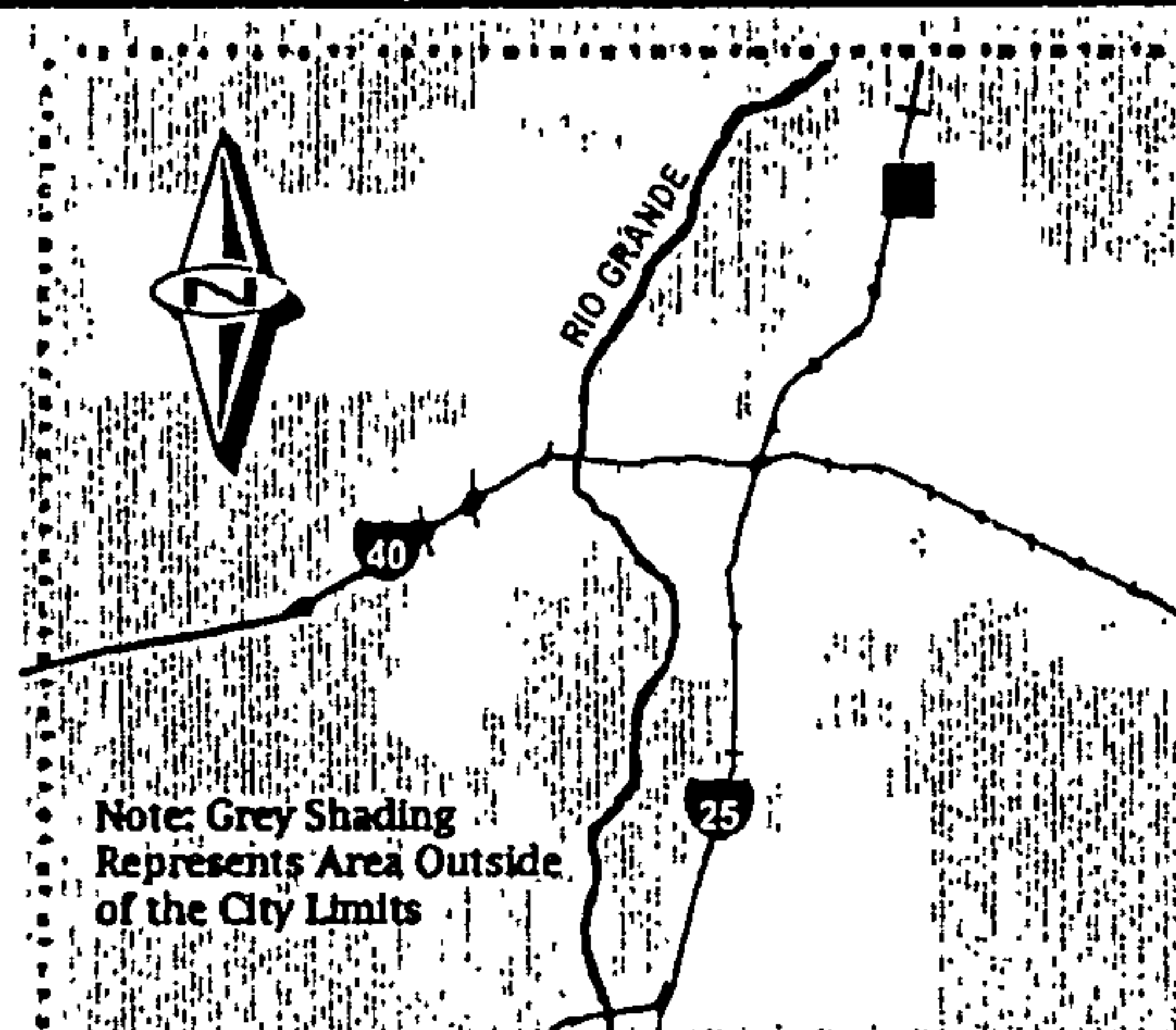

Doug Crandall
Principal



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:
C-18-Z

Selected Symbols

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

0 750 1,500
Feet

SU-2 CEMETERY

ACRES

TRACT A UNIT

VAC ORD 133

MODESTO

1150'

1 SU-2

3 SU-2

SU-2 SU-1

29A

CONVENIENCE CNTR

6301

8

26

SU-2

IP

6700

6716

6801

6803

6901

6905

9031

9027

9023

9019

9015

9007

9003

9001

SCH

6980

6981

6982

6983

6984

6985

6986

6987

6988

6989

6990

ST.

