

7. **Project# 1002856**  
10DRB-70205 MAJOR - 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR  
SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for  
ANDERSON HILLS LLC request(s) the referenced/ above  
action(s) for all or a portion of **MEADOWS AT  
ANDERSON HILLS Unit(s) 3 [aka Blossom Ridge,  
Phase 1]**, zoned R-LT, located on the west side of UNSER  
BLVD SW bewteen DENNIS CHAVEZ BLVD SW and  
ANDERSON HILLS AVE SW containing approximately  
23.9505 acre(s). (N-9, P-9)[*Deferred from 8/18/10, 9/1/10,  
9/15/10, 9/29/10, 10/13/10*] **DEFERRED TO 12/1/10 AT  
THE AGENT'S REQUEST.**

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

8. **Project# 1008558**  
10DRB-70296 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for JIM REIMER  
request(s) the above action(s) for all or a portion of Lot(s)  
146-P1 & 122-P1, Block(s) , Tract(s) , **MIRADOR  
SANDIAS & COTTONWOOD HILLS, SEVEN BAR  
RANCH Unit(s)** , zoned R-1, located on CAPROCK NW  
AND ROCKAWAY NW BETWEEN ELLISON NW  
AND SEVEN BAR LOOP NW containing approximately  
.3923 acre(s). [REF: ] (A-13) **THE PRELIMINARY/FINAL  
PLAT WAS APPROVED WITH FINAL SIGN OFF  
DELEGATED TO PLANNING FOR AGIS DXF FILE,  
UTILITY COMPANY SIGNATURE, AND SOLAR NOTE.**

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

9. **Project# 1003672**  
10DRB-70297 SKETCH PLAT REVIEW  
AND COMMENT

DAVID GILL request(s) the above action(s) for all or a  
portion of Lot(s) 2-P1, Block(s) , Tract(s) , **ESTRADA CT  
SUBDIVISION Unit(s)** , zoned R-D 3 DU, located on  
ESTRADA CT NE BETWEEN BARSTOW AND  
VENTURA containing approximately .3224 acre(s). (C-20)  
**THE ABOVE ITEM WAS REVIEWED AND COMMENTS  
WERE PROVIDED.**

10. **Project# 1007344**  
10DRB-70298 SKETCH PLAT REVIEW  
AND COMMENT

GPS LLC agent(s) for LONNIE YANES request(s) the  
above action(s) for all or a portion of Lot(s) 42-51 AND 53-  
55, Block(s) , Tract(s) , **DAVIS PEREA COURSON  
ADDITION Unit(s)** , zoned R-1, located on 62ND ST NW  
BETWEEN COORS BLVD NW AND DAYTONA RD  
NW containing approximately 2.1316 acre(s). [REF: ] (J-  
11) **THE ABOVE ITEM WAS REVIEWED AND  
COMMENTS WERE PROVIDED.**

11. Other Matters: None

ADJOURNED: 9:30

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 6, 2010  
DRB Comments**

**ITEM # 10**

**PROJECT # 1007344**

**APPLICATION # 10-70298**

**RE: Lots 42 - 55, Davis-Perea-Courson Addition**

This site is zoned R-1, and the proposed subdivision does not appear suitable for single family development. Restrictions on accessibility could affect the likelihood of a zone change – refer to comments from Transportation Development, but this issue would likely need to be resolved with a zone change hearing first, then subdivision.

The vacation of 62<sup>nd</sup> Street would need the concurrence of Lots 56 and 57 as proposed, otherwise it might be better to stop at Lot 55; a turnaround will be needed.



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

HEARINGS DATE 10-27-10 (SK)

HEARINGS DATE 10-27-10 (SK)



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1007344**

**AGENDA ITEM NO: 17**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the vacation request.  
Need to see what the subsequent platting action would look like.

New Mexico 87103

**RESOLUTION:**

*discussed*

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED x; 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:** June 25, 2008

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 25, 2008  
DRB Comments**

**ITEM # 17**

**PROJECT # 1007344**

**APPLICATION # 08-70274**

**RE: Lots 42 – 55, Davis Perea Courson Subdivision**

Vacation of right-of-way will require an advertised public hearing; it appears a turnaround (cul-de-sac or hammerhead) will have to be dedicated if the vacation is approved. Vacated right-of-way (the amount over what is being dedicated) must be acquired through the City's Real Property Division (4<sup>th</sup> Floor of City Hall) and must be replatted with adjacent property within one year.

The adjacent property is zoned R-1, minimum 50 foot wide lots with minimum 5,000 sq ft.




