



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

Project# 1007081

11DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

On July 27, 2011, the Development Review Board held an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on Exhibit "B" in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

(A)(1) The public road vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted Willis Avenue for roadway or other purposes because it is a dead-end street and is not needed to serve adjacent property, subject to an access easement for the other abutting property.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing and signs were posted on the site 15 days prior to the hearing. The other abutting property owner initially raised an objection to the vacation, but was withdrawn subject to the provision of an access easement.

CONDITIONS:

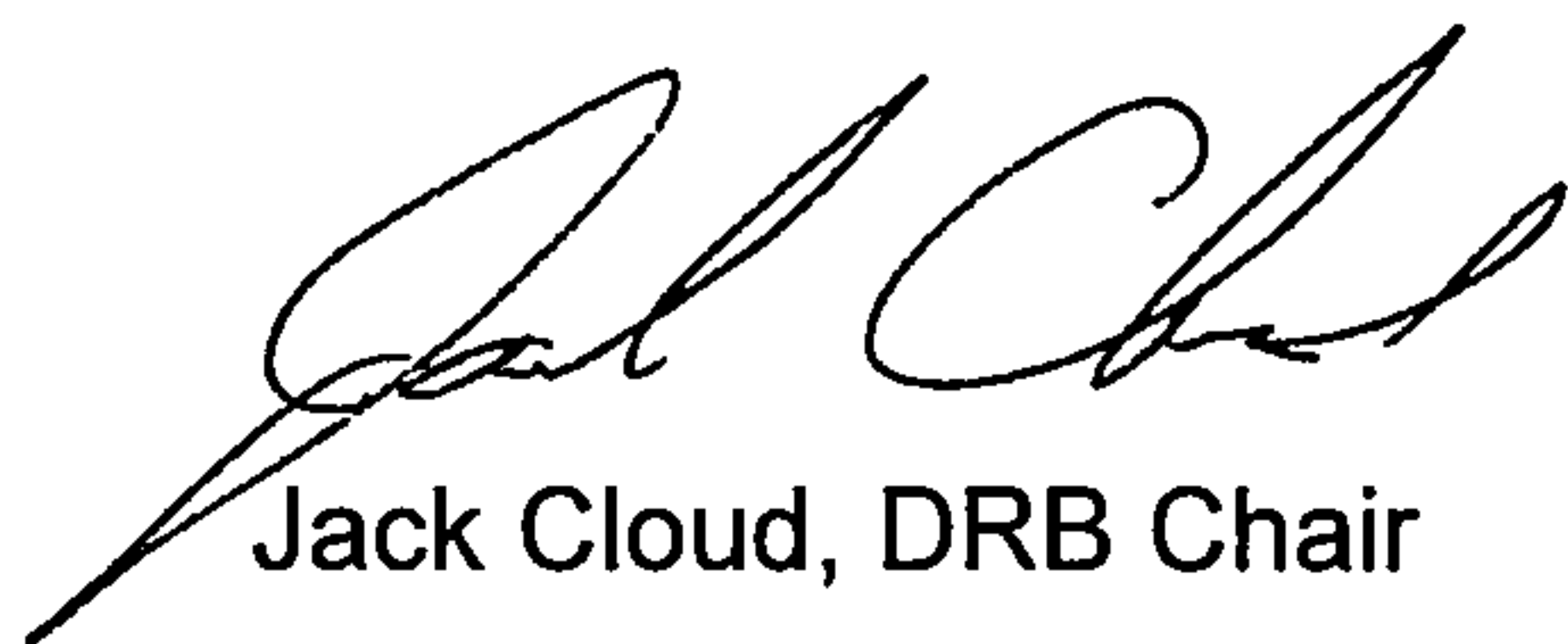
1. Final disposition shall be through the City Real Estate Office.

2. 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.
3. Adequate easements shall be retained/ provided for all abutting property owners and for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY August 11, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: DAC Enterprises, Inc. – P.O. Box 16658 – Albuquerque, NM 87191
Cc: Pullman Investment, LLC – 314 Rio Grande Blvd SW – Albuquerque 87104
Cc: Terry Johnson, 7550 Meridian PI NW – Albuquerque, NM 87121
Cc: Charles P. Price III, P.O. Box 7607 – Albuquerque, NM 87194
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2010

Project# 1007081

10DRB-70142 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

At the June 16, 2010, 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 public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

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

Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

1. The public welfare is in no way served by retaining the way or easement;
The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes.

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation;
It is the opinion of Transportation Development that the removal of the existing right of way will provide a net benefit to the public welfare.

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
Property owners of record abutting the proposed vacation were notified by first class

mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. 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.

If you wish to appeal this decision, you must do so by July 1, 2010 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: Pullman Investments LLC – 314 Rio Grande Blvd SW – Albuquerque NM
87104
Marilyn Maldonado
File

7. **Project# 1008585**
12DRB-70146 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
12DRB-70184 – PRELIMINARY/FINAL
PLAT APPROVAL 


TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) [Deferred from 6/6/12, 6/20/12, 6/27/12] **DEFERRED TO 7/18/12 AT THE AGENT'S REQUEST.**

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


8. **Project# 1007488**
12DRB-70172 AMENDED SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

DEKKER PERICH SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Lot(s) D-1E-1, **SISTERS OF THE ORDER OF ST. DOMINIC** zoned SU-2/IP-EP, located on 9521 SAN MATEO BLVD NE containing approximately 31.72 acre(s). (B-17)[Deferred from 6/20/12] **DEFERRED TO 7/25/12 AT THE AGENT'S REQUEST.**

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

9. **Project# 1002478**
12DRB-70178 EXT OF SIA FOR TEMP
DEFR SDWK CONST 

PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, **BLUE SKY BUSINESS PARK** zoned M-2, located on JACS LANE BETWEEN JEFFERSON AND EDITH (D-16) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. **Project# 1007081**
12DRB-70181 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CRIS DIGREGORY agent(s) for POLLMAN INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) C1, **SHELL #1** zoned R-2, located on 1 BLOCK SE OF RIO GRANDE AND CENTRA; BETWEEN WILLIS ST AND CENTRAL **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CROSS LOT DRAINAGE EASEMENT, NOTE REVISIONS, AND TO RECORD.**

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

12. **Project# 1005236**
12DRB-70179 SKETCH PLAT REVIEW
AND COMMENT

ROGER CINELLI agent(s) for AHMET TIRYAKI request(s) the above action(s) for all or a portion of Lot(s) H & I, **LA CUEST SUBDIVISION** zoned RT, located on ZIA RD BETWEEN PAISANO AND ZEHALOHA ST NE containing approximately 3 acre(s). (K-22)

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1007081 Application #: 12DRB-70181
Project Name: Shell #1
Agent: CRIS DIGREGORY Phone #:

Your request was approved on 9-17-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION: address comment
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): revise V note, add cross lot, drainage easement, dxf and to record

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

PLANNING DEPARTMENT
July 11, 2012
DRB Comments

ITEM # 10

PROJECT # 1007081

APPLICATION # 12-70181

RE: Lot C, Shell No. 1 Subdivision

All utility companies and the Real Property Division of the City Attorney's office need to approve and sign off on the plat; the Planning Department must record the plat to complete the vacation action.

Sheet 2 needs to reference Vacation **Application** (not Ordinance) No. 11DRB-70180.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



City of Albuquerque

Action Summary

City Council

Albuquerque/Bernalillo
County
Government Center
One Civic Plaza
Albuquerque, NM 87102

Council President, Don Harris, District 9
Vice-President, Rey Garduño, District 6

Ken Sanchez, District 1; Debbie O'Malley, District 2
Isaac Benton, District 3; Brad Winter, District 4
Dan Lewis, District 5; Michael D. Cook, District 7
Trudy E. Jones, District 8

Monday, November 7, 2011

5:11 PM

Vincent E. Griego Chambers
One Civic Plaza
Albuquerque/Bernalillo County
Government Center

O-11-64 Amending The Provisions Of Sections 14-16-2-16(A)(7) And 14-16-2-17(A)(8) ROA 1994, To Allow And Encourage Residential Dwelling Units In Appropriate Locations In C-1 Neighborhood Commercial And C-2 Community Commercial Zones (Jones, by request)

Motion: *Postpone, due back on December 5, 2011*

Status: Passed

Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris

R-11-219 Nuisance Abatement at 4618 8th St NW (O'Malley, by request)

Motion: *Postpone, due back on February 6, 2012*

Status: Passed

Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris

O-10-31 Amending Section 14, Article 18, ROA 1994 Relating To The Downtown Albuquerque Business Improvement District (Harris)

Motion: *Postpone, due back on November 21, 2011*

Status: Passed

Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris

EC-11-548 Mayor's Reappointment of Ms. Regina Isabelle Chavez to the Landmarks and Urban Conservation Commission

Motion: *Confirm*

Status: Passed

Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris

- EC-11-551** Mayor's Recommendation of WHPacific, Inc. for Engineering Consultants for 98th Street-Gibson to Senator Dennis Chavez
Motion: *Approve*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- EC-11-552** Approval of the Telephonic Nurse Triage for Work Related Injuries Service Agreement with Medcor, Inc.
Motion: *Approve*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- EC-11-553** FY11 Priority Objective Report - IG Work Plan, Goal 8, Objective 14
Motion: *Receipt Be Noted*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- EC-11-554** FY11 Priority Objective Report - Certified Sites Program for the City of Albuquerque
Motion: *Receipt Be Noted*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- EC-11-555** FY11 Priority Objective Report - Parking Structure Photovoltaic Array at the Albuquerque International Sunport
Motion: *Receipt Be Noted*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- EC-11-556** FY11 Priority Objective Report - Five Megawatt Photovoltaic Array at the Albuquerque International Sunport
Motion: *Receipt Be Noted*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- EC-11-564** US Government Lease for Real Property, Transportation Security Administration Lease of the Old Terminal Building at the Albuquerque International Sunport
Motion: *Approve*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris

- EC-11-596** Mayor's Appointment of Mr. Garry S. Brown to the Library Advisory Board
Motion: *Withdrawn by Administration*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- EC-11-597** Mayor's Recommendation of Bohannon-Huston, Inc. for Engineering Consultants for Jefferson Storm Drain
Motion: *Approve*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- EC-11-598** Mayor's Recommendation of Wilson & Co. for Engineering Consultants for Citywide On Call Engineering Services for Storm Water
Motion: *Approve*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- R-11-288** Approving And Authorizing The Acceptance Of Grant Funds Based On Notice Of Grant Award For A Retired And Senior Volunteer Program From The Corporation For National And Community Service And The New Mexico Aging And Long Term Services Department And Providing For An Appropriation To The Department Of Senior Affairs Retired And Senior Volunteer Program In Fiscal Year 2012 (Cook, by request)
Motion: *Do Pass*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- R-11-289** Approving And Authorizing The Acceptance Of Grant Funds Based On Notice Of Grant Award For A Foster Grandparent Program With The Corporation For National And Community Service And The New Mexico Aging And Long Term Services Department And Providing For An Appropriation To The Department Of Senior Affairs Foster Grandparent Program In Fiscal Year 2012 (O'Malley, by request)
Motion: *Do Pass*
Status: Passed
Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris
- R-11-290** Approving And Authorizing The Acceptance Of Grant Funds Based On Notice Of Grant Award For A Senior Companion Program Grant With The Corporation For National And Community Service And The New Mexico Aging And Long Term Services Department And Providing For An Appropriation To The Department Of Senior Affairs

Senior Companion Program In Fiscal Year 2012 (Sanchez, by request)

Motion: *Do Pass*

Status: Passed

Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris

R-11-291 Approving And Authorizing The Filing Of A Grant Application For A Rideshare/Transportation Demand Management Program With The Federal Highway Administration Through The State Department Of Transportation And Providing For An Appropriation To The Transit Department (Benton)

Motion: *Do Pass*

Status: Passed

Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris

EC-11-599 Project# 1008793/ 11DRB-70206 Vacation of Public Right-of-Way - Bohannan Huston Inc. Agents for APS/ Western Albuquerque Land Holdings Requests Vacation for all or a portion of Parcels C & D, Westland North Subdivision, Zoned SU-2 FOR Town Center Village, Located on the South Side of Arroyo Vista Blvd NW Between High Mesa Dr NW and Ladera Dr NW, Containing Approximately 340.4559 acres

Motion: *Approve*

Status: Passed

Votes: For: 8 - Council Members: Sanchez, O'Malley, Benton, Garduño, Lewis, Cook, Jones and Harris
Abstain: 1 - Council Members: Winter

EC-11-594 Project# 1008281/ 11DRB-70181 Vacation of Public Right-of-Way, Tierra West LLC Agent for Brogdon LLC Requests Vacation for the East-West Alley Adjacent to Lots 1, 2, 3A, 6, & 23, Block 10, Fair Grounds Addition, Located South of Acoma Rd SE Between California St SE and Arizona St SE, Containing Approximately 1.37 acres

Motion: *Postpone, due back on December 5, 2011*

Status: Passed

Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris

EC-11-595 Project# 1007081/ 11DRB-70180 Vacation of Public Right-of-Way - DAC Enterprises Inc Agent for Pullman Investments LLC Requests Vacation for all or a Portion of Willis Place SW Adjacent to Tract C, Shell Subdivision Number One, Located on Willis Pl SW East of Rio Grande Blvd SW (South of Central Ave SW)

Motion: *Approve*

Status: Passed

Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook, Jones and Harris

EC-11-515 Approval of Employment Agreement for IRO

Motion: *Postpone, due back on November 21, 2011*

Status: Passed

Votes: For: 9 - Council Members: Sanchez, O'Malley, Benton, Winter, Garduño, Lewis, Cook



**OFFICIAL NOTICE OF DECISION
(AMENDED)**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 5, 2009

Project# 1007081

09DRB-70118 VACATION OF PUBLIC RIGHT OF WAY

CRIS DIGREGORY agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

At the April 22, 2009 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.

1. (A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.
2. (B)(1) The public welfare is in no way served by retaining the public right-of-way easement. The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes.
3. (B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. 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.

If you wish to appeal this decision, you must do so by May 15, 2009 in the manner described below.

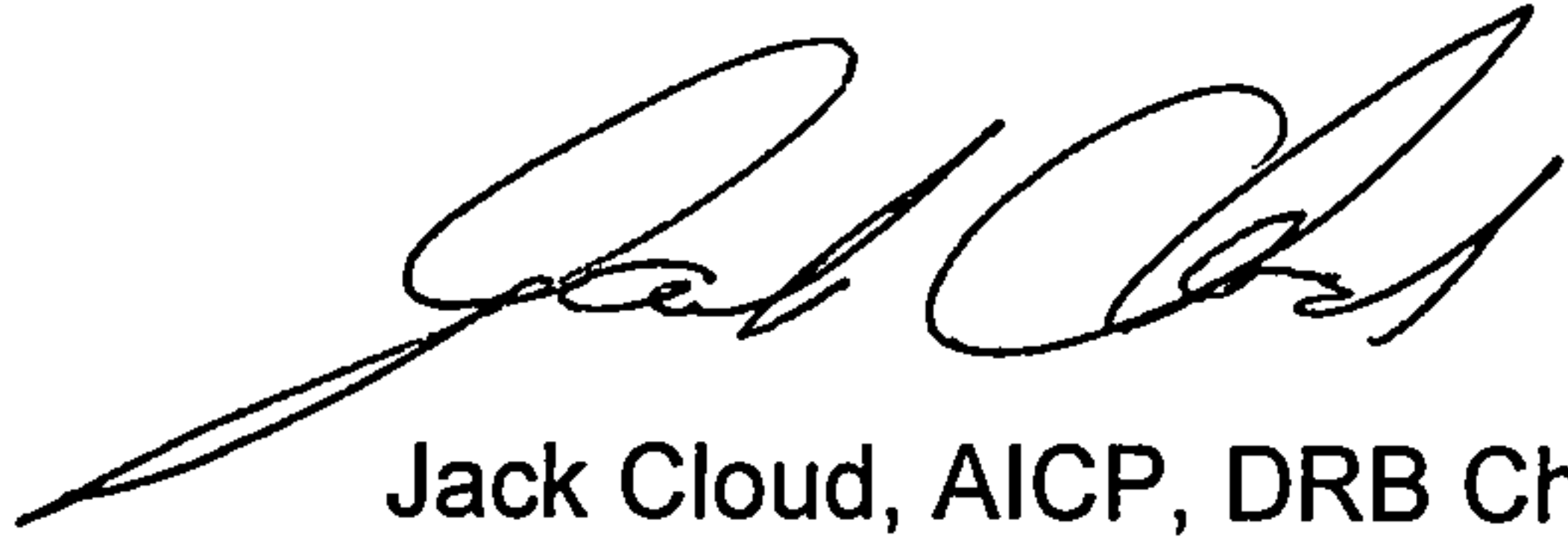
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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: Pullman Investments LLC – 314 Rio Grande Blvd SW – Albuquerque, NM 87104

Cc: Cris Degregory – 111 Avenida Bern. West #F – Bernalillo, NM 87004

John A. Menicucci – 4333 Pan American Frwy NE – Albuquerque, NM 87107

Roman & Mary Ann Wynneyckj – 1808 Llano Ct NW 87107

Marilyn Maldonado

Scott Howell

File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

Project# 1007081
11DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

AMAFCA No comment.
COG No comment.
TRANSIT No comment.
ZONING ENFORCEMENT No comment.
NEIGHBORHOOD COORDINATION
APS No comment.
POLICE DEPARTMENT No comment.
FIRE DEPARTMENT No comment.
PNM No adverse comment.
NMGCO No comment.
COMCAST Comcast has facilities within the public ROW, arrangement to continue via a PUE will need to be provided.
QWEST Concerning the subject case number(s), Qwest has no objection to the vacation of public right-of-way. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D No adverse comments
OPEN SPACE DIVISION
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT The proposed right of way vacation is not clearly indicated on the exhibit. Please clarify.

PARKS AND RECREATION

No comment.

ABCWUA

No adverse comment.

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation. The Subdivision Ordinance now requires that these vacations involving full width rights of way to be approved by the City Council, subject to recommendation by the Development Review Board.

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 20, 2008

Project# 1007081
08DRB-70046 VACATION OF PUBLIC RIGHT-OF-WAY

PULLMAN INVESTMENTS LLC agent(s) for CRIS DiGREGORY request(s) the above action(s) for all or a portion of **WILLIS PL SW**, located on WILLIS PL SW EAST OF RIO GRANDE BLVD SW. (J-13)

At the February 20, 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. Per ABCWUA, the plat must retain public water and sanitary sewer easements over the entire vacated right-of-way. Per Transportation, all sites must be platted concurrently, and it will be required to place access easements on the replat.

(A)(1) The public right-of-way vacation easement request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

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

(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
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by March 6, 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: Pullman Investments LLC – 301 Central Ave NE # 201 – Albuquerque, NM 87102

Cc: Chris DiGregory -301 Central Ave NE – Albuquerque, NM 87102

Cc: John Menicucci – 4333 Pan American Frwy NW – Albuquerque, NM 87107

Marilyn Maldonado

Scott Howell

4. ~~Project#-1007081~~
10DRB-70142 VACATION OF PUBLIC
RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13) **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.**

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

5. **Project# 1008321**
10DRB-70167 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1-A-2, **TRAIANGLE REALTY** zoned C-3, located on SAN MATEO BLVD NE BETWEEN ACADEMY NE AND I-25 containing approximately 2.5666 acre(s). (E-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO CLARIFY COMMENTS AND TO PLANNING FOR UTILITY AND AMAFCA SIGNATURES AND TO CLARIFY EASEMENTS.**

6. **Project# 1003684**
10DRB-70166 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALDRICH LAND SURVEYING agent(s) for CALBACILLA PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 9P1 - 14P1, **ANASAZI RIDGE** zoned R-1, located on BASKET WEAVER NW BETWEEN CHACO TERRACE NW AND ATLATL NW containing approximately .79 acre(s). (A-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RIGHT-OF-WAY EXHIBIT FOR MCMAHON BLVD. AND TO PLANNING FOR UTILITY AND AMAFCA SIGNATURES.**

7. Approval of the Development Review Board Minutes for June 9, 2010

Other Matters: None

. ADJOURNED:

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007081 AGENDA# 4 DATE: 6/16/10

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

June 16, 2010

Project# 1007081
 10DRB-70142 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

AMAFCA				
No comments.				
COG				
MRCOG staff have no comment on the proposed project.				
TRANSIT				
Project # 1007081				
10DRB-70142				
VACCATION OF PUBLIC RIGHT-OF-WAY				
Adjacent and nearby routes				
<input type="checkbox"/> Routes # 36, 12 th Street/ Rio Grande route, #66, Central route and Route #790, Red Line Rapid Ride route pass the site on Central in the southbound direction.				
Adjacent bus stops				
<input type="checkbox"/> Nearest bus stop, serving Route #36 and #66, is approximately 170' west from the north west corner of the property on Central.				
Site plan requirements None				
Large site TDM suggestions None.				
Other information None.				
ZONING ENFORCEMENT				
No comments.				
NEIGHBORHOOD COORDINATION				
Letters sent to: Historic Old Town Property Owners				
West Park NA (R)				
APS				
Willis Place SW and Shell Subdivision Number One, Tract, is located on Willis Pl SW east of Rio Grande Blvd SE. The owner of the above property requests a Vacation of Public Right-of-Way for a development that consists of 18 existing multi-family units. The existing residential units are impacting Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.				
Loc No	School	2009-10 40th	2009-10 Capacity	Space Available

330	R. Chavez	352	495	143
465	Washington	554	763	209
590	Albuquerque	1,792	2,100	308

Residential Units: 18
Est. Elementary School Students: 5
Est. Middle School Students: 2
Est. High School Students: 2
Est. Total # of Students from Project: 9

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district

POLICE DEPARTMENT

No comments.

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS

No comments.

COMCAST

No comments.

QWEST

Concerning the subject case number(s), Qwest has no objection to the vacation of public right-of-way; however, Qwest would like to request a public utility easement for facilities. If further information is required regarding the PUE request you may call Don Davalos at 245-8967. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

Hydrology has no objection to the vacation request, but may require easements when platting.

TRANSPORTATION DEVELOPMENT

No objection to vacation requests.

Conditions of replat:

- All sites must be replatted concurrently.
Access easements will be required.

PARKS AND RECREATION

No comments.

ABCWUA

No objection to vacation however a 25' wide public water and sewer line easement must be maintained to accommodate existing on-site utilities.

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation. Proposed improvements for Central Ave/ Rio Grande Blvd need to be addressed.

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

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1007081 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*

Other: No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Right-of-way at this time.

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

Meeting Date: Wednesday, June 16, 2010
Zone Atlas Page: (J-13)
Notification Radius: 100 Ft.

Project# 1007081
App# 10DRB-70142

Cross Reference and Location: located on WILLIS PL SW BETWEEN RIO GRANDE
BLVD SW AND CENTRAL AVE SW

Applicant: PULLMAN INVESTMENTS LLC
314 RIO GRANDE BLVD SW
ALBUQUERQUE NM 87104

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: May 28, 2010
SIGNATURE: Anita Tavasci

OR CURRENT RESIDENT
101305801512130114
ALBUQUERQUE COUNTRY CLUB
PO BOX 7278
ALBUQUERQUE NM 87194

OR CURRENT RESIDENT
101305810820131013
BRITO BENNIE & M LOURDES
PO BOX 7081
ALBUQUERQUE NM 87194

OR CURRENT RESIDENT
101305812121531404
BRITO MARK & NIKI TAPIA-BRITO
2025 ALHAMBRA AVE SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305811223031403
CHRISTMAN CARL
316 RIO GRANDE BLVD SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305807926420205
CIOE JAMES S
2104 MERRITT AVE SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305807527820209
CLASSIC EMPORIUM I LLC
2100 CENTRAL AVE SW
ALBUQUERQUE NM 87102

OR CURRENT RESIDENT
101305808421831307
CRAWFORD DOROTHY A
2101 ALHAMBRA AVE SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305810625031416
DIGREGORY CRISTIN P & MATTHEW S DIG
REGORY & ALBUQ LAND & DEVEL LLC
310 RIO GRANDE BLVD SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305807422331305
DIMAS ABRAN JOHN
2105 ALHAMBRA SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305812118731015
ESPARZA RAFAEL & LILLIAN
418 CHACOMA PL SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305808526420218
GALLEGOS THOMAS A ETUX
PO BOX 10066
ALBUQUERQUE NM 87184

OR CURRENT RESIDENT
101305807423931313
GARCIA STEVEN A
4908 EL AGUILA PL NW
ALBUQUERQUE NM 87120

OR CURRENT RESIDENT
101305810222231402
GENESIS WORLDWIDE RESORTS LLC
310 RIO GRANDE BLVD SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305807822231306
GONZALES LORENZO R ETUX
2103 ALHAMBRA AVE SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305812721331405
HAGEN KEVIN
2021 ALHAMBRA AVE SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305808223331312
HERRING ALYN
305 RIO GRANDE SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305811525931414
LIU ALEX H
8139 WATERBURY PL NW
ALBUQUERQUE NM 87120

OR CURRENT RESIDENT
101305807925620210
LOPEZ SANTOS A
2105 NEW YORK AVE NW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305811419231014
LOWRY TODD C & KNAP JANE A
606 16TH ST NW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305814123231412
MARIANETTI PAUL A
704 KENT AVE NW
ALBUQUERQUE NM 87102

OR CURRENT RESIDENT
101305814221031407
MARIANETTI PAUL A & PATRICIA A
704 KENT AVE NE
ALBUQUERQUE NM 87102

OR CURRENT RESIDENT
101305813321231406
MCGRIFF MICHAEL P & FARMER JOHN E S
PO BOX 1012
TIJERAS NM 87059

OR CURRENT RESIDENT
101305807924231309
MEDINA BELINDA BERTHA
2104 NEW YORK AVE NW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305813219431010
NAVA JAIME & NAVA BARBARA JO ORTEC
A CO-TRUSTEES NAVA FAMILY TRUST
824 WEST SONOMA AVE
STOCKTON CA 95204

OR CURRENT RESIDENT
101305811919931012
NELLOS JOHN & ALAURA M
2026 ALHAMBRA AVE SW
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305808422531316
PETERPAUL CLEMENT & JERUSA
2325 SAN PEDRO NE UNIT ZI
PALM SPRINGS CA 92264

OR CURRENT RESIDENT
101305808424131308
SANCHEZ MARY ANN
1808 LLANO CT NW
ALBUQUERQUE NM 87107

OR CURRENT RESIDENT
101305812724131413
THIRD STREET INC
PO DRAWER K
ALBUQUERQUE NM 87103

OR CURRENT RESIDENT
101305808625520206
WASKO DAVID C
2101 NEW YORK AVE SW 4
ALBUQUERQUE NM 87104

OR CURRENT RESIDENT
101305812519731011
WYATT TERRY D & EDWARD
2022 ALHAMBRA AVE SW
ALBUQUERQUE NM 87104

DAC ENTERPRISES, INC.
PO BOX 16658
ALBUQUERQUE, NM 87191
PROJECT #1007081

PULLMAN INVESTMENTS, LLV
314 RIO GRANDE BLVD. SW
ALBUQUERQUE, NM 87104
PROJECT #1007081

REC	UPC CODE	OWNER	OWNER ADDRESSES	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	10130 58108 20131 013	BRITO BENNIE & M LOURDES	PO BOX 7081	ALBUQUERQUE	NM	87194	R	A1 AM	* 012 C WEST PARK ADDN	0.19 949 12
2	10130 58103 26531 415	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103	C	A1 AM	* A SHELL SUBDIVISION NO ONE	0.59 618 977
3	10130 58119 19931 012	NELLOS JOHN & ALAURAM	2026 ALH AMBRA A VE SW	ALBUQUERQUE	NM	87104	R	A1 AM	* 011 C WEST PARK ADDN	0.13 019 738
4	10130 58132 19431 010	NAVA JAIME & NAVA BARBARA JO ORTEGA CO-TRUSTEES NAVA FAMILY TRUST	824 WEST SONOMA AVE	STOCKTON	CA	95204	R	A1 AM	* 009 C WEST PARK ADDN	0.18 934 628
5	10130 58079 24231 309	MEDINA BELINDA BERTHA	2104 NEW YORK AVE NW	ALBUQUERQUE	NM	87104	R	A1 AM	* C 001LOT C OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 WEST PARK ADD	0.08 035 296
6	10130 58079 26420 205	CIOE JAMES S	2104 MERRITT AVE SW	ALBUQUERQUE	NM	87104	R	A1 AM	* 3 4 TRACTION PARK & CITY ELECTRIC ADD'N EXC SLY 74'	0.08 769 684
7	10130 58082 23331 312	HERRING ALYN	305 RIO GRANDE SW	ALBUQUERQUE	NM	87104	R	A1 AM	* A 001LOT A OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 WEST PARK ADD	0.15 451 957
8	10130 58108 25031 416	DIGREGORY CRISTIN P & MATTHEW S DIGREGORY & ALBUQ LAND & DEVELOPMENT LLC	310 RIO GRANDE BLVD SW	ALBUQUERQUE	NM	87104	R	A1 AM	* C SHELL SUBDIVISION NO ONE	0.63 074 121
9	10130 58084 24131 308	SANCHEZ MARY ANN	1808 LLANO CT NW	ALBUQUERQUE	NM	87107	R	A1 AM	* B 001LOT B OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 OF WEST PARK ADD	0.10 131 253
10	10130 58085 26420 218	GALLEGOS THOMAS A ET UX	PO BOX 10066	ALBUQUERQUE	NM	87184	R	A1 AM	NLY 75 FT OF LTS 1 & 2 BLK 4 TRACTION PARK & CITY ELECTRIC ADDN CONT 0.1721 AC M/L OR 7,500 SQ FT M/L	0.17 343 552
11	10130 58121 21531 404	BRITO MARK & NIKI TAPIA-BRITO	2025 ALH AMBRA A VE SW	ALBUQUERQUE	NM	87104	R	A1 AM	* 015 B WEST PARK ADD	0.16 468 23
12	10130 58125 19731 011	WYATT TERRY D & EDWARD	2022 ALH AMBRA A VE SW	ALBUQUERQUE	NM	87104	R	A1 AM	* 010 C WEST PARK ADDN	0.16 958 905
13	10130 58074 22331 305	DIMAS ABRAN JOHN	2105 ALH AMBRA SW	ALBUQUERQUE	NM	87104	R	A1 AM	* 021 001WEST PARK ADDN & L22	0.16 493 406
14	10130 58115 25931 414	LIU ALEX H	8139 WALTERBUR Y PL NW	ALBUQUERQUE	NM	87120	C	A1 AM	* B SHELL SUBDIVISION NO ONE	0.48 559 501
15	10130 58075 27820 209	CLASSIC EMPORIUM I LLC	2100 CENTRAL AVE SW	ALBUQUERQUE	NM	87102	C	A1 AM	MARGCD MAP 38 TR 366 & NLY PORTION BLK 4 TRACTION PARK & CITY ELECTRIC ADD N EXC WLY POR CONT 29,703 SQ FT	0.68 985 406
16	10130 58133 21231 406	MCGRIFF MICHAEL P & FARMER JOHN E S	PO BOX 1012	TIJERAS	NM	87059	R	A1 AM	* 017 B WEST PARK ADDN	0.19 405 095

17	10130 58102 22231 402	GENESIS WORLDWIDE RE SORTS LLC	310 RIO GRANDE BLVD S W	ALB UQU ERQ UE	N M	87 10 4	C	A1 AM	LT 7A BLK B PLAT OF LTS 7A & 8A BLK B WESTPARK ADDN CONT 1.2933 AC	1.32 626 632
18	10130 58142 21031 407	MARIANETTI PAUL A & PA TRICIA A	704 KEN T AVE N E	ALB UQU ERQ UE	N M	87 10 2	V	A1 AM	* 018 B WEST PARK ADDN & PORT L19	0.36 950 069
19	10130 58086 25520 206	WASKO DAVID C	2101 NE W YORK AVE SW 4	ALB UQU ERQ UE	N M	87 10 4	R	A1 AM	004S 76FT OF LOT 1 & E 1/2 OF THE S 76 FT OF LOT 2 BLK 4 OF TRACTION PARK & CI	0.12 249 052
20	10130 58141 23231 412	MARIANETTI PAUL A	704 KEN T AVE N W	ALB UQU ERQ UE	N M	87 10 2	C	A1 AM	MAP 38 TR 144	1.07 609 586
21	10130 58079 25620 210	LOPEZ SANTOS A	2105 NE W YORK AVE NW	ALB UQU ERQ UE	N M	87 10 4	R	A1 AM	SLY 74' LOT 3 BLK 4 TRACTION PARK & CITY ELECTRIC ADD'N	0.08 542 296
22	10130 58082 25620 207	WASKO DAVID C	2101 NE W YORK AVE SW 4	ALB UQU ERQ UE	N M	87 10 4	V	A1 AM	THE W/2 OF S/2 OF LT 2 BLK 4 TRACTIO N PARK & CITY ELECTRIC ADDN CONT 0 .0431 AC M/L OR 1,879 SQ FT M/L	0.04 583 066
23	10130 58084 21831 307	CRAWFORD DOROTHY A	2101 ALH AMBRA A VE SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 AM	LOT 25B BLK 1 WESTPARK ADDN BEING A REPL OF LT 25 CONT 6,255 SQ FT M/L	0.12 781 35
24	10130 58127 24131 413	THIRD STREET INC	PO DRA WER K	ALB UQU ERQ UE	N M	87 10 3	C	A1 AM	MAP 38 TR 145 B	0.68 222 015
25	10130 58127 21331 405	HAGEN KEVIN	2021 ALH AMBRA A VE SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 AM	* 016 B WEST PARK ADDN	0.17 989 61
26	10130 58074 23931 313	GARCIA STEVEN A	4908 EL AGUILA PL NW	ALB UQU ERQ UE	N M	87 12 0	R	A1 AM	* D 001LOT D OF REPL OF LOTS 26 & 1 T O 7 BLK 1 WEST PARK ADD	0.14 035 357
27	10130 58078 22231 306	GONZALES LORENZO R E TUX	2103 ALH AMBRA A VE SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 AM	* 023 001WEST PARK ADDN & L24	0.18 271 933
28	10130 58121 18731 015	ESPARZA RAFAEL & LILLI AN	418 CHA COMA PL SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 AM	* 014 C WEST PARK ADDN	0.17 748 071
29	10130 58015 12130 114	ALBUQUERQUE COUNTR Y CLUB	PO BOX 7278	ALB UQU ERQ UE	N M	87 19 4	C	A1 AM	MAP 38 TRACT 353B X SOUTH 7.5 FT WE ST PARK ADD BK 3 CONT 102.15 AC	103. 854 283 57
30	10130 58114 19231 014	LOWRY TODD C & KNAP J ANE A	606 16TH ST NW	ALB UQU ERQ UE	N M	87 10 4	R	A1 AM	* 013 C WEST PARK ADDN	0.13 828 526
31	10130 58126 22431 424	GENESIS WORLDWIDE RE SORTS LLC	310 RIO GRANDE BLVD S W	ALB UQU ERQ UE	N M	87 10 4	C	A1 AM	MAP 38 TR 145 A	0.28 268 574
32	10130 58112 23031 403	CHRISTMAN CARL	316 RIO GRANDE BLVD S W	ALB UQU ERQ UE	N M	87 10 4	R	A1 AM	LT 8A PLAT OF LTS 7A & 8A BLK B WEST PARK ADDN CONT 0.160 AC	0.16 319 362
33	10130 58084 22531 316	PETERPAUL CLEMENT & J ERUSA	2325 SA N PEDR O NE UNI T ZI	PAL M SP RING S	C A	92 26 4	R	A1 AM	LOT 25A BLK 1 WESTPARK ADDN BEING A REPLAT OF LT 25 CONT 0.1115 AC M/ L OR 4,860 SQ FT M/L	0.12 539 832



Anita/Erin

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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.

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: PULLMAN INVESTMENTS LLC PHONE: 505-401-8780
 ADDRESS: 314 RIO GRANDE BLVD SW FAX: 505-262-2162
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: None List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF WILLIS PLACE SW PUBLIC RIGHT OF WAY 300 Rio Grande

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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-13 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.): PROJECT # 1007081, 09DRB-70118

CASE INFORMATION:

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

LOCATION OF PROPERTY BY STREETS: On or Near: WILLIS PLACE SW
 Between: RIO GRANDE BLVD SW and CENTRAL AVE SW

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

SIGNATURE Doug Crandall DATE 05/17/10
 (Print) DOUG CRANDALL, DAC ENTERPRISES, INC 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

10DRB-70142

Action

YRW

ADK

CME

Form revised 4/07

S.F.	Fees
_____	\$ <u>300.00</u>
_____	\$ <u>75.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	Total
_____	\$ _____

Hearing date June 16, 2010

[Signature]
 S-29-10
 Planner signature / date

Project # 1007081

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, DACE ENTERPRISES, INC.
 Applicant name (print)
Doug Crandall 05/17/10
 Applicant signature / date



Form revised 4/07

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- | Application case numbers | |
|--------------------------|-------|
| 10055 | 70142 |
| | |
| | |

[Signature] 5-20-10
 Planner signature / date
 Project # 1007081



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

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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

May 17, 2010

Jack Cloud, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Vacation Request - Willis Place SW

Dear Chair and DRB Board Members:

DAC Enterprises, Inc. is representing Pullman Investments regarding this request to vacate Willis Place SW. This vacation request was heard and approved by the DRB on April 22, 2009. However, the applicant was unable to complete the purchase of the vacated right of way within the required one year period.

All the property owned by the applicant that abuts Willis Place is planned for or developed as hospitality units. Vacating this street will allow the applicants the opportunity to form three separate sites into one cohesive development.

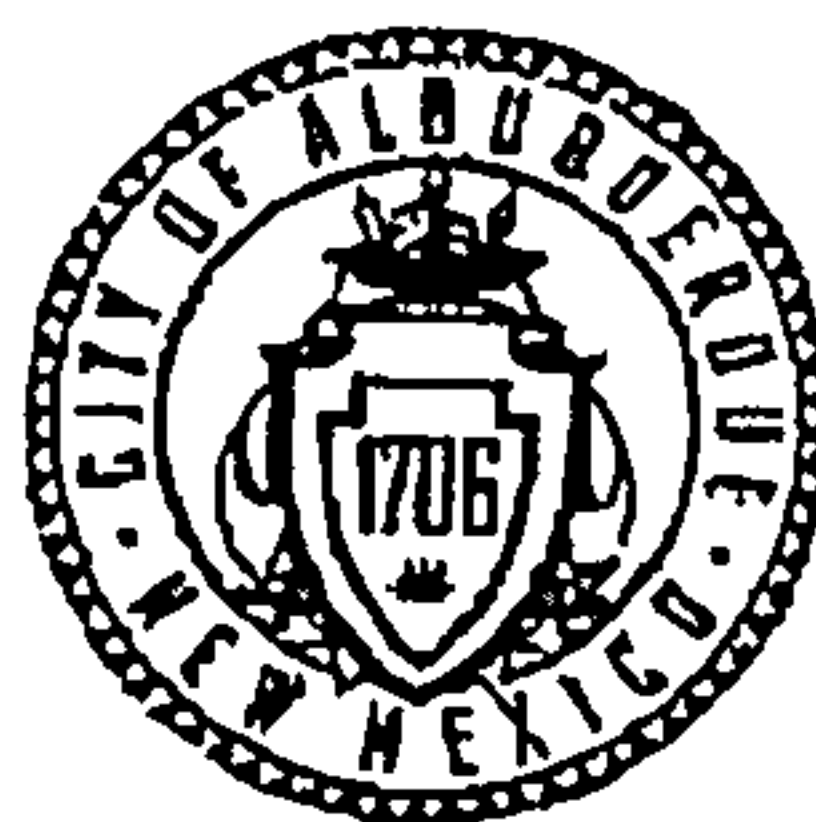
The adjoining property owners understand that they will be responsible for purchasing the vacated right-of-way and are prepared to do so. A survey has been provided for review by the Development Review Board.

Applicant believes that the findings and conditions the April 2009 decision are still applicable and asks that the DRB grant this new request.

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

Sincerely,


Doug Grandall
Principal



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 11, 2010

Robert E. Romero
DAC Enterprises, Inc.
P.O. Box 16658/87191
Phone: 505-242-3232/Fax: 505-247-4530

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

Dear Robert:

Thank you for your inquiry of May 11, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(LUCC SUBMITTAL) - VACATION OF WILLIS PLACE SW R-O-W, LOCATED ON WILLIS PLACE SW BETWEEN CENTRAL AVENUE SW AND ALHAMBRA AVENUE SW** zone map **J-13**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC. (HOT)

Jim Hoffsis, 2012 S. Plaza St. NW/87104 242-7204 (w)
Kathy Hiatt, 110 San Felipe St. NW/87104 715-1609 (c)

WEST PARK N.A. (WPR) "R"

Elaine Faust, 204 Gallup Ave. SW/87104 764-9487 (h)
Peter Ives, 2408 New York Ave. SW/87104

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!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 neighborhood and/or homeowner 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 describes 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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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: **05/11/10** Time Entered: **8:55 a.m.** ONC Rep. Initials: **siw**

DAC Enterprises, Inc.
Zoning & Land Use Services

P.O. Box 16658 • Albuquerque, NM 87191

Phone: 505-294-5243

May 17, 2010

CERTIFIED MAIL
HISTORIC OLD TOWN PROPERTY OWNERS ASSOCIATION
 Jim Hoffsis
 2012 S. Plaza Street NW
 Albuquerque, NM 87104

Re; Vacation Request – Willis Place SW

Dear Mr. Hoffsis:

DAC Enterprises, Inc., is representing Pullman Investments regarding a new request to vacate Willis Place SW. This vacation request was heard and approved by the Development Review Board on April 22, 2009. However, the applicant was unable to complete the purchase of the vacated right-of-way within the required one year time period.

We plan to re-apply for the vacation request by the May 21, 2010 deadline in order to be heard by the Development Review Board City of Albuquerque at their June 16, 2010 hearing. A copy of Zone Map J-13 is enclosed for your review as to the location of Willis Place SW.

If you should have any questions regarding this issue, please feel free to call on me.

Sincerely,

Doug Crandall
 Doug Crandall, Principal

Cc: Kathy Hiatt, 110 San Felipe Street NW 87104

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 87104 **OFFICIAL USE**

Postage	\$	\$0.44
Certified Fee		\$2.80
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.54



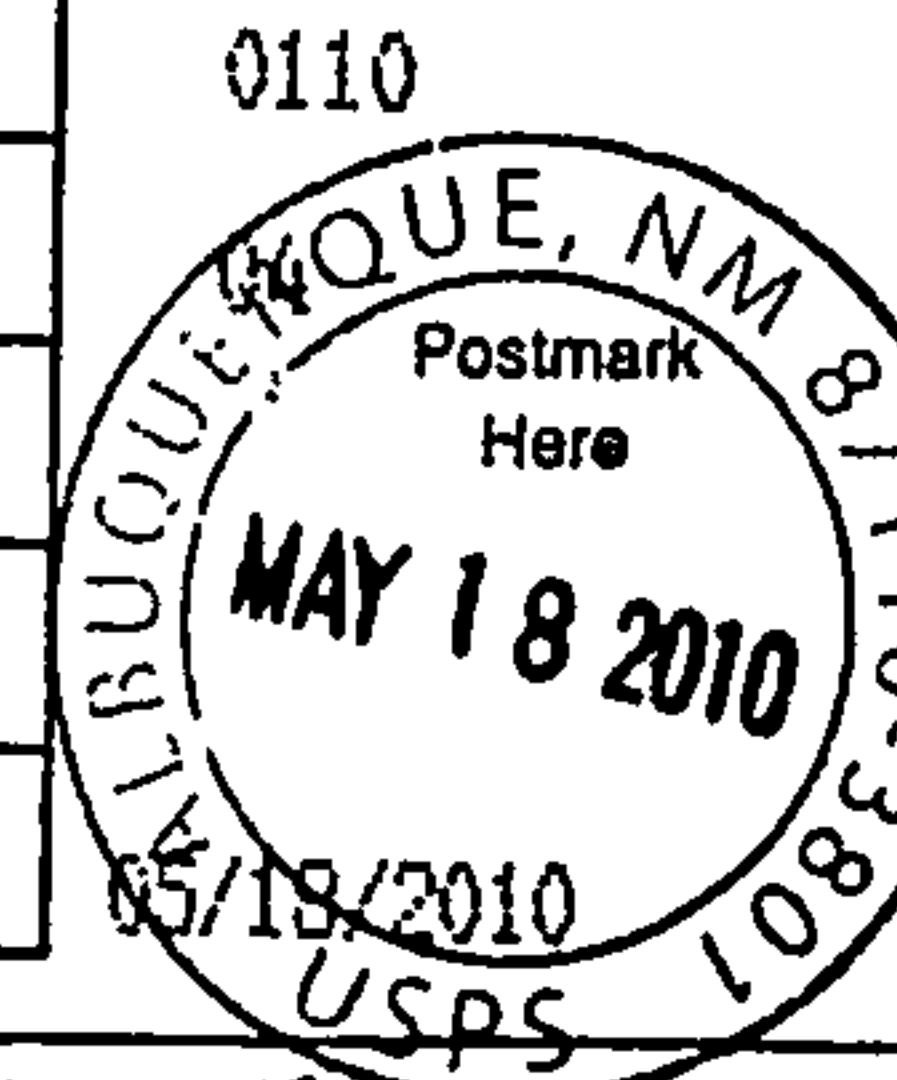
Sent To **JIM HOFFSIS**
 Street, Apt. No., or PO Box No. **2012 S. PLAZA ST NW**
 City, State, ZIP+4 **ALBUQ. NM 87104**

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 87104 **OFFICIAL USE**

Postage	\$	\$0.44
Certified Fee		\$2.80
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.54



Sent To **KATHY HIATT**
 Street, Apt. No., or PO Box No. **110 SAN FELIPE ST NW**
 City, State, ZIP+4 **ALBUQ, NM 87104**

7008 0150 0002 6014 9896
 41709 2000 0510 8008

7008 0150 0002 6014 9902
 41709 2000 0510 8008

DAC Enterprises, Inc.
Zoning & Land Use Services

P.O. Box 16658 • Albuquerque, NM 87191

Phone: 505-294-5243

May 17, 2010

CERTIFIED MAIL
WEST PARK NEIGHBORHOOD ASSOCIATION
 Elaine Faust
 204 Gallup Ave., SW
 Albuquerque, NM 87104

Re; Vacation Request – Willis Place SW

Dear Ms. Faust:

DAC Enterprises, Inc., is representing Pullman Investments regarding a new request to vacate Willis Place SW. This vacation request was heard and approved by the Development Review Board on April 22, 2009. However, the applicant was unable to complete the purchase of the vacated right-of-way within the required one year time period.