GABBE

6980

6984

6985

CEMETERY

32

IP

30

ALBUQUERQUE

320

SU-2 IP

32

6301

6305

ACRES

27

SU-2 IP

Oakland Estates

8923

8919

8915

8909

8905

8901

8800

OBSDIAN

6981

6980

6987

6982

6983

6984

6985

6986

6987

6988

6989

6990

6991

6992

6993

6994

6995

6996

6997

6998

6999

7000

7001

7002

1 SU-2/HC

6114

SU-2 IP

TRACT A UNIT

28

6800

30

6211

6108 U-2 IP

SU-

22A

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

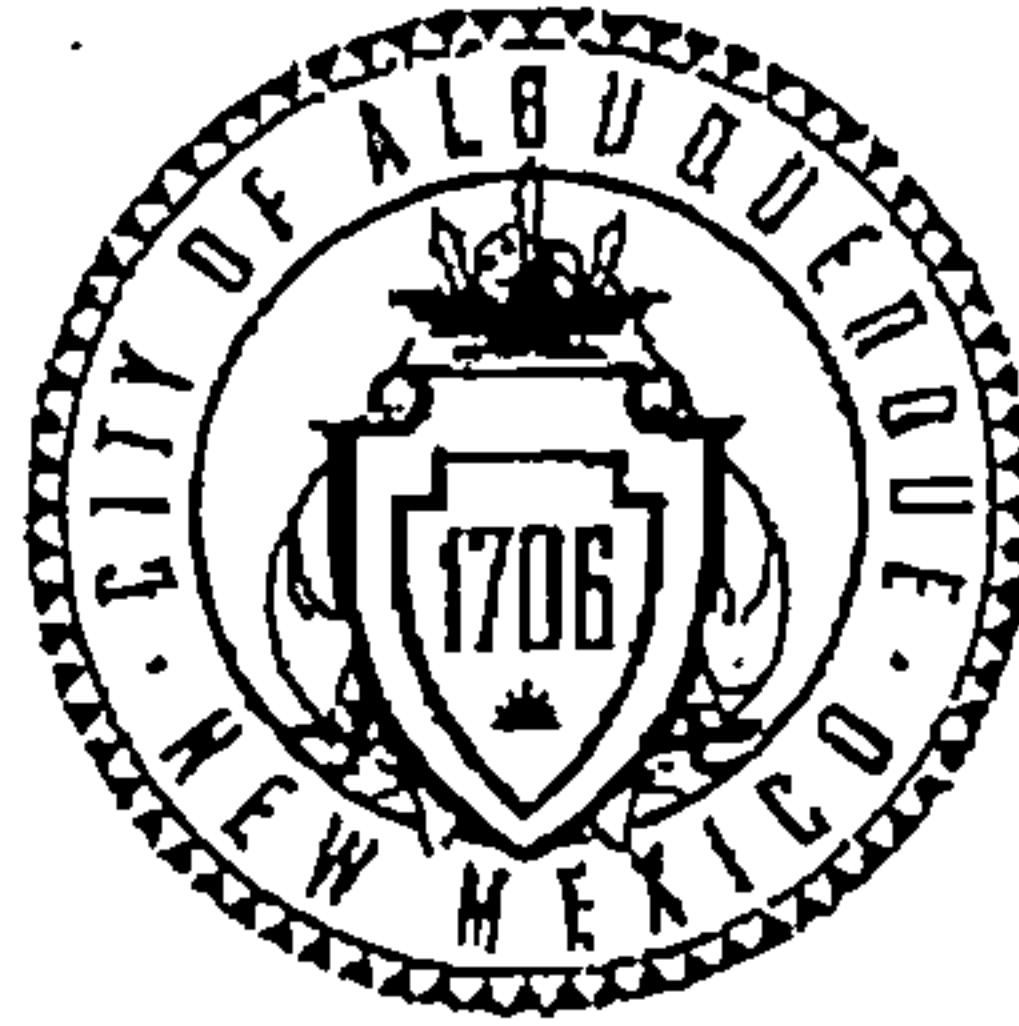
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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: Nov 30, 07 Time Entered: 3:45 PM ONC Rep. Initials: [Signature]