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



Supplemental form

### SUBDIVISION

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

Sketch Plat

### 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

### 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

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 2<sup>nd</sup> 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): G.P.S. LLC / SARAH GIBSON PHONE: 417-4855  
 ADDRESS: 333 LOMAS BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: SARHIBO@GMAIL.COM

APPLICANT: Lowell Yanes PHONE: \_\_\_\_\_  
 ADDRESS: 6220 Central Ave SW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87105 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Doug Bishop

DESCRIPTION OF REQUEST: Sketch Plat to Reclieve Comments on Vacating Portion of 62<sup>nd</sup> Street NW and ELIMINATING LOT LINE from 13 EXISTING LOTS, Creating one new lot.  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes  No

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

Lot or Tract No. LOTS 42 THRU 51 & LOTS 53 THRU 55 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: DAVIS - PERECAL-COURSON ADDITION  
 Existing Zoning: R-1 Proposed zoning: N/A MRGCD Map No N/A  
 Zone Atlas page(s): J-11-Z UPC Code: 1-011-058-007-128-31828, 1-011-058-006-134-31827, 1-011-058-003-140-31826, 1-011-058-001-145-31825, 1-011-058-001-151-31824  
 CASE HISTORY: 1-010-058-521-158-40405, 1-010-058-521-163-40404, 1-010-058-518-177-40401, 1-010-058-512-142-40212, 2-82-53  
 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: 13 No. of proposed lots: 1 Total area of site (acres): 2.1316 ACRES  
 LOCATION OF PROPERTY BY STREETS: On, or Near: 62<sup>nd</sup> Street NW  
 Between: COORS BLVD NW and DAYTONA RD NW

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

SIGNATURE Sarah Gibson DATE 10-12-10  
 (Print) Sarah Gibson Applicant:  Agent:

### FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRIS - 70298</u>	<u>SK</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Oct 27, 2010</u>			Total <u>\$ 0</u>

[Signature] 10-18-10 Project # ~~1007344~~ 1007344  
 Planner signature / date

Form revised 4/07

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

FORM S(3)

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.

Sarah Gibson

\_\_\_\_\_  
 Applicant name (print)  
 Sarah Gibson 10.12.10  
 Applicant signature / date