We plan to re-apply for the vacation request by the May 21, 2010 deadline in order to be heard by the Development Review Board City of Albuquerque at their June 16, 2010 hearing. A copy of Zone Map J-13 is enclosed for your review as to the location of Willis Place SW.

If you should have any questions regarding this issue, please feel free to call on me.

Sincerely,

Doug Crandall
 Doug Crandall, Principal

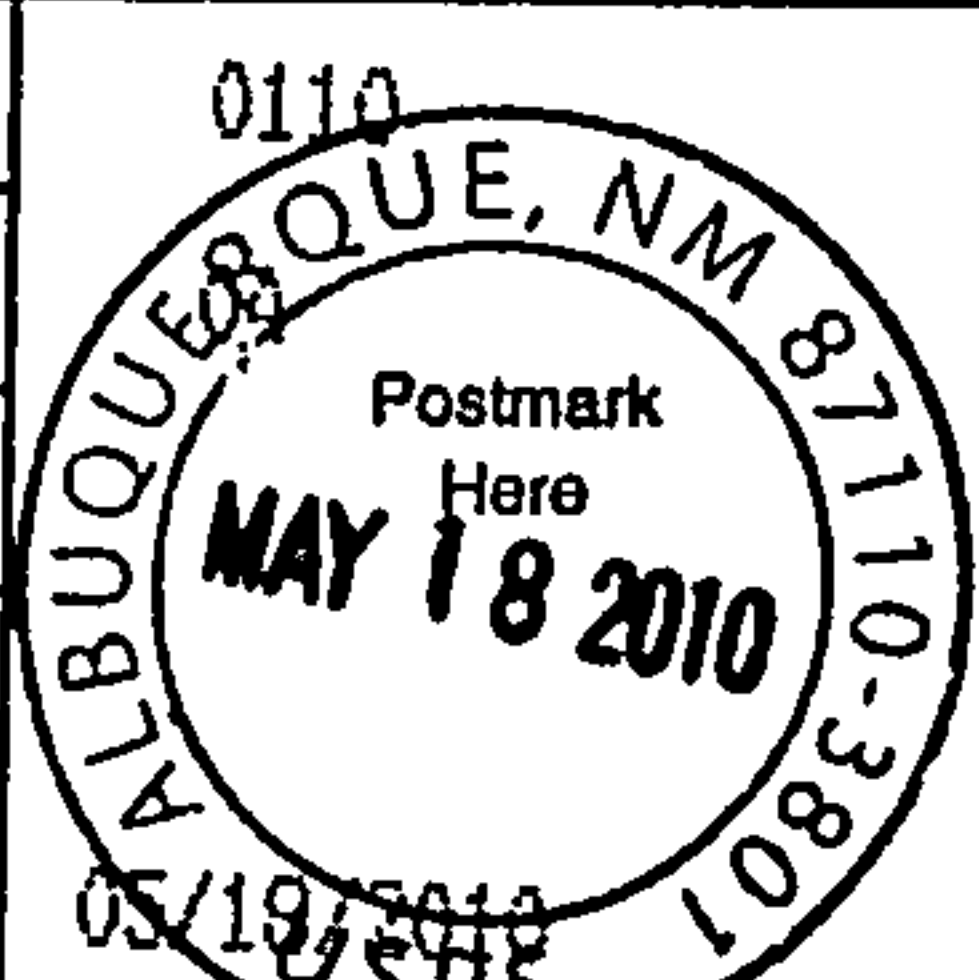
Cc: Peter Ives, 2408 New York Ave., SW 87104

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 87104
OFFICIAL USE

Postage	\$	\$0.44
Certified Fee		\$2.80
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.54



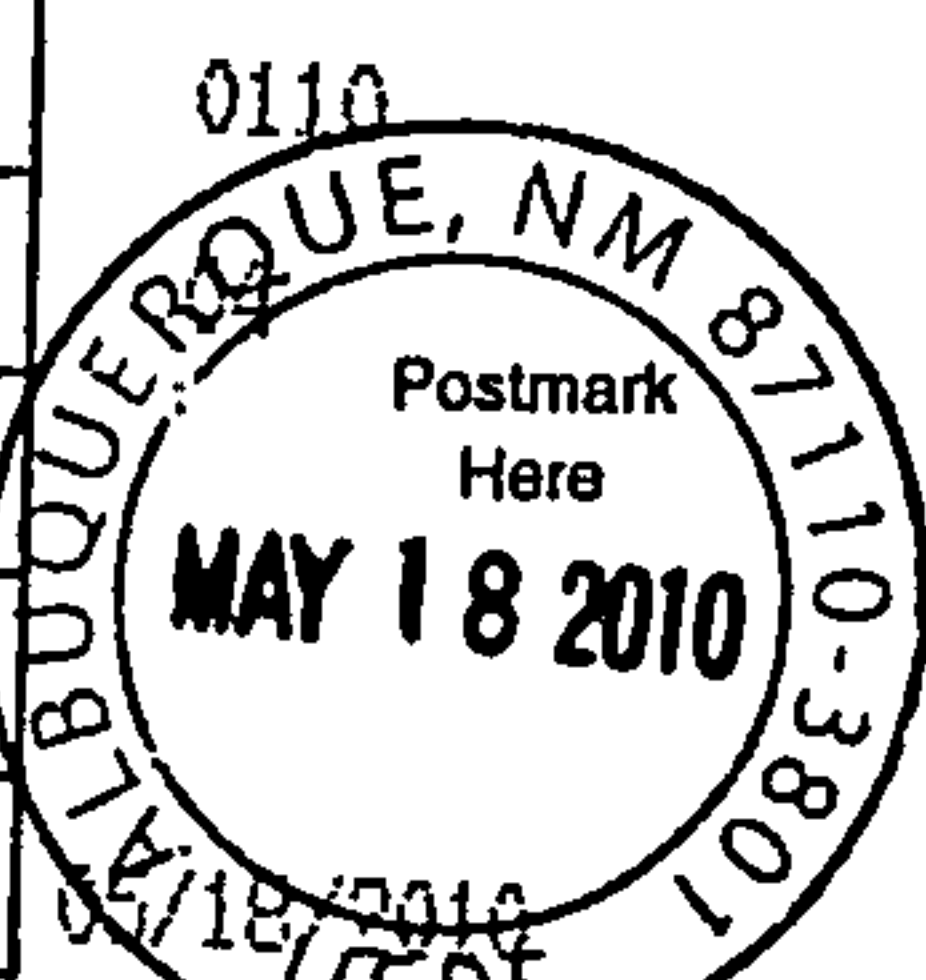
Sent To **PETER IVES**
 Street, Apt. No., or PO Box No. **2408 NEW YORK AVE SW**
 City, State, ZIP+4 **ALBUQUERQUE NM 87104**

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 87104
OFFICIAL USE

Postage	\$	\$0.44
Certified Fee		\$2.80
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.54

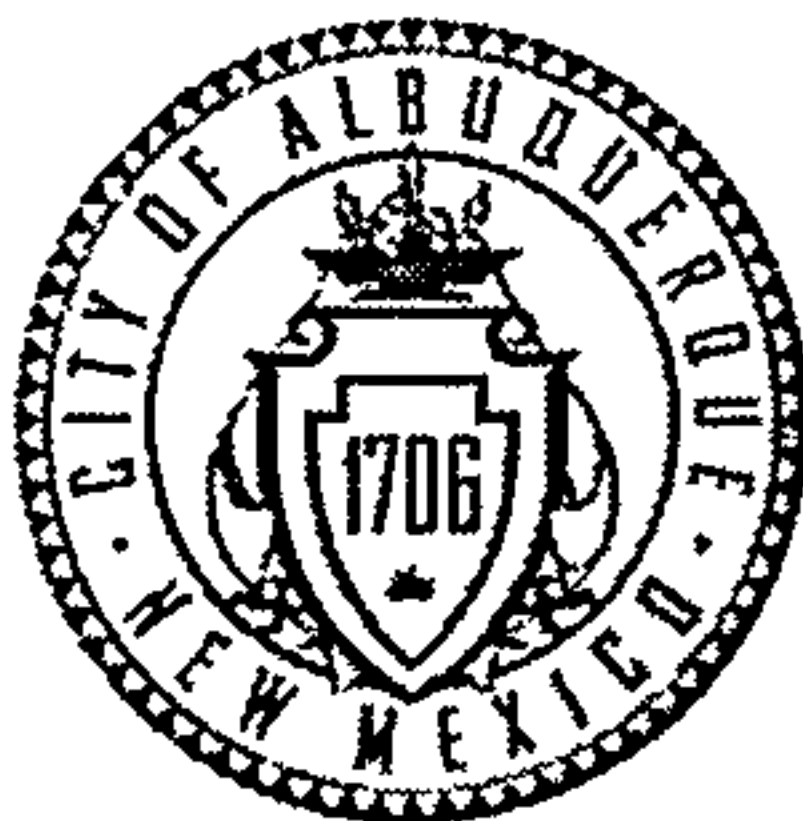


Sent To **ELAINE FAUST**
 Street, Apt. No., or PO Box No. **204 GALLUP AVE SW**
 City, State, ZIP+4 **ALBUQUERQUE NM 87104**

7008 0150 0002 6014 9926

7008 0150 0002 6014 9926

HEARING DATE 6-16-10 (VRW)



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

April 22, 2008 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

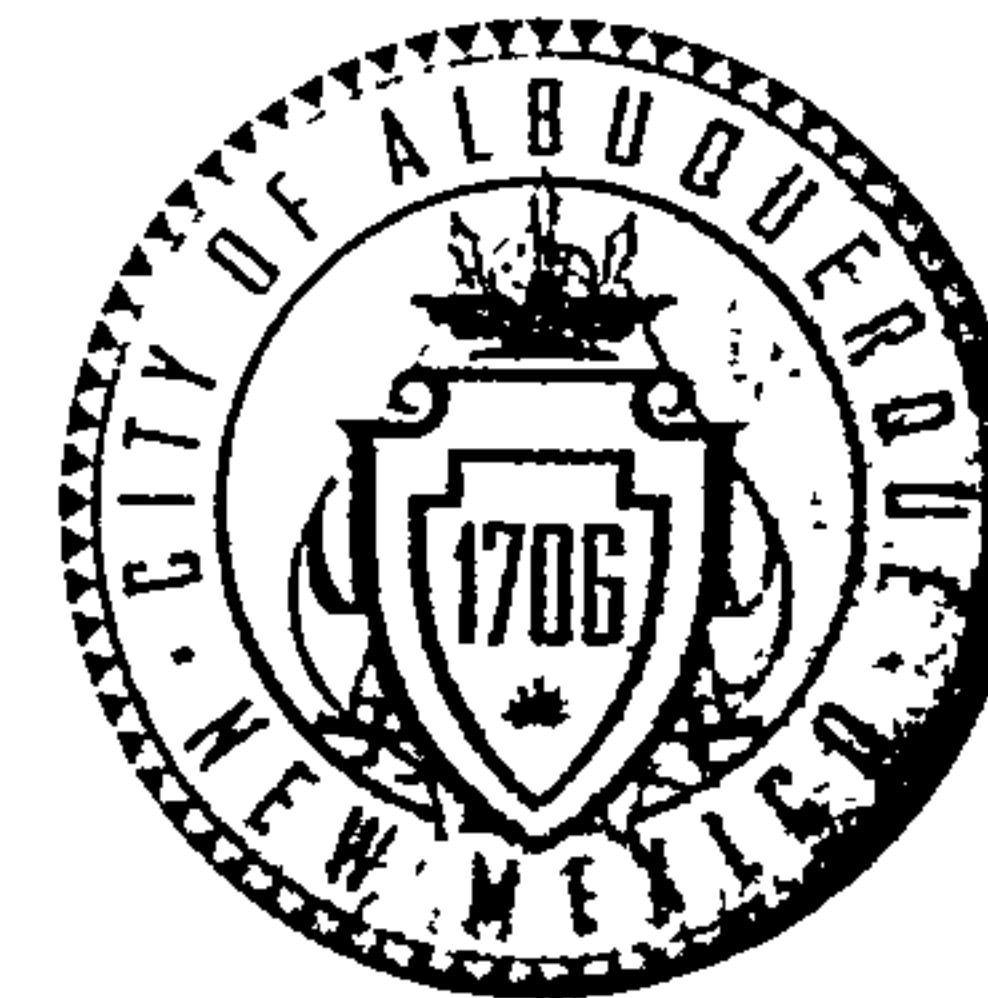
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# ~~1007081~~**
09DRB-70118 VACATION OF PUBLIC
RIGHT OF WAY

CRIS DIGREGORY agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13) **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.**
2. **Project# 1002819**
09DRB-70124 VACATION OF PUBLIC
EASEMENT

G.P.S. LLC agent(s) for 98TH ST LLC request(s) the referenced/ above action(s) for all or a portion of a Blanket Drainage Easement plus a PNM and MST & T Easement on Tract(s) E-5-A, **ALBUQUERQUE SOUTH, UNIT 3** zoned C-2, located on the northeast corner of GIBSON BLVD SW and 98TH ST SW containing approximately 3.9 acre(s). (M-9) **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.**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007081

AGENDA ITEM NO: 1

SUBJECT:

Vacation

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

NM 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: April 22, 2009

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007081 AGENDA# 1 DATE: 4/22/09

1. Name: John A. Menicucci Address: 4333 Pan American Zip: 87107
Friday NB
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

Roman + Mary Ann Wynne
1808 Land Ct. NW 87107

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

Meeting Date: April 22, 2009
Zone Atlas Page: J-13
Notification Radius: 100 Ft.

Project# 1007081
App# 09DRB-70118

Cross Reference and Location: SE CORNER OF RIO GRANDE AND CENTRAL AVE

Applicant: CRIS DIGREGORY
111 AVENIDA BERN WEST # F
BERNALILLO, NM 87004

Agent: PULLMAN INVESTMENTS LLC
314 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

Special Instructions:

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

Date Mailed: APRIL 3, 2009
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any) Wollman INVESTMENTS LLC PHONE: 505 401 8780
 ADDRESS: 314 RIO GRANDE Blvd SW FAX: 505-262-2162
 CITY: Alb STATE NM ZIP 87104 E-MAIL: getcrisd@comcast.net

APPLICANT Cris D. Gregory PHONE: 505 401 8780
 ADDRESS 111 AVENUE A Bldg West #F FAX: 505-262-2162
 CITY: PERMILLO STATE NM ZIP 87004 E-MAIL: getcrisd@comcast.net
 Proprietary interest in site: owner List all owners: city

DESCRIPTION OF REQUEST: Intent to vacate will. S pl. SW

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 Shell Subdivision Number 200 Block: 200 Unit: ---
 Subdiv/Addn/TBKA: Soc B, RANGE 3 EAST Township 10 North
 Existing Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): J-13 UPC Code: _____ 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: _____ No of proposed lots: _____ Total area of site (acres): 247.32 ft x 35 ft
 LOCATION OF PROPERTY BY STREETS On or Near SE of corner of Rio Grande Blvd + Court
 Between Running east of Rio Grande to property
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE

 DATE 3/23/09

(Print) Cris D. Gregory

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
09DEB 70118

Action	SF	Fees
<u>VRM</u>	<u>✓</u>	<u>\$ 300.00</u>
<u>ADU</u>	<u>---</u>	<u>\$ 75.00</u>
<u>CME</u>	<u>---</u>	<u>\$ 20.00</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total		<u>\$ 395.00</u>

Hearing date 04/22/09

Lo. ... 03/23/09 Project # 1007081

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 Plat-*
 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.

Crista Delgado
 Applicant name (print)
[Signature] 3/23/09
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 09DRB- _____ - 7018

Form revised 4/07
Sandy Handley 03/23/09
 Planned signature / date
 Project # 100-7081

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	101305 810625 031416	KEATING SHARON N	PO BOX 1943	COR RALE S	N M	87 04 8	R	A1 AM	* C SHELL SUBDIVISION NO ONE	0.63 0740 52
2	101305 814123 231412	MARIANETTI PAUL A	704 KEN T AVE N W	ALBU QUE RQU E	N M	87 10 2	C	A1 AM	MAP 38 TR 144	1.07 6096 16
3	101305 811223 031403	CHRISTMAN CARL	316 RIO GRANDE BLVD SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	LT 8A PLAT OF LTS 7A & 8A BLK BWESTPA RK ADDN CONT 0.160 AC	0.16 3193 19
4	101305 812519 731011	WYATT TERRY D & E DWARD	2022 ALH AMBRA A VE SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 010 C WEST PARK ADDN	0.16 9589 06
5	101305 808421 831307	CRAWFORD DOROTH Y A	2101 ALH AMBRA A VE SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	LOT 25B BLK 1 WESTPARK ADDN BEING A REPL OF LT 25 CONT 6,255 SQ FT M/L	0.12 7813 29
6	101305 812121 531404	BRITO MARK & NIKI T APIA-BRITO	2025 ALH AMBRA A VE SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 015 B WEST PARK ADD	0.16 4682 2
7	101305 813219 431010	MOORE BARBARA J & JAIME NAVA	2018 ALH AMBRA A VE SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 009 C WEST PARK ADDN	0.18 9346 3
8	101305 811919 931012	NELLOS JOHN & ALA URA M	2026 ALH AMBRA A VE SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 011 C WEST PARK ADDN	0.13 0197 68
9	101305 801512 130114	ALBUQUERQUE COU NTRY CLUB	PO BOX 7278	ALBU QUE RQU E	N M	87 19 4	C	A1 AM	MAP 38 TRACT 353B X SOUTH 7.5 FT WES T PARK ADD BK 3 CONT 102.15 AC	103. 8542 8252
10	101305 811419 231014	KNAP JANE A	7216 CAP ITAN NE	ALBU QUE RQU E	N M	87 10 9	R	A1 AM	* 013 C WEST PARK ADDN	0.13 8285 12
11	101305 808030 521105	PETERSON PROPERT IES C/O WALGREEN C O. TAX DEPT #1435	104 WILM OT RD	DEE RFIE LD	IL	60 01 5	C	A1 AM	TR A- 2 AMENDED & CORRECTED PLAT OF TRS A-1 & A- 2 OLD TOWN SHOPPING CENTER BEING A REPL OF TR A CONT 1.5224 AC M/L OR 66, 316 SF M/L	1.55 5922 38
12	101305 810728 820302	STEINLAUF ARTHUR ETUX ETAL	1213 CA GUA NE	ALBU QUE RQU E	N M	87 11 0	V	A1 AM	MRGCD MAP 38 TRACTS 160 & 161 CONT 0 .2782 AC M/L	0.35 2527
13	101305 810326 531415	CITY OF ALBUQUERQ UE REAL ESTATE OF FICE	PO BOX 1293	ALBU QUE RQU E	N M	87 10 3	C	A1 AM	* A SHELL SUBDIVISION NO ONE	0.59 6190 2
14	101305 810222 231402	GENESIS WORLDWID E RESORTS LLC	310 RIO GRANDE BLVD SW	ALBU QUE RQU E	N M	87 10 4	C	A1 AM	LT 7A BLK B PLAT OF LTS 7A & 8A BLK BW ESTPARK ADDN CONT 1.2933 AC	1.32 6267 24
1	101305	LOPEZ SANTOS A	2105 NE	ALBU	N	87	R	A1	SLY 74' LOT 3 BLK 4 TRACTION PARK & CIT	0.08

5	807925 620210		W YORK AVE NW	QUE RQU E	M	10 4		AM	Y ELECTRIC ADD'N	5421 72
1 6	101305 808225 620207	WASKO DAVID C	2101 NE W YORK AVE SW 4	ALBU QUE RQU E	N M	87 10 4	V	A1 AM	THE W/2 OF S/2 OF LT 2 BLK 4 TRACTION P ARK & CITY ELECTRIC ADDN CONT 0.0431 AC M/L OR 1,879 SQ FT M/L	0.04 5830 97
1 7	101305 808625 520206	WASKO DAVID C	2101 NE W YORK AVE SW 4	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	004S 76FT OF LOT 1 & E 1/2 OF THE S 76FT OF LOT 2 BLK 4 OF TRACTION PARK & CI	0.12 2490 46
1 8	101305 807926 420205	CIOE JAMES S	2104 ME RRITT AV E SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 3 4 TRACTION PARK & CITY ELECTRIC A DD'N EXC SLY 74'	0.08 7696 5
1 9	101305 808526 420218	GALLEGOS THOMAS A ETUX	PO BOX 10066	ALBU QUE RQU E	N M	87 18 4	R	A1 AM	NLY 75 FT OF LTS 1 & 2 BLK 4 TRACTION P ARK & CITY ELECTRIC ADDN CONT 0.1721 AC M/L OR 7,500 SQ FT M/L	0.17 3435 68
2 0	101305 810820 131013	BRITO BENNIE & M L OURDES	PO BOX 7081	ALBU QUE RQU E	N M	87 19 4	R	A1 AM	* 012 C WEST PARK ADDN	0.19 9491 44
2 1	101305 811525 931414	LIU HSIN JEN & HUNG YING HSUNG	6709 ZIM MERMAN NE	ALBU QUE RQU E	N M	87 11 0	C	A1 AM	* B SHELL SUBDIVISION NO ONE	0.48 5594 75
2 2	101305 810529 820306	TAFOYA BARBARA	106 RIO GRANDE BLVD NW	ALBU QUE RQU E	N M	87 10 4	C	A1 AM	TR162 SEC 18T10N R3E MAP 38	0.19 5253 39
2 3	101305 808223 331312	HERRING ALYN	305 RIO GRANDE SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* A 001LOT A OF REPLAT OF LOTS 26 & 1 T O 7 BLK 1 WEST PARK ADD	0.15 4519 63
2 4	101305 807924 231309	MEDINA BELINDA BE RTHA	2104 NE W YORK AVE NW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* C 001LOT C OF REPLAT OF LOTS 26 & 1 T O 7 BLK 1 WEST PARK ADD	0.08 0353 51
2 5	101305 808424 131308	SANCHEZ MARY ANN	1808 LLA NO CT N W	ALBU QUE RQU E	N M	87 10 7	R	A1 AM	* B 001LOT B OF REPLAT OF LOTS 26 & 1 T O 7 BLK 1 OF WEST PARK ADD	0.10 1312 46
2 6	101305 812622 431424	RYAN NORAH	2905 SEL ANO NE	ALBU QUE RQU E	N M	87 11 0	C	A1 AM	MAP 38 TR 145 A	0.28 2686 06
2 7	101305 807822 231306	GONZALES LORENZO R ETUX	2103 ALH AMBRA A VE SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 023 001WEST PARK ADDN & L24	0.18 2719 85
2 8	101305 813527 320405	CITY OF ALBUQUERQ UE	PO BOX 1293	ALBU QUE RQU E	N M	87 10 3	C	A1 AM	PARCEL "A" SUMMARY PLAT MICHELSON SUBD CONT 1.655 AC	1.79 8840 77
2 9	101305 812724 131413	THIRD STREET INC	PO DRA WER K	ALBU QUE RQU E	N M	87 10 3	C	A1 AM	MAP 38 TR 145 B	0.68 2219 43
3 0	101305 812721 331405	HAGEN KEVIN	2021 ALH AMBRA A VE SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 016 B WEST PARK ADDN	0.17 9896 41
3 1	101305 808422 531316	PETERPAUL CLEMEN T & JERUSA	307 RIO GRANDE BLVD SW	ALBU QUE RQU	N M	87 10 4	R	A1 AM	LOT 25A BLK 1 WESTPARK ADDN BEING A REPLAT OF LT 25 CONT 0.1115 AC M/L OR 4,860 SQ FT M/L	0.12 5398 37

				E						
3 2	101305 812118 731015	ESPARZA RAFAEL & L ILLIAN	418 CHA COMA PL SW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 014 C WEST PARK ADDN	0.17 7480 72
3 3	101305 813321 231406	MCGRIFF MICHAEL P & FARMER JOHN E S	PO BOX 1012	TIJE RAS	N M	87 05 9	R	A1 AM	* 017 B WEST PARK ADDN	0.19 4050 95
3 4	101305 807527 820209	CLASSIC EMPORIUM I LLC	2100 CE NTRAL A VE SW	ALBU QUE RQU E	N M	87 10 2	C	A1 AM	MRGCD MAP 38 TR 366 & NLY PORTION BL K 4 TRACTION PARK & CITY ELECTIRC AD D N EXC WLY POR CONT 29,703 SQ FT	0.68 9855 38

OR CURRENT RESIDENT
101305801512130114
ALBUQUERQUE COUNTRY CLUB
PO BOX 7278
ALBUQUERQUE, NM 87194

OR CURRENT RESIDENT
101305811223031403
CHRISTMAN CARL
316 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808421831307
CRAWFORD DOROTHY A
2101 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305810222231402
GENESIS WORLDWIDE RESORTS LLC
310 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808223331312
HERRING ALYN
305 RIO GRANDE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305811525931414
LIU HSIN JEN & HUNG YING HSUNG
6709 ZIMMERMAN NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101305813321231406
MCGRIFF MICHAEL P & FARMER
JOHN E S
PO BOX 1012
TIJERAS, NM 87059

OR CURRENT RESIDENT
101305811919931012
NELLOS JOHN & ALAURA M
2026 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305812622431424
RYAN NORAH
2905 SELANO NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101305810529820306
TAFOYA BARBARA
106 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305810820131013
BRITO BENNIE & M LOURDES
PO BOX 7081
ALBUQUERQUE, NM 87194

OR CURRENT RESIDENT
101305807926420205
CIOE JAMES S
2104 MERRITT AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305812118731015
ESPARZA RAFAEL & LILLIAN
418 CHACOMA PL SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305807822231306
GONZALES LORENZO R ETUX
2103 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305810625031416
KEATING SHARON N
PO BOX 1943
CORRALES, NM 87048

OR CURRENT RESIDENT
101305807925620210
LOPEZ SANTOS A
2105 NEW YORK AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305807924231309
MEDINA BELINDA BERTHA
2104 NEW YORK AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808422531316
PETERPAUL CLEMENT & JERUSA
307 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808424131308
SANCHEZ MARY ANN
1808 LLANO CT NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101305812724131413
THIRD STREET INC
PO DRAWER K
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
101305812121531404
BRITO MARK & NIKI TAPIA-BRITO
2025 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305807527820209
CLASSIC EMPORIUM I LLC
2100 CENTRAL AVE SW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101305808526420218
GALLEGOS THOMAS A ETUX
PO BOX 10066
ALBUQUERQUE, NM 87184

OR CURRENT RESIDENT
101305812721331405
HAGEN KEVIN
2021 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305811419231014
KNAP JANE A
7216 CAPITAN NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101305814123231412
MARIANETTI PAUL A
704 KENT AVE NW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101305813219431010
MOORE BARBARA J & JAIME NAVA
2018 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808030521105
PETERSON PROPERTIES C/O
WALGREEN CO. TAX DEPT #1435
104 WILMOT RD
DEERFIELD, IL 60015

OR CURRENT RESIDENT
101305810728820302
STEINLAUF ARTHUR ETUX ETAL
1213 CAGUA NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101305808225620207
WASKO DAVID C
2101 NEW YORK AVE SW 4
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305812519731011
WYATT TERRY D & EDWARD
2022 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

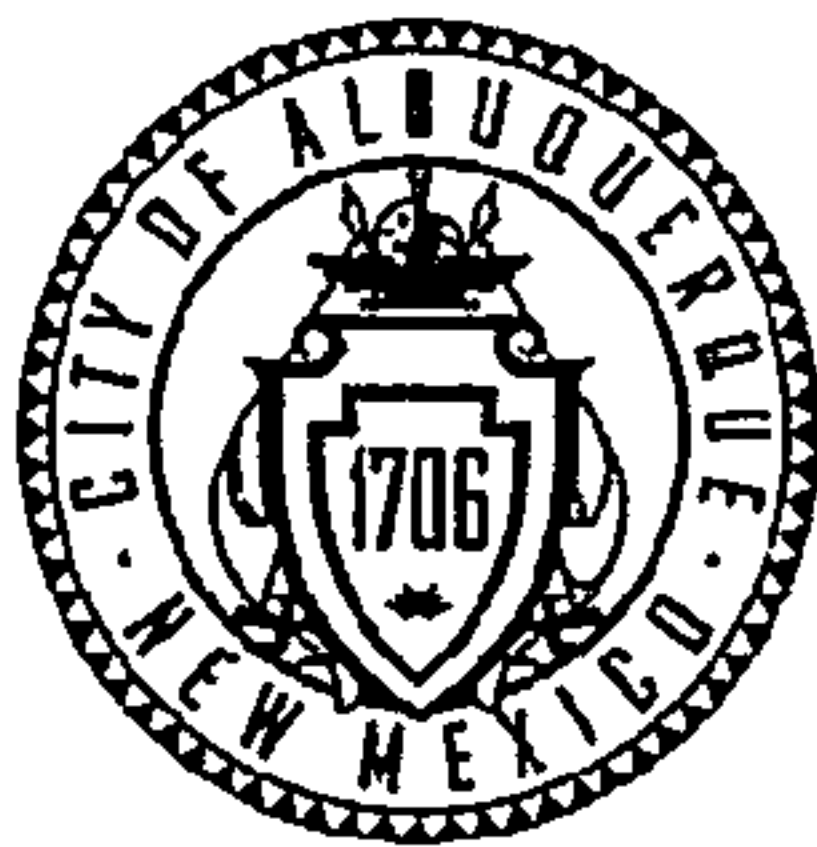
Project# 1007081
PULLMAN INVESTMENTS LLC
314 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

Project# 1007081
CRIS DIGREGORY
111 AVENIDA BERN WEST # F
BERNALILLO, NM 87104

Project# 1007081
LINDA DOHN
Western Skies NA
2783 BUTCH CASSIDY DR SW
ALBUQUERQUE, NM 87121

Project# 1007081
FLOYD MCCLELEN
Western Skies NA
2819 BUTCH CASSIDY DR SW
ALBUQUERQUE, NM 87121





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 25, 2009

Rick Beltramo
Longford Homes
7023 Tree Line Avenue NW/87114
Phone: 505-620-5322/Fax: 505-761-9911

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

Dear Rick:

Thank you for your inquiry of February 25, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT E-6-A-1, UNIT 3, ALBUQUERQUE SOUTH, LOCATED ON 98TH STREET SW BETWEEN GIBSON BOULEVARD SW AND BLAKE STREET SW** zone map **M-N-9**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

WESTERN SKIES N. A. (WSK) "R"

Linda Dohn

2783 Butch Cassidy Dr. SW/87121 873-4181 (h)

Floyd McClelen

2819 Butch Cassidy Dr. SW/87121 873-7259 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

planningrnaform(12/06/07)

St. 3 circled
missed area



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

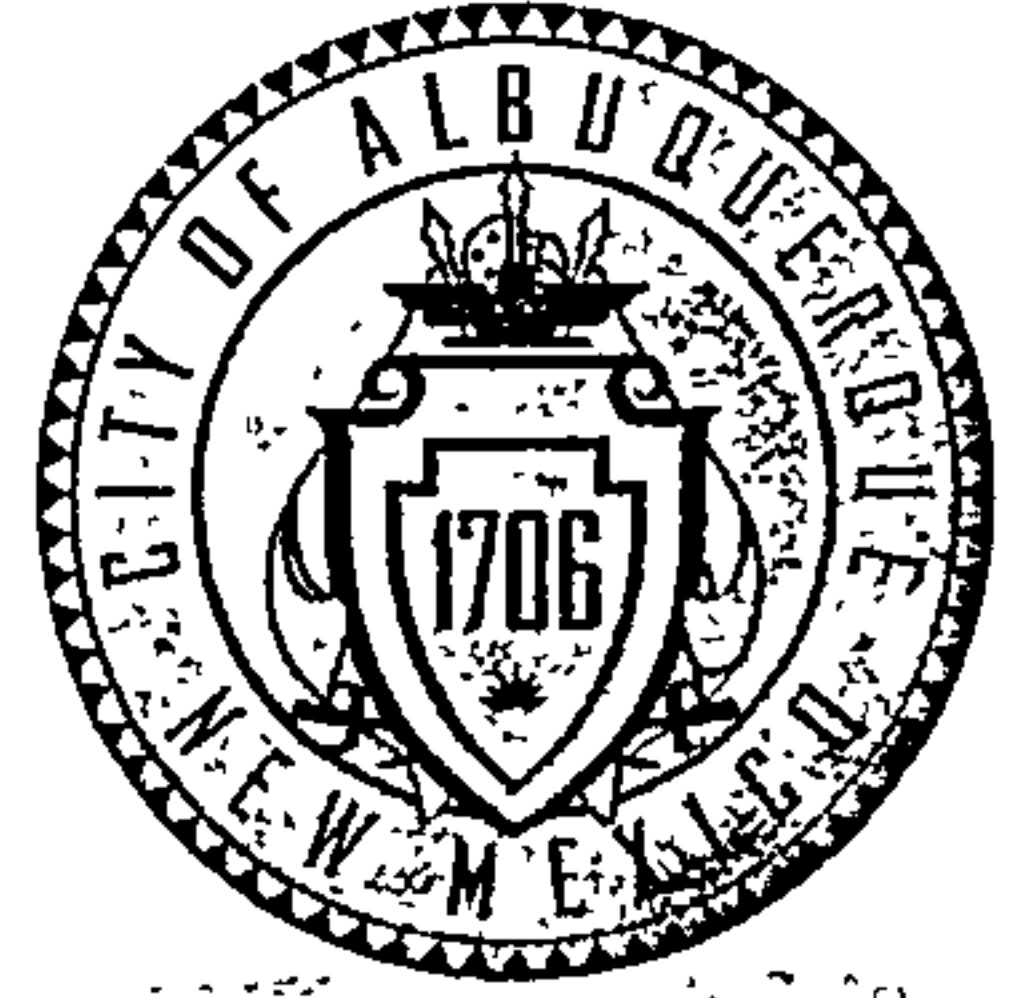
Zone Atlas Page:
J-13-Z

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

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007081

AGENDA ITEM NO: 12

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ; DEFERRED *no show*; 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: April 16, 2008

Item# 1
Project# 1007081
Hearing Date: Apr. 22, 2009

WILLIS

145B

IDE



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

April 22, 2009

Project# 1007081
 09DRB-70118 VACATION OF PUBLIC RIGHT OF WAY

CRIS DIGREGORY agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

AMAFCA																								
No comment.																								
COG																								
MRCOG staff have no comment on this development proposal.																								
TRANSIT																								
No comments.																								
ZONING ENFORCEMENT																								
No comments.																								
NEIGHBORHOOD COORDINATION																								
No comments.																								
APS																								
Residential units in this area will impact Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.																								
<table border="1"> <thead> <tr> <th>Loc No</th> <th>School</th> <th>2008-09 40th Day</th> <th>2008-09 Capacity</th> <th>Space Available</th> </tr> </thead> <tbody> <tr> <td>330</td> <td>R. Chavez</td> <td>352</td> <td>495</td> <td>143</td> </tr> <tr> <td>465</td> <td>Washington</td> <td>554</td> <td>763</td> <td>209</td> </tr> <tr> <td>590</td> <td>Albuquerque</td> <td>1,792</td> <td>2,100</td> <td>308</td> </tr> </tbody> </table>					Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available	330	R. Chavez	352	495	143	465	Washington	554	763	209	590	Albuquerque	1,792	2,100	308
Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available																				
330	R. Chavez	352	495	143																				
465	Washington	554	763	209																				
590	Albuquerque	1,792	2,100	308																				
POLICE DEPARTMENT																								
See file for informational comments.																								
FIRE DEPARTMENT																								
No comments.																								
PNM ELECTRIC & GAS																								
Approved provided the area is maintained as a public utility easement																								
COMCAST																								
No comments.																								
QWEST																								
See file for informational comments																								
ENVIRONMENTAL HEALTH																								
No comments.																								

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, especially since it was approved last year and nothing has changed since then.

TRANSPORTATION DEVELOPMENT

A vacation exhibit, clearly defining the limits of the proposed vacation, must be provided.

PARKS AND RECREATION

Defer to Transportation.

ABCWUA

Apparently the previously approved Plat did not get recorded?

No objection to Vacation request provided Public water and sanitary sewer easements are retained for the existing lines.

PLANNING DEPARTMENT

Refer to comments from affected agencies and any public hearing comments regarding proposed vacation.

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007081

AGENDA ITEM NO: 1

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

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

DATE: February 20, 2008

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007081 AGENDA# 1 DATE: 2/20/08

1. Name: John Menicucci Address: 4333 Pan American Zip: 07107 247-0444
Freeway NJ
2. Name: [Signature] Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70193

Project # 1007081

Project Name: SHELL 1

Agent: PULLMAN INVESTMENTS LLC

Phone No.: 401-8780

Your request was approved on 4-30-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Revise E'ment - 40', centered

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

Planning must record this plat. Please submit the following items:

2 copies mylar

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. -OK
- Copy of recorded plat for Planning.

Created On:

7081

DXF Electronic Approval Form

DRB Project Case #: 1007081

Subdivision Name: SHELL NO. 1 LOT C1

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 4/22/2008

Hard Copy Received: 4/22/2008

Coordinate System: Ground rotated to NMSP Grid


Approved

04.24.2008
Date

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

AGIS Use Only
Copied fc 7081 to agiscov on 4/24/2008 Contact person notified on 4/24/2008



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

April 30, 2008 9:00AM
MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Brad Bingham, P.E., Hydrology/ Alternate City Engineer Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1005029**
08DRB-70165 MAJOR - 2YR
EXTENSION OF SUBDIVISION
IMPROVEMENTS

SUNCAL COMPANIES/ WESTLAND DevCo LP (f.k.a WESTLAND DEVELOPMENT CO. INC.). request(s) the above action(s) for the Mirehaven Arroyo as part of Tract(s) B & J, **THE CROSSING**, and Tract(s) R, **STORMCLOUD Unit(s) 3 & 4**, (to be known as **STORMCLOUD SUBDIVISION Unit(s) 4 & 5**), zoned SU-2/R-LT, located west of UNSER BLVD NW BETWEEN TIERRA PINTADA BLVD NW AND LADERA BLVD NW containing approximately 50 acre(s). (H-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY
PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER
08DRB-70138 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, MRGCD MAP #29, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) [Deferred from 2/27/08, 3/12/08, 3/26/08 & 4/2/08] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

3. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR**, zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) [Deferred from 4/16/08] **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

4. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 & 4/16/08]. **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC
EASEMENT
08DRB-70111 VACATION OF PRIVATE
EASEMENT
08DRB-70112 MAJOR - PRELIMINARY
PLAT APPROVAL

SURV-TEK INC agent(s) for TABEL LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2**, (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08, 4/9/08 & 4/16/08]*
THE PRELIMINARY PLAT WAS APPROVED. THE VACATION FOR PUBLIC EASEMENT 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 WITH THE CONDITION THAT COVENANCE DOCUMENT AND MAINTENANCE STATEMENT BE PROVIDED ON THE FINAL PLAT. THE VACATION FOR PRIVATE EASEMENT 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.

07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08 & 4/16/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO CHECK FOR WATER LINE EASMENTS ON THE NORTH, AND TREE REMOVAL FROM NEW 20FT WATERLINE, AND FROM NORTH STRIP MALL AREA. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS DEFERRED TO 5/14/08.**

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

6. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP
FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (*Deferred from 1/23/08, 1/30/08 & 2/13/08*)

THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE SUBMITTED TO PLANNING. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA. 3 COPIES OF THE APPROVED SITE PLAN MUST BE SUBMITTED TO PLANNING.

- Project# 1002404**
08DRB-70029 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) (*Deferred from 1/30/08 & 2/13/08*) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

7. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR
BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT** zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAY NW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

8. **Project# 1002798**
08DRB-70191 MINOR - SDP FOR
BUILDING PERMIT

VINCENT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) O1-P1, **RANCHO DE CANDELARIA** zoned SU-1 FOR PRD, located on CANDELARIA NW BETWEEN 12TH ST NW AND RIO GRANDE NW containing approximately .2648 acre(s). (G-13) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR A REVISED GRADING PLAN BY P.E., AND TO PLANNING TO PROVIDE PLAT RECORDING INFORMATION ON PLAN, AND FOR 3 COPIES.**

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

9. **Project# 1001129**
08DRB-70196 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MRCOG request(s) the above action(s) for all or a portion of Lot(s) B, **MONTANO INDUSTRIAL SUBDIVISION** zoned M-1, located on MONTANO INDUSTRIAL SUBDIVISION containing approximately 4.3173 acre(s). (F-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR NOTE, COPIES OF DEEDS REGARDING EASEMENTS AND GRANT ACCESS EASEMNT – CALL OUT MAINTENANCE AND BENEFICIARIES.**

10. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) *[Deferred from 4/16/08]*. **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

11. **Project# 1002200**
08DRB-70190 AMENDMENT TO
PRELIMINARY PLAT

SCOTT EVERETT agent(s) for PHYLLIS SMITH AND HARRISON SMITH request(s) the above action(s) for all or a portion of Block(s) 15D-1B-1C, **HIGH DESERT** zoned R-1, located on ACADEMY RD NE BETWEEN TRAMWAY NE AND FOREST SERVICE LINE containing approximately 0.6007 acre(s). (E-24) **THE AMENDMENT TO PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HIGH DESERT ASSOCIATION SIGNATURE. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

12. **Project# 1004622**
08DRB-70195 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18 & PORTIONS OF 15-17, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT A** Unit(s) A, zoned SU-2/C-1, located on PALOMAS NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 1.6275 acre(s). (D-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 35FT RIGHT OF WAY RADIUS AND SOLAR NOTE.**
13. **Project# 1006989**
08DRB-70150 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) [*Deferred from 4/2/08, 4/16/0/ & 4/23/08*]. **THE PRELIMINARY/FINAL PLAT WAS APPROVED. REQUIREMENTS ARE FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT PROVIDED TO PLANNING.**
14. **Project# 1004677**
08DRB-70194 SIDEWALK VARIANCE
- ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, Tract(s) A & B, 129B1A, B, **HB & CALVINHORN, HUNING CASTLE ADDITION & LUGUNA** (TBK zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE AND THE SIDEWALKS WERE WAIVERED ON THE NORTHSIDE OF THE COUNTRY CLUB PER THE SITE DEVELOPMENT PLAN.**
15. ~~Project# 1007081~~
08DRB-70193 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PULLMAN INVESTMENTS LLC agent(s) for CRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1**, zoned R2, located on CENTRAL BLVD SW BETWEEN RIO GRANDE SW AND WILLIS PL SW containing approximately .63 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR 40FT EASEMENT REVISION AND CENTERED, AND TO PLANNING FOR TWO MYLARS, RECORDING FEE AND CURRENT TAX INFORMATION.**

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

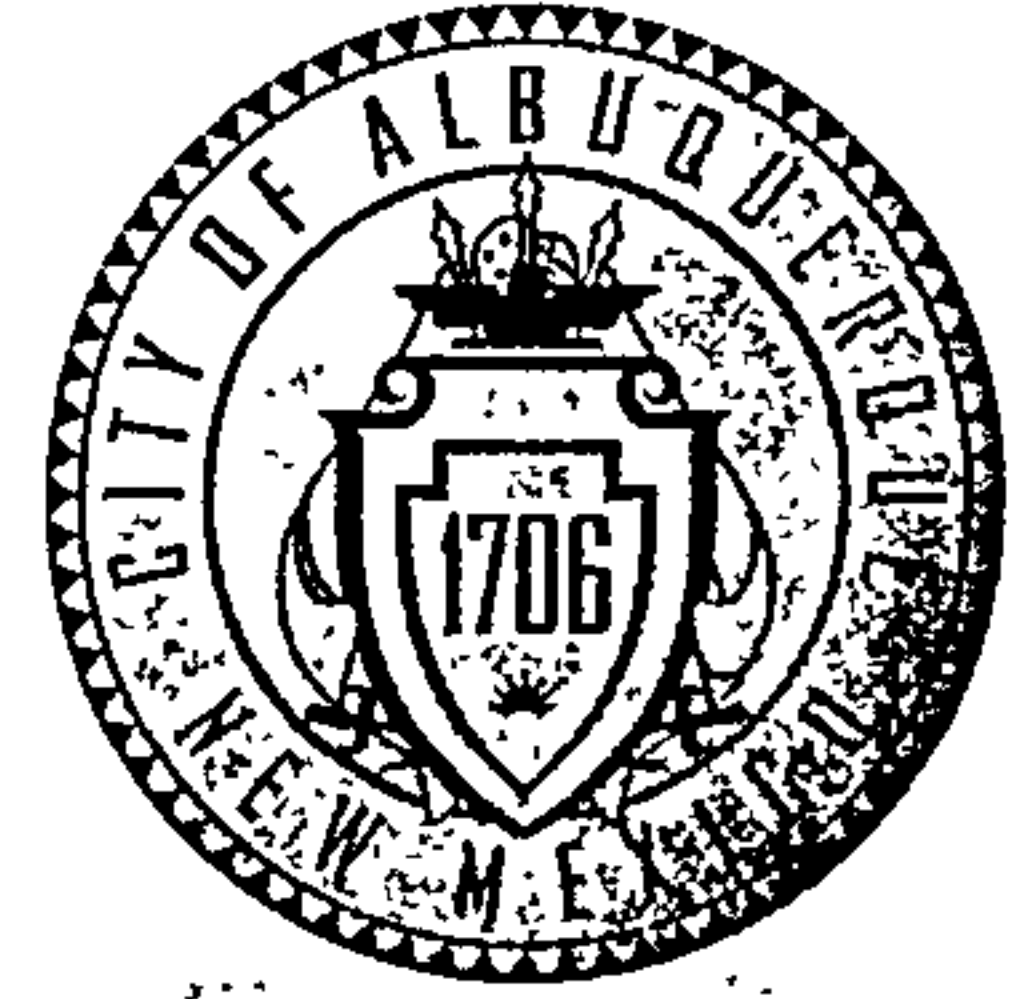
16. **Project# 1004607**
08DRB-70181 SKETCH PLAT REVIEW
AND COMMENT

WILSON & COMPANY agent(s) for SALLS BROTHERS CONSTRUCTION request(s) the above action(s) for all or a portion of Block(s) 15, 16, Tract(s) 1-A-22A , 1A-22A, **VISTA VIEJA Unit(s) 3**, zoned RD, located on MOCK HEATHER RD NW BETWEEN VISTA TERRAZA DR NW AND METE SOL DR NW containing approximately 6.21 acre(s). (D-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Other Matters: None

ADJOURNED: 10:35

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007081

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; 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: April 30, 2008



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

**April 16, 2008 9:00AM
MEMBERS:**

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/Alt. City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1003099**
08DRB-70144 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for STV INVESTMENTS VII LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES/OAKLAND ESTATES** zoned R-D, located on EAGLE ROCK AVE BETWEEN SAN PEDRO BLVD AND LOUISIANA BLVD containing approximately 10.6574 acre(s). (C-18) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

- 2. Project# 1006822**
08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR** zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

3. **Project # 1005070**
06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01156 MINOR-SIDEWALK WAIVER
06DRB-01155 MINOR-TEMP DEFER SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07 & 10/17/08]. **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

4. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABEL LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) [Deferred from 3/26/08 & 4/9/08] **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

- 07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [Deferred from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08] **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

5. **Project# 1003916**
 08DRB-70123 VACATION OF PUBLIC EASEMENT
 08DRB-70124 SIDEWALK WAIVER
 08DRB-70125 MINOR - TEMP DEFR SWDK CONST
 08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/08 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/13/08, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO 4FT DEDICATION ALONG SAN PEDRO PER TRANSPORTATION. CONDITION FOR FINAL PLAT PER ABCWUA ARE THAT UEC'S ARE PAID FOR EACH UNIT PLATTED, AND THE WATER BUDGET PROVIDED FOR SAID UNIT. 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

08DRB-70152 EPC APPROVED SDP FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS AND FOR 3 COPIES OF THE APPROVED SITE PLAN.**

6. **Project# 1004354**
 08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08.]* **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

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

7. Project# 1006973

08DRB-70119 EPC APPROVED SDP FOR
BUILD PERMIT

08DRB-70120 EPC APPROVED SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 3/12/08, 3/26/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA, AND TO PLANNING FOR CASE PLANNERS INITIALS AND 3 COPIES OF THE APPROVED SITE PLAN. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS.**

08DRB-70058 MINOR -
PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/08 THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR AMAFCA SIGNOFF, NM UTILITY SIGNOFF AND FOR ADJOINER REVISION. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

8. Project# 1000163

08DRB-70167 EPC APPROVED SDP FOR
BUILD PERMIT

JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, **LA CUEVA VILLAGE Unit(s) 1**, zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

10. **Project# 1006989**
08DRB-70150 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) [*Deferred from 4/2/08*]. **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project# 1007212**
08DRB-70166 SKETCH PLAT REVIEW AND
COMMENT

JULIAN GALLEGOS agent(s) for VIVIAN G BACA request(s) the above action(s) for all or a portion of Lot(s) 14, **ALVARADO GARDENS Unit(s) 2**, zoned RA-2, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND RIO GRANDE RIVER containing approximately 1 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. ~~Project# 1007213~~ ¹⁰⁰⁷⁰⁸¹
08DRB-70168 SKETCH PLAT REVIEW AND
COMMENT.