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: November 30, 2007

TO CONTACT NAME: Robert E. Romero
 COMPANY/AGENCY: DAC Enterprises, Inc.
 ADDRESS/ZIP: P.O. Box 16658 87191
 PHONE/FAX #: 242.3232 / 247.4530

Thank you for your inquiry of Nov. 30, 07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 8-10 & 23-25 BIK 26 N. Alb. Acres Located Modest NE. Between San Pedro NE and Louisiana NE
 zone map page(s) C-18.

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

Nor Este
 Neighborhood Association
 Contacts: Jeff Peterson
7800 Eagle Rock Ave. NE 87111
797.3477 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE 87122-2748
797.1851 (h)

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dolores L. Carrasco
 OFFICE OF NEIGHBORHOOD COORDINATION

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

DAC Enterprises, Inc.

Zoning & Land Use Services

December 3, 2007

CERTIFIED MAIL
NOR ESTE NEIGHBORHOOD ASSOCIATION.
Jeff Peterson
7800 Eagle rock Ave NE
Albuquerque, NM 87111

Re: Proposed Vacation of a Portion of Modesto Blvd.

Dear Mr. Peterson:

DAC Enterprises has been authorized to represent a request for the vacation of a portion of Modesto Blvd., NE. The portion of Modesto to be vacated extends approximately from the cemetery on the west to Lot 10, Block 26 on the east. The City of Albuquerque convenience center also abuts Modesto, but the convenience center does not use Modesto to access the site.

There is no water line or other utility infrastructure that will be affected by this request. Vacating this right of way will allow adjoining property owners an opportunity to more fully develop their respective properties, zoned SU-2/IP

The application for the vacation of the Modesto will be filed with the City of Albuquerque by the December 7, 2007 deadline for consideration by the Development Review Board at their January 2, 2008 hearing.

We will be more than happy to discuss the proposed vacation of the Modesto Right of way with you and your neighborhood association and answer any questions you may have. Please call on us if you want us to present and/or if you should have questions in the mean time.