PULLMAN INVESTMENTS LLC agent(s) for CHRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1** zoned R-2, located on RIO GRANDE SW BETWEEN CENTRAL SW AND WILLIS PL SW containing approximately 0.63 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:40

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 16, 2008
DRB Comments**

ITEM # 12

PROJECT # 1007213/ 1007081

APPLICATION # 08-70168

RE: Lot C, Shell Subdivision No. 1

Maintenance of Private Access Easement must be addressed on the plat.

For future reference, please do not identify the property's zoning (Note 9) on the plat. Also, please revise solar note (10) to be specific to this type of request, i.e. use the words "THIS PLAT" and not "REQUESTED FINAL ACTION" and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov



Item# 1
Project# 1007081
Hearing Date: Feb. 20, 2008

YORK

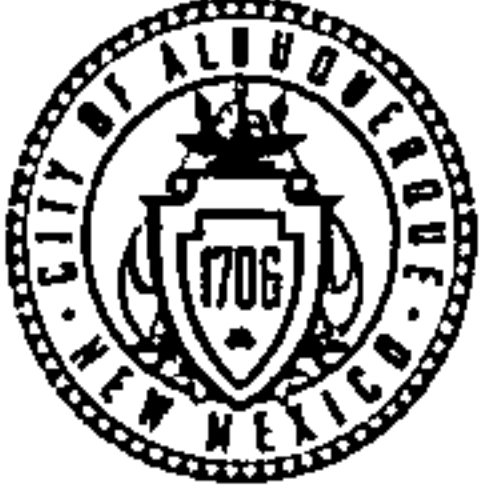
RIO GRANDE

C-2

SU-2
8A

SU-7A

WILLIS



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

February 20, 2008

Project# 1007081
 08DRB-70046 VACATION OF PUBLIC RIGHT-OF-WAY

PULLMAN INVESTMENTS LLC agent(s) for CRIS DiGREGORY request(s) the above action(s) for all or a portion of Block 200, **SECTION 13, RANGE 3 EAST TOWNSHIP 10 NORTH**, located on WILLIS PL SW BETWEEN CENTRAL AVE SW AND ALHAMBRA AVE SW (J-13)

AMAFCA No comment.
COG MRCOG staff have no comment on this project.
TRANSIT No comments received
ZONING ENFORCEMENT No comment.
NEIGHBORHOOD COORDINATION Letters sent to: Huning Castle NA (R), West Park NA (R)
APS Willis PI SW, is bordering Shell Subdivision No 1, Lot A and B Block 200, is located on Willis PI SW and to the east Rio Grande Blvd SW. The owner of the above property requests a Vacation of Public Right-of-Way for the purpose of allowing pull in parking from parallel parking the north side of the street. This will have no adverse impacts to the APS district.
POLICE DEPARTMENT Lighting issues: Lighting in the area (vacated streets and both properties) needs improvement! Owners (both) should adequately illuminate their respective properties as well as the shared parking area. Maintenance of landscaping: Landscaping should be low-level variety, not conflict with present or future lighting and allow visibility of property and parking areas. Other: (signage): The proposed shared areas should include appropriate signage... "No Trespassing w/ City Ordi. 12-2-3" "Celebration" sign to announce the property and identify public space.
FIRE DEPARTMENT No comments received
PNM ELECTRIC & GAS No comments received
COMCAST No comments received
QWEST No comments received
ENVIRONMENTAL HEALTH No comments received

M.R.G.C.D No 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 All sites must be replatted concurrently. Access easements will be required.
PARKS AND RECREATION Defer to transportation.
ABCWUA No objection to Vacation request provided Public water and sanitary sewer easements are retained for the existing lines.
PLANNING DEPARTMENT For vacation of public right-of-way, The Subdivision Ordinance requires a Finding that: "There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right." [Section 14-14-7-2(B)(3)] In order to approve this vacation and comply with the Subdivision Ordinance, concurrence must be obtained from the property owner at the east end of the street; a non-response will not qualify as "convincing evidence" in accordance with the ordinance. If approved, acquisition of the entire right-of-way must be coordinated with the Real Property Division of the City Legal Department and the entire vacated right-of-way must be acquired at the same time (and within one year).

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

Cc: Pullman Investments, LLC – 301 Central Ave NE # 201 – Albuquerque, NM 87102
Cc: Cris DiGregory – 301 Central Ave NE # 201 – Albuquerque, NM 87102



**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, February 20, 2008 beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1000081

08DRB-70047 VACATION OF PUBLIC EASEMENT

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE COMPANY request(s) the above action(s) on a portion of Tract(s) A & H, **COTTONWOOD CORNERS**, zoned SU-1 FOR IP USES, located on the north side of ELLISON DR NW BETWEEN COTTONWOOD DR NW AND ALAMEDA BLVD NW (A-14)

Project# 1003364

08DRB-70049 VACATION OF PUBLIC EASEMENT

GARCIA/KRAEMER & ASSOC. agent(s) for PR INVESTMENTS LLC request(s) the above action(s) on a portion of Lot(s) 1-A-1A-1, Block 10, **TRACT 2 UNIT 3 North Albuquerque Acres**, zoned SU-2 MIXED USE, located on the SE corner of LOUISIANA NE AND HOLLY NE. (C-19)

Project# 1004354

08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9)

Project# 1007081

08DRB-70046 VACATION OF PUBLIC RIGHT-OF-WAY

PULLMAN INVESTMENTS LLC agent(s) for CRIS DiGREGORY request(s) the above action(s) for all or a portion of **WILLIS PL SW**, located on WILLIS PL SW EAST OF RIO GRANDE BLVD SW. (J-13)

Project# 1007083

08DRB-70050 VACATION OF PUBLIC RIGHT-OF-WAY

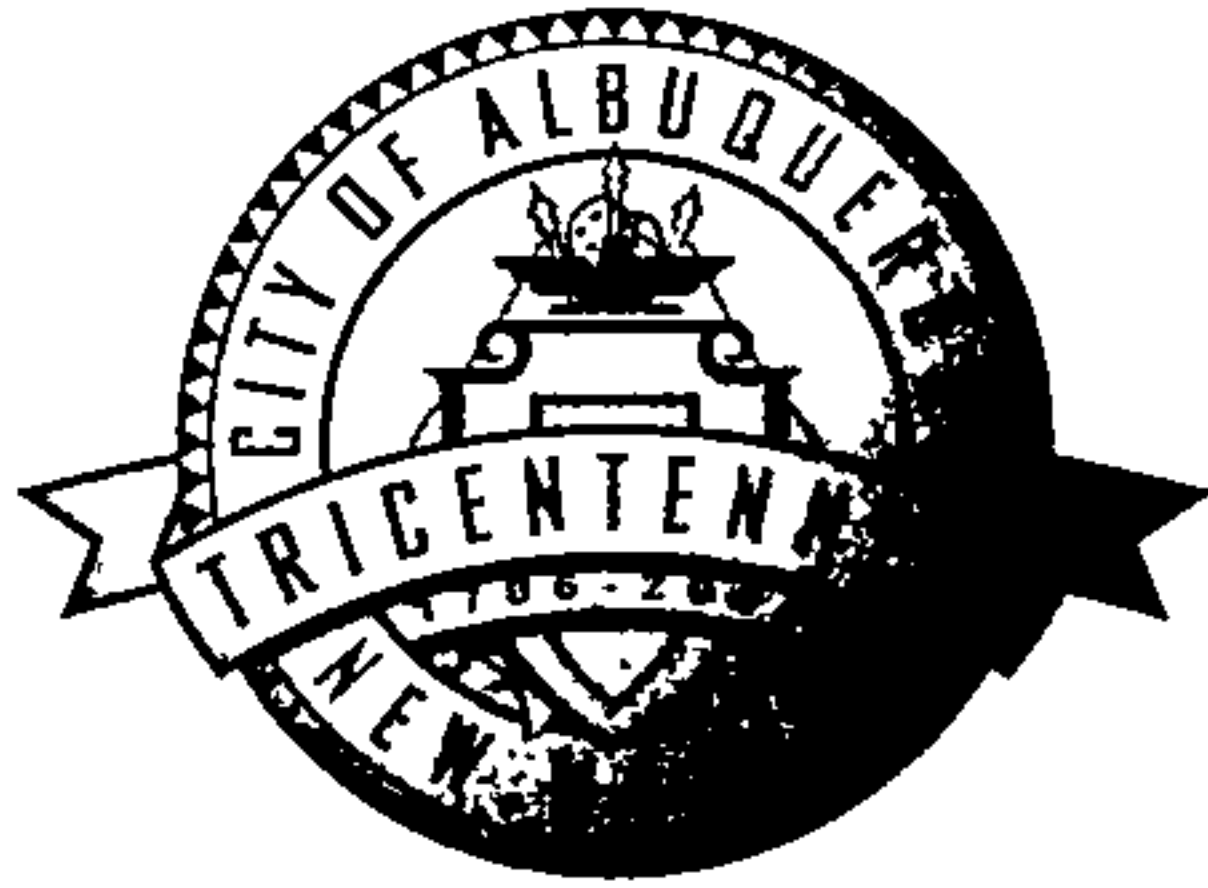
JACKS HIGH COUNTRY INC agent(s) for JULIA SAMORA ESTATE request(s) the above action(s) for all or a portion of the NORTH-SOUTH ALLEY Lot, between the **JM MOORE REALTY COMPANY'S ADDITION # 1, and BLOCK B, BRANSON ADDITION**, located east of 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW. (J-14)

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.

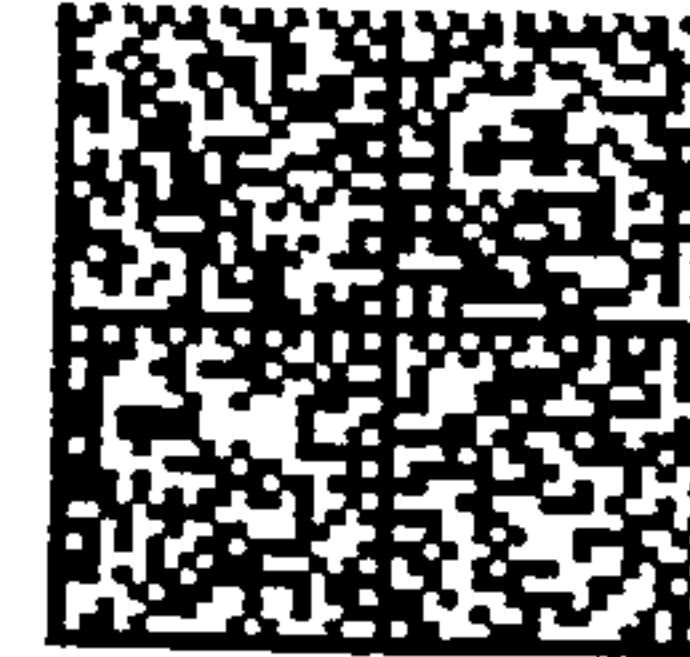

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 4, 2008.

CITY OF ALBUQUERQUE



Planning Department



02 1M \$ 00.41⁰
0004219022 FEB 01 2008
MAILED FROM ZIP CODE 87102

~~CITY PRESIDENT~~
101305810625031416
KEATING SHARON N
PO BOX 6124
ALBUQUERQUE, NM 87197 6124

DRB

FORWARD X 871 NEE 1 806C 70 02/09/08
KEATING, SHARON N
PO BOX 1943
CORRALES NM 87048-1943

RETURN TO SENDER

87137+6124@0293



P O Box 1293 Albuquerque, New Mexico 87103



**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, February 20, 2008 beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1000081

08DRB-70047 VACATION OF PUBLIC
EASEMENT

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE COMPANY request(s) the above action(s) on a portion of Tract(s) A & H, **COTTONWOOD CORNERS**, zoned SU-1 FOR IP USES, located on the north side of ELLISON DR NW BETWEEN COTTONWOOD DR NW AND ALAMEDA BLVD NW (A-14)

Project# 1003364

08DRB-70049 VACATION OF PUBLIC
EASEMENT

GARCIA/KRAEMER & ASSOC. agent(s) for PR INVESTMENTS LLC request(s) the above action(s) on a portion of Lot(s) 1-A-1A-1, Block 10, **TRACT 2 UNIT 3 North Albuquerque Acres**, zoned SU-2 MIXED USE, located on the SE corner of LOUISIANA NE AND HOLLY NE. (C-19)

Project# 1004354

08DRB-70048 SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9)

Project# 1007081

08DRB-70046 VACATION OF PUBLIC
RIGHT-OF-WAY

PULLMAN INVESTMENTS LLC agent(s) for CRIS DiGREGORY request(s) the above action(s) for all or a portion of **WILLIS PL SW**, located on WILLIS PL SW EAST OF RIO GRANDE BLVD SW. (J-13)

Project# 1007083

08DRB-70050 VACATION OF PUBLIC
RIGHT-OF-WAY

JACKS HIGH COUNTRY INC agent(s) for JULIA SAMORA ESTATE request(s) the above action(s) for all or a portion of the NORTH-SOUTH ALLEY Lot, between the **JM MOORE REALTY COMPANY'S ADDITION # 1, and BLOCK B, BRANSON ADDITION**, located east of 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW. (J-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.


Jack Cloud, DRB Chair
Development Review Board

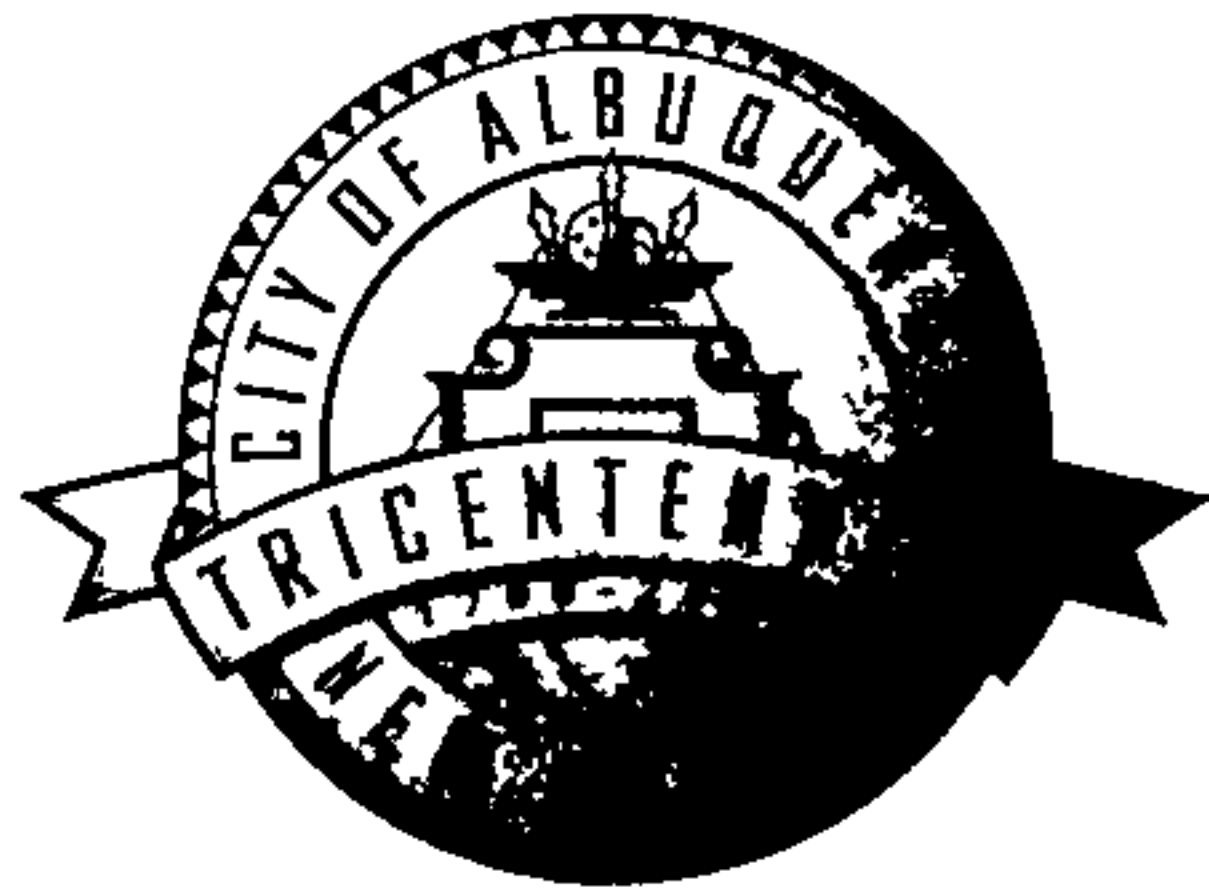
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 4, 2008.

P O Box 1293 Albuquerque, New Mexico 87103

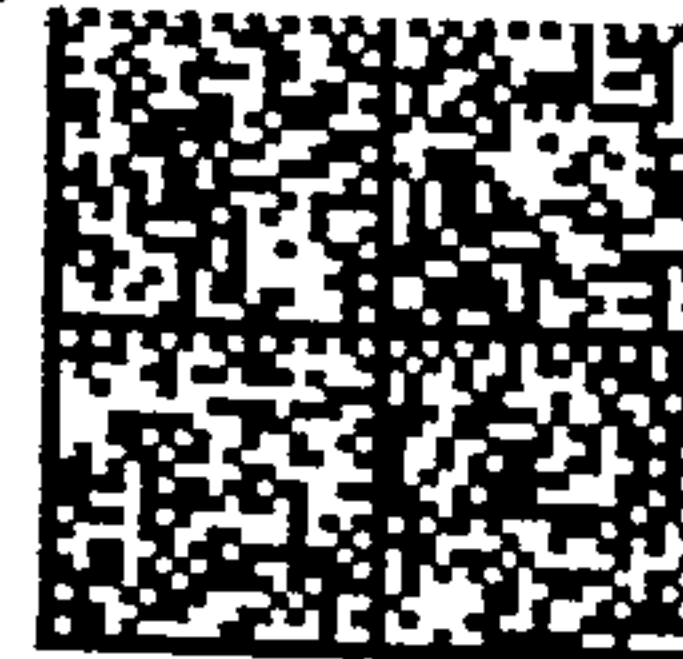


Vertical text on the left side of the page, possibly a list or index, consisting of a column of small, illegible characters.

CITY OF ALBUQUERQUE



Planning Department



02 1M \$ 00.41⁰
0004219022 FEB 01 2008
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
101405807334520526
HOWE STEPHEN S
1236 8TH ST NW
ALBUQUERQUE, NM 87102

DRB

X 871 NEE 1 1071 70 02/04/08
FORWARD TIME EXP RTN TO SEND
HOWE STEPHEN S
4241 LINCOLN AVE # A
CULVER CITY CA 90232-3217

RETURN TO SENDER

87102 87102@1293





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 16, 2010, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1003353
10DRB-70145 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2**, zoned RD, located on the east side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9.4494 acre(s). (B-9, C-9)

Project# 1003354
10DRB-70144 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, zoned RD, located on the west side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 13.8660 acre(s). (B-9, C-9)

Project# 1006520
10DRB-70141 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for PROTESTANT EPISCOPAL CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately 6.1928 acre(s). (C-20)

Project# 1007081
10DRB-70142 VACATION OF PUBLIC
RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

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.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 31, 2010.

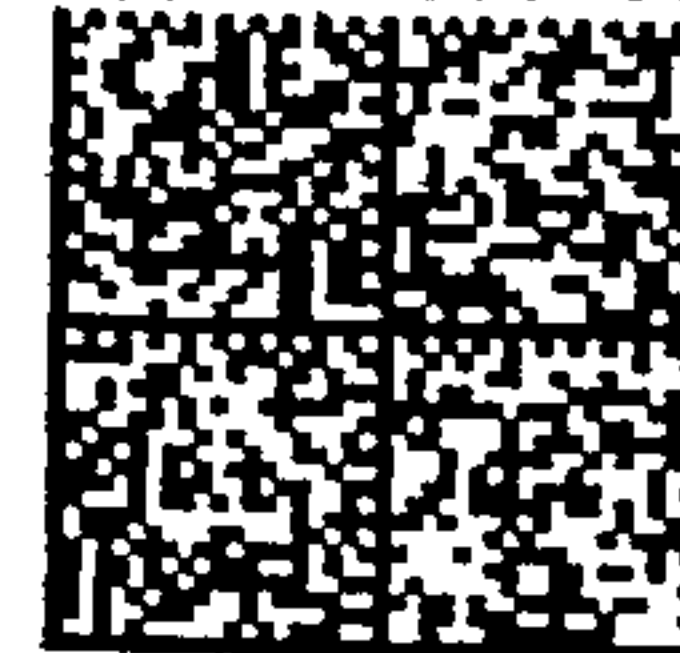
CITY OF ALBUQUERQUE




Planning Department

DRB

OR CURRENT RESIDENT
101305808422531316
PETERPAUL CLEMENT & JERUSA
2325 SAN PEDRO NE UNIT ZI
PALM SPRINGS CA 92264



UNITED STATES POSTAGE

02 1R \$ 00.44⁰
0006557382 MAY 28 2010
MAILED FROM ZIP CODE 87102

RTS

NIXIE

929 CE 1

05 05/17/10

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 07109129393

*0958-03452-28-38

0006557382001293





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

Project# 1007081

11DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

On July 27, 2011, the Development Review Board held an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on Exhibit "B" in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

(A)(1) The public road vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted Willis Avenue for roadway or other purposes because it is a dead-end street and is not needed to serve adjacent property, subject to an access easement for the other abutting property.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing and signs were posted on the site 15 days prior to the hearing. The other abutting property owner initially raised an objection to the vacation, but was withdrawn subject to the provision of an access easement.

CONDITIONS:

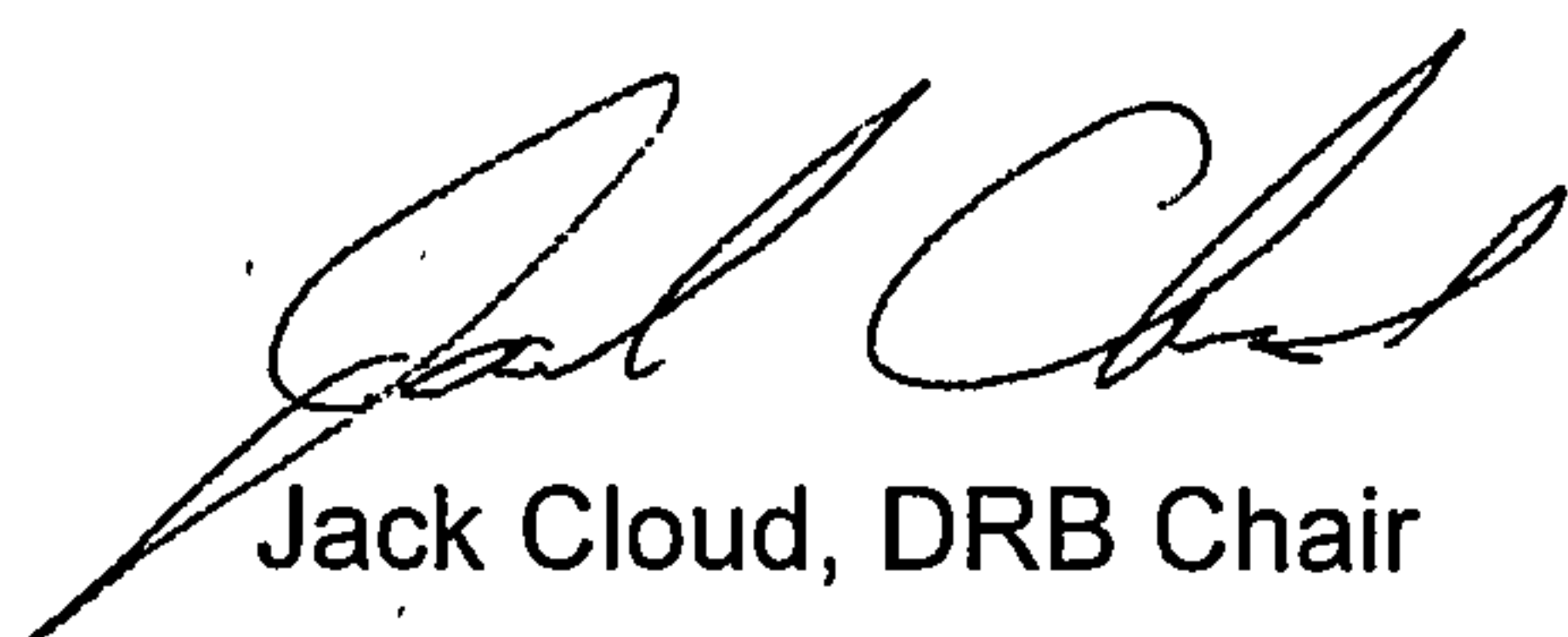
1. Final disposition shall be through the City Real Estate Office.

2. 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.
3. Adequate easements shall be retained/ provided for all abutting property owners and for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY August 11, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: DAC Enterprises, Inc. – P.O. Box 16658 – Albuquerque, NM 87191
Cc: Pullman Investment, LLC – 314 Rio Grande Blvd SW – Albuquerque 87104
Cc: Terry Johnson, 7550 Meridian Pl NW – Albuquerque, NM 87121
Cc: Charles P. Price III, P.O. Box 7607 – Albuquerque, NM 87194
Marilyn Maldonado
file

7081

DXF Electronic Approval Form

DRB Project Case #: 1007081

Subdivision Name: SHELL SUBDIVISION LOT C1

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 7/10/2012

Hard Copy Received: 7/10/2012

Coordinate System: NMSP Grid (NAD 83)


Approved

7-11-12
Date

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

AGIS Use Only
Copied fc 7081 to agiscov on 7/11/2012 Contact person notified on 7/11/2012

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/27/2012 Issued By: X00966 152506

Category Code **910**
2012 070 181

Application Number: 12DRB-70181, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 1 BLOCK SE OF RIO GRANDE AND CENTRA; BETWEEN WILLIS ST AND CENTRAL

Project Number: 1007081

Applicant

POLLMAN INVESTMENTS LLC

314 RIO GRANDE BLVD
ALBUQUERQUE NM 87104

Agent / Contact

CRIS DIGREGORY

111 W AVENIDA BERNALILLO #F
BERNALILLO NM 87004

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$215.00

TOTAL: \$235.00

City of Albuquerque Treasury
Date: 6/27/2012 Office: ANNEX
Stat ID: WS000007 Cashier: TRSSVG
Batch: 402 Trans #: 25
Permit: 2012070181
Receipt Num 00029176
Payment Total: \$235.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$215.00
Cash Tendered : \$300.00
Change Tendered : (\$65.00)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: July 27 2011

Project# 1007081

Zone Atlas Page: J-13

App# 11DRB 70180

Notification Radius: 100'

Cross Reference and Location: Willis Pl SW Between

Rio Grande Blvd SW and Central Ave SW

Applicant: Pullman Investments, LLC

314 Rio Grande Blvd SW

Alb NM 87104

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: July 8, 2011

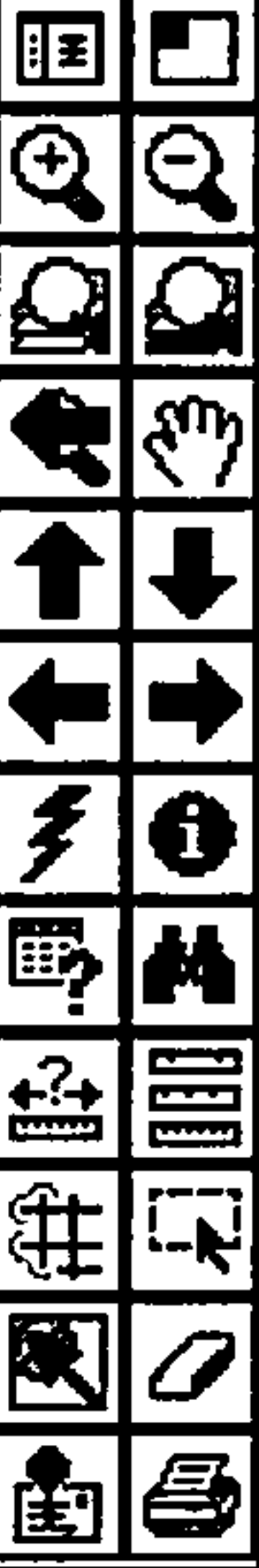
Signature:






CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2010 AIR PHOTO
- 2008 AIR PHOTO
- 2006 AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

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

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY
1	101305808223331312	HERRING ALYN	305 RIO GRANDE SW	ALBUQUERQUE
2	101305810625031416	DIGREGORY CRISTIN P & MATTHEW S DIGREGORY & ALBUQ LAND & DEVEL LLC	310 RIO GRANDE BLVD SW	ALBUQUERQUE
3	101205009424124209	SANCHEZ MARY ANN	4000 LLANO CT NW	ALBUQUERQUE

Select Line/Polygon
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[MAIN PAGE](#)
[CONTACT GIS TEAM](#)

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101305808223331000	HERRING ALYN	305 RIO GRANDE SW	ALBUQUERQUE	NM	87104	R	A1AM	* A 001LOT A OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 WEST PARK ADD	0 15451957
2	101305810625031000	DIGREGORY CRISTIN P & MATTHEW S DIGREGORY & ALBUQ LAND & DEVEL LLC	310 RIO GRANDE BLVD SW	ALBUQUERQUE	NM	87104	R	A1AM	* C SHELL SUBDIVISION NO ONE	0 63074121
3	101305808424131000	SANCHEZ MARY ANN	1808 LLANO CT NW	ALBUQUERQUE	NM	87107	R	A1AM	* B 001LOT B OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 OF WEST PARK ADD	0 10131253
4	101305811525931000	LIU ALEX H	8139 WATERBURY PL NW	ALBUQUERQUE	NM	87120	C	A1AM	* B SHELL SUBDIVISION NO ONE	0 48559501
5	10130581022231000	GENESIS WORLDWIDE RESORTS LLC	310 RIO GRANDE BLVD SW	ALBUQUERQUE	NM	87104	C	A1AM	LT 7A BLK B PLAT OF LTS 7A & 8A BLK B WESTPARK ADDN CONT 1 2933 AC	1 32626632
6	101305808625520000	WASKO DAVID C	2101 NEW YORK AVE SW 4	ALBUQUERQUE	NM	87104	R	A1AM	004S 76FT OF LOT 1 & E 1/2 OF THE S 76FT OF LOT 2 BLK 4 OF TRACTION PARK & CI	0 12249052
7	101305808225620000	WASKO DAVID C	2101 NEW YORK AVE SW 4	ALBUQUERQUE	NM	87104	V	A1AM	THE W/2 OF S/2 OF LT 2 BLK 4 TRACTION PARK & CITY ELECTRIC ADDN CONT 0 0431 AC M/L O R 1,879 SQ FT M/L	0 04583066
8	101305812724131000	THIRD STREET INC	PO DRAWER K	ALBUQUERQUE	NM	87103	C	A1AM	MAP 38 TR 145 B	0 68222015
9	101305812622431000	GENESIS WORLDWIDE RESORTS LLC	310 RIO GRANDE BLVD SW	ALBUQUERQUE	NM	87104	C	A1AM	MAP 38 TR 145 A	0 28268574
10	101305811223031000	CHRISTMAN CARL	316 RIO GRANDE BLVD SW	ALBUQUERQUE	NM	87104	R	A1AM	LT 8A PLAT OF LTS 7A & 8A BLK B WESTPARK ADDN CONT 0 160 AC	0 16319362

CHRISTMAN CARL
316 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

DIGREGORY CRISTIN P & MATTHEW S
DIGREGORY & ALBUQ LAND & DEVEL LLC
310 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

GENESIS WORLDWIDE RESORTS LLC
310 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

HERRING ALYN
305 RIO GRANDE SW
ALBUQUERQUE, NM 87104

LIU ALEX H
8139 WATERBURY PL NW
ALBUQUERQUE, NM 87120

SANCHEZ MARY ANN
1808 LLANO CT NW
ALBUQUERQUE, NM 87107

THIRD STREET INC
PO DRAWER K
ALBUQUERQUE, NM 87103

WASKO DAVID C
2101 NEW YORK AVE SW 4
ALBUQUERQUE, NM 87104

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

05/20/2010 Issued By: E08375 76889

901
902
903

Permit Number: 2010 070 142 **Category Code 910**

Application Number: 10DRB-70142, Vacation Of Public Right-Of-Way

Address:

Location Description: WILLIS PL SW BETWEEN RIO GRANDE BLVD SW AND CENTRAL AVE SW

Project Number: 1007081

Applicant
Fullman Investments Llc

314 Rio Grande Blvd Sw
Albuquerque NM 87104
401-8780

Agent / Contact
Dac Enterprises, Inc

Po Box 16658
Albuquerque NM 87191

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

5/20/2010 1:33PM LOC: ANNX
WS# 007 TRANS# 0029
RECEIPT# 00131226-00131226
PERMIT# 2010070142 TRSASR
Trans Amt \$395.00
AFN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00
CK \$395.00
CHANGE \$0.00

Thank You

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

10/14/2008 Issued By: E08375

Permit Number: 2008 070 449

Category Code 910

Application Number: 08DRB-70449, Epc Approved Sdp For Build Permit

Address:

Location Description: LA ORILLA RD NW BETWEEN COORS BLVD NW AND CORRALES RD DRAIN

Project Number: 1007085

Applicant
Riverside Church Of Christ

3100 La Orilla Rd Nw
Albuquerque NM 87120
898-2827

Agent / Contact
Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

10/14/2008 10:43AM LOC: ANNX
WS# 007 TRANS# 0008
RECEIPT# 00105213-00105213
PERMIT# 2008070449 TRSLJS
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/30/2011 Issued By: BLDAVM 114146

Category Code **910**
2011 070 180

Application Number: 11DRB-70180, Vacation Of Public Right-Of-Way

Address:

Location Description: WILLIS PL SW BETWEEN RIO GRANDE AND CENTRAL

Project Number: 1007081

Applicant

PULLMAN INVESTMENTS, INC.

314 RIO GRANDE BLVD SW
ALBUQUERQUE NM 87104
401-8780

Agent / Contact

DAC ENTERPRISES, INC

PO BOX 16658
ALBUQUERQUE NM 87191

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$300.00
TOTAL:		\$395.00

City Of Albuquerque
Treasury Division

6/30/2011 11:55AM LOC: ANN
WS# 006 TRANS# 0017
RECEIPT# 00135398-00135398
PERMIT# 2011070180 TRSSVG
Trans Amt \$540.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00

Thank You



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): CRIS DIGREGORY PHONE: 505-401-8780
 ADDRESS: 111 W Avenida Bernalillo II F. FAX: _____
 CITY: BERNALILLO STATE NM ZIP 87004 E-MAIL: getCRIS@comcast.net
 APPLICANT: POLLMAN INVESTMENTS LLC PHONE: 505-401-8780
 ADDRESS: 314 RIO GRANDE BLVD FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: POLLMAN INVESTMENTS LLC

DESCRIPTION OF REQUEST: VACATE

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. C1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SHELL #1
 Existing Zoning: R2 Proposed zoning: R2 MRGCD Map No _____
 Zone Atlas page(s): _____ 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.): 1007081

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): 1.0361
 LOCATION OF PROPERTY BY STREETS: On or Near: 1 BLOCK SOUTH EAST OF RIO GRANDE
 Between: WILLIS ST and CENTRAL AVE. + CENTRAL

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: MAY 2012

SIGNATURE Cristin P. Digregory DATE JUNE 13, 2012
 (Print Name) CRISTIN P. DIGREGORY Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70181</u>	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>PNF</u>	_____	<u>\$215.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$235.00</u>

Hearing date July 11, 2012
 Staff signature & Date: Valerie [Signature] 6-27-2012 Project # 1007081

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

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

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

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

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

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

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

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

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

- ^{N/A} 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only APS (over)
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ^{N/A} Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer Fee (see schedule)
- List any original and/or related file numbers on the cover application
- ^{N/A} Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required. *Surveyor Approved digital file*

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

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

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

Applicant name (print)

Applicant signature / date



Form revised **October 2007**

Valu Betts 6-27-2012
Planner signature / date

Project # 1007081

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70181

APS

get letter
(uptown)

sign off they have no
contest



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Cris Digregory PHONE: 505-401-8780
 ADDRESS: 111 W Avenida Bernalillo II F FAX: _____
 CITY: Bernalillo STATE NM ZIP 87004 E-MAIL: getCRIS2@comcast.net
 APPLICANT: PULLMAN INVESTMENTS LLC PHONE: 505-401-8780
 ADDRESS: 314 RIO GRANDE BLVD FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: PULLMAN INVESTMENTS LLC

DESCRIPTION OF REQUEST: VACATE

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. C1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SHELL #1
 Existing Zoning: R2 Proposed zoning: R2 MRGCD Map No _____
 Zone Atlas page(s): _____ 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.): 1007081

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): 1.0361
 LOCATION OF PROPERTY BY STREETS: On or Near: 1 Block south east of Rio Grande
 Between: Willis St and CENTRAL AVE + CENTRA

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: MAY 2012

SIGNATURE Cristin P. Digregory DATE JUNE 13, 2012
 (Print Name) CRISTIN P. DIGREGORY Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70181</u>	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>PNF</u>	_____	<u>\$215.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>July 11, 2012</u>			Total <u>\$235.00</u>

Valerie Koth 6-27-2012 Project # 1007081
 Staff signature & Date

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- N/A* 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only APS (over)
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (verify with DRB Engineer)
 - DXF file and hard copy of final plat data for AGIS is required. *Surveyor approved digital file*

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

Applicant name (print)

Applicant signature / date



Form revised October 2007

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

Application case numbers
1a - DRB - 70181

Valu Bette 6-27-2012

Planner signature / date
Project # 1007081

Attention DRB,

Pullman Investments LLC requests to vacate Willis st.

Connecting Willis St to the property to the north owned by Pullman Investments LLC to improve parking for redevelopment of property.

The redeveloped property has been through the traffic department for approval

The residential use is nit changing.

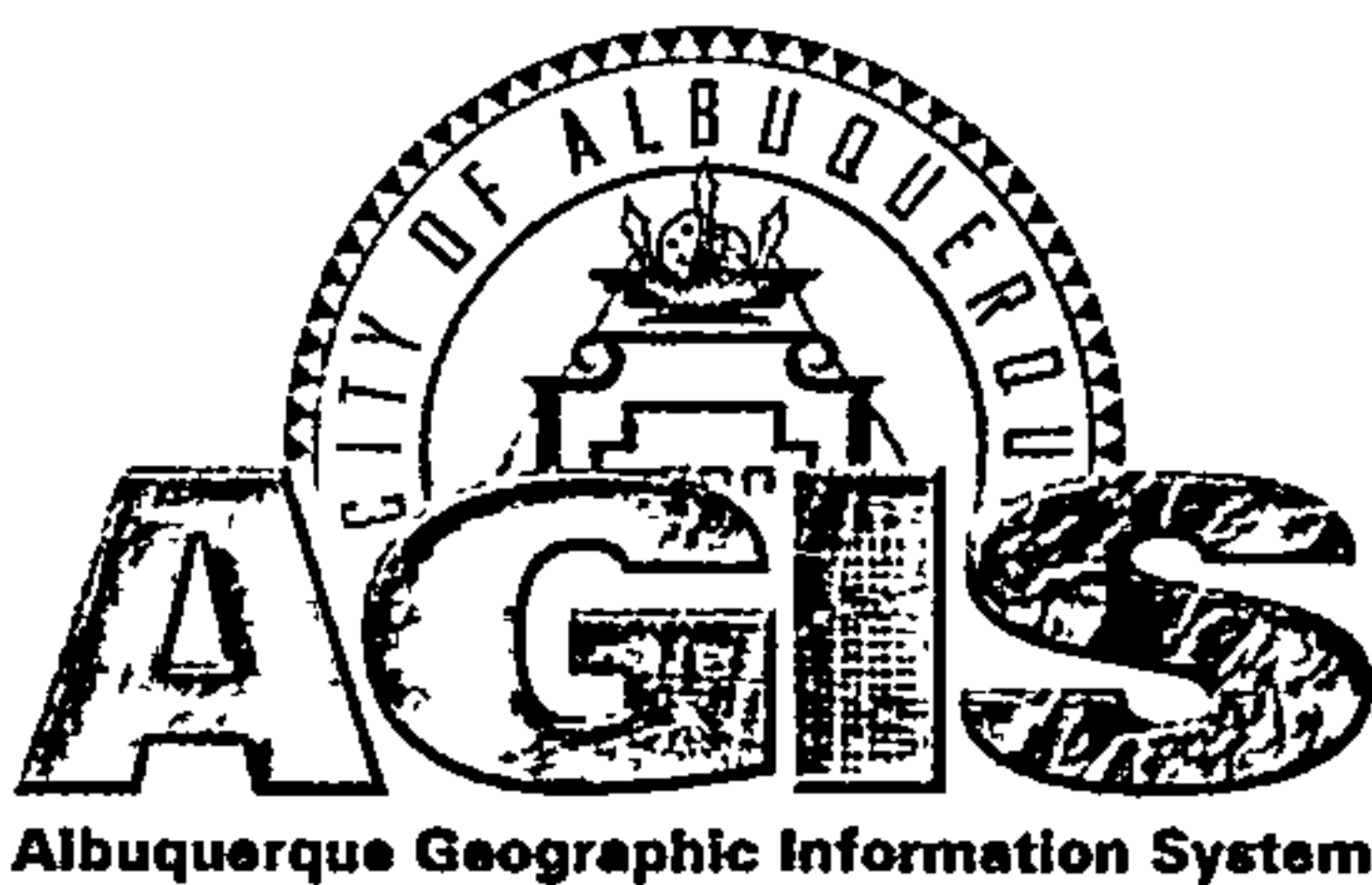
The only difference is that the existing public street will be vacated and made a private street.

Thank you,

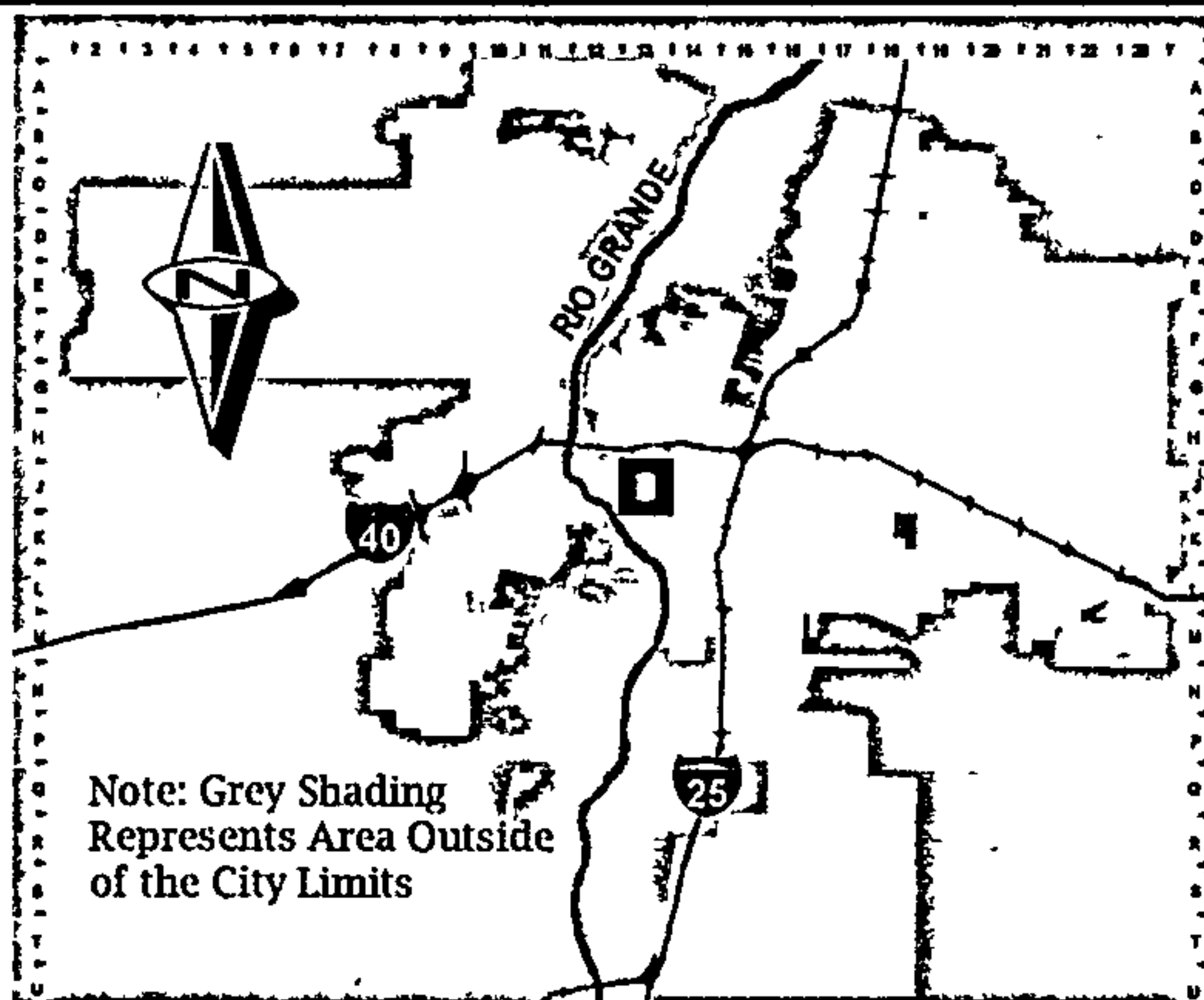
Cris DiGregory
Pullman Investments LLC
300 Rio Grrand Blvd
1-505-401-8780



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



Map amended through: 1/24/2011



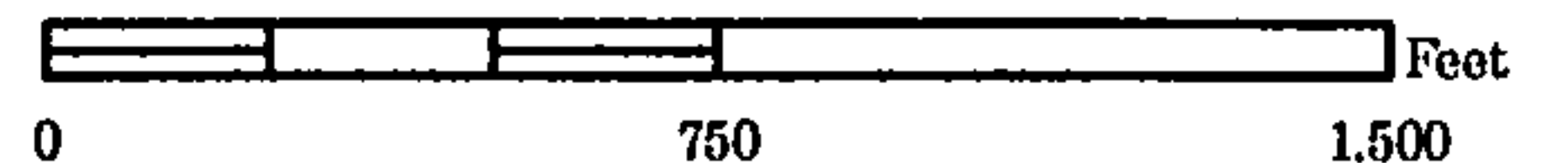
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-13-Z

Selected Symbols

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



**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot C-1, Shell Subdivision No. 1 which is zoned as R-2, on June 27, 2012, submitted by Pullman Investments, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) proposes to eliminate a lot line to allow for the road and existing apartments to be on the same lot. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facilities Fee Planner
Name (printed or typed) and title

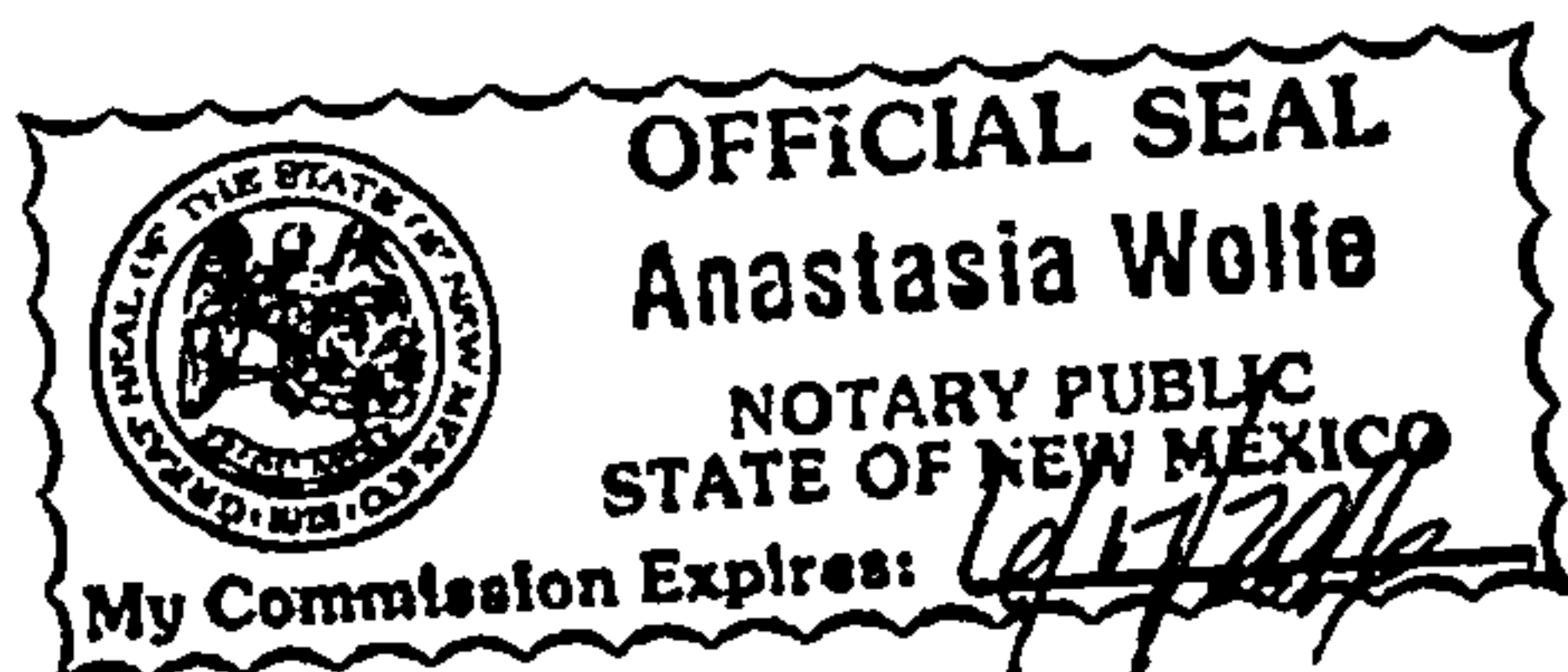
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 27, 2012, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2016



CHARLES P. PRICE III
Attorney at Law
P.O. Box 7606
Albuquerque, New Mexico 87194
505-999-1084 Phone
866-519-5280 Fax
cprice@cpricelaw.com

July 28, 2011

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
Planning Department
602 Second Street NW
Albuquerque, NM 87103

Re: Project # 1007081

Dear Mr. Cloud:

I represent Third Street, Inc., the owner of Tract 145-B located at the east end of Willis Place, the proposed public street to be vacated. This follows the DRB hearing on July 27, 2011 and the July 18, 2011 objection letter sent you by Johnson Commercial Real Estate, LC on behalf of Third Street, Inc.

This letter will confirm that the objection filed by Third Street, Inc. is withdrawn, subject to the conditions that (i) full vehicular two-way access for Tract 145-B be reserved across vacated Willis Place, and (ii) the owner of vacated Willis Place be required to maintain the drive in good and serviceable paved condition, for the benefit of Tract 145-B.

Thank you.

Very truly yours,



Charles P. Price III

cc: Terry Johnson (email)
DAC Enterprises, Inc. (mail)
9520 McAllan Road NE
Albuquerque, NM 87109



July 18, 2011

Jack Cloud, Chair
Development Review Board
City of Albuquerque
Planning Department
602 Second Street NW
Albuquerque, New Mexico 87102

Re: Project #1007081

Dear Mr. Cloud:

This office represents Third Street, Inc., the former fee simple owner of land in Section 18, Township 10 North, Range 3 East, N.M.P.M. in the City of Albuquerque, Bernalillo County, New Mexico, being Tract 145-b, Middle Rio Grande Conservancy Map 38, known and numbered as 2026 Central Avenue SW.

Third Street, Inc. recently sold this property under a New Mexico Real Estate Contract, retaining an Owner's interest under that contract until all of Purchaser's obligations have been satisfied. As long as Third Street, Inc. holds its Owner's interest, which will most probably be a number of years, it would not be in Third Street, Inc.'s best interest to agree to the vacation of the Willis Place right-of-way. That public street provides a second point of ingress and egress to 2026 Central SW which has a narrow and limited access off Central Avenue. This Willis Place access to the property is a definite asset and its vacation could create an economic loss of value to Third Street, Inc.

Third Street, Inc. opposes the vacation of the Willis Place right-of-way and asks for the consideration of the Development Review Board to deny this application.

Sincerely,

Johnson Commercial Real Estate, LC

A handwritten signature in black ink, appearing to read "Terry L. Johnson", is written over the typed name.

Terry L. Johnson, CCIM, SIOR
Qualifying Broker

cc: Third Street, Inc.

DATE September 29, 2011

Originating Department/Division Planning

Departments affected by this Legislation Development Review Board

Contact for Content Jack Cloud, Development Review Board Chair 924-3880

Contact for Routing Dora Henry Phone 924-3883

Legislation Type (circle one) Resolution Ordinance

EC

Legislation Title (as per subject line from cover memo)

Project #1007081/11DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY. DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above actions(s) for all or a portion of WILLIS PLACE SW adjacent to Tract C, SHELL SUBDIVISION NUMBER ONE located on WILLIS PL SW east of RIO GRANDE BLVD SW (South of CENTRAL AVE SW). (J-13)

If requiring immediate action, please state reason _____

For Resolutions & Ordinances: Fiscal Impact Analysis _____ & Disk

For ALL Legislation: Cover Analysis _____

For Legislation with large attachments:

Duplicating & Supply Requisition with Activity No. and authorized signature _____

Please insure that the following departments/individuals have signed legislation before it reaches the Mayor's office for signature:

Originating department(s) director(s)
Budget Officer (if needed)
City Attorney's Office

For further information, call Gilbert Montano, 768-3317 or gmontano@cabq.gov



City of Albuquerque

PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

September 22, 2011

To: Don Harris, President, City Council

From: Richard J. Berry, Mayor

Subject: Project# 1007081/ 11DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY - DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of WILLIS PLACE SW adjacent to Tract C, SHELL SUBDIVISION NUMBER ONE located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

Request: This is a request for vacation of public right of way for a full street section of Willis Place., which is a remnant stub street approximately 250 feet long. The street is located just south of Central Avenue off Rio Grande Boulevard, and is the result of antiquated platting. The applicants own the property on either side of the street, and intend to keep using it for access and parking. They will also provide access to the property owner at the end of the street.

At an advertised public hearing, the Development Review Board concurred to recommend APPROVAL to the City Council of the proposed vacation, based on the recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Per section 14-14-7-2(F)(3)(b) of the Subdivision Ordinance, this matter is being forwarded to the City Council to be placed on the consent agenda to determine if the vacation shall occur.

**Title/ Subject of Legislation: Willis Place Vacation: Project 1007081 – 11-DRB-70180, DRB
RECOMMENDATION FOR APPROVAL**

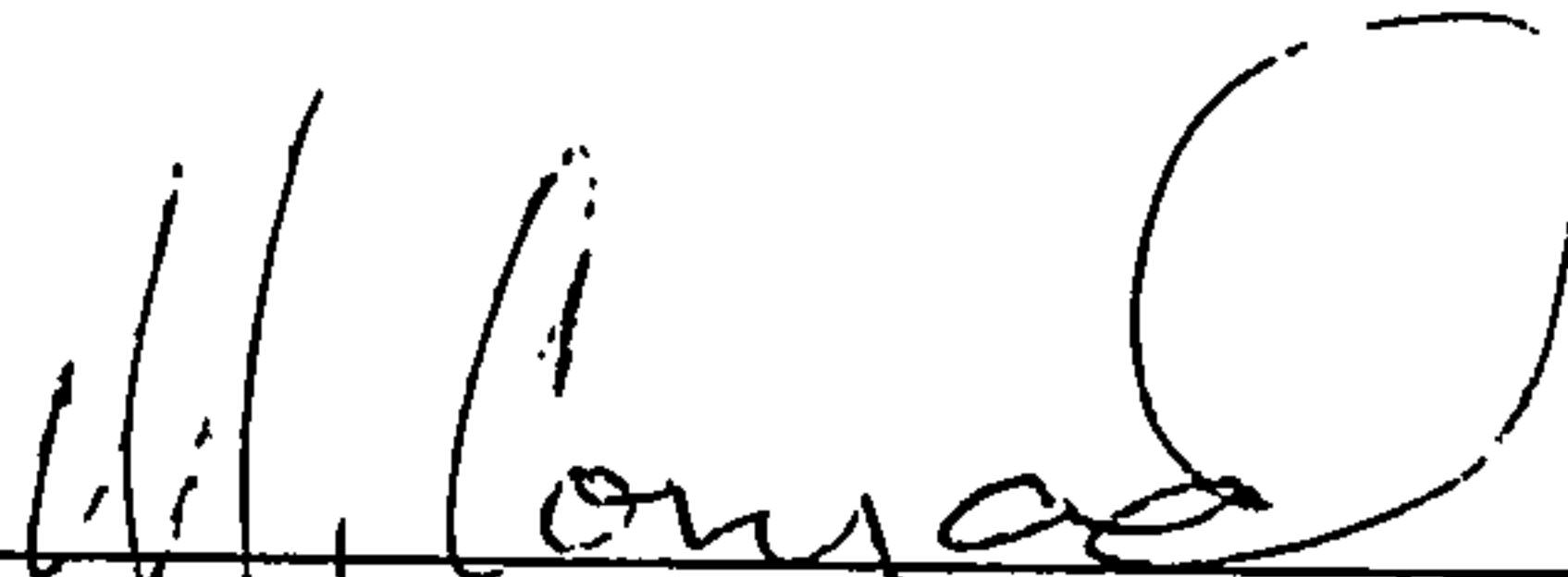
Approved:

Approved as to Legal Form:

Robert J. Perry **Date**
Chief Administrative Officer

Robert D. Kidd **Date**
Interim City Attorney

Recommended:

FOR


Deborah L. Stover **Date** *9/24/11*
Planning Department Director



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

Project# 1007081
11DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

On July 27, 2011, the Development Review Board held an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on Exhibit "B" in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

(A)(1) The public road vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted Willis Avenue for roadway or other purposes because it is a dead-end street and is not needed to serve adjacent property, subject to an access easement for the other abutting property.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing and signs were posted on the site 15 days prior to the hearing. The other abutting property owner initially raised an objection to the vacation, but was withdrawn subject to the provision of an access easement.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. 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.
3. Adequate easements shall be retained/ provided for all abutting property owners and for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY August 11, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: DAC Enterprises, Inc. – P.O. Box 16658 – Albuquerque, NM 87191
Cc: Pullman Investment, LLC – 314 Rio Grande Blvd SW – Albuquerque 87104
Cc: Terry Johnson, 7550 Meridian Pl NW – Albuquerque, NM 87121
Cc: Charles P. Price III, P.O. Box 7607 – Albuquerque, NM 87194
Marilyn Maldonado
file

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

Project# 1007081
11DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13)

AMAFCA No comment.
COG No comment.
TRANSIT No comment.
ZONING ENFORCEMENT No comment.
NEIGHBORHOOD COORDINATION
APS No comment.
POLICE DEPARTMENT No comment.
FIRE DEPARTMENT No comment.
PNM No adverse comment.
NMGCO No comment.
COMCAST Comcast has facilities within the public ROW, arrangement to continue via a PUE will need to be provided.
QWEST Concerning the subject case number(s), Qwest has no objection to the vacation of public right-of-way. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D No adverse comments
OPEN SPACE DIVISION
CITY ENGINEER Comments, if any, will be provided at the meeting

TRANSPORTATION DEVELOPMENT

The proposed right of way vacation is not clearly indicated on the exhibit. Please clarify.

PARKS AND RECREATION

No comment.

ABCWUA

No adverse comment.

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation. The Subdivision Ordinance now requires that these vacations involving full width rights of way to be approved by the City Council, subject to recommendation by the Development Review Board.

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

CHARLES P. PRICE III
Attorney at Law
P.O. Box 7606
Albuquerque, New Mexico 87194
505-999-1084 Phone
866-519-5280 Fax
cprice@cpricelaw.com

July 28, 2011

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
Planning Department
602 Second Street NW
Albuquerque, NM 87103

Re: Project # 1007081

Dear Mr. Cloud:

I represent Third Street, Inc., the owner of Tract 145-B located at the east end of Willis Place, the proposed public street to be vacated. This follows the DRB hearing on July 27, 2011 and the July 18, 2011 objection letter sent you by Johnson Commercial Real Estate, LC on behalf of Third Street, Inc.

This letter will confirm that the objection filed by Third Street, Inc. is withdrawn, subject to the conditions that (i) full vehicular two-way access for Tract 145-B be reserved across vacated Willis Place, and (ii) the owner of vacated Willis Place be required to maintain the drive in good and serviceable paved condition, for the benefit of Tract 145-B.

Thank you.

Very truly yours,



Charles P. Price III

cc: Terry Johnson (email)
DAC Enterprises, Inc. (mail)
9520 McAllan Road NE
Albuquerque, NM 87109



July 18, 2011

Jack Cloud, Chair
Development Review Board
City of Albuquerque
Planning Department
602 Second Street NW
Albuquerque, New Mexico 87102

Re: Project #1007081

Dear Mr. Cloud:

This office represents Third Street, Inc., the former fee simple owner of land in Section 18, Township 10 North, Range 3 East, N.M.P.M. in the City of Albuquerque, Bernalillo County, New Mexico, being Tract 145-b, Middle Rio Grande Conservancy Map 38, known and numbered as 2026 Central Avenue SW.

Third Street, Inc. recently sold this property under a New Mexico Real Estate Contract, retaining an Owner's interest under that contract until all of Purchaser's obligations have been satisfied. As long as Third Street, Inc. holds its Owner's interest, which will most probably be a number of years, it would not be in Third Street, Inc.'s best interest to agree to the vacation of the Willis Place right-of-way. That public street provides a second point of ingress and egress to 2026 Central SW which has a narrow and limited access off Central Avenue. This Willis Place access to the property is a definite asset and its vacation could create an economic loss of value to Third Street, Inc.

Third Street, Inc. opposes the vacation of the Willis Place right-of-way and asks for the consideration of the Development Review Board to deny this application.

Sincerely,

Johnson Commercial Real Estate, LC

A handwritten signature in black ink, appearing to read "Terry L. Johnson", is written over a horizontal line.

Terry L. Johnson, CCIM, SIOR
Qualifying Broker

cc: Third Street, Inc.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

Supplemental form

S Z ZONING & PLANNING

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

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

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: PULLMAN INVESTMENTS, LLC PHONE: 401-8780
 ADDRESS: 314 RIO GRANDE BLVD SW FAX: 262-2162
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF WILLIS PLACE SW 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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-13 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.): _____

PROJECT # 1007081, 69DRB-70118 / 10DRB-70142

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WILLIS PLACE SW
 Between: RIO GRANDE BLVD SW and CENTRAL AVE SW

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

SIGNATURE Doug Crandall DATE 06/30/11
 (Print) DOUG CRANDALL, DAC ENTERPRISES, INC 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

110RB-70180

Action
VRW
CMF
ADV

Form revised 4/07

S.F.	Fees
_____	\$ <u>300.00</u>
_____	\$ <u>20.00</u>
_____	\$ <u>75.00</u>
_____	\$ _____
_____	\$ _____
Total	
_____	\$ <u>395.00</u>

Hearing date July 27, 2011

U-30-11
 Planner signature / date

Project # 1007081

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, DACE ENTERPRISES
 Applicant name (print)
 Doug Crandall 06/30/11
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 11DKB- _____

Planner signature / date
 _____ 6-30-11
 Project # 1007081

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 July 12, 2011 To July 27, 2011

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.

Monte Raimo 6/30/11
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6-30-11 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1007081

June 29, 2011

Jack Cloud, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Vacation Request - Willis Place SW

Dear Chair and DRB Board Members:

DAC Enterprises, Inc. is representing Pullman Investments regarding this request to vacate a portion of Willis Place SW. This vacation request was heard and approved by the DRB on June 16, 2010. However, the applicant was unable to complete the purchase of the vacated right of way within the required one year period.

All the property owned by the applicant that abuts Willis is planned for or developed as hospitality units. Vacating this street will allow the applicants the opportunity to form three separate sites into one cohesive development.

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.

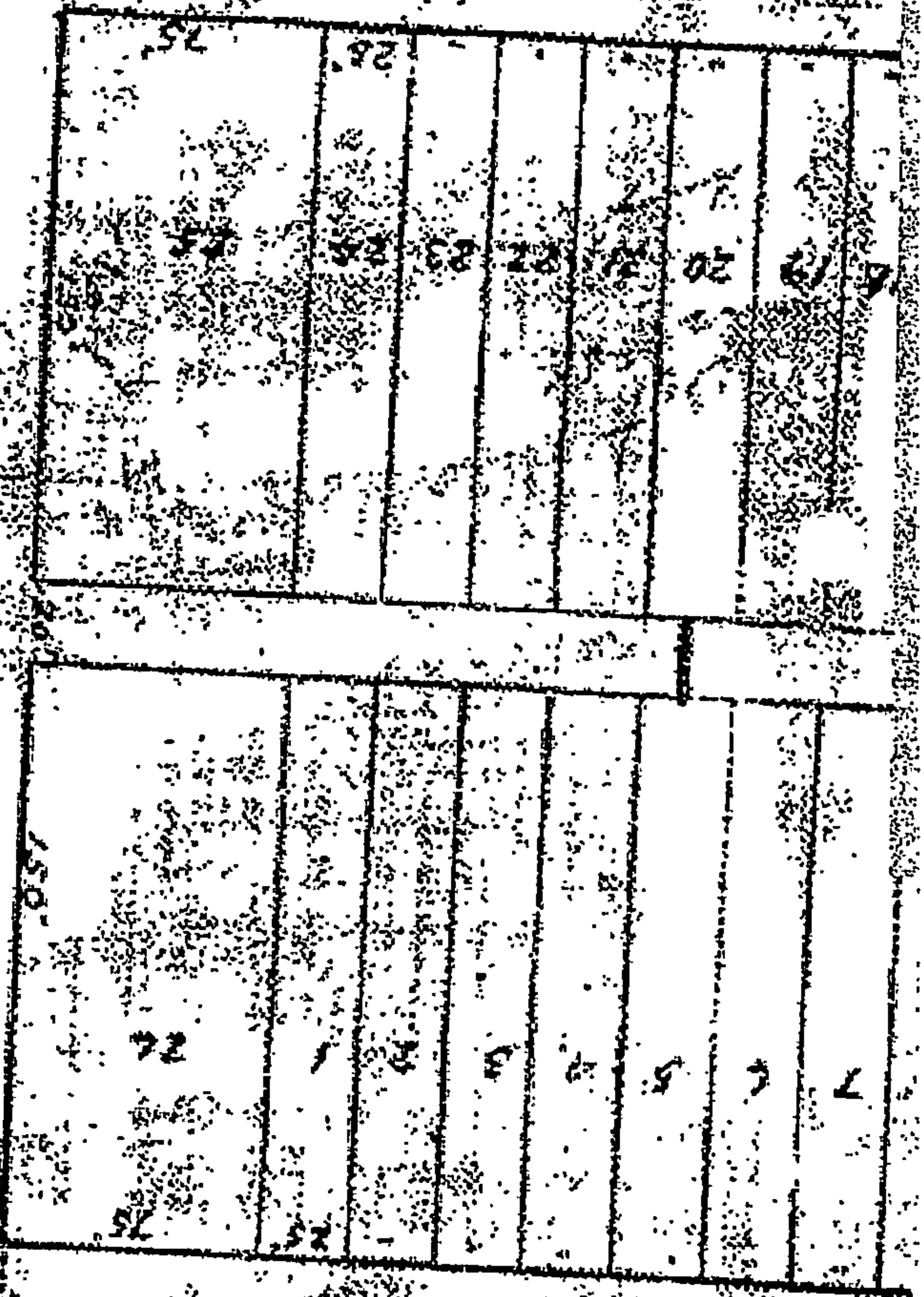
Applicant believes that the findings and conditions the April 2009 decision are still applicable and asks that the DRB grant this new request.

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

Sincerely,


Doug Crandall
Principal

FRUIT



CHACONIA

PLACER

Rio Grande Blvd



AVE

M L A SCALA

M L ALBERS

F. TOMME

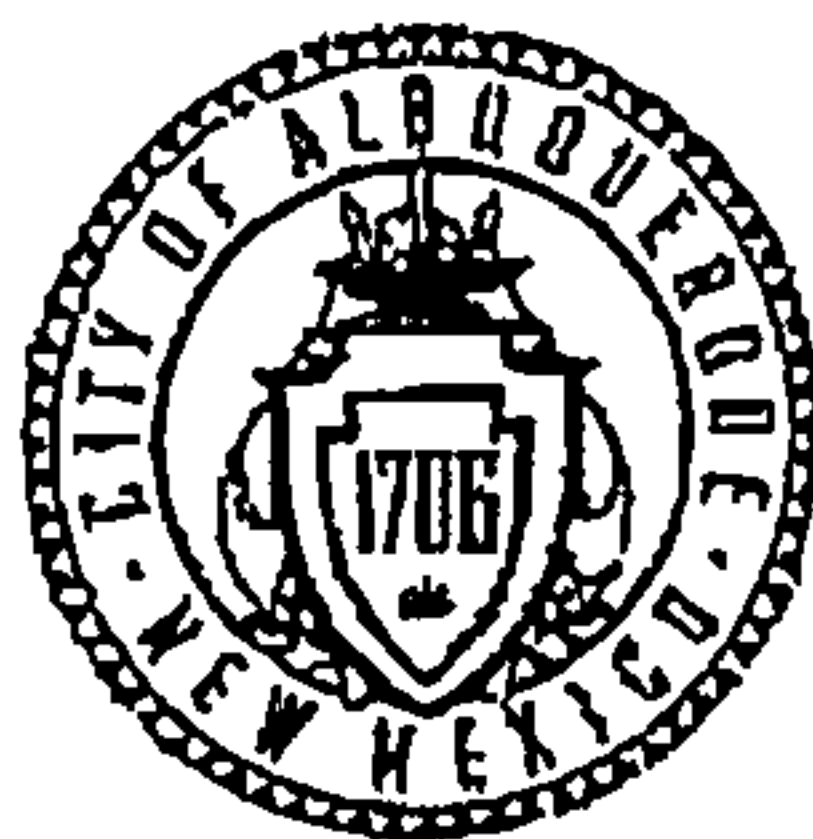
A. MATTEOCCI



CENTRAL

D

A



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

June 29, 2011

Robert E. Romero
DAC Enterprises, Inc.
P.O. Box 16658/87191
Phone: 505-242-3232/Fax: 505-247-4530

Dear Robert:

Thank you for your inquiry of June 29, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – VACATION OF WILLIS PLACE RIGHT-OF-WAY, LOCATED ON WILLIS PLACE SW BETWEEN CENTRAL AVENUE SW AND ALHAMBRA AVENUE SW** zone map **J-13**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

WEST PARK N.A. "R"

Kevin Hagen, 2021 Alhambra SW/87104 238-4782 (h)
Elaine Faust, 204 Gallup Ave. SW/87104 764-9487 (h)

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC.

Jim Hoffsis, 2012 S. Plaza St. NW/87104 242-7204 (w)
Kathy Hiatt, 110 San Felipe St. NW/87104 715-1609 (c)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

!!!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 neighborhood and/or homeowner 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 describes 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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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: **06/29/11** Time Entered: **1:50 p.m.** ONC Rep. Initials: **siw**

DAC Enterprises, Inc.
Zoning & Land Use Services

June 30, 2011

CERTIFIED MAIL
 WEST PARK NEIGHBORHOOD ASSOCIATION
 Kevin Hagen
 2021 Alhambra SW
 Albuquerque, NM 87104

Re: VACATION REQUEST - WILLIS PLACE SW

Dear Mr. Hagen:

DAC Enterprises, Inc. has been authorized to represent Pullman Investments, LLC, regarding the above referenced request. This vacation request was heard and approved by the Development Review Board on June 16, 2010. However, the applicant was unable to complete the purchase of the vacated right-of-way within the required one year time period.

We plan to re-apply for the vacation request by the July 1, 2011 deadline in order to be heard by the Development Review Board, City of Albuquerque at their July 27, 2011 hearing. A copy of Zone Atlas Map J-13 is enclosed for your review as to location of Willis Place, SW.

We will be more than happy to discuss our request with you and your association and answer any questions you may have.

Sincerely,

Doug Crandall
 Doug Crandall
 Principal

Cc: Elaine Faust 204 Gallup Ave., SW 87104

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 87104 AL USE

Postage	\$	\$0.44
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.59

06/30/2011

Sent To: **KEVIN HAGEN**
 Street, Apt. No., or PO Box No.: **2021 ALHAMBRA SW**
 City, State, ZIP+4: **ALBUQ., NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

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 87104 AL USE

Postage	\$	\$0.44
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.59

06/30/2011

Sent To: **ELAINE FAUST**
 Street, Apt. No., or PO Box No.: **204 GALLUP AVE SW**
 City, State, ZIP+4: **ALBUQ., NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

DAC Enterprises, Inc.
Zoning & Land Use Services

June 30, 2011

CERTIFIED MAIL
 HISTORIC OLD TOWN PROPERTY OWNERS ASSOC
 Jim Hoffsis
 2012 S. Plaza Street NW
 Albuquerque, NM 87104

Re: VACATION REQUEST - WILLIS PLACE SW

Dear Mr. Hagen:

DAC Enterprises, Inc. has been authorized to represent Pullman Investments, LLC, regarding the above referenced request. This vacation request was heard and approved by the Development Review Board on June 16, 2010. However, the applicant was unable to complete the purchase of the vacated right-of-way within the required one year time period.

We plan to re-apply for the vacation request by the July 1, 2011 deadline in order to be heard by the Development Review Board, City of Albuquerque at their July 27, 2011 hearing. A copy of Zone Atlas Map J-13 is enclosed for your review as to location of Willis Place, SW.

We will be more than happy to discuss our request with you and your association and answer any questions you may have.

Sincerely,

Doug Crandall
 Doug Crandall
 Principal

Cc: Kathy Hiatt 110 San Felipe Street NW 87104

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 87104

Postage	\$ 0.44
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

0101 54SN
 15
 2011 Postmark
 06
 06/30/2011
 ALBUQUERQUE NM

Sent To: **JIM HOFFSIS**
 Street, Apt. No.; or PO Box No. **2012 S. PLAZA ST NW**
 City, State, ZIP+4 **ALBUQ, NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

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 87104

Postage	\$ 0.44
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

0101 54SN
 15
 2011 Postmark
 06
 06/30/2011
 ALBUQUERQUE NM

Sent To: **KATHY HIATT**
 Street, Apt. No.; or PO Box No. **110 SAN FELIPE ST NW**
 City, State, ZIP+4 **ALBUQ, NM 87104**



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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



Supplemental form

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

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: PULLMAN INVESTMENTS, LLC PHONE: 401-8780
 ADDRESS: 314 RIO GRANDE BLVD SW FAX: 262-2162
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF WILLIS PLACE SW 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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-13 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.):
PROJECT # 1007081, 09DRB-70118 / 10DRB-7042

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WILLIS PLACE SW
 Between: RIO GRANDE BLVD SW and CENTRAL AVE SW

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

SIGNATURE Doug Crandall DATE 06/30/11
 (Print) DOUG CRANDALL, DAC ENTERPRISES, INC Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>11DRB - 70180</u>	<u>VRW</u>		\$ <u>300.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned		<u>ADV</u>		\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>July 27, 2011</u>			Total
				\$ <u>395.00</u>

[Signature]
 Planner signature / date 6-30-11

Project # 1007081

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, DACE ENTERPRISES
 Applicant name (print)
Doug Crandall 06/30/11
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
11DRB - - -
 - - -
 - - -

Form revised 4/07
[Signature] 6-30-11
 Planner signature / date
 Project # 1007081

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 July 12, 2011 To July 27, 2011

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.

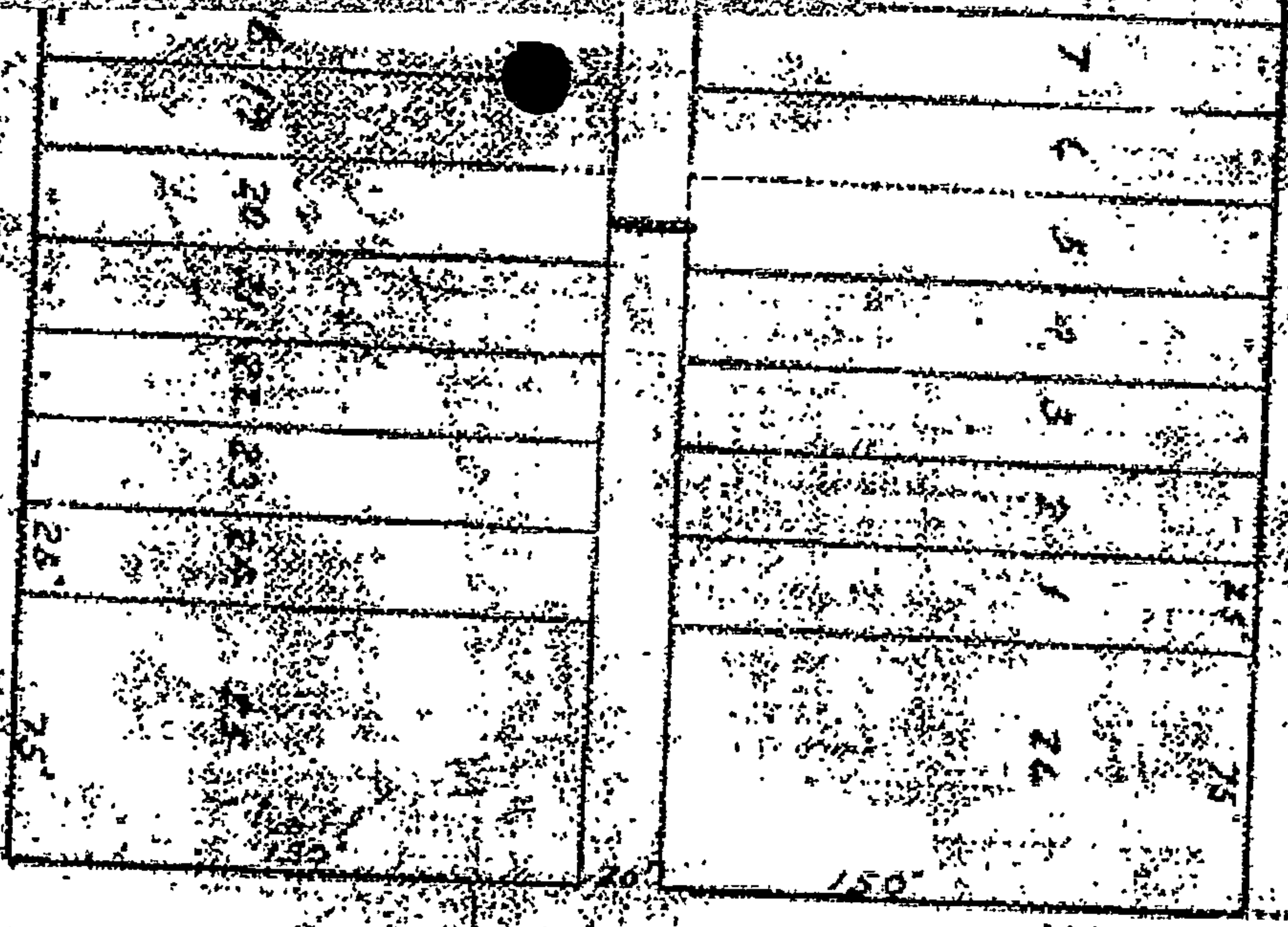
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Robert Adams 6/30/11
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6-30-11 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1007081

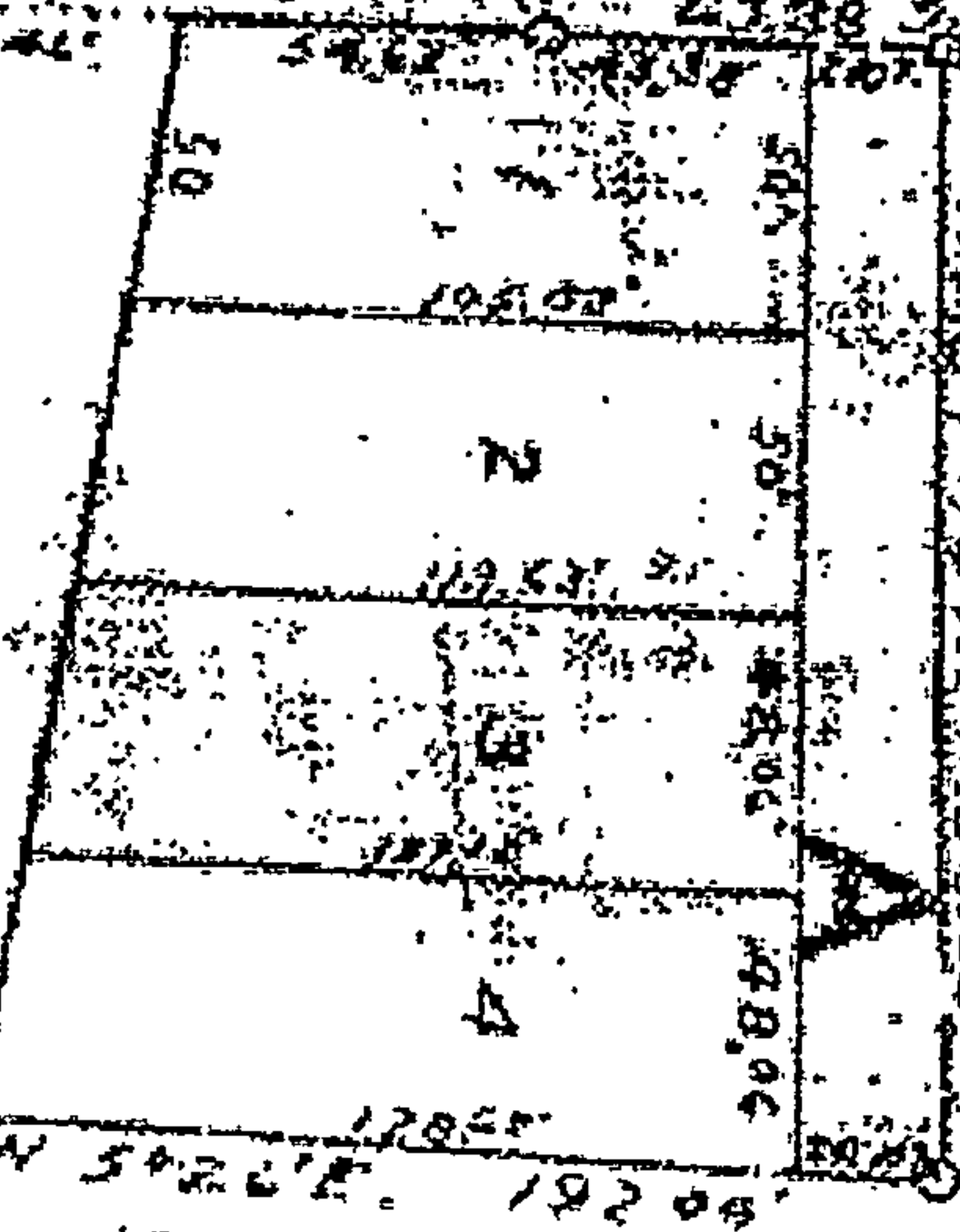
FRUIT



CHACOMA PLACE



AVE



M L ALBERS

M L SCALA

F. TOMELI

A. MATTEUCCI

CENTRAL

June 29, 2011

Jack Cloud, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Vacation Request - Willis Place SW

Dear Chair and DRB Board Members:

DAC Enterprises, Inc. is representing Pullman Investments regarding this request to vacate a portion of Willis Place SW. This vacation request was heard and approved by the DRB on June 16, 2010. However, the applicant was unable to complete the purchase of the vacated right of way within the required one year period.

All the property owned by the applicant that abuts Willis is planned for or developed as hospitality units. Vacating this street will allow the applicants the opportunity to form three separate sites into one cohesive development.

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.

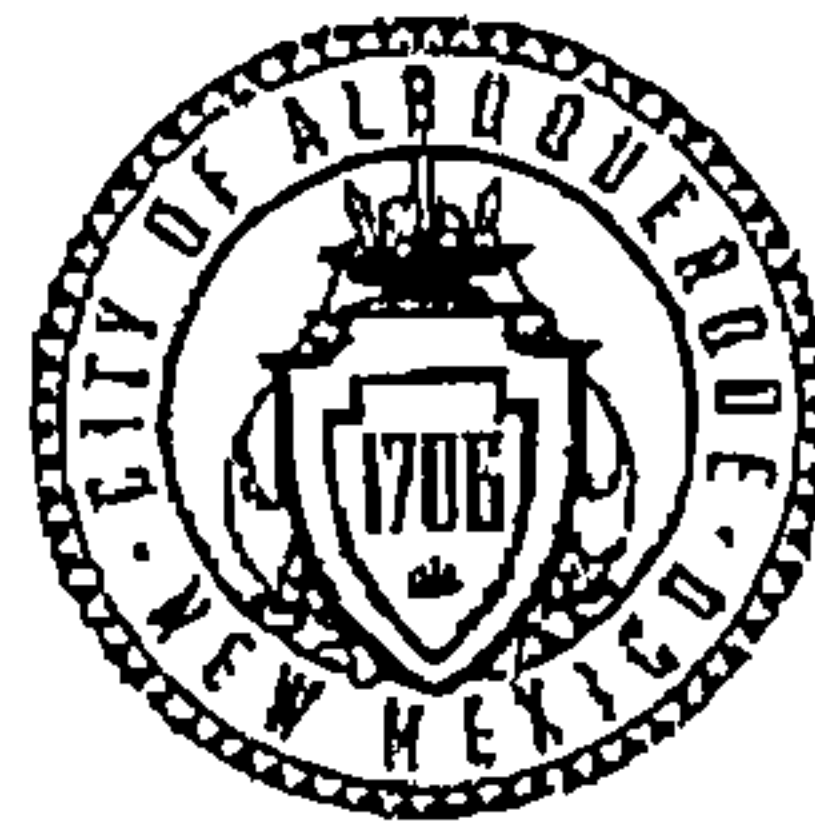
Applicant believes that the findings and conditions the April 2009 decision are still applicable and asks that the DRB grant this new request.