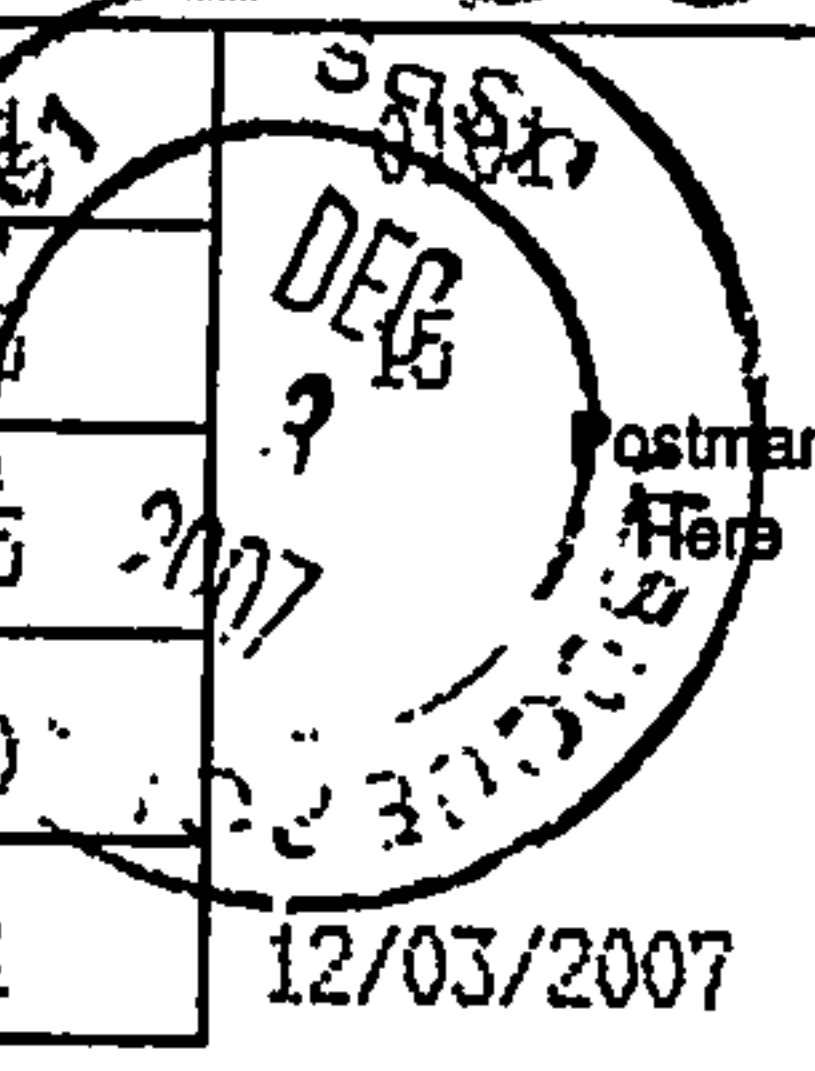
Sincerely,



Doug Crandall
Principal

Cc: Joe Yardumian 7801 R.C. Gorman Ave., NE 87111

7002
E002
DTE
0000
EST
BEST
2621

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$ 0.41	
Certified Fee	\$2.35	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	
12/03/2007		
Sent To JEFF PETERSON		
Street, Apt. No., or PO Box No. 7800 EAGLE ROCK AVENUE		
City, State, ZIP+4 ALBUQUERQUE, NM 87111		

DAC Enterprises, Inc.

Zoning & Land Use Services

December 3, 2007

CERTIFIED MAIL
NOR ESTE NEIGHBORHOOD ASSOCIATION.
Jeff Peterson
7800 Eagle rock Ave NE
Albuquerque, NM 87111

Re: Proposed Vacation of a Portion of Modesto Blvd.

Dear Mr. Peterson:

DAC Enterprises has been authorized to represent a request for the vacation of a portion of Modesto Blvd., NE. The portion of Modesto to be vacated extends approximately from the cemetery on the west to Lot 10, Block 26 on the east. The City of Albuquerque convenience center also abuts Modesto, but the convenience center does not use Modesto to access the site.

There is no water line or other utility infrastructure that will be affected by this request. Vacating this right of way will allow adjoining property owners an opportunity to more fully develop their respective properties, zoned SU-2/IP

The application for the vacation of the Modesto will be filed with the City of Albuquerque by the December 7, 2007 deadline for consideration by the Development Review Board at their January 2, 2008 hearing.

We will be more than happy to discuss the proposed vacation of the Modesto Right of way with you and your neighborhood association and answer any questions you may have. Please call on us if you want us to present and/or if you should have questions in the mean time.

Sincerely,



Doug Crandall
Principal

Cc: Joe Yardumian 7801 R.C. Gorman Ave., NE 87111

P.O. Box 16658 • Albuquerque, NM 87191

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12/03/2007

Sent To **JOE YARDUMIAN**
Street, Apt. No. or PO Box No. **7801 R.C. GORMAN AVE NE**
City, State, ZIP+4 **ALBUQUERQUE, NM 87111**

PS Form 3800, August 2006 See Reverse for Instructions

SKETCH PLAT FOR
**VACATION OF A PORTION OF
 EAGLE ROCK AVENUE N.E.**
 BETWEEN SAN PEDRO DRIVE & LOUISIANA BLVD. NE

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 ZONE ATLAS B-18 & C-18
 FEBRUARY, 2007