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

Sincerely,



Doug Crandall
Principal



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

June 29, 2011

Robert E. Romero
DAC Enterprises, Inc.
P.O. Box 16658/87191
Phone: 505-242-3232/Fax: 505-247-4530

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

Dear Robert:

Thank you for your inquiry of June 29, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - VACATION OF WILLIS PLACE RIGHT-OF-WAY, LOCATED ON WILLIS PLACE SW BETWEEN CENTRAL AVENUE SW AND ALHAMBRA AVENUE SW** zone map **J-13**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

WEST PARK N.A. "R"

Kevin Hagen, 2021 Alhambra SW/87104 238-4782 (h)
Elaine Faust, 204 Gallup Ave. SW/87104 764-9487 (h)

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC.

Jim Hoffsis, 2012 S. Plaza St. NW/87104 242-7204 (w)
Kathy Hiatt, 110 San Felipe St. NW/87104 715-1609 (c)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!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 neighborhood and/or homeowner 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 describes 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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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: **06/29/11** Time Entered: **1:50 p.m.** ONC Rep. Initials: **siw**

DAC Enterprises, Inc.
Zoning & Land Use Services

June 30, 2011

CERTIFIED MAIL
WEST PARK NEIGHBORHOOD ASSOCIATION
Kevin Hagen
2021 Alhambra SW
Albuquerque, NM 87104

Re: VACATION REQUEST - WILLIS PLACE SW

Dear Mr. Hagen:

DAC Enterprises, Inc. has been authorized to represent Pullman Investments, LLC, regarding the above referenced request. This vacation request was heard and approved by the Development Review Board on June 16, 2010. However, the applicant was unable to complete the purchase of the vacated right-of-way within the required one year time period.

We plan to re-apply for the vacation request by the July 1, 2011 deadline in order to be heard by the Development Review Board, City of Albuquerque at their July 27, 2011 hearing. A copy of Zone Atlas Map J-13 is enclosed for your review as to location of Willis Place, SW.

We will be more than happy to discuss our request with you and your association and answer any questions you may have.

Sincerely,

Doug Crandall
Doug Crandall
Principal

Cc: Elaine Faust 204 Gallup Ave., SW 87104

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 87104 **OFFICIAL USE**

Postage	\$	\$0.44
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.59

Postmark Here
ALBUQUERQUE NM 87104
06/30/2011

Sent To **KEVIN HAGEN**
Street, Apt. No., or PO Box No. **2021 ALHAMBRA SW**
City, State, ZIP+4 **ALBUQ., NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

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 87104 **OFFICIAL USE**

Postage	\$	\$0.44
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.59

Postmark Here
ALBUQUERQUE NM 87104
06/30/2011

Sent To **ELAINE FAUST**
Street, Apt. No., or PO Box No. **204 GALLUP AVE SW**
City, State, ZIP+4 **ALBUQ., NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

DAC Enterprises, Inc.
Zoning & Land Use Services

June 30, 2011

CERTIFIED MAIL
HISTORIC OLD TOWN PROPERTY OWNERS ASSOC
Jim Hoffsis
2012 S. Plaza Street NW
Albuquerque, NM 87104

Re: VACATION REQUEST - WILLIS PLACE SW

Dear Mr. Hagen:

DAC Enterprises, Inc. has been authorized to represent Pullman Investments, LLC, regarding the above referenced request. This vacation request was heard and approved by the Development Review Board on June 16, 2010. However, the applicant was unable to complete the purchase of the vacated right-of-way within the required one year time period.

We plan to re-apply for the vacation request by the July 1, 2011 deadline in order to be heard by the Development Review Board, City of Albuquerque at their July 27, 2011 hearing. A copy of Zone Atlas Map J-13 is enclosed for your review as to location of Willis Place, SW.

We will be more than happy to discuss our request with you and your association and answer any questions you may have.

Sincerely,

Doug Crandall
Doug Crandall
Principal

Cc: Kathy Hiatt 110 San Felipe Street NW 87104

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 87104 SPECIAL USE

Postage	\$	\$0.44
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.59

0101 15 2011 Postmark Here 06/30/2011

Sent To: **JIM HOFFSIS**
Street, Apt. No., or PO Box No. **2012 S. PLAZA ST NW**
City, State, ZIP+4 **ALBUQ, NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

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 87104 SPECIAL USE

Postage	\$	\$0.44
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.59

0101 30 2011 Postmark Here 06/30/2011

Sent To: **KATHY HIATT**
Street, Apt. No., or PO Box No. **110 SAN FELIPE ST NW**
City, State, ZIP+4 **ALBUQ, NM 87104**

See Reverse for Instructions



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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



1007081

2

Date: 7/27/11

DRB PUBLIC HEARING SIGN IN SHEET

Please provide your name and address for an opportunity to speak and/or receive an official notice of decision

1. Name: CHARLES PRICE Address: Box 76066, 877199

2. Name: _____ Address: _____

3. Name: _____ Address: _____

4. Name: _____ Address: _____

5. Name: _____ Address: _____

6. Name: _____ Address: _____

7. Name: _____ Address: _____

Don't -
FVI - this could
keep BRB from
approving - Jack

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>Supplemental form</p> <p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	---

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: PULLMAN INVESTMENTS LLC PHONE: 505-401-8780
 ADDRESS: 314 RIO GRANDE BLVD SW FAX: 505-262-2162
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF WILLIS PLACE SW 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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-13 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.):
PROJECT # 1007081, 09DRB-70118

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WILLIS PLACE SW
 Between: RIO GRANDE BLVD SW and CENTRAL AVE SW

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

SIGNATURE Doug Crandall DATE 05/17/10
 (Print) DOUG CRANDALL, DAC ENTERPRISES, INC Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>10DRB - 70142</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>June 16, 2010</u></p>	<p>Action</p> <p><u>YRW</u></p> <p><u>ADK</u></p> <p><u>CME</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p>	<p>Fees</p> <p>\$ <u>300.00</u></p> <p>\$ <u>75.00</u></p> <p>\$ <u>20.00</u></p> <p>_____</p> <p>_____</p> <p>_____</p>
--	--	---	---	--

Keay S-29-10 Project # 1007081
 Planner signature / date

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, DACENTERPRISES, INC.
 Applicant name (print)
Doug Crandall 05/17/10
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 10088 - 70142
 - - -
 - - -

[Signature] S-20-10
 Planner signature / date
 Project # 1007081

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from June 1, 2010 To June 16, 2010

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.

Mark [Signature]
(Applicant or Agent)

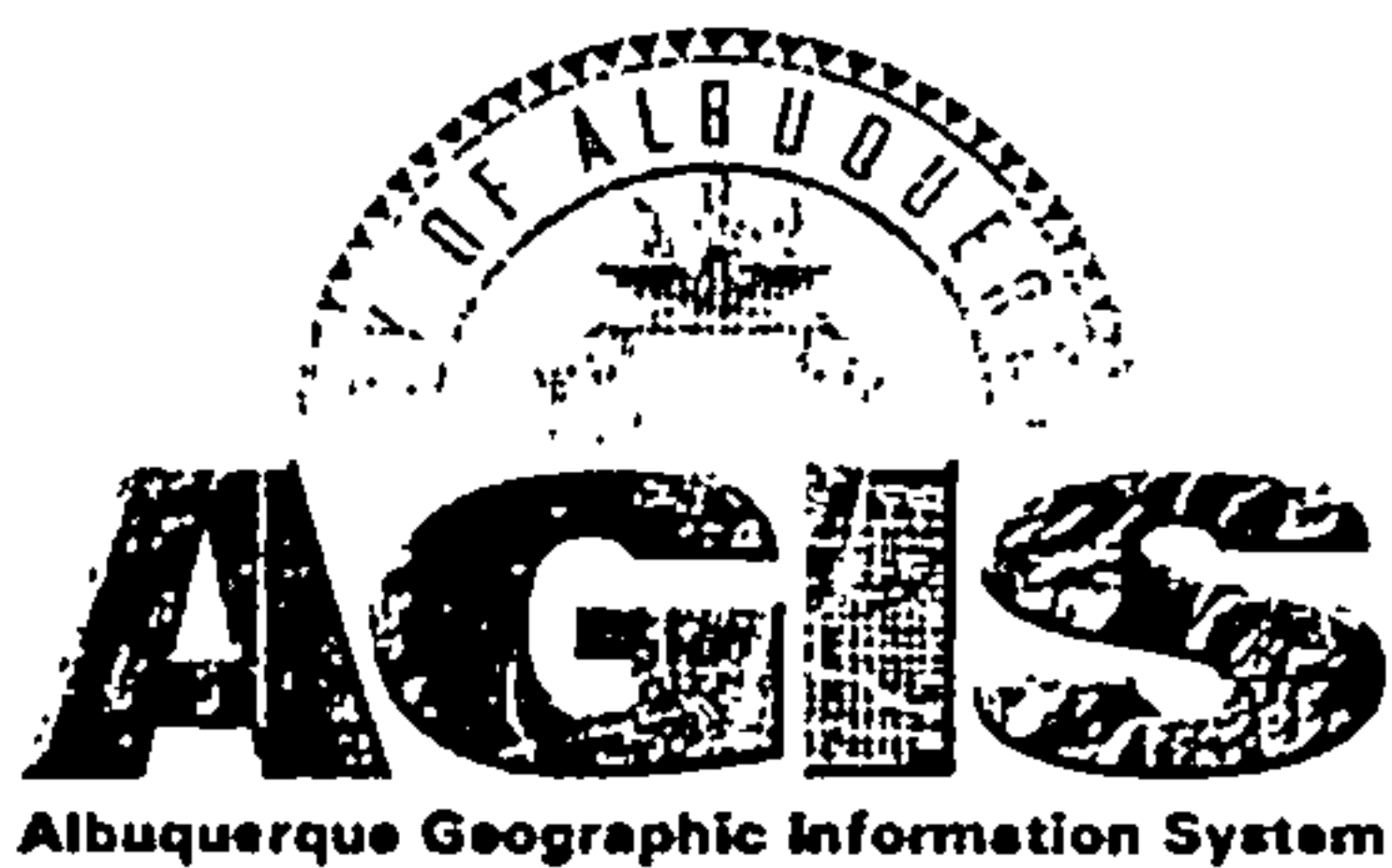
05/20/10
(Date)

I issued 1 signs for this application, 5-20-10 [Signature]
(Date) (Staff Member)

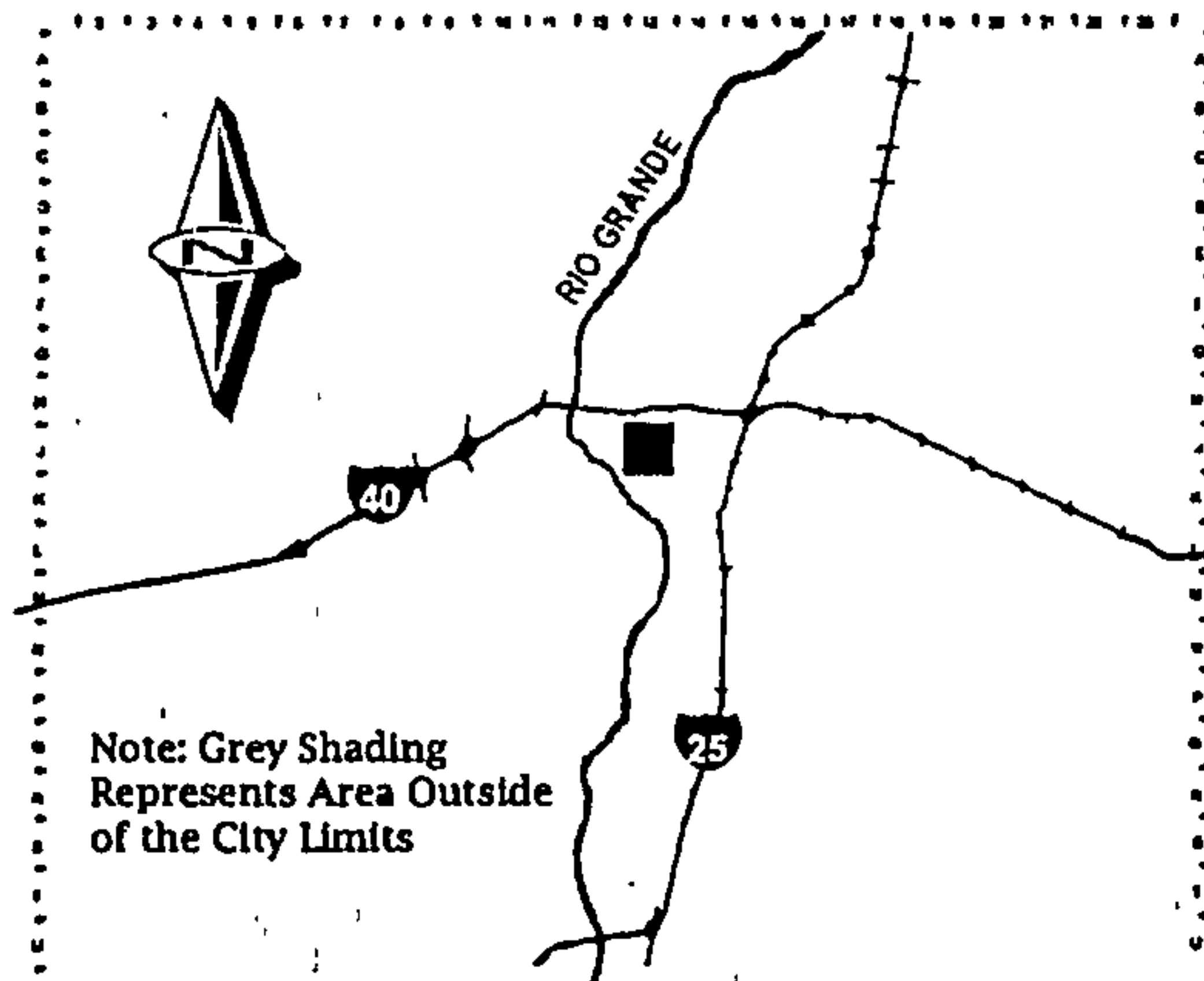
DRB PROJECT NUMBER: 1007081



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



Map amended through: 6/13/2008



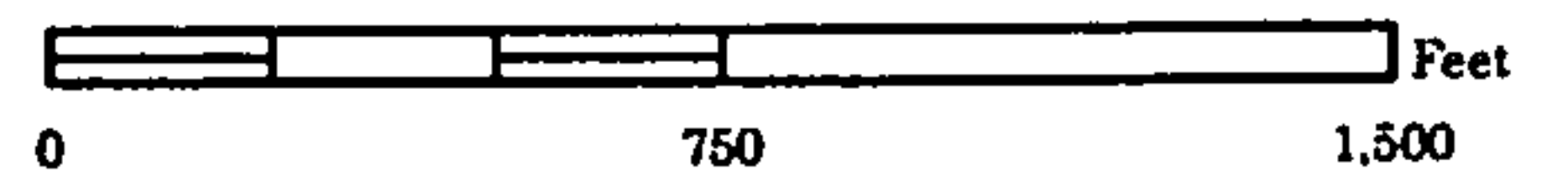
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-13-Z

Selected Symbols

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



May 17, 2010

Jack Cloud, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Vacation Request - Willis Place SW

Dear Chair and DRB Board Members:

DAC Enterprises, Inc. is representing Pullman Investments regarding this request to vacate Willis Place SW. This vacation request was heard and approved by the DRB on April 22, 2009. However, the applicant was unable to complete the purchase of the vacated right of way within the required one year period.

All the property owned by the applicant that abuts Willis Place is planned for or developed as hospitality units. Vacating this street will allow the applicants the opportunity to form three separate sites into one cohesive development.

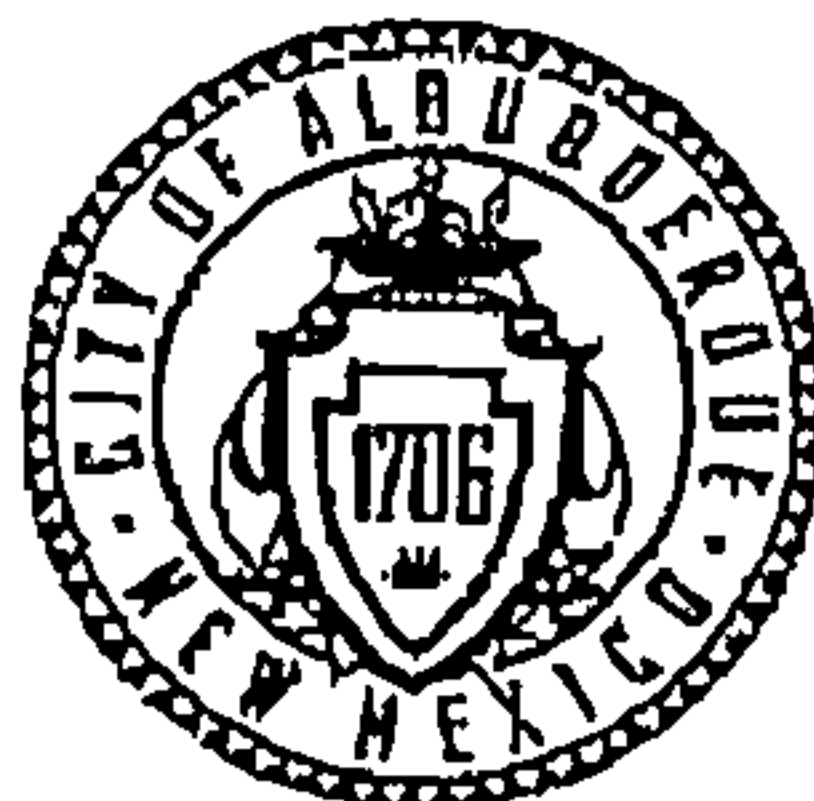
The adjoining property owners understand that they will be responsible for purchasing the vacated right-of-way and are prepared to do so. A survey has been provided for review by the Development Review Board.

Applicant believes that the findings and conditions the April 2009 decision are still applicable and asks that the DRB grant this new request.

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

Sincerely,


Doug Grandall
Principal



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 11, 2010

Robert E. Romero
 DAC Enterprises, Inc.
 P.O. Box 16658/87191
 Phone: 505-242-3232/Fax: 505-247-4530

Dear Robert:

Thank you for your inquiry of May 11, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(LUCC SUBMITTAL) - VACATION OF WILLIS PLACE SW R-O-W, LOCATED ON WILLIS PLACE SW BETWEEN CENTRAL AVENUE SW AND ALHAMBRA AVENUE SW** zone map **J-13**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC. (HOT)

Jim Hoffsis, 2012 S. Plaza St. NW/87104 242-7204 (w)

Kathy Hiatt, 110 San Felipe St. NW/87104 715-1609 (c)

WEST PARK N.A. (WPR) "R"

Elaine Faust, 204 Gallup Ave. SW/87104 764-9487 (h)

Peter Ives, 2408 New York Ave. SW/87104

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!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 neighborhood and/or homeowner 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 describes 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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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: **05/11/10** Time Entered: **8:55 a.m.** ONC Rep. Initials: **siw**

May 17, 2010

CERTIFIED MAIL
HISTORIC OLD TOWN PROPERTY OWNERS ASSOCIATION
 Jim Hoffsis
 2012 S. Plaza Street NW
 Albuquerque, NM 87104

Re; Vacation Request – Willis Place SW

Dear Mr. Hoffsis:

DAC Enterprises, Inc., is representing Pullman Investments regarding a new request to vacate Willis Place SW. This vacation request was heard and approved by the Development Review Board on April 22, 2009. However, the applicant was unable to complete the purchase of the vacated right-of-way within the required one year time period.

We plan to re-apply for the vacation request by the May 21, 2010 deadline in order to be heard by the Development Review Board City of Albuquerque at their June 16, 2010 hearing. A copy of Zone Map J-13 is enclosed for your review as to the location of Willis Place SW.

If you should have any questions regarding this issue, please feel free to call on me.

Sincerely,

Doug Crandall

Doug Crandall, Principal

Cc: Kathy Hiatt, 110 San Felipe Street NW 87104

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 87104 **OFFICIAL USE**

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To **JIM HOFFSIS**
 Street, Apt. No., or PO Box No. **2012 S. PLAZA ST NW**
 City, State, ZIP+4 **ALBUQ, NM 87104**

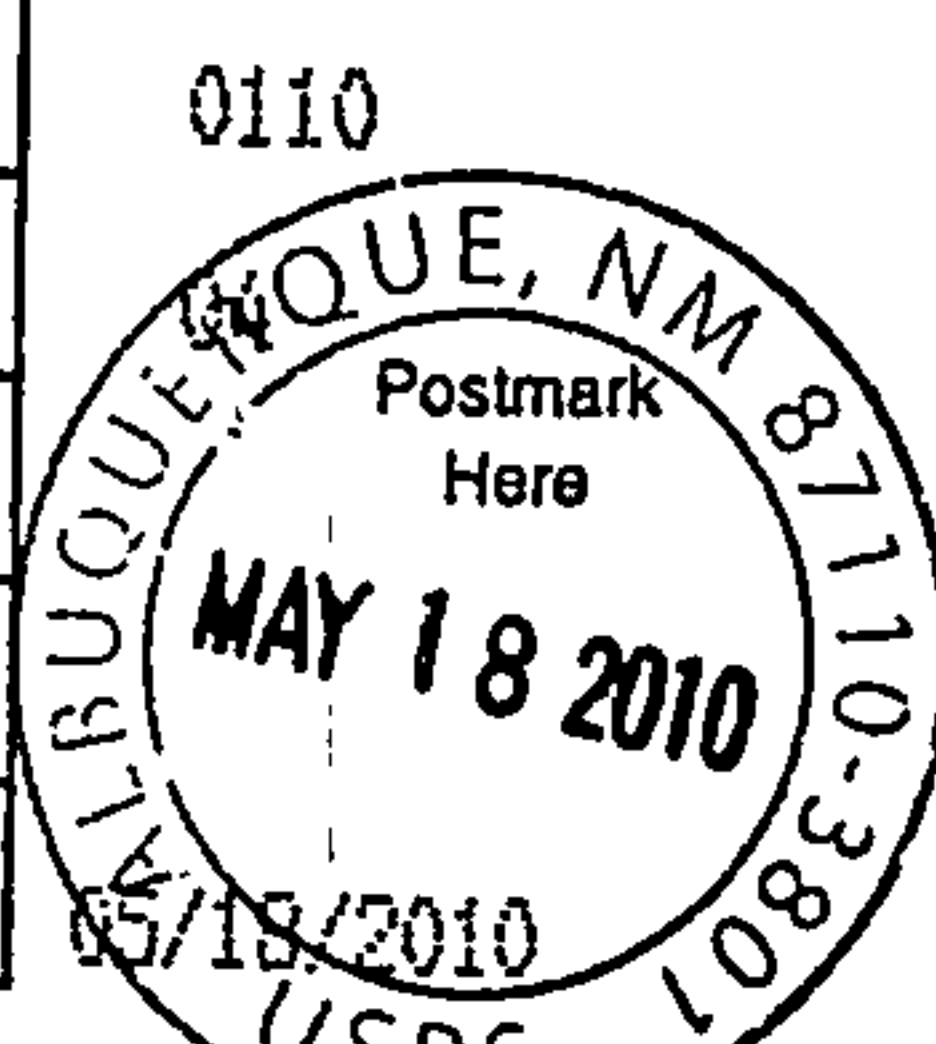
7008 0150 0002 6014 9896
 4709 2000 0510 9007

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 87104 **OFFICIAL USE**

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To **KATHY HIATT**
 Street, Apt. No., or PO Box No. **110 SAN FELIPE ST NW**
 City, State, ZIP+4 **ALBUQ, NM 87104**

7008 0150 0002 6014 9902
 4709 2000 0510 9007

May 17, 2010

CERTIFIED MAIL
 WEST PARK NEIGHBORHOOD ASSOCIATION
 Elaine Faust
 204 Gallup Ave., SW
 Albuquerque, NM 87104

Re; Vacation Request – Willis Place SW

Dear Ms. Faust:

DAC Enterprises, Inc., is representing Pullman Investments regarding a new request to vacate Willis Place SW. This vacation request was heard and approved by the Development Review Board on April 22, 2009. However, the applicant was unable to complete the purchase of the vacated right-of-way within the required one year time period.

We plan to re-apply for the vacation request by the May 21, 2010 deadline in order to be heard by the Development Review Board City of Albuquerque at their June 16, 2010 hearing. A copy of Zone Map J-13 is enclosed for your review as to the location of Willis Place SW.

If you should have any questions regarding this issue, please feel free to call on me.

Sincerely,

Doug Crandall
 Doug Crandall, Principal

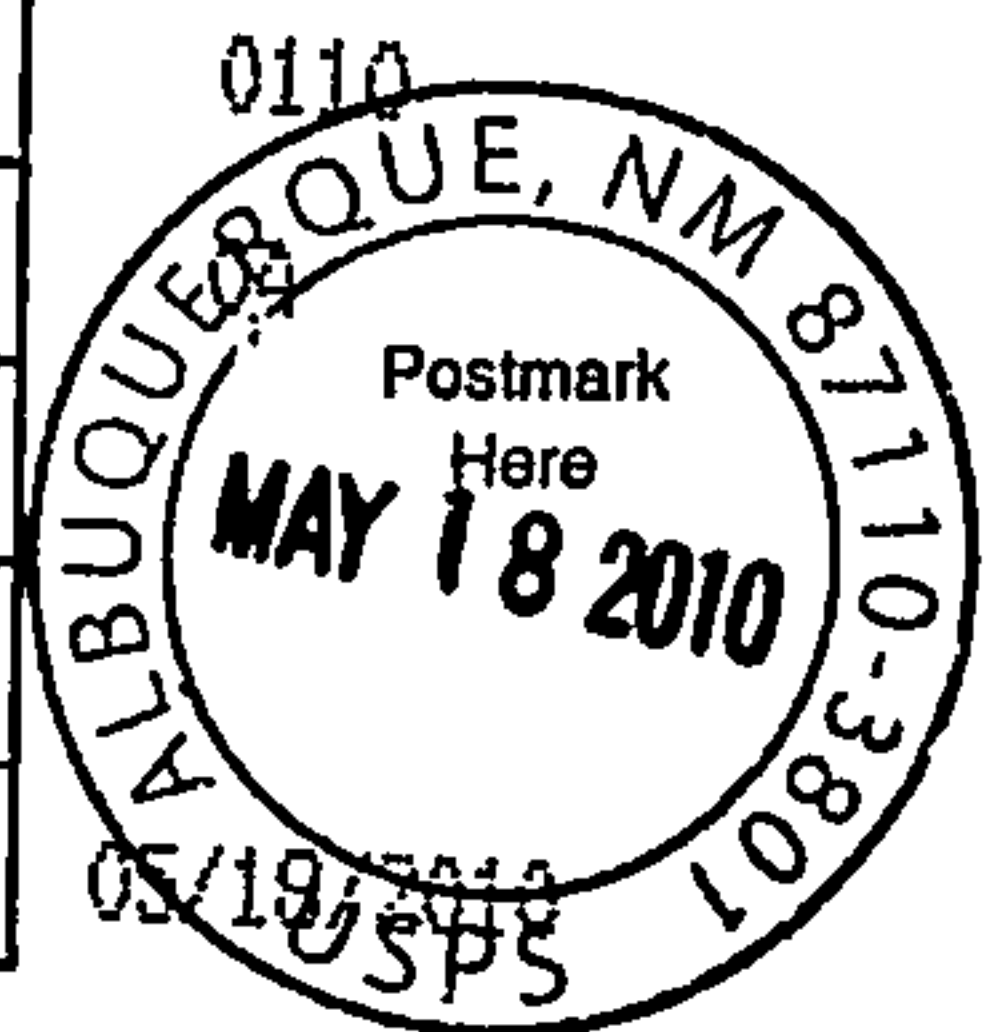
Cc: Peter Ives, 2408 New York Ave., SW 87104

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 87104
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



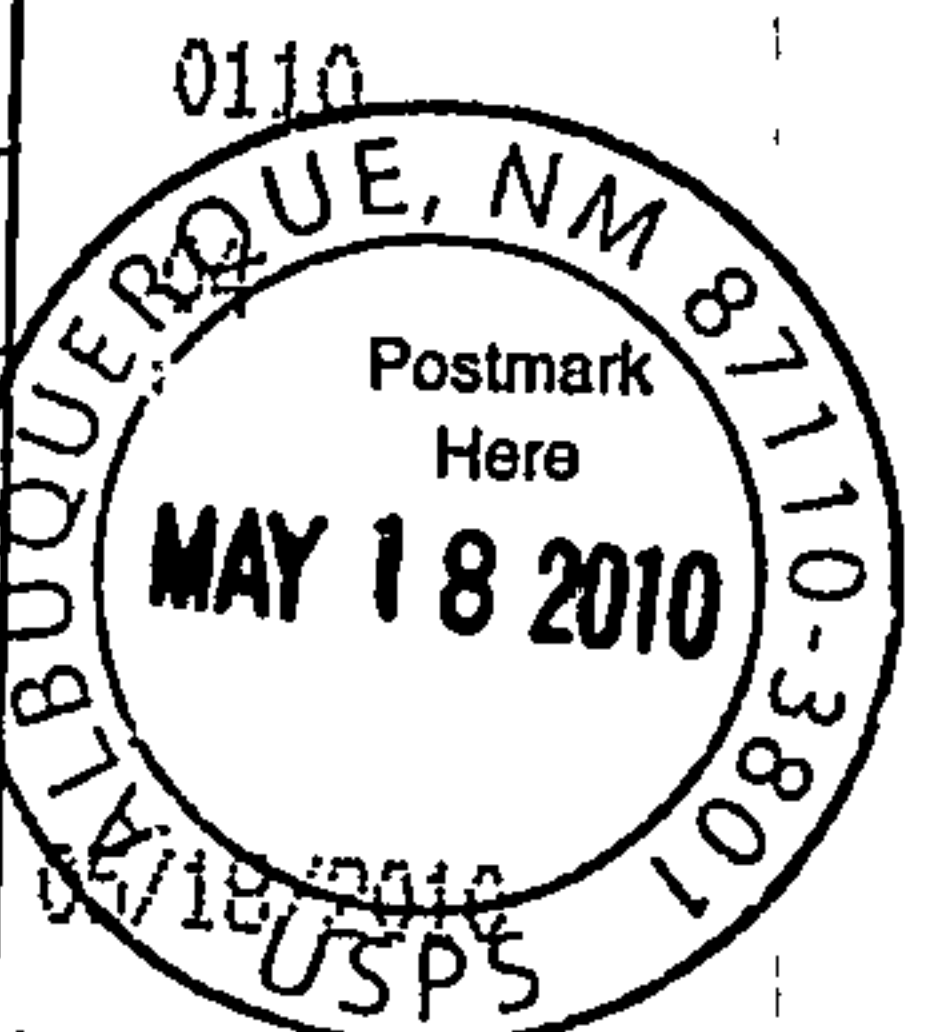
Sent To **PETER IVES**
 Street, Apt. No., or PO Box No. **2408 NEW YORK AVE SW**
 City, State, ZIP+4 **ALBUQ, NM 87104**

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 87104
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54



Sent To **ELAINE FAUST**
 Street, Apt. No., or PO Box No. **204 GALLUP AVE SW**
 City, State, ZIP+4 **ALBUQ, NM 87104**

7008 0150 0002 6014 9926

7008 0150 0002 6014 9926

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

cklock@maplaw.com

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): Pullman INVESTMENTS LLC PHONE: 505-401-8780
 ADDRESS: 314 Rio GRANDE Blvd SW FAX: 505-262-2162
 CITY: Alb. STATE NM ZIP 87104 E-MAIL: getcris@comcast.net

APPLICANT: Cris DiGregory PHONE: 505-401-8780
 ADDRESS: 111 AVENIDA BERN. West #F FAX: 505-262-2162
 CITY: Bernalillo STATE NM ZIP 87004 E-MAIL: getcris@comcast.net
 Proprietary interest in site: VACATE List all owners: city

DESCRIPTION OF REQUEST: Intent to VACATE Willis pl SW

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. Shell Subdivision Number 200 Block: 200 Unit: ---
 Subdiv/Addn/TBKA: Sec 13, RANGE 3 EAST Township 10 North
 Existing Zoning: --- Proposed zoning: ---
 Zone Atlas page(s): J-13 UPC Code: --- 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: --- No. of proposed lots: --- Total area of site (acres): 247.32 ft x 35 ft
 LOCATION OF PROPERTY BY STREETS: On or Near: SE of corner @ Rio Grande Blvd + Central W
 Between: Running EAST of Rio Grande to property
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: ---

SIGNATURE [Signature] DATE 3/23/09
 (Print) Cris DiGregory Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB 70118</u>	<u>NRW</u>	<u>V</u>	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>---</u>	<u>ADU</u>	<u>---</u>	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>---</u>	<u>CMF</u>	<u>---</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
	Hearing date <u>04/22/09</u>			Total <u>\$ 395.00</u>

Sandy Handley 03/23/09 Project # 1007081
 Planner signature / date

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 Plat

- 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.

Crist DiGregory
Applicant name (print)
[Signature] 3/23/09
Applicant signature / date



Form revised 4/07

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

Application case numbers
09DRB- _____ - 70118
_____- _____ - _____
_____- _____ - _____

Sandy Handley 03/23/09
Planner signature / date
Project # 1007081

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 APRIL 07, 2009 To APRIL 22, 09

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

3/23/09
(Date)

I issued 1 signs for this application, 03/23/09 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1007081

Carl Christman
316 Rio Grande Blvd., SW
Albuquerque, NM 87104
(505) 842-1876

April 21st, 2009

Mr. Scott M. Howell
Right-of-Way-Supervisor
City of Albuquerque
#1 Civic Plaza NW
P.O. Box 2248
Albuquerque, NM 87103

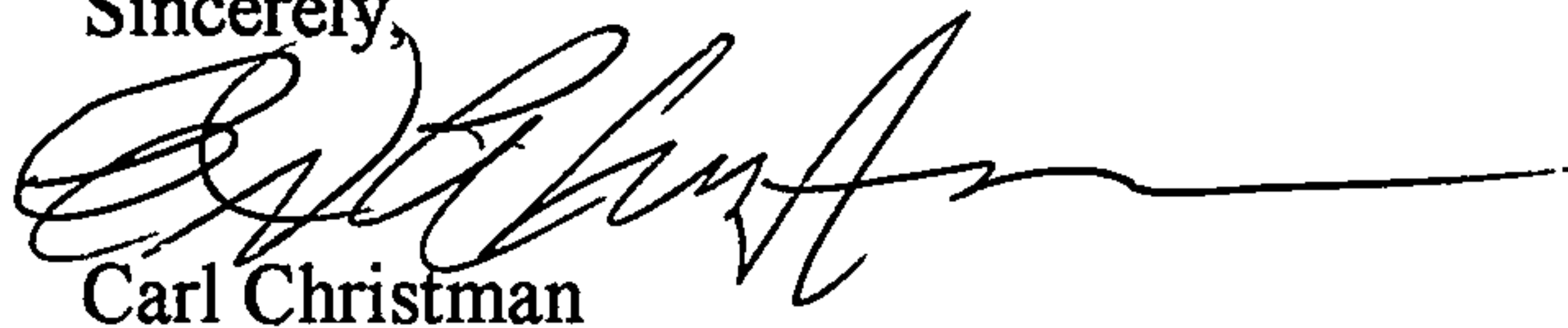
RE: Project # 1007081 09DRB 70118-Vacation of Public Right of Way

Dear Mr. Howell

This is to notify you that I, Carl Christman, Owner of Record Lot 8A Block B, Westpark Addition agrees with the above DRB action in favor of Pullman Investments to vacate the public right of way of Willis Place, SW. I am foregoing in potential ownership in the property.

If you have any questions, you can contact me at (505) 842-1876

Sincerely,



Carl Christman

Marc R. Cumbow
2026 Central Avenue, SW
Albuquerque, NM 87104
(505) 767-1000

April 21st, 2009

Mr. Scott M. Howell
Right-of-Way-Supervisor
City of Albuquerque
#1 Civic Plaza NW
P.O. Box 2248
Albuquerque, NM 87103

RE: Project # 1007081 09DRB 70118-Vacation of Public Right of Way

Dear Mr. Howell

This is to notify you that I, Marc R Cumbow, am a Lessee of 2026 Central Avenue with a term of 40 Years with 2 Additional extensions at my leisure with a total of 90 years agree with the above DRB action in favor of Pullman Investments to vacate the public right of way of Willis Place, SW. We are foregoing in potential ownership in the property.

If you have any questions, you can contact me at (505) 767-1000

Sincerely,



Marc R. Cumbow
Managing Member
Genesis Worldwide Resorts, LLC

Genesis Worldwide Resorts, LLC
310 Rio Grande Blvd., SW
Albuquerque, NM 87104
(505) 767-1000

April 21st, 2009

Mr. Scott M. Howell
Right-of-Way-Supervisor
City of Albuquerque
#1 Civic Plaza NW
P.O. Box 2248
Albuquerque, NM 87103

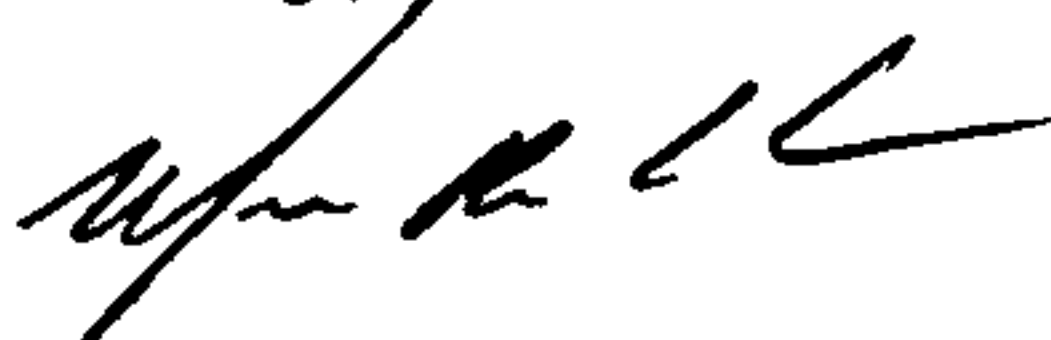
RE: Project # 1007081 09DRB 70118-Vacation of Public Right of Way

Dear Mr. Howell

This is to notify you that I, Marc R Cumbow, Managing Member of Genesis Worldwide Resorts, LLC, Owner of record of Lot 7A, Block B, Westpark Addition, agree with the above DRB action in favor of Pullman Investments to vacate the public right of way of Willis Place, SW. We are foregoing in potential ownership in the property.

If you have any questions, you can contact me at (505) 767-1000

Sincerely,



Marc R. Cumbow
Managing Member
Genesis Worldwide Resorts, LLC

Genesis Worldwide Resorts, LLC
310 Rio Grande Blvd., SW
Albuquerque, NM 87104
(505) 767-1000

April 21st, 2009

Mr. Scott M. Howell
Right-of-Way-Supervisor
City of Albuquerque
#1 Civic Plaza NW
P.O. Box 2248
Albuquerque, NM 87103

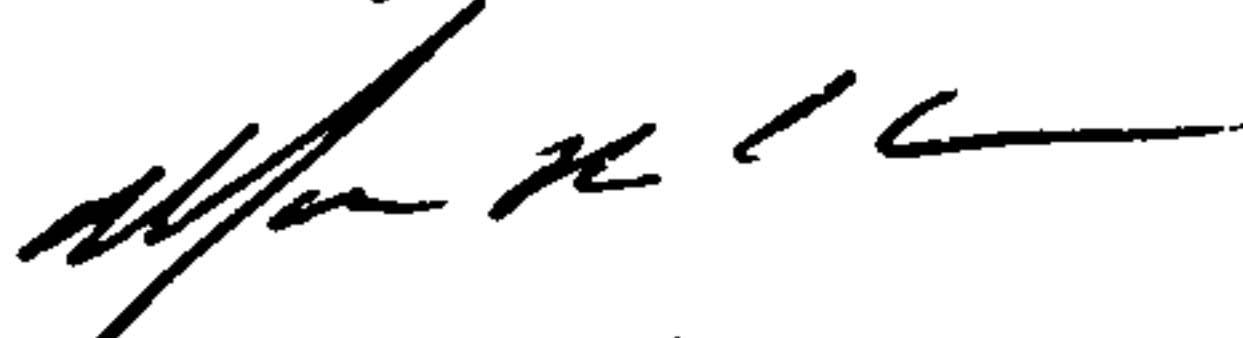
RE: Project # 1007081 09DRB 70118-Vacation of Public Right of Way

Dear Mr. Howell

This is to notify you that I, Marc R Cumbow, Managing Member, Genesis Worldwide Resorts, LLC Owner of Record 2034 Willis Place SW Map 38 TR 145-A Westpark Addition, agrees with the above DRB action in favor of Pullman Investments to vacate the public right of way of Willis Place, SW. We are foregoing in potential ownership in the property.

If you have any questions, you can contact me at (505) 767-1000

Sincerely,



Marc R. Cumbow
Managing Member
Genesis Worldwide Resorts, LLC

Marc R. Cumbow
2040 Willis Place, SW Unit M
Albuquerque NM 87104
(505) 767-1000

April 21st, 2009

Mr. Scott M. Howell
Right-of-Way-Supervisor
City of Albuquerque
#1 Civic Plaza NW
P.O. Box 2248
Albuquerque, NM 87103

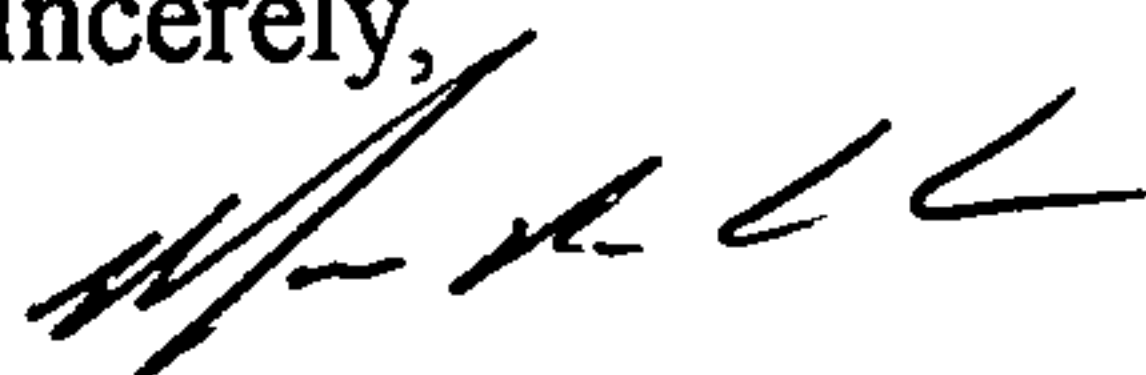
RE: Project # 1007081 09DRB 70118 Vacation of Public Right of Way

Dear Mr. Howell

This is to notify you that I, Marc R. Cumbow, Owner of Record 2040 Willis Place, SW Unit M Albuquerque NM 87104 agrees with the above DRB action in favor of Pullman Investments to vacate the public right of way of Willis Place, SW. I am foregoing in potential ownership in the property.

If you have any questions, you can contact me at (505) 767-1000.

Sincerely,



Marc R Cumbow

Genesis Worldwide Resorts, LLC
310 Rio Grande Blvd., SW
Albuquerque, NM 87104
(505) 767-1000

04-21-09

Mr. Scott M. Howell
Right-of-Way-Supervisor
City of Albuquerque
#1 Civic Plaza NW
P.O. Box 2248
Albuquerque, NM 87103

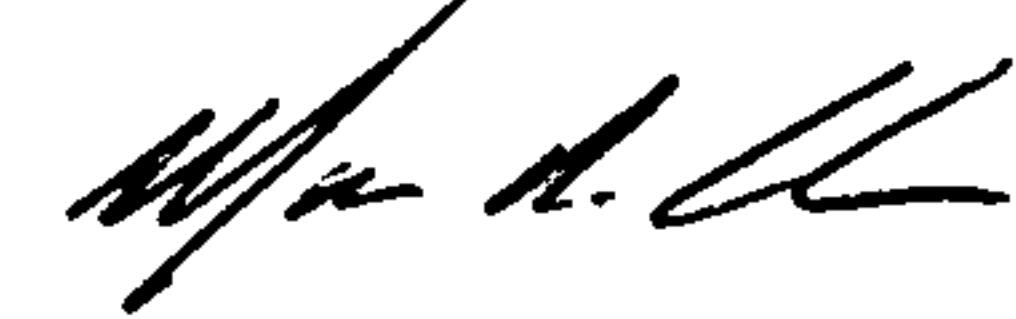
RE: Vacate Action/ Willis Street

Dear Mr. Howell

This is to notify you that I, Marc R Cumbow, Managing Member of Genesis Worldwide Resorts, LLC, Owner of Record Lot 7A & 8A BLK B , Westpark Addition agrees with the above DRB action in favor of Pullman Investments to vacate public right of way of Willis Place, SW. We are foregoing any ownership in the vacated street.

If you have any questions, you can contact me at (505) 767-1000

Sincerely,



Marc R. Cumbow
Managing Member
Genesis Worldwide Resorts, LLC

Step 3 circled
hatched area



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007

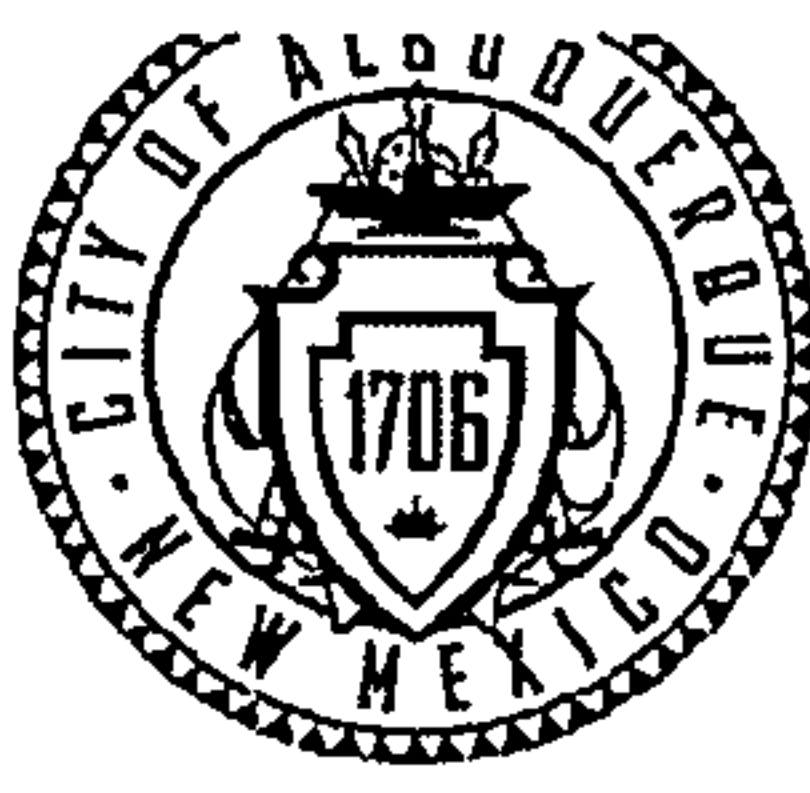
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 23, 2009

Cris DiGregory
Pullman Investments, LLC
314 Rio Grande Blvd. SW
Phone: 505-401-8780/Fax: 505-262-2162

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

Dear Cris:

Thank you for your inquiry of March 23, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - C SHELL 1 SUBDIVISION, LOCATED ON 2200 RIO GRANDE BLVD. SW, BETWEEN CENTRAL AVENUE SW AND ALHAMBRA SW** Zone Map: **J-13.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

WEST PARK N.A. (WPR) "R"

John Nellos

2026 Alhambra SW/87104 321-7002 (h)

Jose Simbana

2010 Alhambra SW/87104 803-6206 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

planningrnaform(05/22/08)

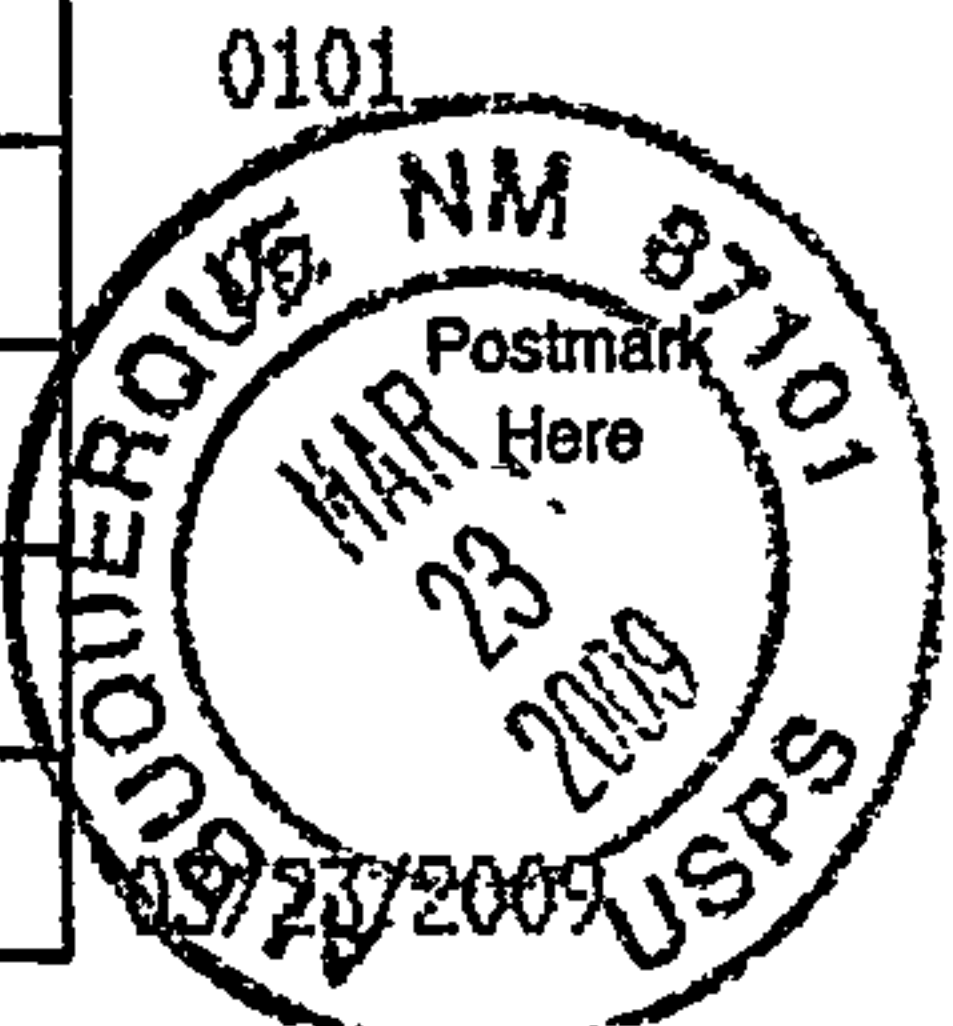
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7008 1830 0000 5493 9975

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent to: Jose Simbana
 Street, Apt. No. or PO Box No. 2010 ALHAMBRA SW
 City, State, ZIP+4 Alb. NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

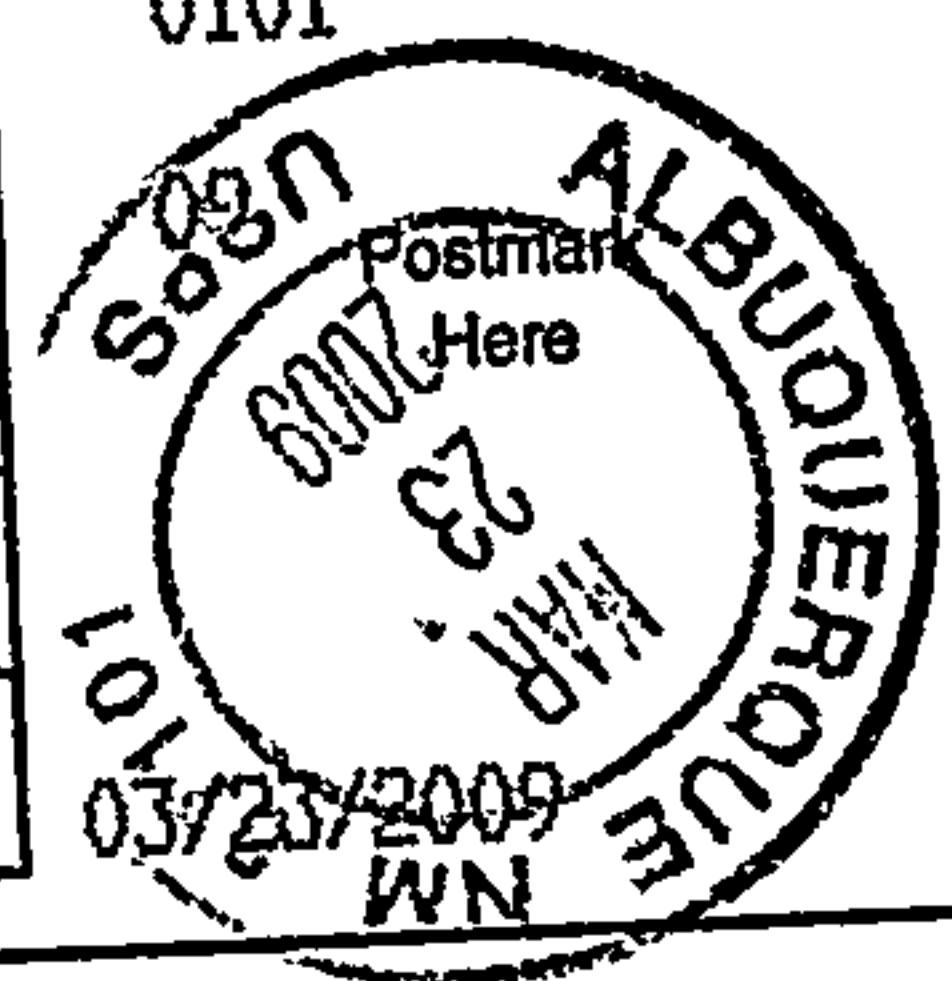
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7008 1830 0000 5493 9982

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent to: Joe Nellos
 Street, Apt. No. or PO Box No. 2026 ALHAMBRA SW
 City, State, ZIP+4 Alb. NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

!!!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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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: **03/23/09** Time Entered: **10:50 a.m.** ONC Rep. Initials: **siw**

NOTIFICATION TO VACATE

Willis Place SW
N 79degrees 10'53" W

Street bordering Lot "A & B"
Shell Subdivision No. One
04/13/1969 Book C7, folio 58

Willis Place SW is connected to Rio Grande Blvd SW one street south of the intersection at Rio Grande Blvd and Central Ave west. Willis Place SW runs east from Rio Grande Blvd SW and west for a distance of 247.32ft with a 60 ft right of way.

The property to the north is zoned R2 the Pueblo Viejo Apartment complex
The property to the south is zoned SU2 the Casa de Suenos Country Inn.

The physical nature of the proposal is to apply for vacation of Willis Place from the city of Albuquerque to the owners of said properties (Pueblo Viejo and Casa de Suenos. To allow for redesign of Willis Place SW to change north side of street from parallel parking to pull in parking.

Applicants: Cris DiGregory
301 Central Ave NE
Albuquerque, NM 87102
505.401.8780
Suite # 201

Marc Cumbrow
314 Rio Grande Blv SW
Albuquerque, NM 87104
505.767.1000

CENTRAL

A. MATTEOCCI

F. TOMELLI

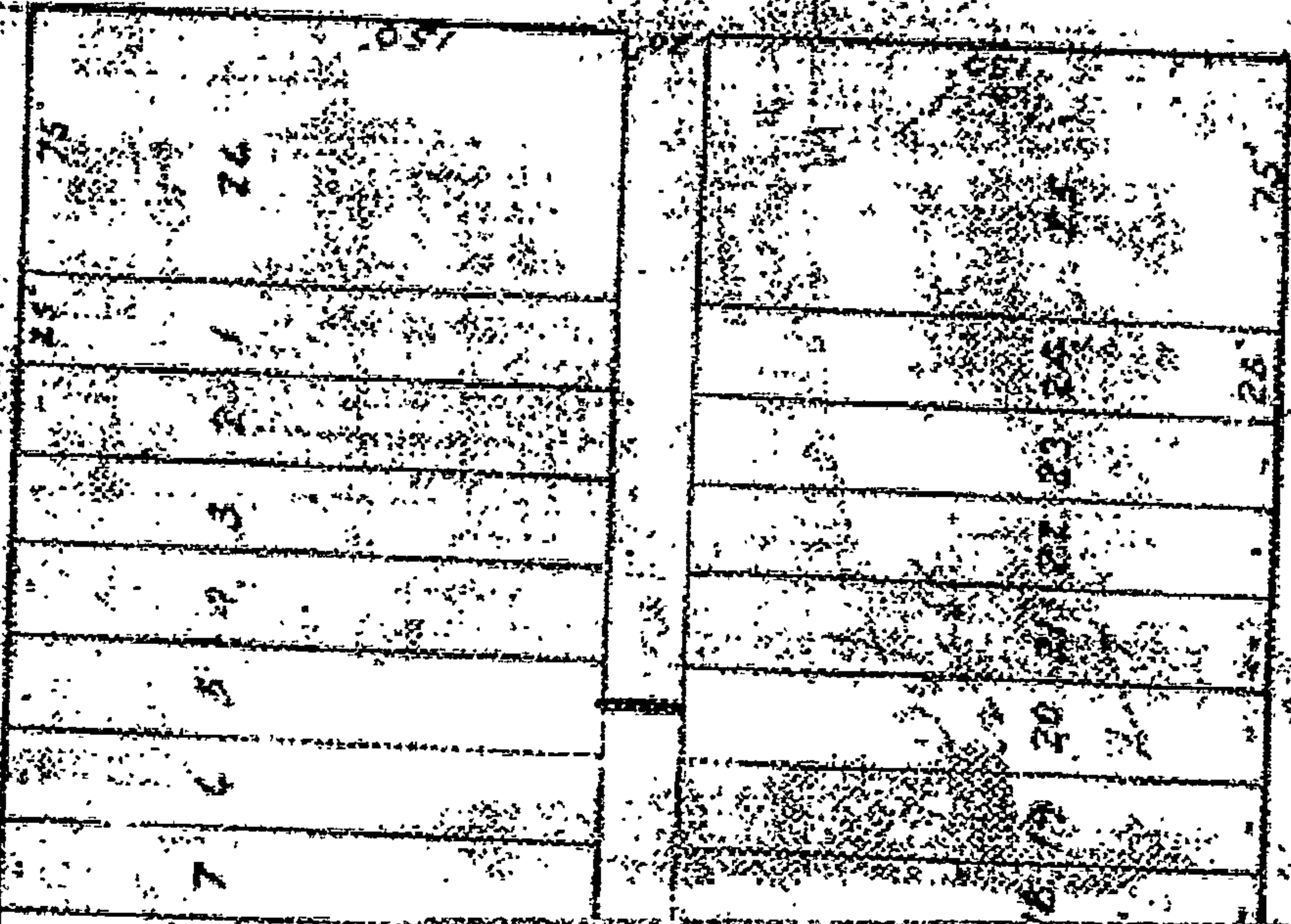
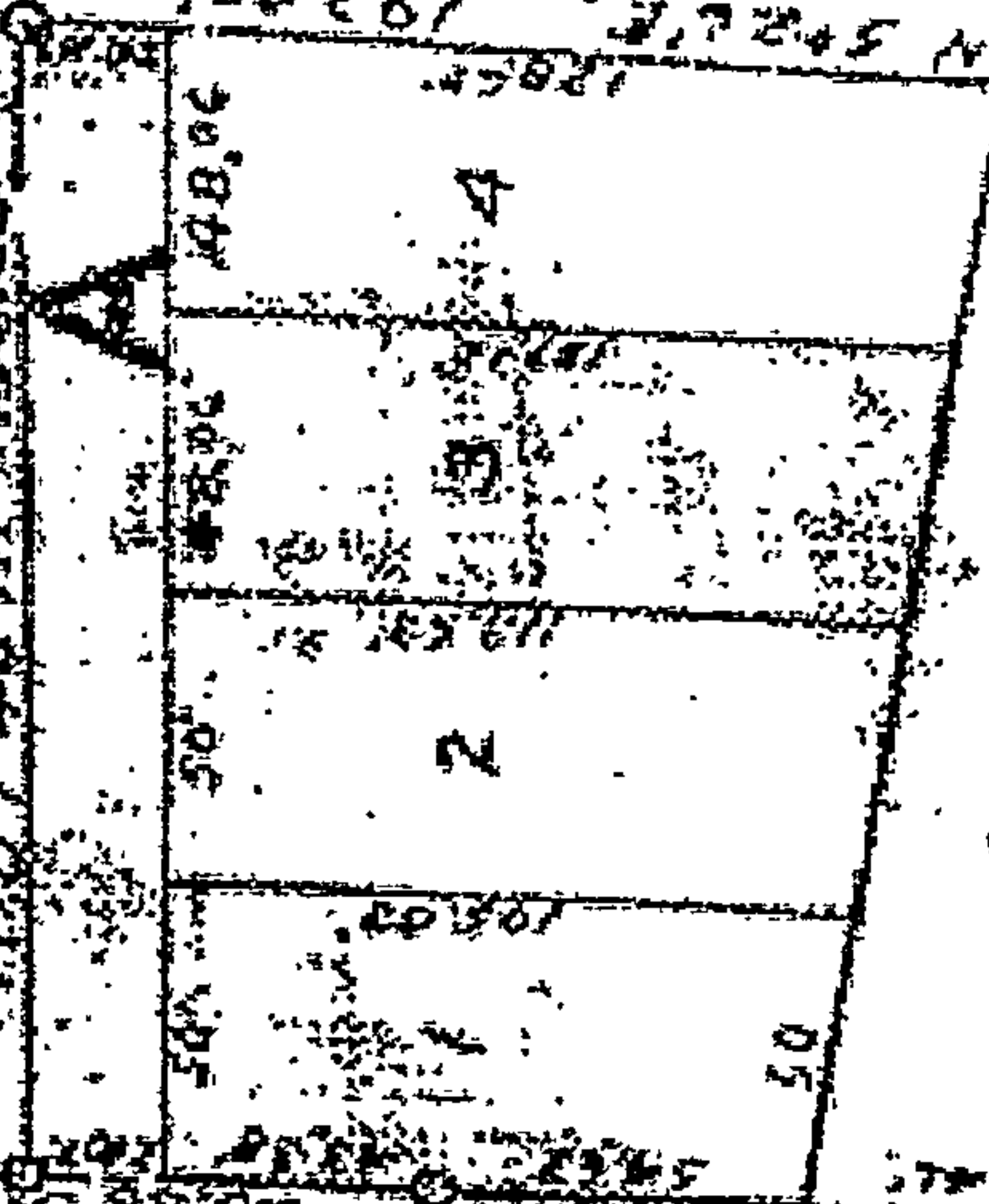
M. LA SCALA

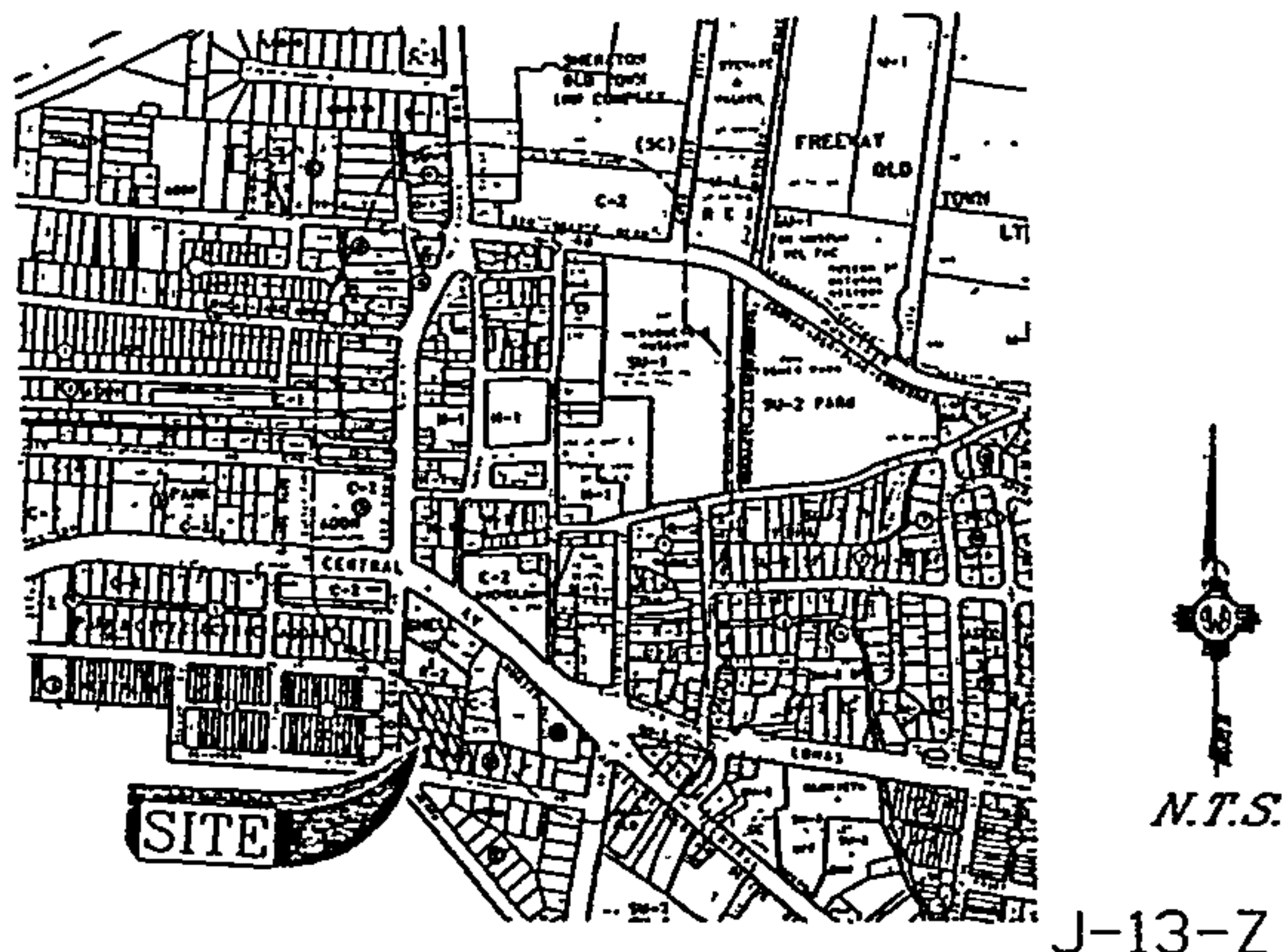
M. L. ALBERS

AVE

CHACOMA PLACES

FRUIT





Vicinity Map

LEGAL DESCRIPTION

Lots numbered Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Block lettered B of WESTPARK ADDITION, an Addition to the City of Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 9, 1929, in Volume C2, Folio 45.

FREE CONSENT/DEDICATION

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY DEDICATE ADDITIONAL RIGHTS-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: by Robert C Hanna, President DATE: 1-22-98
OWNER(S) PRINT NAME: Robert C Hanna
ADDRESS: 310 Rio Grande SW Albuquerque TRACT: LOT 8-A

ACKNOWLEDGMENT
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

OFFICIAL SEAL
Jessica M. Klaurens
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-19-01

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January 1998.
BY: Robert C Hanna
MY COMMISSION EXPIRES: November 19, 01
Jessica M Klaurens
NOTARY PUBLIC

PLAT OF
LOTS 7A & 8A, BLOCK B
WESTPARK ADDITION
SEC. 18, T. 10 N., R. 2 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY, 1998



FREE CONSENT/DEDICATION

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY DEDICATE ADDITIONAL RIGHTS-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS.

CASAS de Suenos The Bed+Breakfast Company
OWNER(S) SIGNATURE: by Robert C Hanna, President DATE: 1-22-98
OWNER(S) PRINT NAME: Robert C Hanna
ADDRESS: 310 Rio Grande SW Albuquerque TRACT: LOT 7-A

ACKNOWLEDGMENT
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

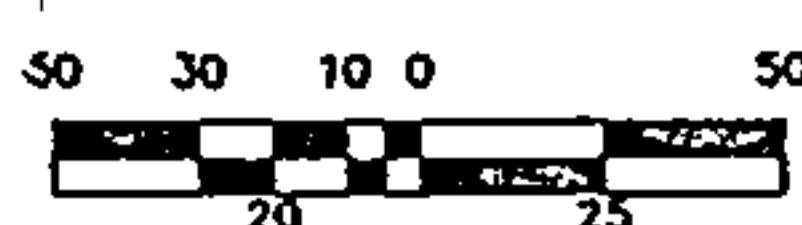
OFFICIAL SEAL
Jessica M. Klaurens
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-19-01

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January 1998.
BY: Robert C Hanna
MY COMMISSION EXPIRES: November 19, 01
Jessica M Klaurens
NOTARY PUBLIC

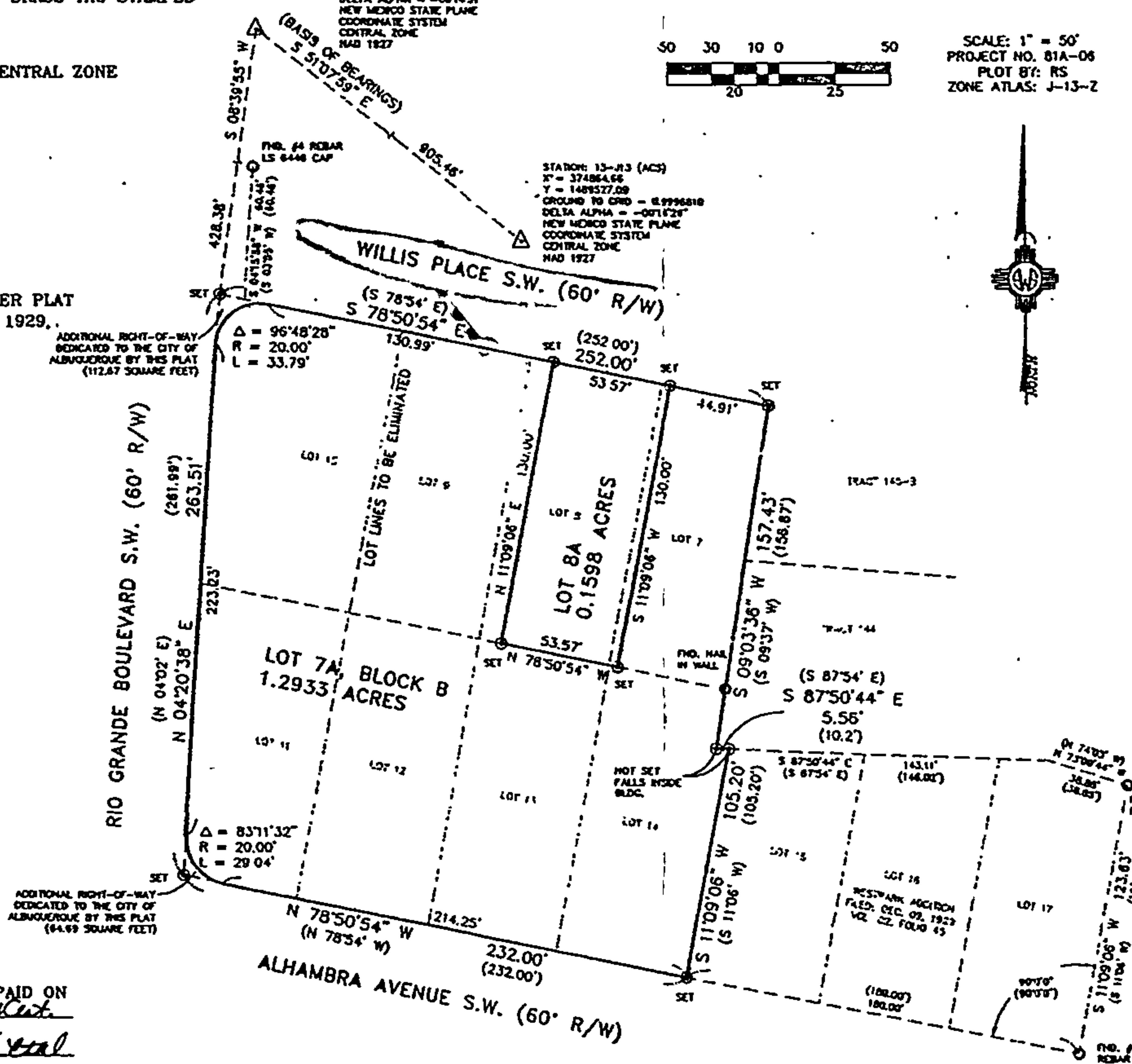
SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. MONUMENTS IDENTIFIED AS "SET" ARE 1/2" REBAR WITH YELLOW PLASTIC CAPS STAMPED "PATRICK PS 12651", OR PK NAIL WITH BRASS TAG STAMPED "PS 12651", OR "X" CHISELED IN CONCRETE.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID CENTRAL ZONE
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 1.4571 ACRES
7. NUMBER OF EXISTING TRACTS: 8
8. NUMBER OF TRACTS/LOTS CREATED: 2
9. BEARINGS AND DISTANCES IN PARENTHESIS () PER PLAT OF WESTPARK ADDITION AS FILED: DECEMBER 09, 1929, IN VOLUME C2, FOLIO 45.

STATION 14+03 (ACS)
X = 374159.66
Y = 149009.28
GROUND TO GRID = 0.9994011
DELTA ALPHA = -001'43"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927



SCALE: 1" = 50'
PROJECT NO. 81A-06
PLOT BY: RS
ZONE ATLAS: J-13-Z



DISCLOSURE STATEMENT

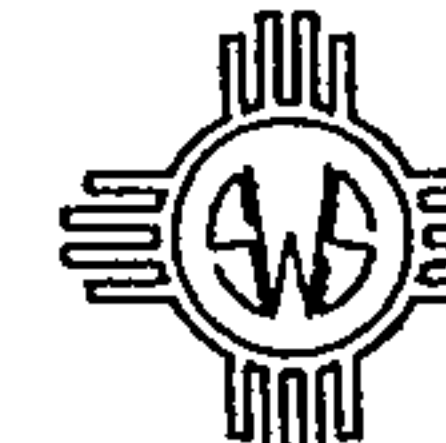
The purpose of this replat is to consolidate Eight (8) lots into Two (2) new lots per decision of City of Albuquerque Planning Department, File No. Z-97-110, approved November 20, 1997.

APPROVALS:	DRB NO.:
<i>Neil Clue</i>	98-42
CITY SURVEYOR	012796
DATE	4-16-98
TRAFFIC ENGINEERING	DATE
<i>Edward H. King</i>	4/14/98
PARIS DESIGN & DEVELOPMENT, C.I.P.	DATE
<i>Roger Johnson</i>	4-14-98
UTILITY DEVELOPMENT DIVISION	DATE
<i>Robert J. King</i>	4-16-98
REAL PROPERTY DIVISION	DATE
<i>Christi AEX</i>	4-15-98
A.M.A.P.C.A.	DATE
<i>Alex Calonge</i>	4-14-98
CITY ENGINEER	DATE
<i>Kym Linn</i>	5/19/98
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

SURVEYOR'S CERTIFICATION

I, THOMAS W. PATRICK, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK
THOMAS W. PATRICK, N.M.P.S. NO. 12651
15 Jan. 1998
DATE



SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E. PHONE: (505) 247-4444
ALBUQUERQUE, NEW MEXICO FAX: (505) 242-8069
87102
T10N R3E SEC. 18

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPCH: 5 Upc Code Wa Re attached to plat.
PROPERTY OWNER OF RECORD: Casas de Suenos
Christina Calonge, Dana, Robert C. King
BERNALILLO COUNTY TREASURER'S OFFICE:
Pauline Rodriguez 1/21/98

98C-146

98C-146

98C-146



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Pollman Investments LLC PHONE: 505-401-8780
 ADDRESS: 200 Rio Grande Blvd FAX: _____
 CITY: Alb. STATE NM ZIP 87004 E-MAIL: getcrisd@comcast.net

APPLICANT: Cris DiGregory PHONE: 401-8780
 ADDRESS: 111 Avenida Bernalillo W FAX: _____
 CITY: Bernalillo STATE NM ZIP 87104 E-MAIL: getcrisd@comcast.net

Proprietary interest in site: Owner List all owners: Albuquerque Land + Development LLC

DESCRIPTION OF REQUEST: Replat to incorporate 1 Pollman Investments LLC vacated Willis place

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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: C shell I subdivision
 Existing Zoning: R2 Proposed zoning: R2
 Zone Atlas page(s): I 13 UPC Code: 10130581062503 MRGCD Map No _____
1416

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
2-40 2-1302 24 - 77-395

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.63
 LOCATION OF PROPERTY BY STREETS: On or Near: Centex Blvd SW + Rio Grande Blvd SW @ Willis place
 Between: _____ and _____

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

SIGNATURE [Signature] DATE 4/22/08
 (Print) Cris DiGregory Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB 70193</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>04/30/08</u>			Total <u>\$ 235.00</u>

Sandy Handley 04/22/08 Project # 1007081
 Planner signature / date

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

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

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

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

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

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

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

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

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

- N/A* 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only *APL*
- N/A* Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A* Infrastructure list if required (**verify with DRB Engineer**) *BBB*
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Cris Di GREGORY
Applicant name (print)
[Signature]
Applicant signature / date

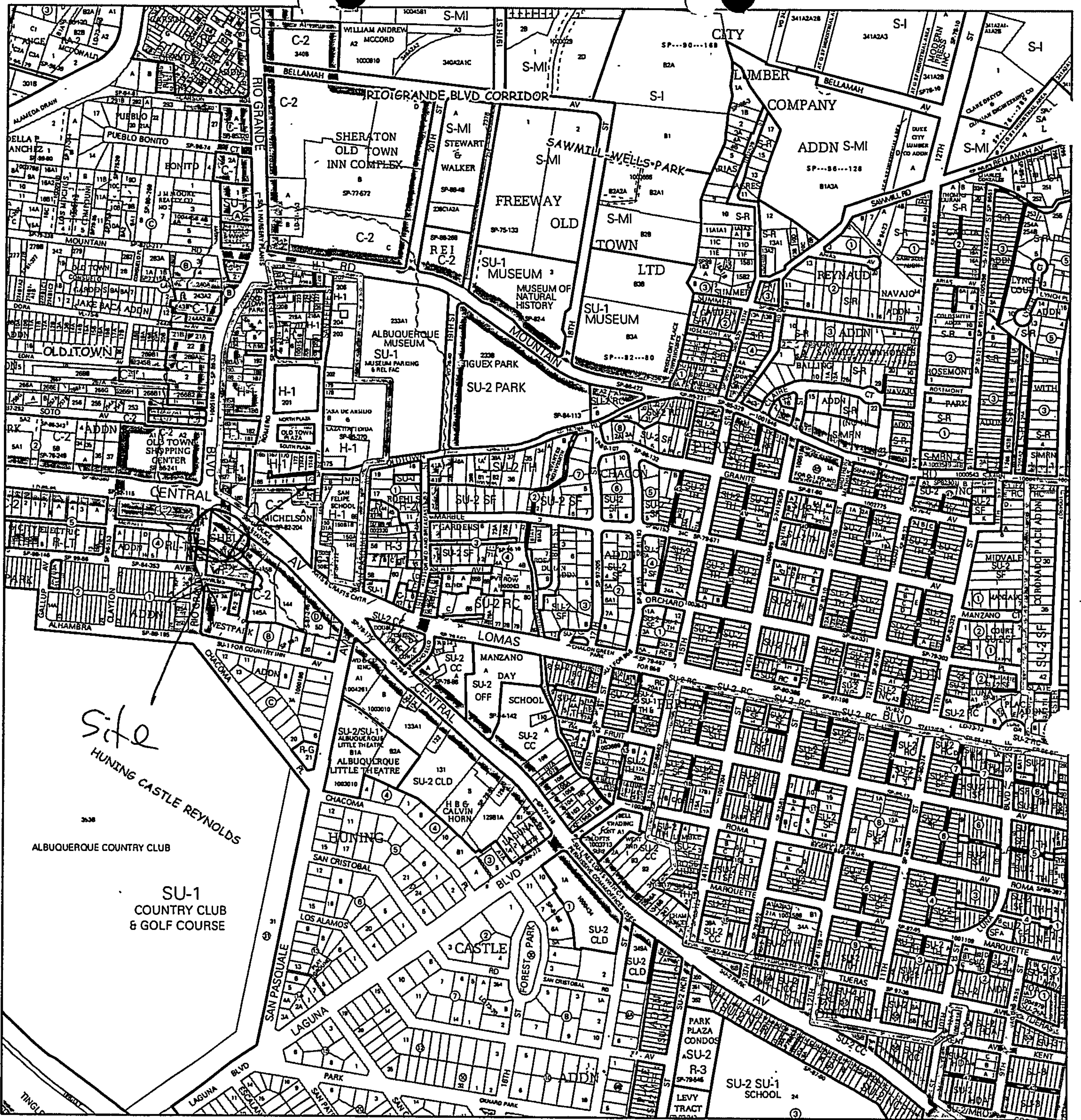


Form revised October 2007

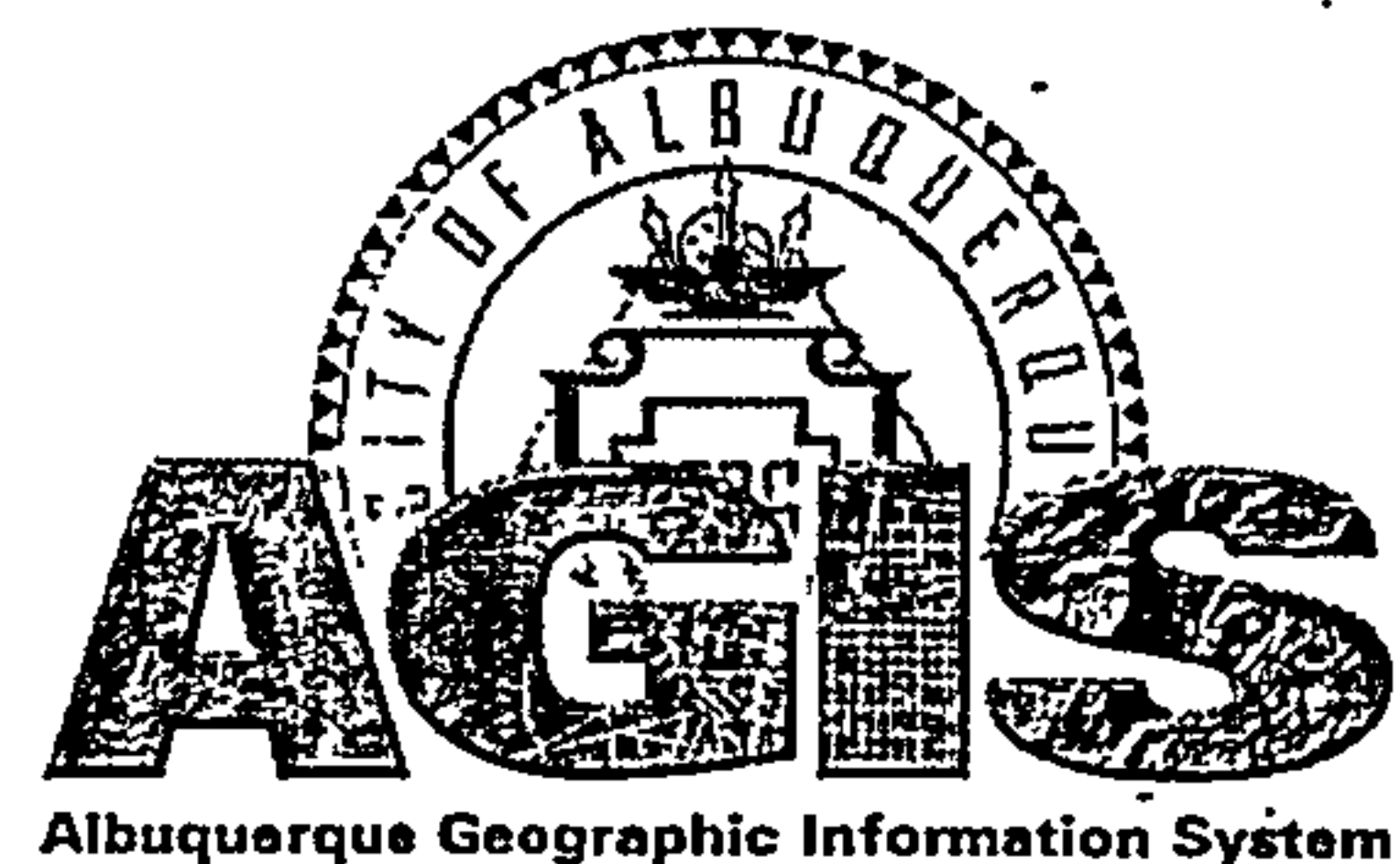
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08DRB - 70193
_____-_____
_____-_____

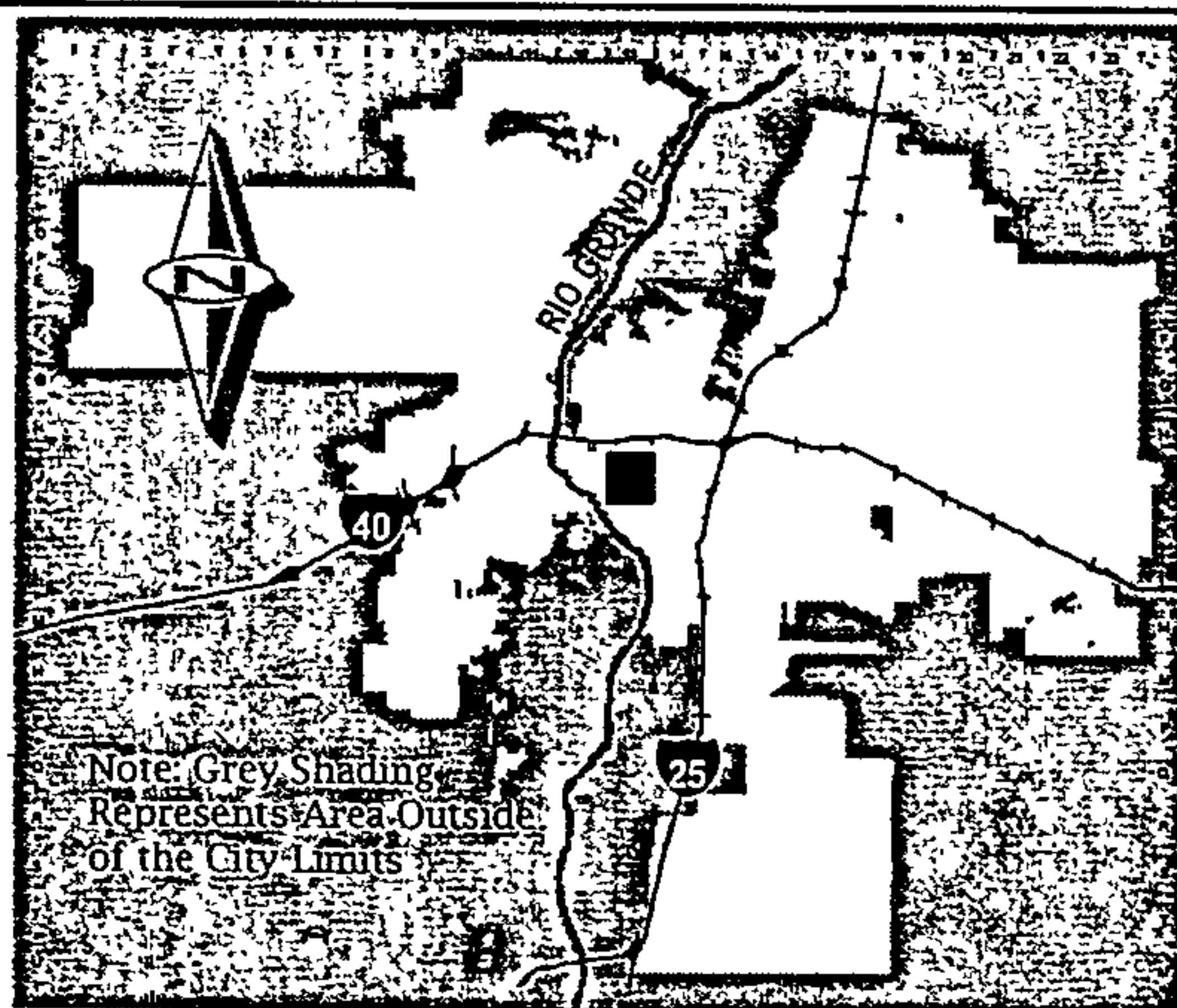
Sandy Handley 04/22/08
Planner signature / date
Project # 1007081



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



Map amended through: 2/8/2008



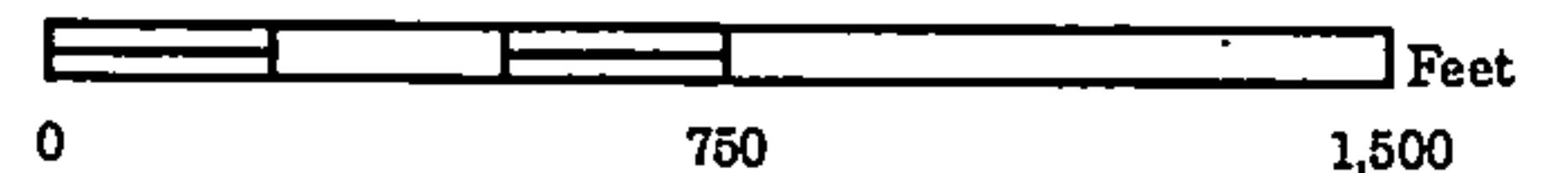
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-13-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



4/08/08

Pollman Investments LLC +
Albuquerque Land + Development LLC
is intending to vacate and
purchase Willis place
as per approval hearing previous
from committee.

Next Meeting April 30th 2008 for Preliminary and final
Plat.

Cris DiGregory

401-8780



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) _____

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Shell Subdivision No. 1

Legal Description Lot C-1

Location of Project (address or major cross streets) 222 Rio Grande Blvd SW

Proposed Number of Units: _____ Single-Family _____ Multi-Family _____ Total Units

Note: A single-family unit is a single-family, detached dwelling unit.

Comments 18 existing multi-family units.

Waiver Information

Property Owner Chris DiGregory and Mark Cumbow, Managing Members, Pulman Investment LLC

Legal Description Lot C-1, Shell Subdivision No.1 Zoning R-2

Reason for Waiver/Deferral The owner of the above property is vacating a public utility easement, consolidating the easement to Lot C-1 of the Shell Subdivision No.1. This will result in no net gain of residential units.

Contact Information

Name Cris DiGregory

Company Pulman Investments, LLC

Phone 401-8780

E-mail _____

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster Albuquerque

Date Submitted 4/22/2008

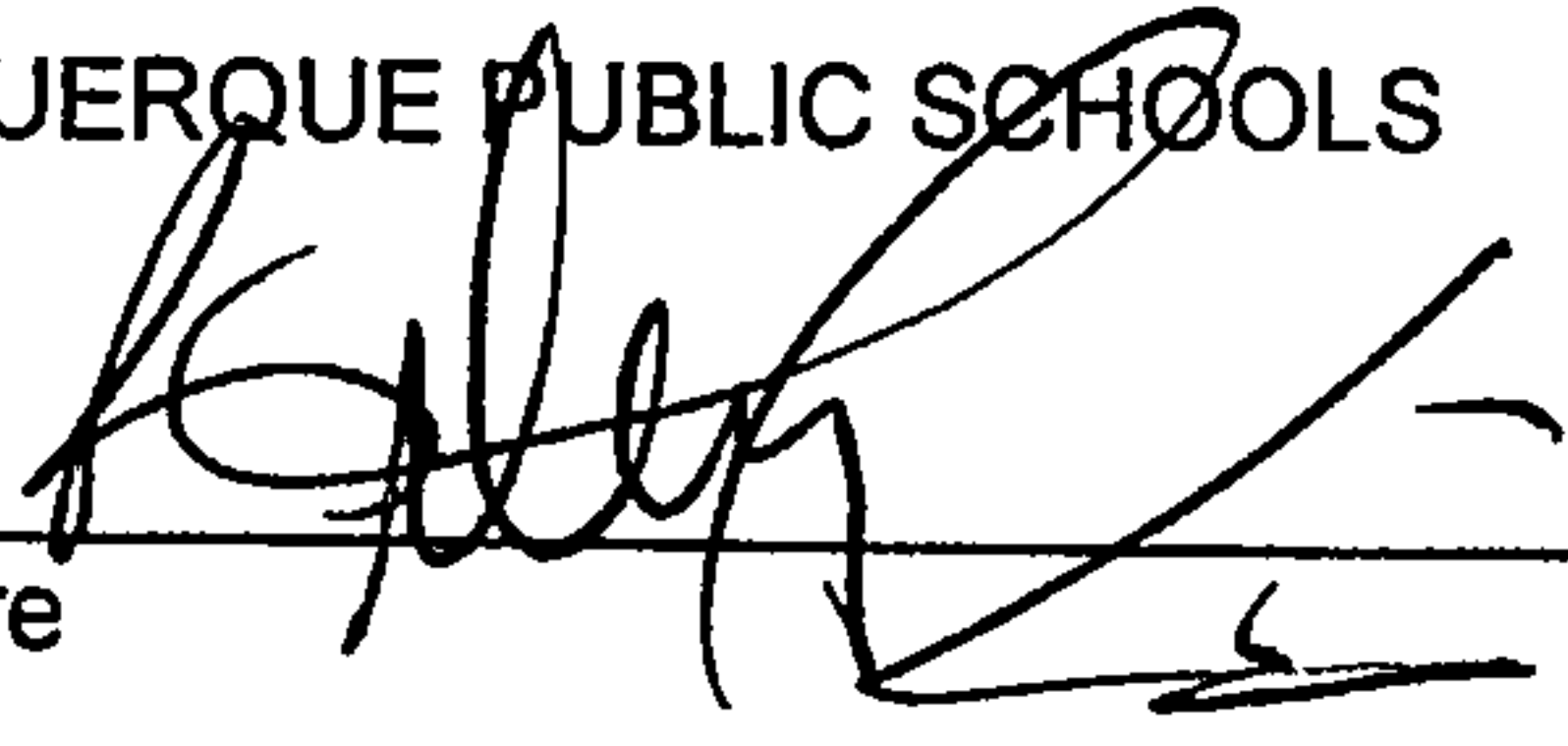
Date Completed 4/22/2008

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot C-1, Shell Subdivision No.1, which is zoned as R-2, on April 22, 2008 submitted by Chris DiGregory and Mark Cumbow, Managing Members Pullman Investment, LLC, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the owner of the above property is vacating a public utility easement, consolidating the easement to Lot C-1 of the Shell Subdivision No.1. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

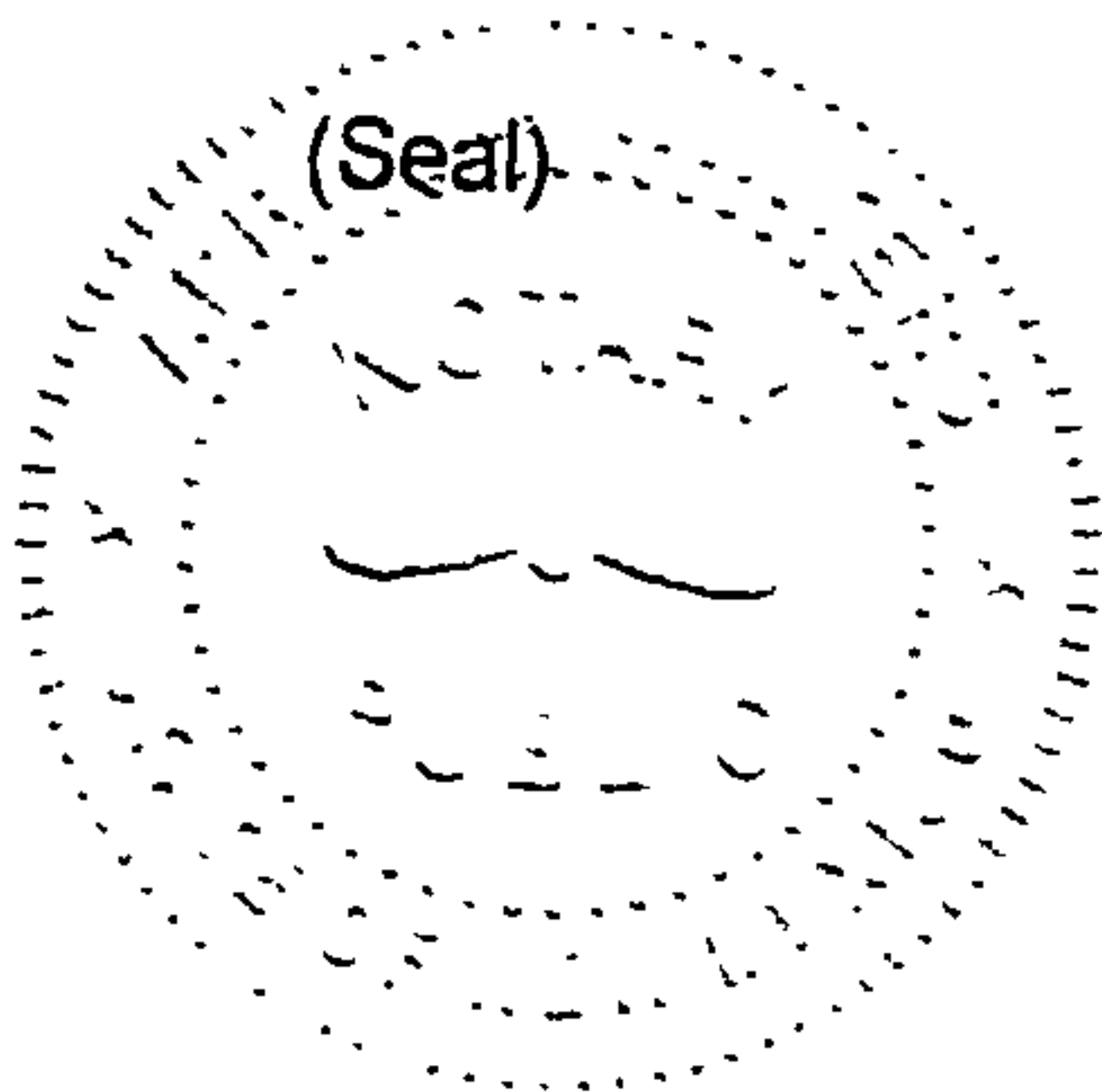
By: _____
Signature



Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 22, 2008, by Betty King as Planner, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



April L. Winters
Notary Public

My commission expires: May 18, 2011

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Pollman Investments LLC PHONE: 505-401-8780
 ADDRESS: 200 Rio Grande FAX: _____
 CITY: Alb. STATE: NM ZIP: 87004 E-MAIL: getcrisd.(@)concast.net

APPLICANT: Cris DiGregory PHONE: 401-8780
 ADDRESS: 111 Avenida Bernabillo W FAX: _____
 CITY: Bernabillo STATE: NM ZIP: 87004 E-MAIL: getcrisd@concast.net

Proprietary interest in site: Owner List all owners: Alb. Land + Development LLC

DESCRIPTION OF REQUEST: Replat - sketch plat - Pollman Investments LLC
Vacation of 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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: C shell 1 SUBDIVISION
 Existing Zoning: R2 Proposed zoning: R2
 Zone Atlas page(s): J13 UPC Code: 10130581062503 MRGCD Map No _____
1416

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Z-40 Z-1302 ZA-77-395

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: _____ Total area of site (acres): .63
 LOCATION OF PROPERTY BY STREETS: On or Near: Central St + Rio Grande Street Willis Place
 Between: _____ and _____

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

SIGNATURE Cris DiGregory DATE 4/08/08
 (Print) Cris DiGregory Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>08DRB-70168</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>04/16/08</u>			Total
			\$ <u>0</u>

Sandy Handberg 04/08/08 Project # 1007213
 Planner signature / date

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Cris DiGregory
Applicant name (print)
Cris DiGregory 4/08/08
Applicant signature / date



Form revised October 2007

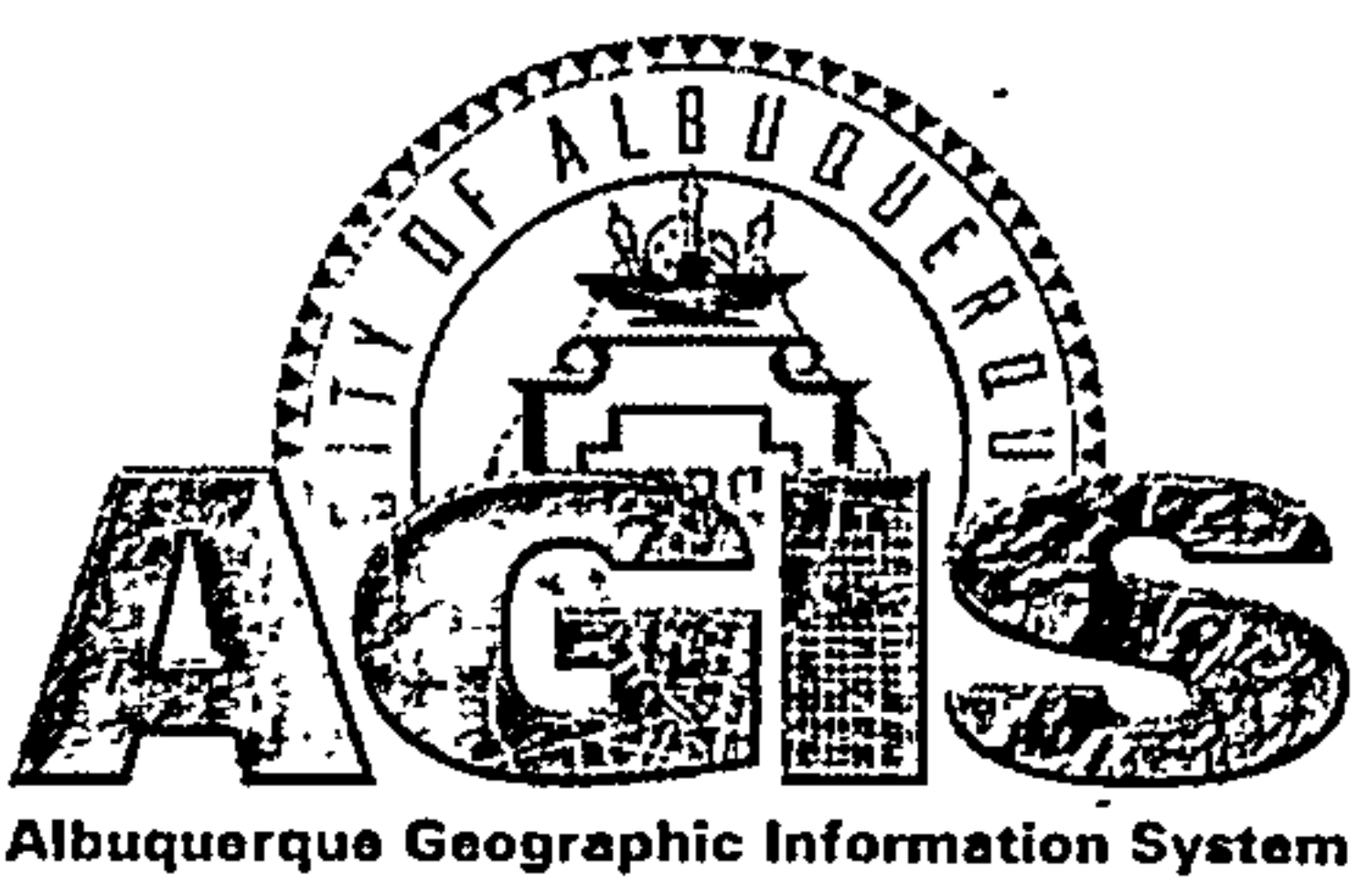
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08DRB - 70168

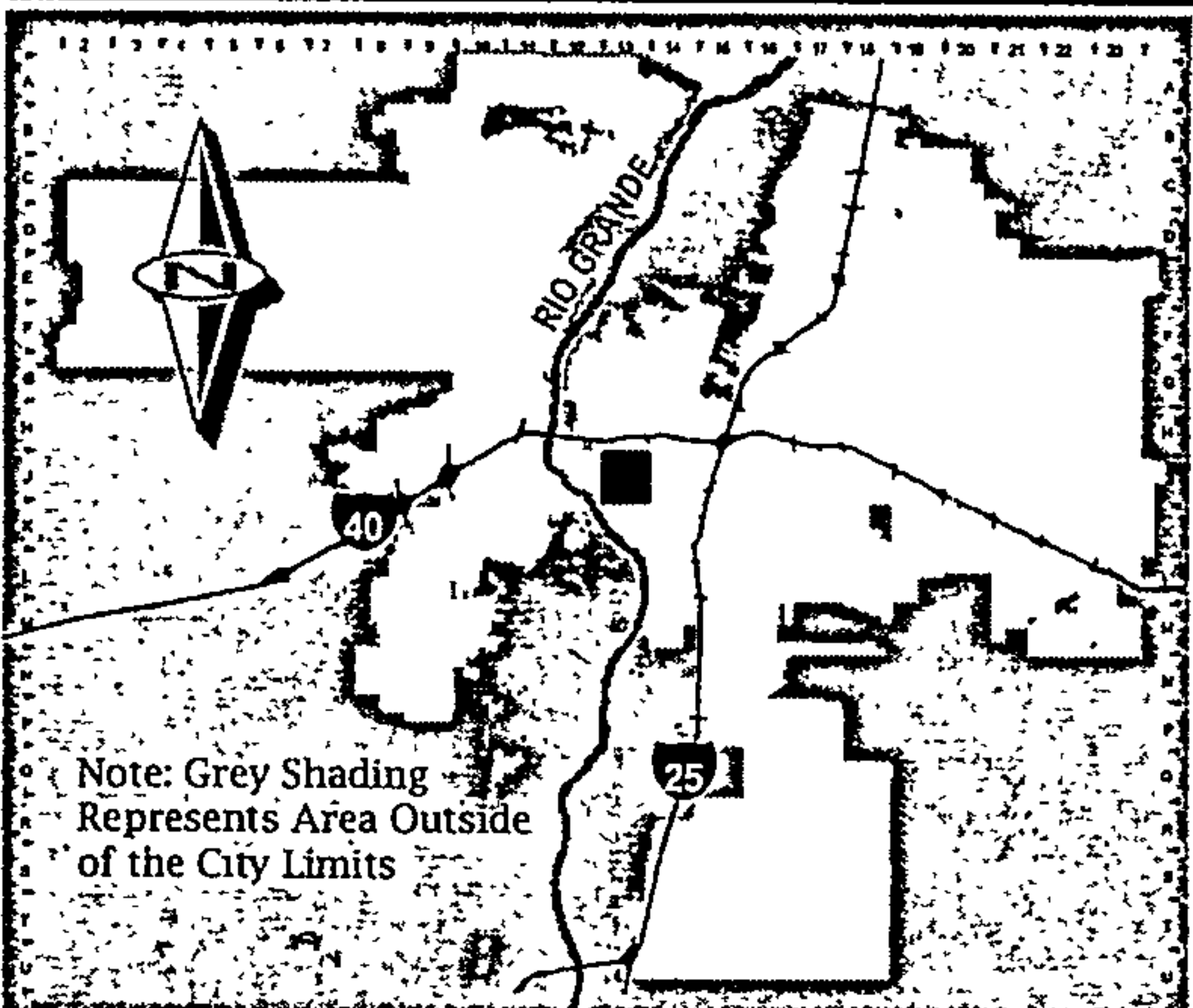
Sandy Landley 04/08/08
Planner signature / date
Project # 9007213



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



Map amended through: 2/8/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500
Feet

4/08/08

Pollman Investments LLC +
Albuquerque Land + Development LLC
is intending to vacate and
purchase Willis place
as per approval hearing previous
from committee.

Cris DiGregory

401-8780

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

Meeting Date: February 29 2008
Zone Atlas Page: J-13
Notification Radius: 100 Ft.

Project# 1007081
App#08DRB-70046 -

Cross Reference and Location: SE OF RIO GRANDE BLVD SW AND CENTRAL
RUNNING EAST OF RIO GRANDE TO PROPERTY

Applicant: CRIS DI GREGORY
301 CENTRAL AVE NE
ALBUQUERQUE, NM 87102

Agent: PULLMAN INVESTMENTS LLC
301 CENRAL AVE NE #201
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: FEBRUARY 1, 2008
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): PULLMAN INVESTMENTS LLC PHONE: 505 401 8780
 ADDRESS: 301 CENTRAL AVE NE #201 FAX: 505 242 2881
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: Cris DiGregory PHONE: 505 401 8780
 ADDRESS: 301 CENTRAL AVE NE FAX: 505 242 2881
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: getcrisd@comcast.net
 Proprietary interest in site: VACATE List all owners: City

DESCRIPTION OF REQUEST: INTENT TO VACATE WILLIS PLACE SW

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. Shell Subdivision NO ONE Block: 200 Unit: _____
 Subdiv/Addn/TBKA: SECTION 13, RANGE 3 EAST TOWNSHIP 10 NORTH
 Existing Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): _____ UPC Code: _____ 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: _____ No. of proposed lots: _____ Total area of site (acres): 247.32ft x 35ft
 LOCATION OF PROPERTY BY STREETS: On or Near: SE of Rio Grande Blvd SW + Central Ave W
 Between: Running EAST of Rio Grande to property
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Cris DiGregory DATE 1/24/08
 (Print) Cris DiGregory Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>508215</u> - <u>711146</u>	<u>VRW</u>	_____	<u>\$300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>EMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned	_____	<u>ADV</u>	_____	<u>\$75.00</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	_____	_____	_____	\$ _____
Hearing date <u>February 20, 2008</u>			Total <u>\$395.00</u>	

Planner signature / date [Signature] 1/24/08 Project # 1007081

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)**
 - 1 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies** *+ 16 Plat*
 - (Not required for City owned public right-of-way.)
 - 2 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies** *NEW Dm.*
 - 3 Zone Atlas map with the entire property(ies) clearly outlined
 - 4 Letter briefly describing, explaining, and justifying the request
 - 5 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - 6 Sign Posting Agreement
 - 7 Fee (see schedule) \$ *400.00*
 - 8 List any original and/or related file numbers on the cover application *DRB # website on @ Bruf*
- 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.

CRIS Di GREGORY
 Applicant name (print)
[Signature] 1/24/08
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>[Signature]</u> 1/24/08
<input checked="" type="checkbox"/> Fees collected	<u>DRB - 70046</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project # <u>1007081</u>
<input checked="" type="checkbox"/> Related #s listed	_____	

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PR O P E R T Y C L A S S	TA X D I S T R I C T	LEGAL
1	101305 810625 031416	KEATING SHARON N	PO BOX 61 24	ALBU QUER QUE	N M	871 976 124	R	A1 AM	* C SHELL SUBDIVISION NO ONE
2	101305 810222 231402	GENESIS WORLD WIDE RESORTS L LC	310 RIO G RANDE BL VD SW	ALBU QUER QUE	N M	871 041 477	C	A1 AM	LT 7A BLK B PLAT OF LTS 7A & 8A BLK B WEST PARK ADDN CONT 1.2933 AC
3	101305 811525 931414	LIU HSIN JEN & H UNG YING HSUN G	6709 ZIM MERMAN NE	ALBU QUER QUE	N M	871 10	C	A1 AM	* B SHELL SUBDIVISION NO ONE
4	101305 812622 431424	RYAN NORAH	2905 SEL ANO NE	ALBU QUER QUE	N M	871 10	C	A1 AM	MAP 38 TR 145 A
5	101305 811223 031403	CHRISTMAN CAR L & INGE	316 RIO G RANDE BL VD SW	ALBU QUER QUE	N M	871 04	R	A1 AM	LT 8A PLAT OF LTS 7A & 8A BLK B WESTPARK ADDN CONT 0.160 AC
6	101305 812724 131413	THIRD STREET IN C	PO DRAWE R K	ALBU QUER QUE	N M	871 03	C	A1 AM	MAP 38 TR 145 B
7	101305 807822 231306	GONZALES LORE NZO R ETUX	2103 ALH AMBRA AV E SW	ALBU QUER QUE	N M	871 041 601	R	A1 AM	* 023 001WEST PARK ADDN & L24
8	101305 812721 331405	HAGEN KEVIN	2021 ALH AMBRA AV E SW	ALBU QUER QUE	N M	871 04	R	A1 AM	* 016 B WEST PARK ADDN
9	101305 814123 231412	MARIANETTI PAU L A	704 KENT AVE NW	ALBU QUER QUE	N M	871 023 031	C	A1 AM	MAP 38 TR 144
10	101305 801512 130114	ALBUQUERQUE C OUNTRY CLUB	PO BOX 72 78	ALBU QUER QUE	N M	871 947 278	C	A1 AM	MAP 38 TRACT 353B X SOUTH 7.5 FT WEST PA RK ADD BK 3 CONT 102 .15 AC
11	101305 813219 431010	NAVA JAIME & MO ORE BARBARA J	824 W SO NOMA AVE	STOC KTON	CA	952 04	R	A1 AM	* 009 C WEST PARK ADDN
12	101305 808422 531316	PETERPAUL CLE MENT & JERUSA	307 RIO G RANDE BL VD SW	ALBU QUER QUE	N M	871 04	R	A1 AM	LOT 25A BLK 1 WESTPARK ADDN BEING A REP LAT OF LT 25 CONT 0.1 115 AC M/L OR 4,860 SQ FT M/L
13	101305 813321 231406	MCGRIFF MICHAEL P & FARMER JO HN E S	PO BOX 10 12	TIJER AS	N M	870 59	R	A1 AM	* 017 B WEST PARK ADDN
14	101305 807527 820209	HAYS WILLIAM S & ROSSANNA H	1509 STA GECOACH LN SE	ALBU QUER QUE	N M	871 23	C	A1 AM	MRGCD MAP 38 TR 366 & NLY PORTION BLK 4 TRACTION PARK & CITY ELECTIRC ADD N EXC WLY POR CONT 29,703 SQ FT
15	101305 812121 531404	BRITO MARK & NI KI TAPIA-BRITO	2025 ALH AMBRA AV E SW	ALBU QUER QUE	N M	871 04	R	A1 AM	* 015 B WEST PARK ADD
16	101305 811419 231014	KNAP JANE A	7216 CAPI TAN NE	ALBU QUER QUE	N M	871 09	R	A1 AM	* 013 C WEST PARK ADDN
17	101305 808421 831307	CRAWFORD ROB ERT J & DOROTH Y A	2101 ALH AMBRA AV E SW	ALBU QUER QUE	N M	871 04	R	A1 AM	LOT 25B BLK 1 WESTPARK ADDN BEING A REP L OF LT 25 CONT 6,255 SQ FT M/L
18	101305 808625 520206	WASKO DAVID C	2101 NEW YORK AVE SW 4	ALBU QUER QUE	N M	871 041 635	R	A1 AM	004S 76FT OF LOT 1 & E 1/2 OF THE S 76FT OF LOT 2 BLK 4 OF T RACTION PARK & CI
19	101305 808225 620207	WASKO DAVID C	2101 NEW YORK AVE SW 4	ALBU QUER QUE	N M	871 041 635	V	A1 AM	THE W/2 OF S/2 OF LT 2 BLK 4 TRACTION PARK & CITY ELECTRIC A DDN CONT 0.0431 AC M/L OR 1,879 SQ FT M/L

20	101305 807925 620210	LOPEZ SANTOS A	2105 NEW YORK AVE NW	ALBU QUER QUE	N M	871 04	R	A1 AM	SLY 74' LOT 3 BLK 4 TRACTION PARK & CITY EL ECTRIC ADD'N
21	101305 811919 931012	NYE ALAURA M	2026 ALH AMBRA AV E SW	ALBU QUER QUE	N M	871 04	R	A1 AM	* 011 C WEST PARK ADDN
22	101305 810326 531415	CITY OF ALBUQU ERQUE REAL EST ATE OFFICE	PO BOX 12 93	ALBU QUER QUE	N M	871 03	C	A1 AM	* A SHELL SUBDIVISION NO ONE
23	101305 808526 420218	GALLEGOS THOM AS A ETUX	PO BOX 10 066	ALBU QUER QUE	N M	871 84 0 066	R	A1 AM	NLY 75 FT OF LTS 1 & 2 BLK 4 TRACTION PARK & CITY ELECTRIC A DDN CONT 0.1721 AC M/L O R 7,500 SQ FT M/L
24	101305 807926 420205	LUNA ANNIE	203 SAN P ASQUALE AVE SW	ALBU QUER QUE	N M	871 04 1 132	R	A1 AM	* 3 4 TRACTION PARK & CITY ELECTRIC ADD'N EXC SLY 74'
25	101305 807924 231309	MEDINA BELINDA BERTHA	2104 NEW YORK AVE NW	ALBU QUER QUE	N M	871 04	R	A1 AM	* C 001LOT C OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 WEST PARK A DD
26	101305 812724 131413	THIRD STREET IN C	PO DRAWE R K	ALBU QUER QUE	N M	871 03	C	A1 AM	MAP 38 TR 145 B
27	101305 807822 231306	GONZALES LORE NZO R ETUX	2103 ALH AMBRA AV E SW	ALBU QUER QUE	N M	871 04 1 601	R	A1 AM	* 023 001WEST PARK ADDN & L24
28	101305 811919 931012	NYE ALAURA M	2026 ALH AMBRA AV E SW	ALBU QUER QUE	N M	871 04	R	A1 AM	* 011 C WEST PARK ADDN
29	101305 801512 130114	ALBUQUERQUE C OUNTRY CLUB	PO BOX 72 78	ALBU QUER QUE	N M	871 94 7 278	C	A1 AM	MAP 38 TRACT 353B X SOUTH 7.5 FT WEST PA RK ADD BK 3 CONT 102 .15 AC

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OW NE R STA TE	OWN ER ZIP C ODE	PROP ERTY CLAS S	TAX DIST RICT	LEGAL
1	101305808 223331312	HERRING A LYN	305 RIO GR ANDE SW	ALBUQU ERQUE	NM	87104	R	A1A M	* A 001LOT A OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 WEST PARK A DD
1	101305808 424131308	SANCHEZ MARY ANN	1808 LLAN O CT NW	ALBUQU ERQUE	NM	87107	R	A1A M	* B 001LOT B OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 OF WEST PAR K ADD
1	101305807 423931313	GARCIA ST EVEN A	4908 EL AG UILA PL NW	ALBUQU ERQUE	NM	87120 1009	R	A1A M	* D 001LOT D OF REPL OF LOTS 26 & 1 TO 7 BLK 1 WEST PARK ADD

OR CURRENT RESIDENT
101305807423931313
GARCIA STEVEN A
4908 EL AGUILA PL NW
ALBUQUERQUE, NM 87120 1009

OR CURRENT RESIDENT
101305808223331312
HERRING ALYN
305 RIO GRANDE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808424131308
SANCHEZ MARY ANN
1808 LLANO CT NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101305801512130114
ALBUQUERQUE COUNTRY CLUB
PO BOX 7278
ALBUQUERQUE, NM 87194 7278

OR CURRENT RESIDENT
101305808421831307
CRAWFORD ROBERT J & DOROTHY A
2101 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305807822231306
GONZALES LORENZO R ETUX
2103 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104 1601

OR CURRENT RESIDENT
101305810625031416
KEATING SHARON N
PO BOX 6124
ALBUQUERQUE, NM 87197 6124

OR CURRENT RESIDENT
101305807925620210
LOPEZ SANTOS A
2105 NEW YORK AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305813321231406
MCGRIFF MICHAEL P & FARMER
JOHN E S
PO BOX 1012
TIJERAS, NM 87059

OR CURRENT RESIDENT
101305811919931012
NYE ALAURA M
2026 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305812724131413
THIRD STREET INC
PO DRAWER K
ALBUQUERQUE, NM 87103

Project# 1007081
CRIS DIGREGORY
301 CENTRAL AVE NE
ALBUQUERQUE, NM 87102

Project# 1007081
AB POTTER
Huning Castle NA
1705 CHACOMA SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305812121531404
BRITO MARK & NIKI TAPIA-BRITO
2025 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808526420218
GALLEGOS THOMAS A ETUX
PO BOX 10066
ALBUQUERQUE, NM 87184 0066

OR CURRENT RESIDENT
101305812721331405
HAGEN KEVIN
2021 ALHAMBRA AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305811419231014
KNAP JANE A
7216 CAPITAN NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101305807926420205
LUNA ANNIE
203 SAN PASQUALE AVE SW
ALBUQUERQUE, NM 87104 1132

OR CURRENT RESIDENT
101305807924231309
MEDINA BELINDA BERTHA
2104 NEW YORK AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808422531316
PETERPAUL CLEMENT & JERUSA
307 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808625520206
WASKO DAVID C
2101 NEW YORK AVE SW 4
ALBUQUERQUE, NM 87104 1635

Project# 1007081
KEVIN HAGEN
West Park NA
2021 ALHAMBRA SW
ALBUQUERQUE, NM 87104

Project# 1007081
DIANE SOUNDER
Huning Castle NA
1709 KIT CARSON SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305811223031403
CHRISTMAN CARL & INGE
316 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305810222231402
GENESIS WORLDWIDE RESORTS LLC
310 RIO GRANDE BLVD SW
ALBUQUERQUE, NM 87104 1477

OR CURRENT RESIDENT
101305807527820209
HAYS WILLIAM S & ROSSANNA H
1509 STAGECOACH LN SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
101305811525931414
LIU HSIN JEN & HUNG YING HSUNG
6709 ZIMMERMAN NE
ALBUQUERQUE, NM 87110

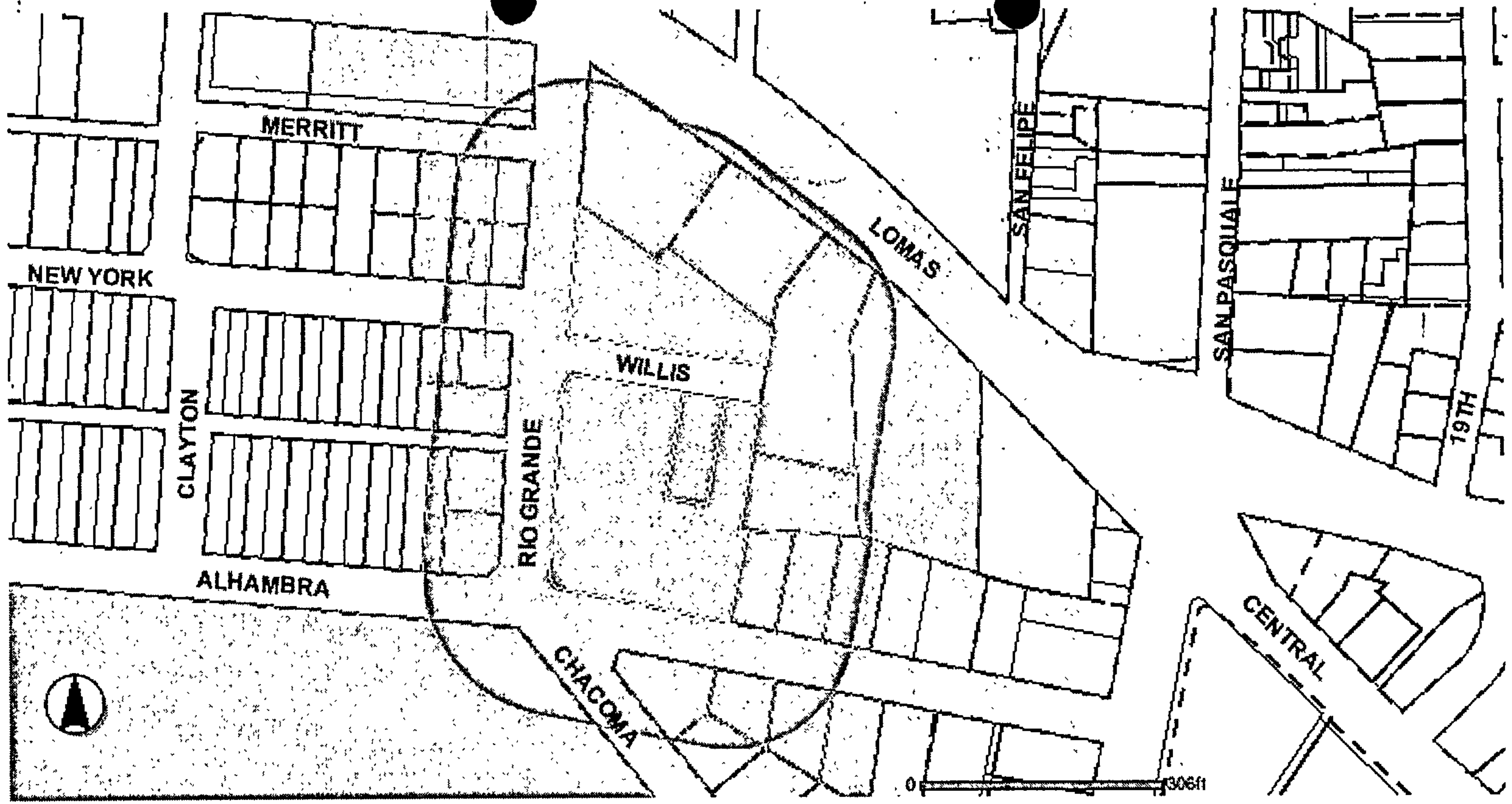
OR CURRENT RESIDENT
101305814123231412
MARIANETTI PAUL A
704 KENT AVE NW
ALBUQUERQUE, NM 87102 3031

OR CURRENT RESIDENT
101305813219431010
NAVA JAIME & MOORE BARBARA J
824 W SONOMA AVE
STOCKTON, CA 95204

OR CURRENT RESIDENT
101305812622431424
RYAN NORAH
2905 SELANO NE
ALBUQUERQUE, NM 87110

Project# 1007081
PULLMAN INVESTMENTS LLC
301 CENTRAL AVE NE #201
ALBUQUERQUE, NM 87102

Project# 1007081
JEAN LISIAK
2116 NEW YORK SW
ALBUQUERQUE, NM 87104



7-ep
Certified Receipts



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: January 23, 2008

TO CONTACT NAME: Chris DiGregory
COMPANY/AGENCY: Pullman Investment
ADDRESS/ZIP: 301 Central Ave. NE # 201 87102
PHONE/FAX #: 401-8780 / 242-2881

Thank you for your inquiry of January 23, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at To be vacated Streets 200 Rio Grande Blvd SW and 314 Rio Grande Blvd SW Located Rio Grande Blvd SW between Rio Grand Blvd SW, zone map page(s) J-13 Willis Place SW

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

West Park N.A.
Neighborhood or Homeowner Association
Contacts: Kevin Hagen
2021 Alhambra SW / 87104
232-7784(h)
Jean Lisiak
2116 New York SW / 87104
246-9793(h)

Huning Castle N.A.
Neighborhood or Homeowner Association
Contacts: Ab Potter
1705 Chacoma SW / 87104
298-1534(h)
Dane Souden
1709 Kit Carson SW / 87104
243-8309(h)

See reverse side for additional Neighborhood and/or Homeowner Associations 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,

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

SURVEYOR INFORMATION:



Rhombus Professional
 Associates, Inc.
 2620 San Mateo NM
 Suite B
 Albuquerque, NM 871 10

Tel 505.881.6690
 Fax 505.881.6896

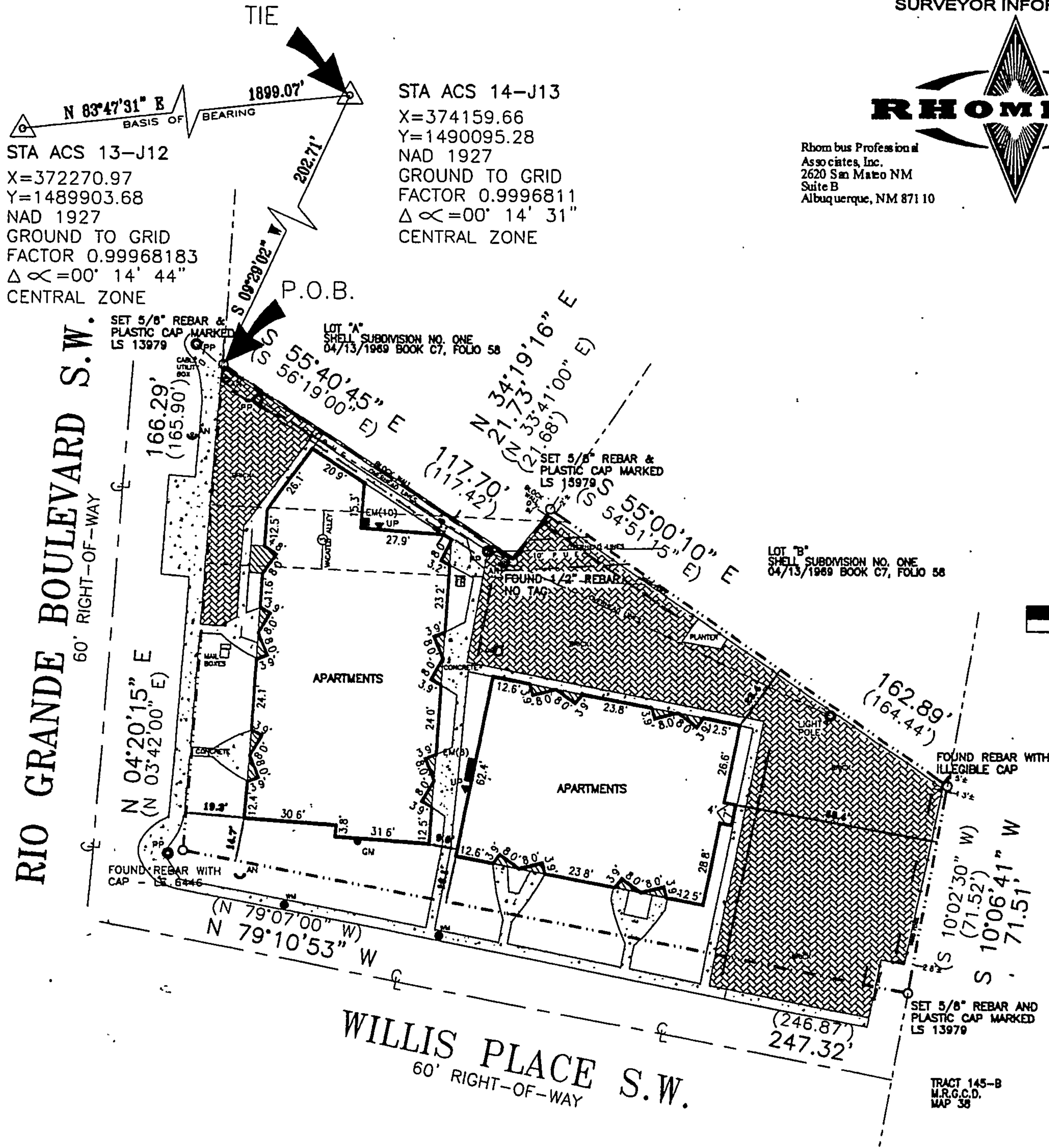
info@RhombusPA.com
 www.RhombusPA.com



1" = 50'



07-C-1-0294
 JOE/RHOMBUS



Map 3 circled areas missed area



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:
J-13-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

NOTIFICATION TO VACATE

Willis Place SW
N 79degrees 10'53" W

Street bordering Lot "A & B"
Shell Subdivision No. One
04/13/1969 Book C7, folio 58

Willis Place SW is connected to Rio Grande Blvd SW one street south of the intersection at Rio Grande Blvd and Central Ave west. Willis Place SW runs east from Rio Grande Blvd SW and west for a distance of 247.32ft with a 60 ft right of way.

The property to the north is zoned R2 the Pueblo Viejo Apartment complex
The property to the south is zoned SU2 the Casa de Suenos Country Inn.

The physical nature of the proposal is to apply for vacation of Willis Place from the city of Albuquerque to the owners of said properties (Pueblo Viejo and Casa de Suenos. To allow for redesign of Willis Place SW to change north side of street from parallel parking to pull in parking.

Applicants: Cris DiGregory
301 Central Ave NE
Albuquerque, NM 87102
505.401.8780
Suite # 201

Marc Cumbrow
314 Rio Grande Blv SW
Albuquerque, NM 87104
505.767.1000

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): PULLMAN INVESTMENTS LLC PHONE: 505 401 8780
 ADDRESS: 301 CENTRAL AVE NE #201 FAX: 505 242 2881
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: Cris DiGregory PHONE: 505 401 8780
 ADDRESS: 301 CENTRAL AVE NE FAX: 505 242 2881
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: getcrisd@comcast.net
 Proprietary interest in site: VACATE List all owners: city

DESCRIPTION OF REQUEST: INTENT TO VACATE WILLIS PLACE SW

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. Shell Subdivision NO ONE Block: 200 Unit: _____
 Subdiv/Addn/TBKA: Section 13, RANGE 3 EAST Township 10 NORTH
 Existing Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): _____ UPC Code: _____ 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: _____ No. of proposed lots: _____ Total area of site (acres): 247.32ft x 35ft
 LOCATION OF PROPERTY BY STREETS: On or Near: SE of Rio Grande Blvd SW + Central Ave W
 Between: Running East of Rio Grande to property
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Cris DiGregory DATE 1/24/08
 (Print) Cris DiGregory Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>SDRB - 70046</u>	<u>VRW</u>	_____	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</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	_____	_____	_____	\$ _____
Hearing date <u>February 20, 2008</u>			Total	<u>\$ 395.00</u>

[Signature] 1/24/08 Project # 1007081
 Planner signature / date

FORM V: SUBDIVISION VARIANCE & 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**. *+ the Plat*
- (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** *NEW DRAWING*
- 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) \$ *400.00*
- List any original and/or related file numbers on the cover application *DRB # - website or @ DRB*

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.

CRIS D. GREGORY
 Applicant name (print)
[Signature] 1/24/08
 Applicant signature / date



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

Application case numbers
 DRB - _____ - 70046
 _____ - _____ - _____
 _____ - _____ - _____

Form revised 4/07
[Signature] 1/24/08
 Planner signature / date
 Project # 1007081

1. Original Plat Not Required
2. New overview with street highlighted
get Blower of GIS city website

4. Letter for

⑤ The (BRAs) people give it to CS

Step 3 circled areas



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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

NOTIFICATION TO VACATE

Willis Place SW
N 79degrees 10'53" W

Street bordering Lot "A & B"
Shell Subdivision No. One
04/13/1969 Book C7, folio 58

Willis Place SW is connected to Rio Grande Blvd SW one street south of the intersection at Rio Grande Blvd and Central Ave west. Willis Place SW runs east from Rio Grande Blvd SW and west for a distance of 247.32ft with a 60 ft right of way.

The property to the north is zoned R2 the Pueblo Viejo Apartment complex
The property to the south is zoned SU2 the Casa de Suenos Country Inn.

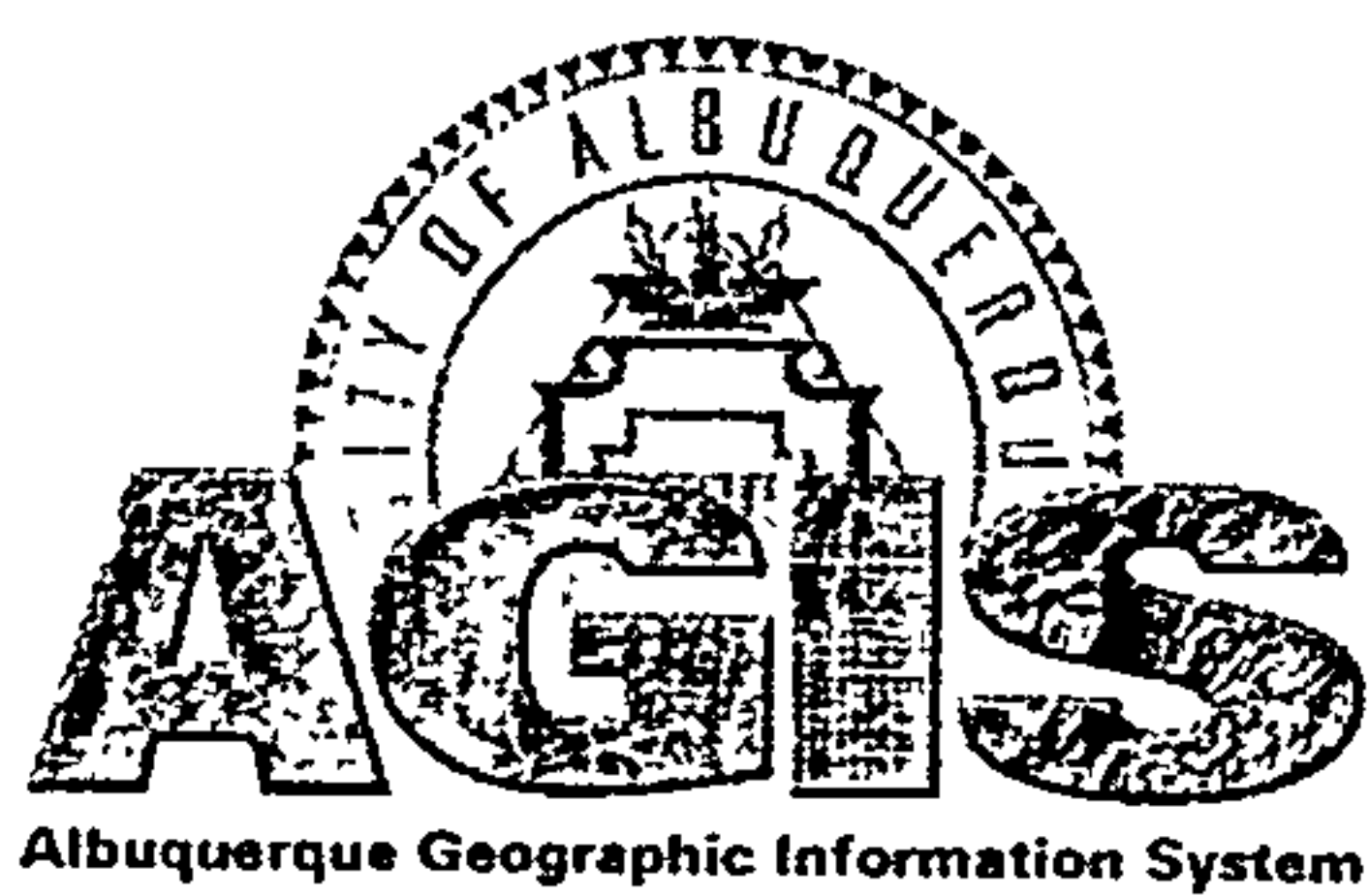
The physical nature of the proposal is to apply for vacation of Willis Place from the city of Albuquerque to the owners of said properties (Pueblo Viejo and Casa de Suenos. To allow for redesign of Willis Place SW to change north side of street from parallel parking to pull in parking.

Applicants: Cris DiGregory
301 Central Ave NE
Albuquerque, NM 87102
505.401.8780
Suite # 201

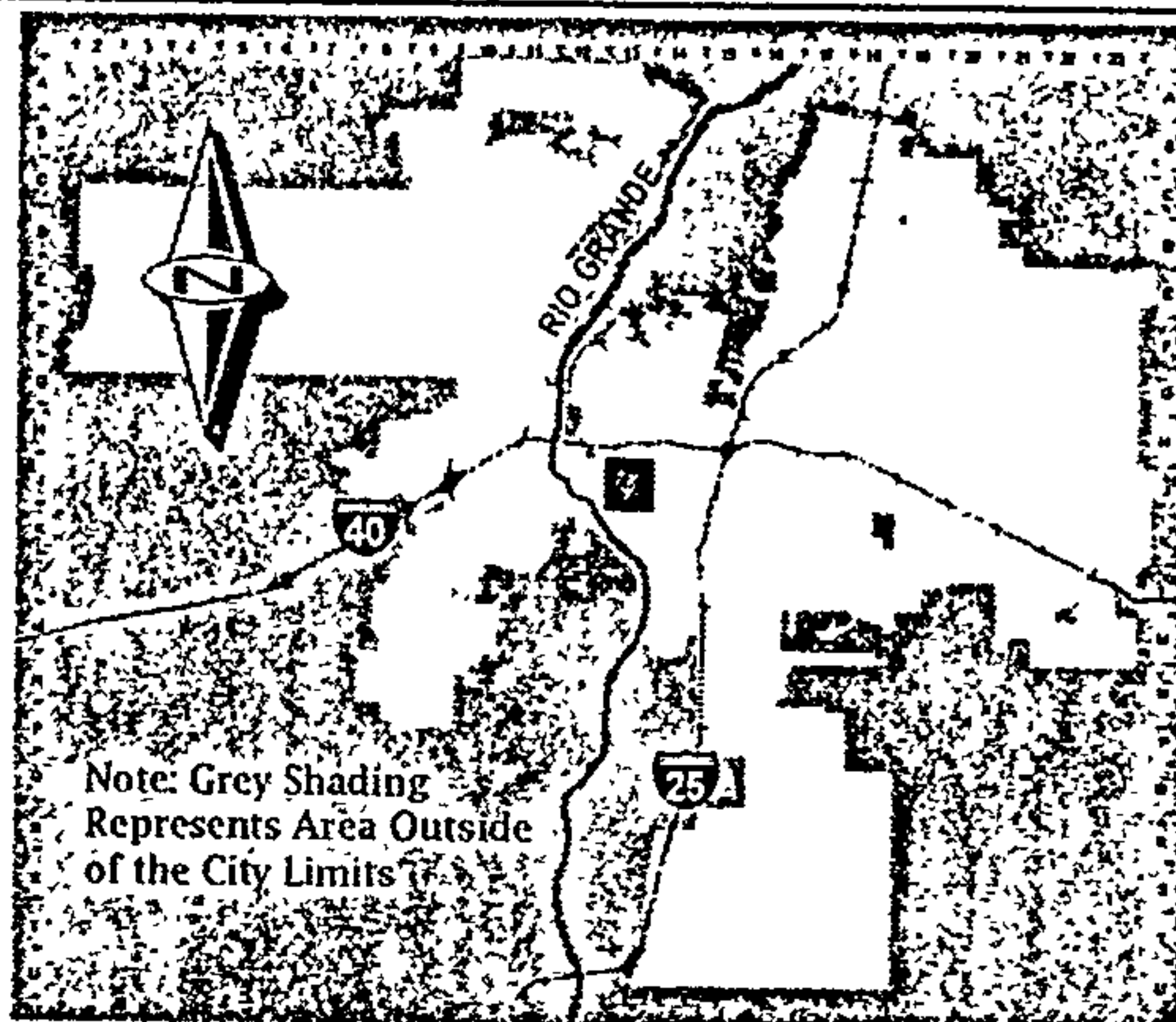
Marc Cumbrow
314 Rio Grande Blv SW
Albuquerque, NM 87104
505.767.1000



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



Map amended through: 1/4/2008



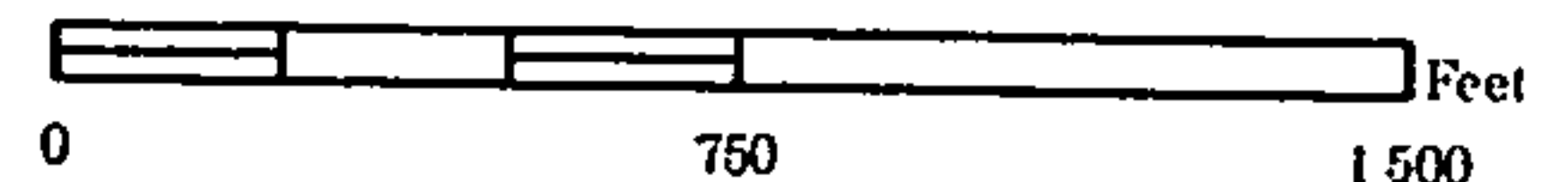
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-13-Z

Selected Symbols

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



CENTRAL

A. MATTEUCCI

F. TOMELLI

M. LA SCALA

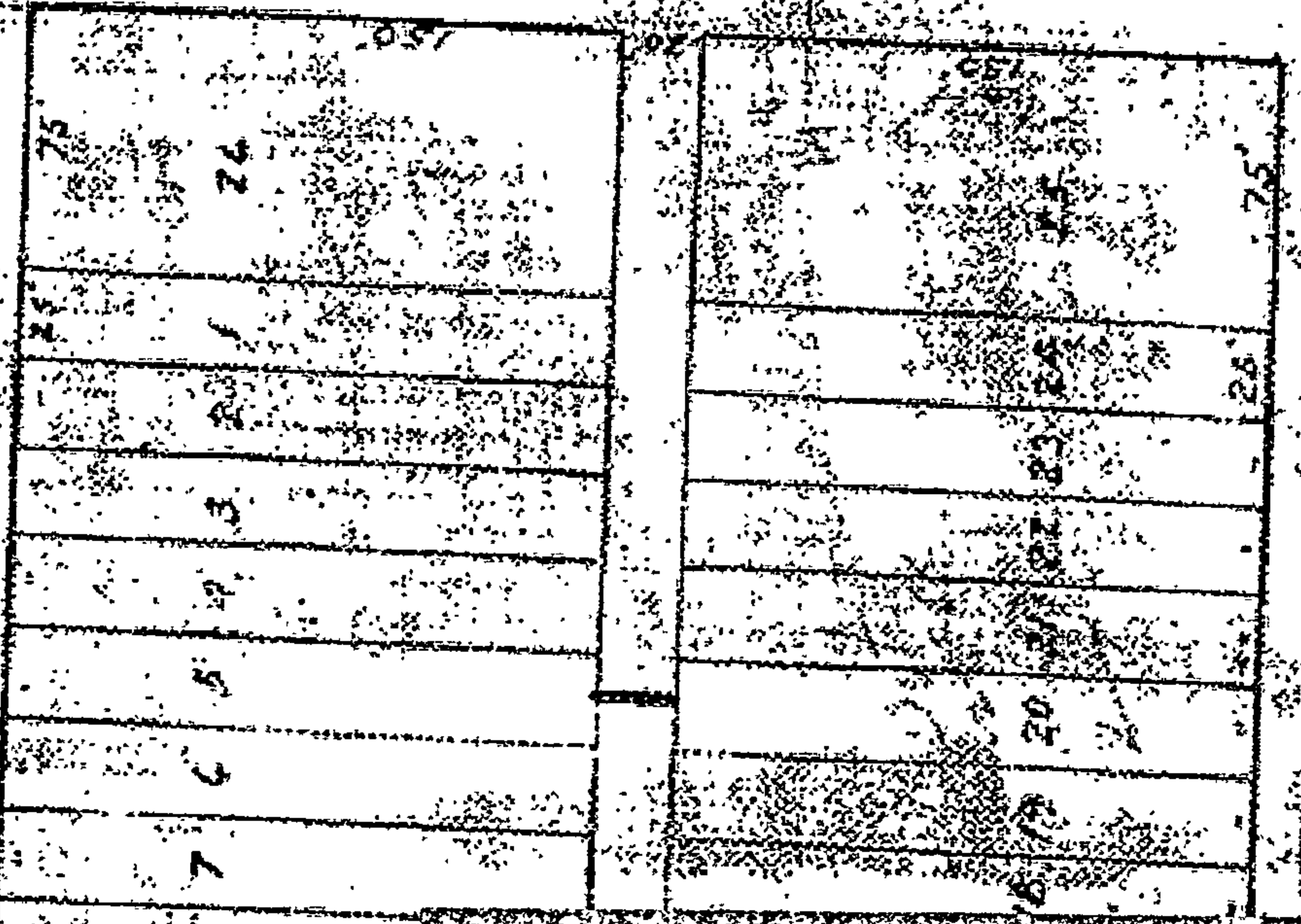
M. L. ALBERS

AVE

CHACOMA

PLACES

FRUIT



SURVEYOR INFORMATION:



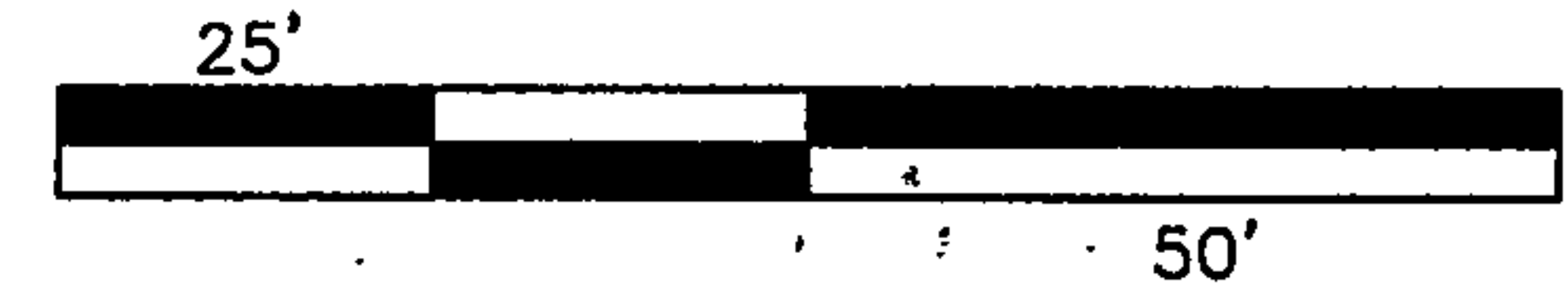
Rhombus Professional Associates, Inc. 2620 San Mateo NM Suite B Albuquerque, NM 871 10

Tel 505.881.6690 Fax 505.881.6896

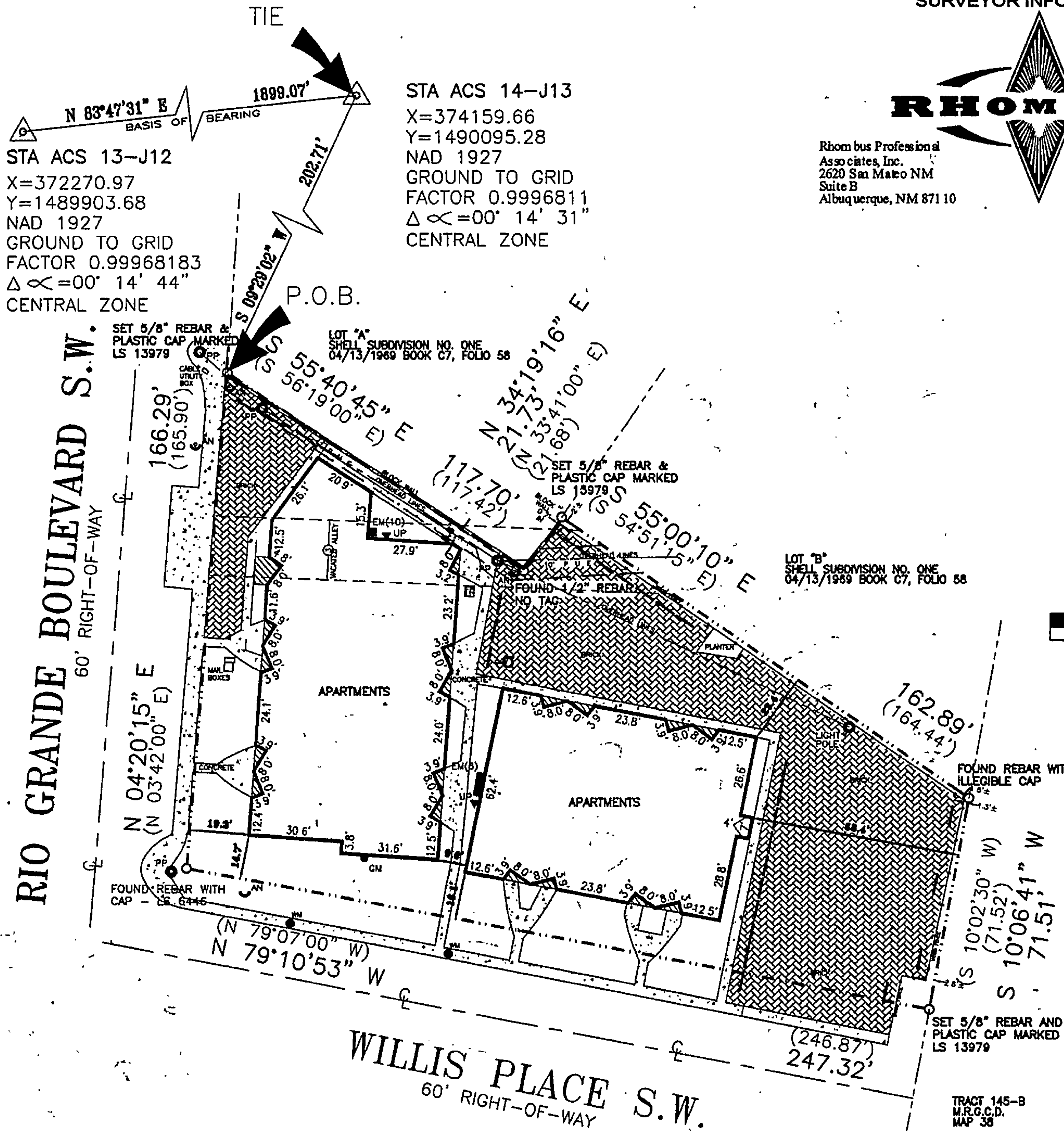
info@RhombusPA.com www.RhombusPA.com



1" = 50'



07-C-1-0294
JOE/RHOMBUS

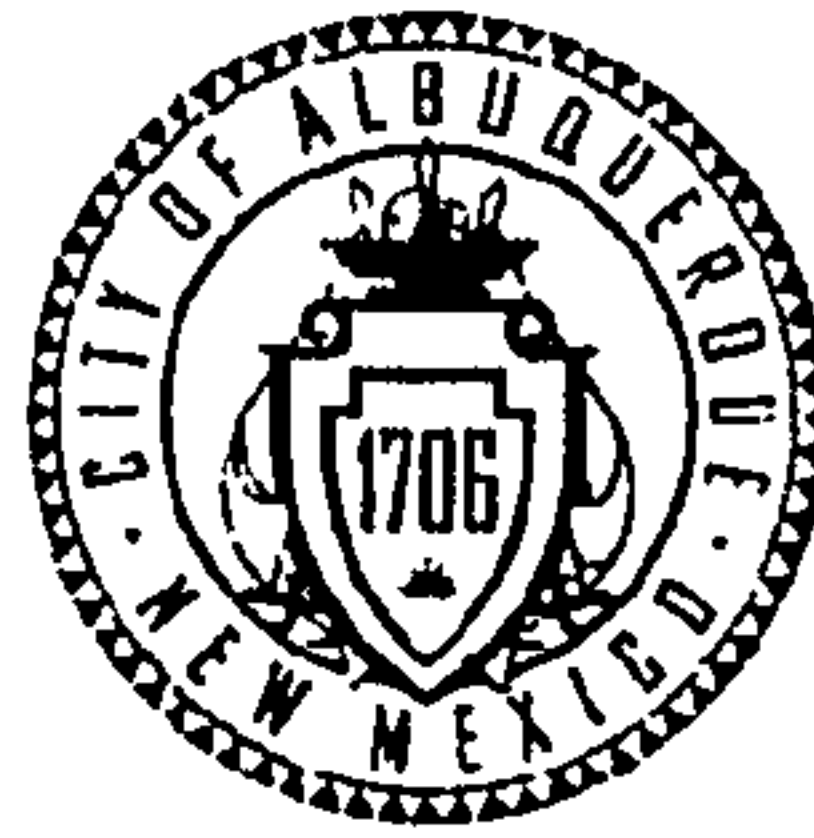


STA ACS 13-J12
X=372270.97
Y=1489903.68
NAD 1927
GROUND TO GRID
FACTOR 0.99968183
 $\Delta \alpha = 00^{\circ} 14' 44''$
CENTRAL ZONE

STA ACS 14-J13
X=374159.66
Y=1490095.28
NAD 1927
GROUND TO GRID
FACTOR 0.9996811
 $\Delta \alpha = 00^{\circ} 14' 31''$
CENTRAL ZONE

TRACT 145-B
M.R.C.D.
MAP 38

Keep
Certified Receipts



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: January 23, 2008

TO CONTACT NAME: Chris D. Gregory
COMPANY/AGENCY: Pullman Investment
ADDRESS/ZIP: 301 Central Ave. NE # 201 87102
PHONE/FAX #: 401-8780 / 242-2881

Thank you for your inquiry of January 23, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at To be vacated Streets 200 Rio Grande Blvd SW and 314 Rio Grande Blvd SW Located Rio Grande Blvd SW between Rio Grand Blvd SW + Willis Place SW
zone map page(s) J-13

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

West Park N.A.
Neighborhood or Homeowner Association
Contacts: Kevin Hagen
2021 Alhambra SW / 87104
232-7784(h)
Jean Lisiak
2116 New York SW / 87104
246-9793(h)

Huning Castle N.A.
Neighborhood or Homeowner Association
Contacts: Ab Potter
1705 Chacoma SW / 87104
298-1534(h)
Diane Souden
1709 Kit Carson SW / 87104
243-8309(h)

See reverse side for additional Neighborhood and/or Homeowner Associations 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 for each Neighborhood and/or Homeowner Associations 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 NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner 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 and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowner 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.

(Below this line for ONC use only)

Date of Inquiry: 01.23.08 Time Entered: 4:23 PM ONC Rep. Initials: 

Step 4 5



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

Fax 924-3913

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower

Private Development [✓] (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project []

CONTACT NAME: Cris DiGregory
COMPANY NAME: Pollman Investment
ADDRESS/ZIP: 301 Central Ave NE #201 87102
PHONE: 401-8780 FAX: 242-2881

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW: TO BE VACATED

200 Rio Grande Blvd SW
314 Rio Grande Blvd SW

LOCATED ON Rio Grande Blvd SW LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Rio Grande Blvd SW + AND
Willis Place SW
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (J.13-2).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)

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 87104 **OFFICIAL USE**

Postage	\$ 1.48
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.28



Sent To **DIANE Sounder**
 Street, Apt. No., or PO Box No. **1709 Kit Carson SW**
 City, State, ZIP+4 **Alb. NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

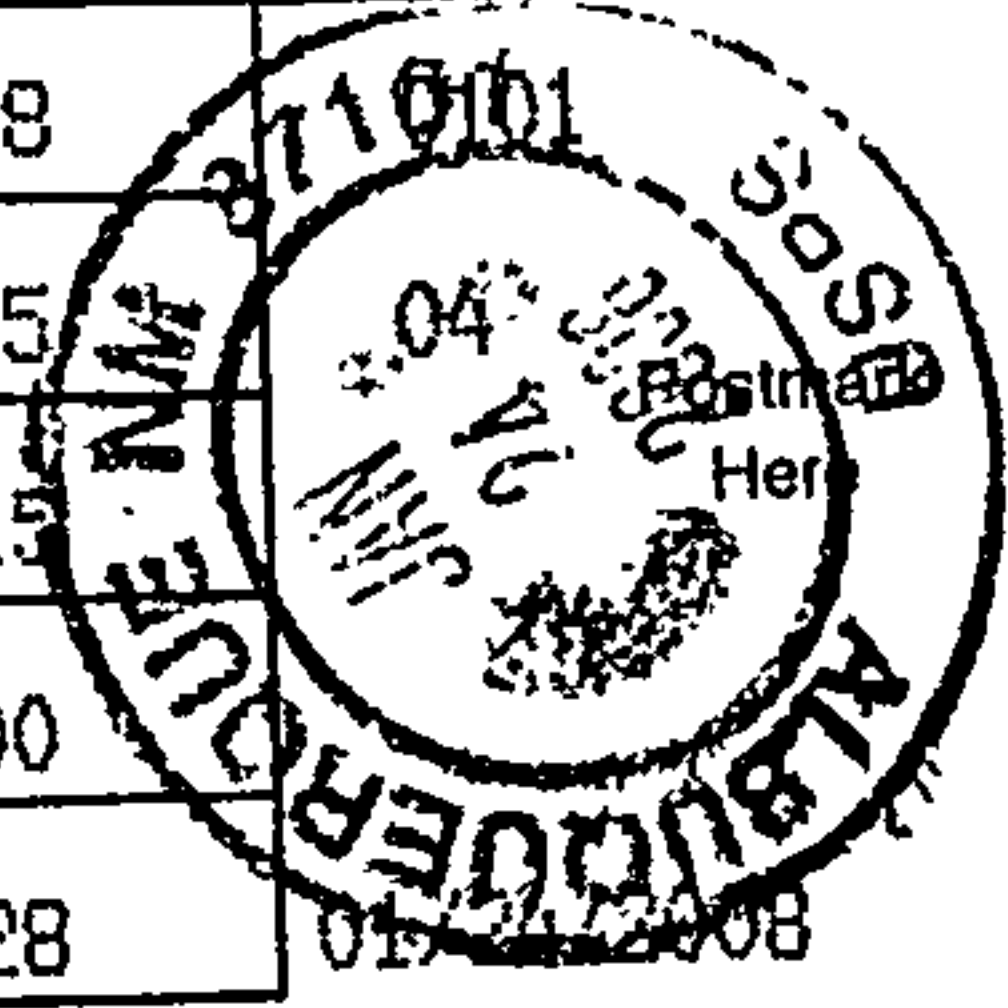
2795 684E T000 0512 9002

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 87104 **OFFICIAL USE**

Postage	\$ 1.48
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.28



Sent To **AL Potter**
 Street, Apt. No., or PO Box No. **1705 Chaco SW**
 City, State, ZIP+4 **Alb. NM 87104**

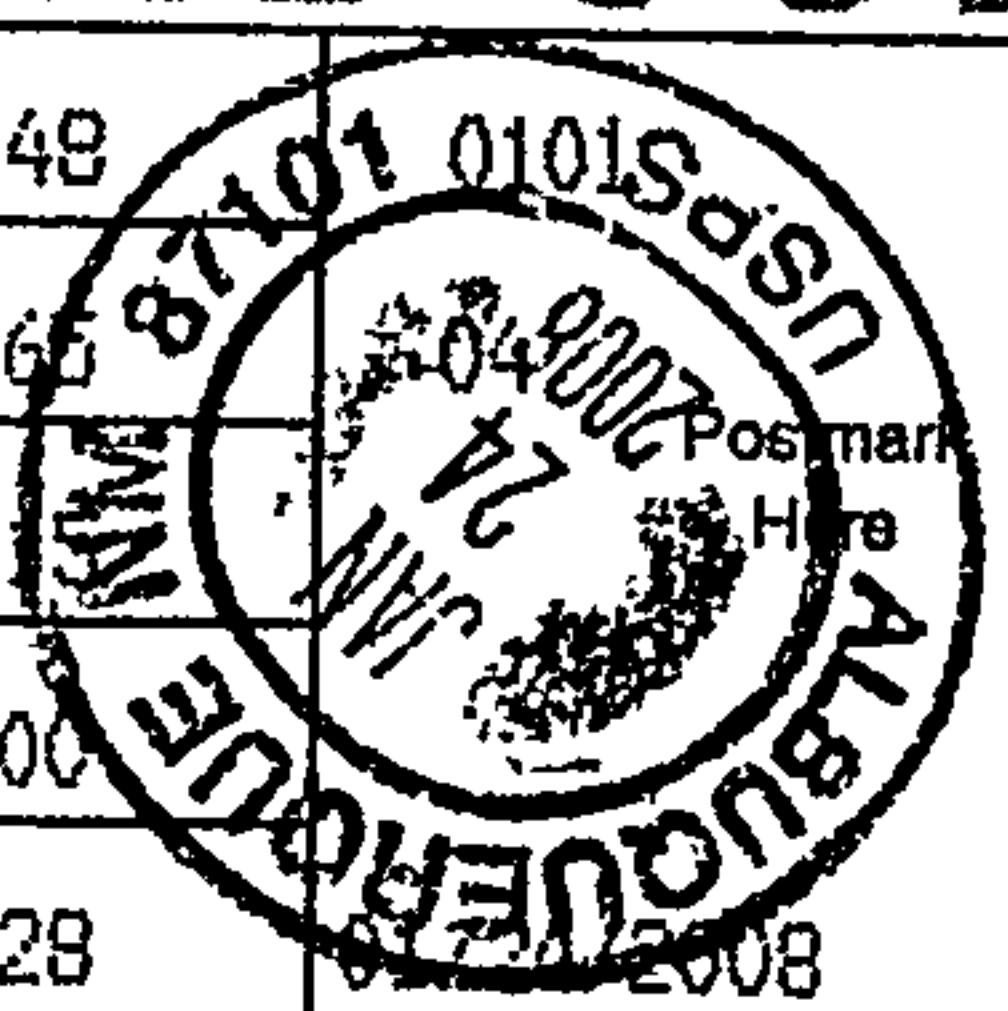
PS Form 3800, August 2006 See Reverse for Instructions

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 87104 **OFFICIAL USE**

Postage	\$ 1.48
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.28



Sent To **JEAN Lislak**
 Street, Apt. No., or PO Box No. **2116 NEW YORK**
 City, State, ZIP+4 **Alb NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

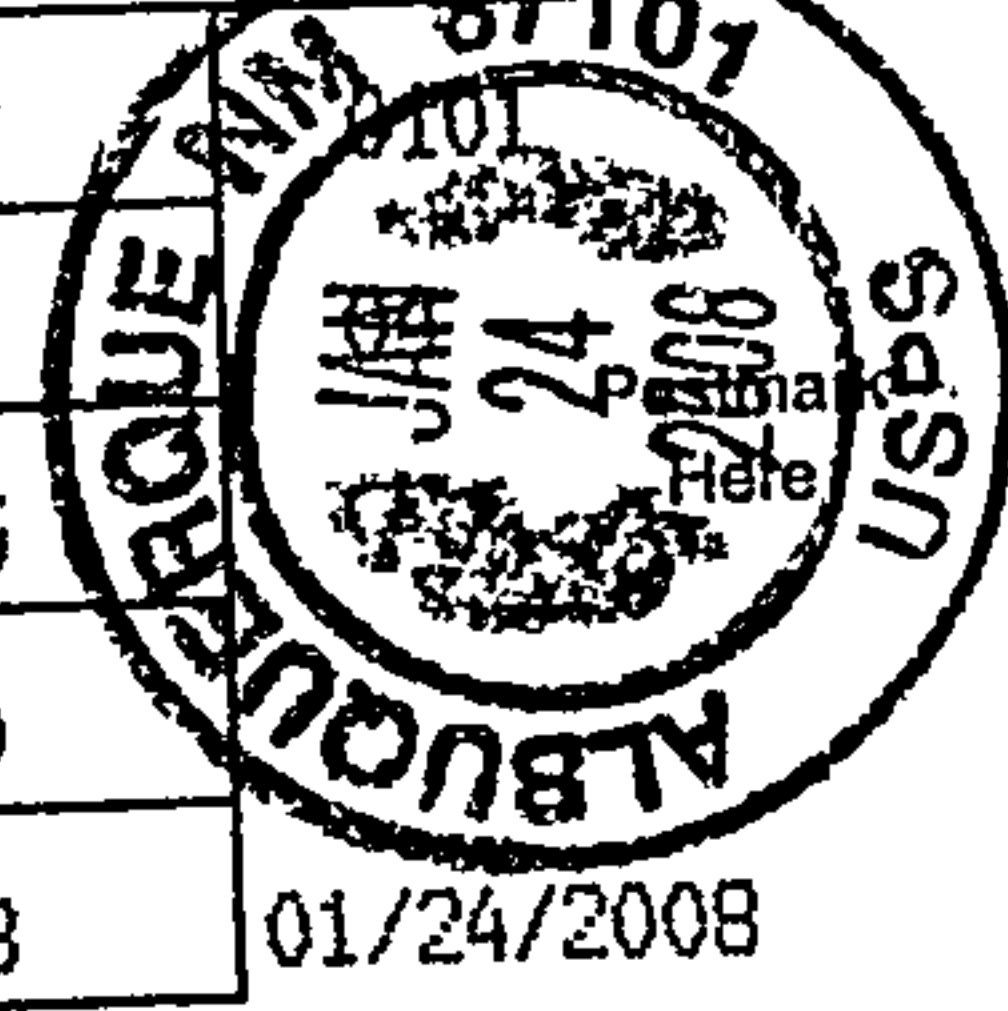
655E 684E T000 0512 9002

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 87104 **OFFICIAL USE**

Postage	\$ 1.48
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.28



Sent To **KEVIN HAGEN**
 Street, Apt. No., or PO Box No. **2021 ALHAMBRA SW**
 City, State, ZIP+4 **Alb NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

4295 684E T000 0512 9002

655E 684E T000 0512 9002

NOTIFICATION TO VACATE

CC 3

Willis Place SW
N 79degrees 10'53" W

Al Potter
1705 Chacoma SW / 87104

Street bordering Lot "A & B"
Shell Subdivision No. One
04/13/1969 Book C7, folio 58

Diane Souder
1709 Kit Carson SW / 87104

Hening Castle

Willis Place SW is connected to Rio Grande Blvd SW one street south of the intersection at Rio Grande Blvd and Central Ave west. Willis Place SW runs east from Rio Grande Blvd SW and west for a distance of 247.32ft with a 60 ft right of way.

The property to the north is zoned R2 the Pueblo Viejo Apartment complex
The property to the south is zoned SU2 the Casa de Suenos Country Inn.

The physical nature of the proposal is to apply for vacation of Willis Place from the city of Albuquerque to the owners of said properties (Pueblo Viejo and Casa de Suenos. To allow for redesign of Willis Place SW to change north side of street from parallel parking to pull in parking.

Applicants: Cris DiGregory
301 Central Ave NE
Albuquerque, NM 87102
505.401.8780
Suite # 201

Marc Cumbrow
314 Rio Grande Blv SW
Albuquerque, NM 87104
505.767.1000

NOTIFICATION TO VACATE

CC: Kevin Hagen
2021 Alhambra SW
87104 ALB.

Willis Place SW
N 79degrees 10'53" W

Street bordering Lot "A & B"
Shell Subdivision No. One
04/13/1969 Book C7, folio 58

JEAN LISIAK
2116 New York SW
87104

West PARK N/A

Willis Place SW is connected to Rio Grande Blvd SW one street south of the intersection at Rio Grande Blvd and Central Ave west. Willis Place SW runs east from Rio Grande Blvd SW and west for a distance of 247.32ft with a 60 ft right of way.

The property to the north is zoned R2 the Pueblo Viejo Apartment complex
The property to the south is zoned SU2 the Casa de Suenos Country Inn.

The physical nature of the proposal is to apply for vacation of Willis Place from the city of Albuquerque to the owners of said properties (Pueblo Viejo and Casa de Suenos. To allow for redesign of Willis Place SW to change north side of street from parallel parking to pull in parking.

Applicants: Cris DiGregory
301 Central Ave NE
Albuquerque, NM 87102
505.401.8780
Suite # 201

Marc Cumbrow
314 Rio Grande Blv SW
Albuquerque, NM 87104
505.767.1000

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 February 5, 2008 to February 20, 2008

5. REMOVAL

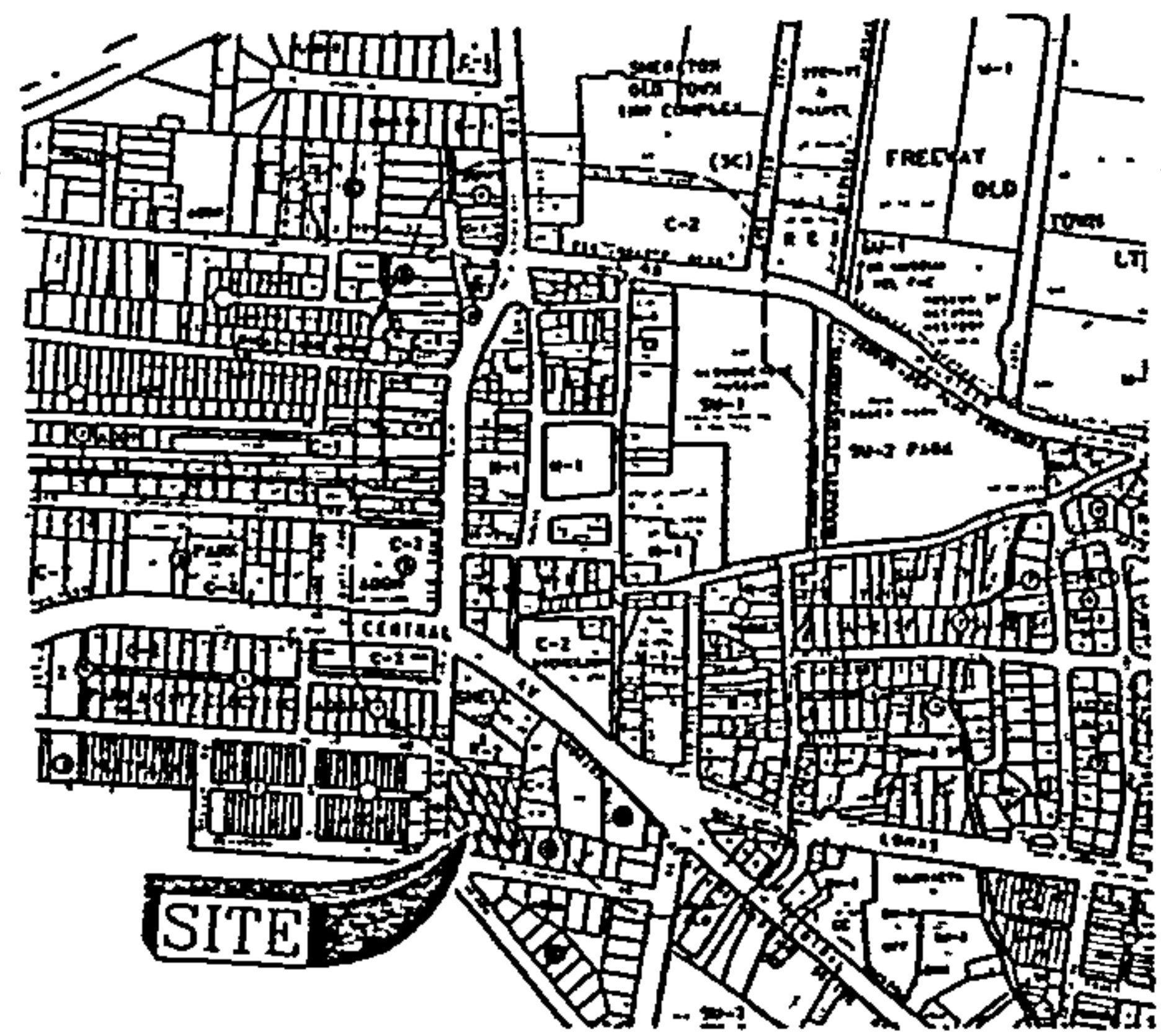
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

[Signature] (Applicant or Agent) 1/24/08 (Date)

I issued 2 signs for this application, 1/24/08 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1007081



N.T.S.

J-13-Z

Vicinity Map

LEGAL DESCRIPTION

Lots numbered Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Block lettered B of WESTPARK ADDITION, an Addition to the City of Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 9, 1929, in Volume C2, Folio 45.

FREE CONSENT/DEDICATION

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY DEDICATE ADDITIONAL RIGHTS-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: by Robert C Hanna, President DATE: 1-22-98
OWNER(S) PRINT NAME: Robert C Hanna
ADDRESS: 310 Rio Grande SW Albuquerque TRACT: Lot 8-A

ACKNOWLEDGMENT STATE OF NEW MEXICO } 33 OFFICIAL SEAL Jessica M. Klauwens NOTARY PUBLIC COUNTY OF BERNALILLO } 33

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January 1998 BY: Robert C Hanna MY COMMISSION EXPIRES: November 19, 01 Jessica M. Klauwens NOTARY PUBLIC

PLAT OF LOTS 7A & 8A, BLOCK B WESTPARK ADDITION SEC. 18, T. 10 N., R. 2 E., N.M.P.M. ALBUQUERQUE, NEW MEXICO JANUARY, 1998



FREE CONSENT/DEDICATION

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY DEDICATE ADDITIONAL RIGHTS-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: by Robert C Hanna, President DATE: 1-22-98
OWNER(S) PRINT NAME: Robert C Hanna
ADDRESS: 310 Rio Grande SW Albuquerque TRACT: Lot 7-A

ACKNOWLEDGMENT STATE OF NEW MEXICO } 33 OFFICIAL SEAL Jessica M. Klauwens NOTARY PUBLIC COUNTY OF BERNALILLO } 33

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January 1998 BY: Robert C Hanna MY COMMISSION EXPIRES: November 19, 01 Jessica M. Klauwens NOTARY PUBLIC

DISCLOSURE STATEMENT

The purpose of this replat is to consolidate Eight (8) lots into Two (2) new lots per decision of City of Albuquerque Planning Department, File No. Z-97-110, approved November 20, 1997.

Table with columns for APPROVALS, APPROVED SIGNATURE, and DATE. Includes City Surveyor, Traffic Engineering, Parks Design & Development, Utility Development Division, Real Property Division, A.M.A.F.C.A., and City Engineer.

SURVEYOR'S CERTIFICATION

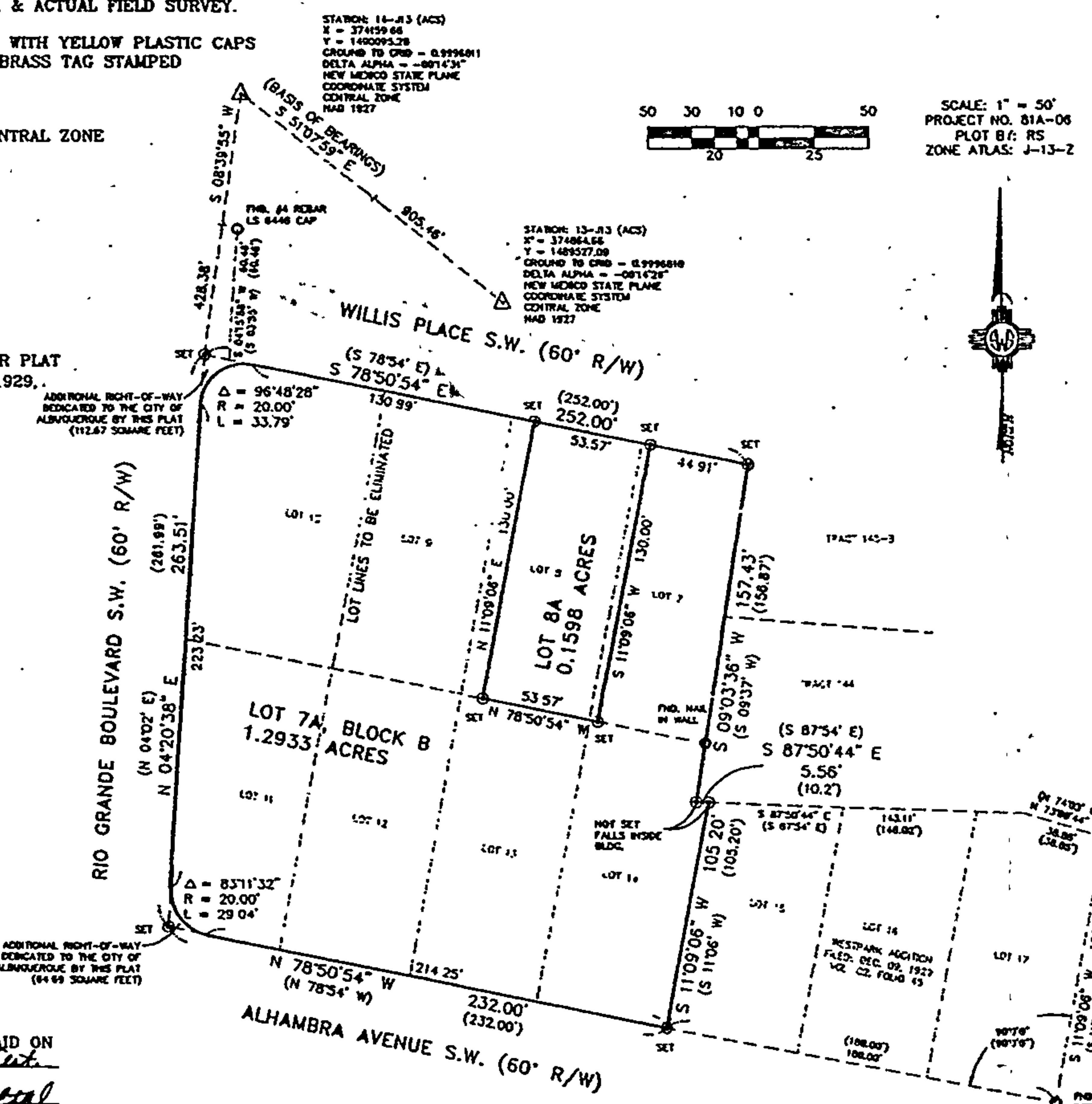
I, THOMAS W. PATRICK, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK, N.M.P.S. NO. 12651 DATE 15 Jan. 1998

Southwest Surveying Co., Inc. logo and contact information: 333 Lomas Blvd., N.E. Albuquerque, New Mexico 87102. Phone: (505) 247-4444 Fax: (505) 242-8069 T10N R3E SEC. 18

SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. MONUMENTS IDENTIFIED AS "SET" ARE 1/2 REBAR WITH YELLOW PLASTIC CAPS STAMPED "PATRICK PS 12651", OR PK NAIL WITH BRASS TAG STAMPED "PS 12651", OR "X" CHISELED IN CONCRETE.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID CENTRAL ZONE
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 1.4571 ACRES
7. NUMBER OF EXISTING TRACTS: 8
8. NUMBER OF TRACTS/LOTS CREATED: 2
9. BEARINGS AND DISTANCES IN PARENTHESIS () PER PLAT OF WESTPARK ADDITION AS FILED: DECEMBER 09, 1929, IN VOLUME C2, FOLIO 45.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPCB: 5.000000... PROPERTY OWNER OF RECORD: Casas de Suenos... BERNALILLO COUNTY TREASURER'S OFFICE: Andrew Rodriguez 2/19/98

F:\MCD012\DWG\JAN98\B1A-06 Thu Jan 15 13:14:34 1998

98C-146

98C-146

98C-146