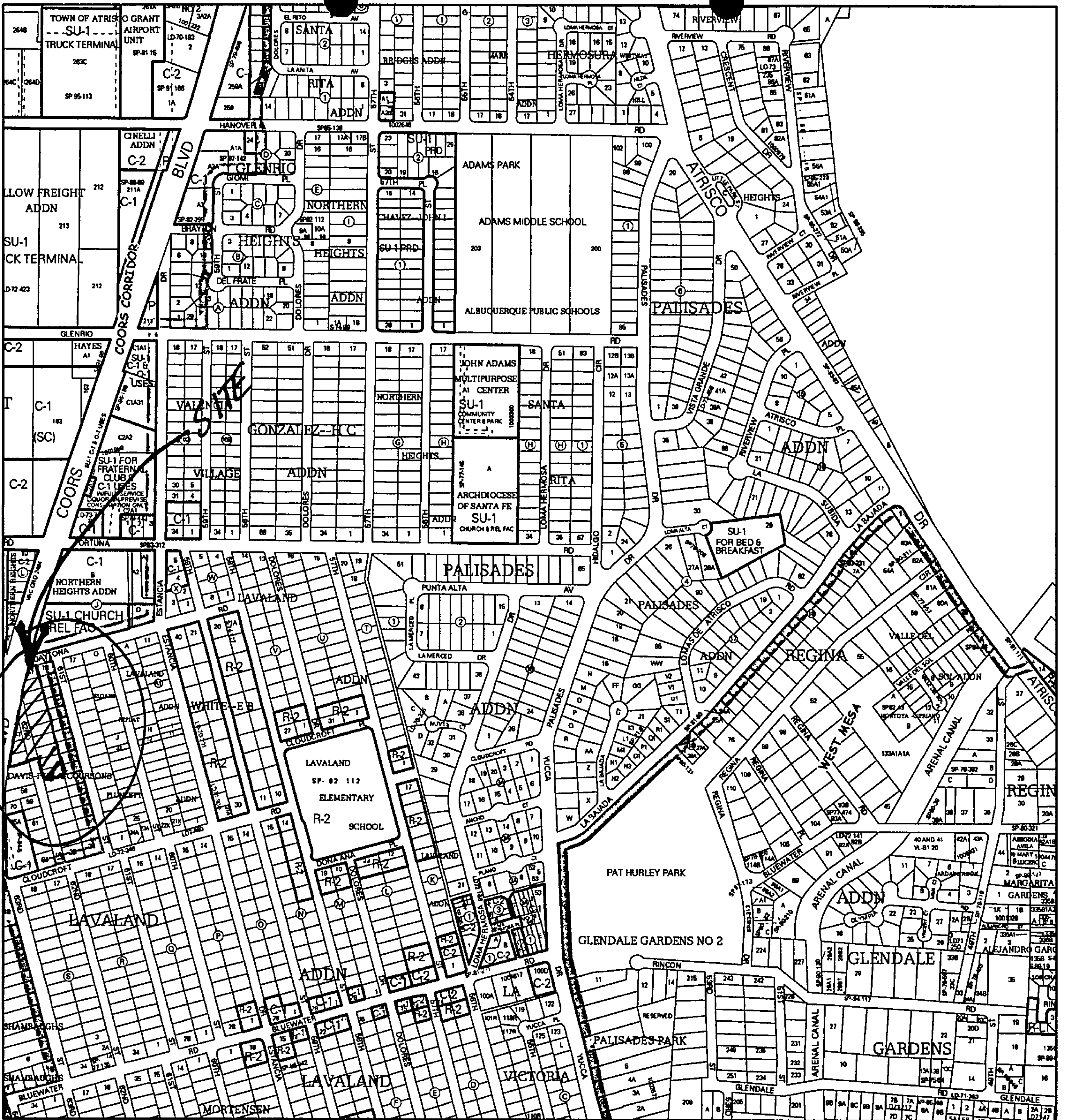


Form revised October 2007


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

Application case numbers  
 DRB - \_\_\_\_\_ - 70295  
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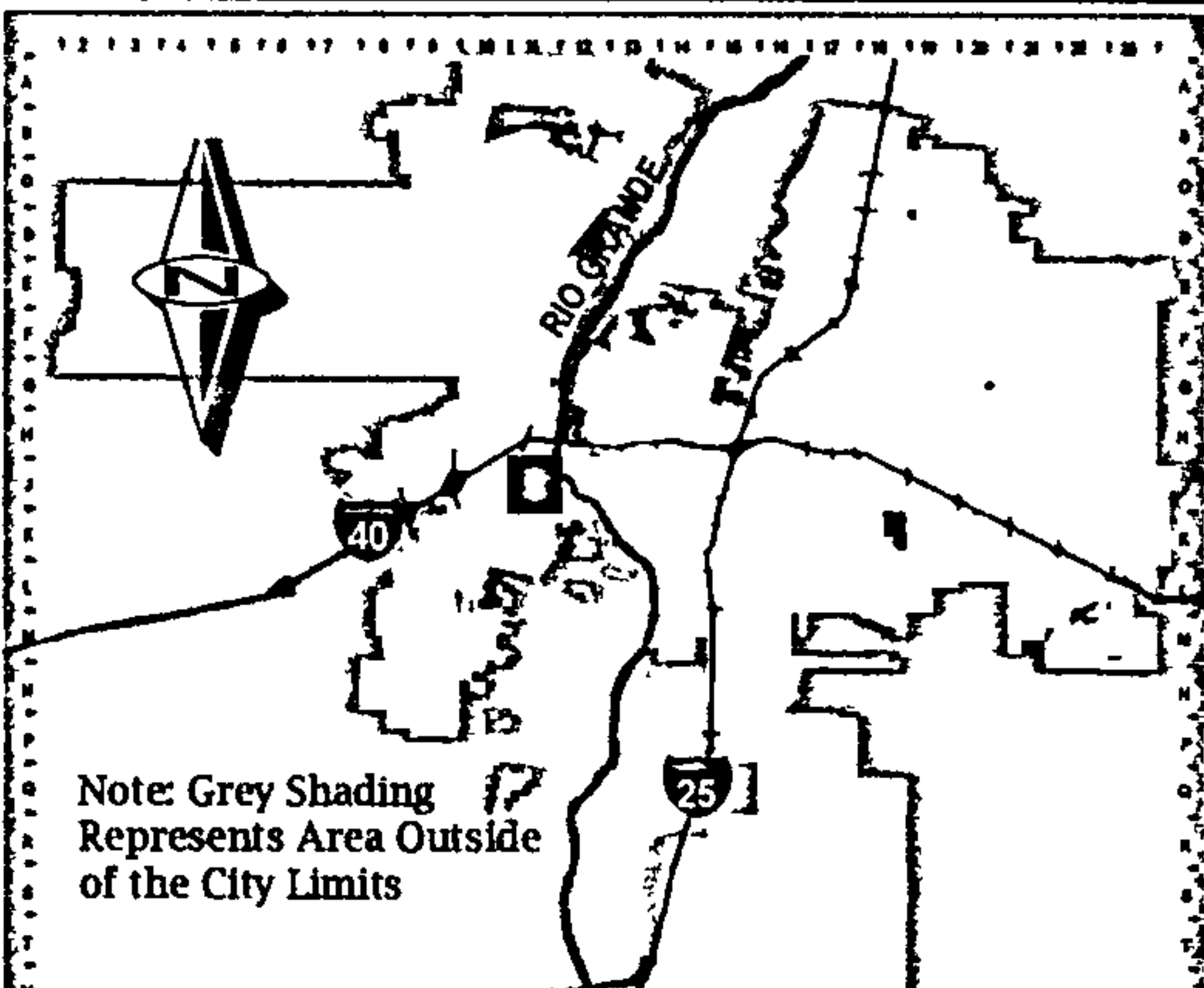
\_\_\_\_\_  
 Planner signature / date  
 Project # ~~1008559~~  
 1007344



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-11-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 1500 Feet



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**G.P.S. LLC**  
**333 Lomas Blvd., NE**  
**Albuquerque, New Mexico 87102**  
**(505) 417-4855    sargib@gmail.com**

October 19, 2010

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

REF:    LOTS 42 THRU 51 AND LOTS 53 THRU 55, DAVIS-PEREA-COURSON ADDITION

Dear Board Members:

The purpose of the above referenced sketch plat is to receive comments to eliminate the lot lines between Thirteen (13) existing lots, creating One (1) new lot and to vacate portion of 62<sup>nd</sup> Street NW.

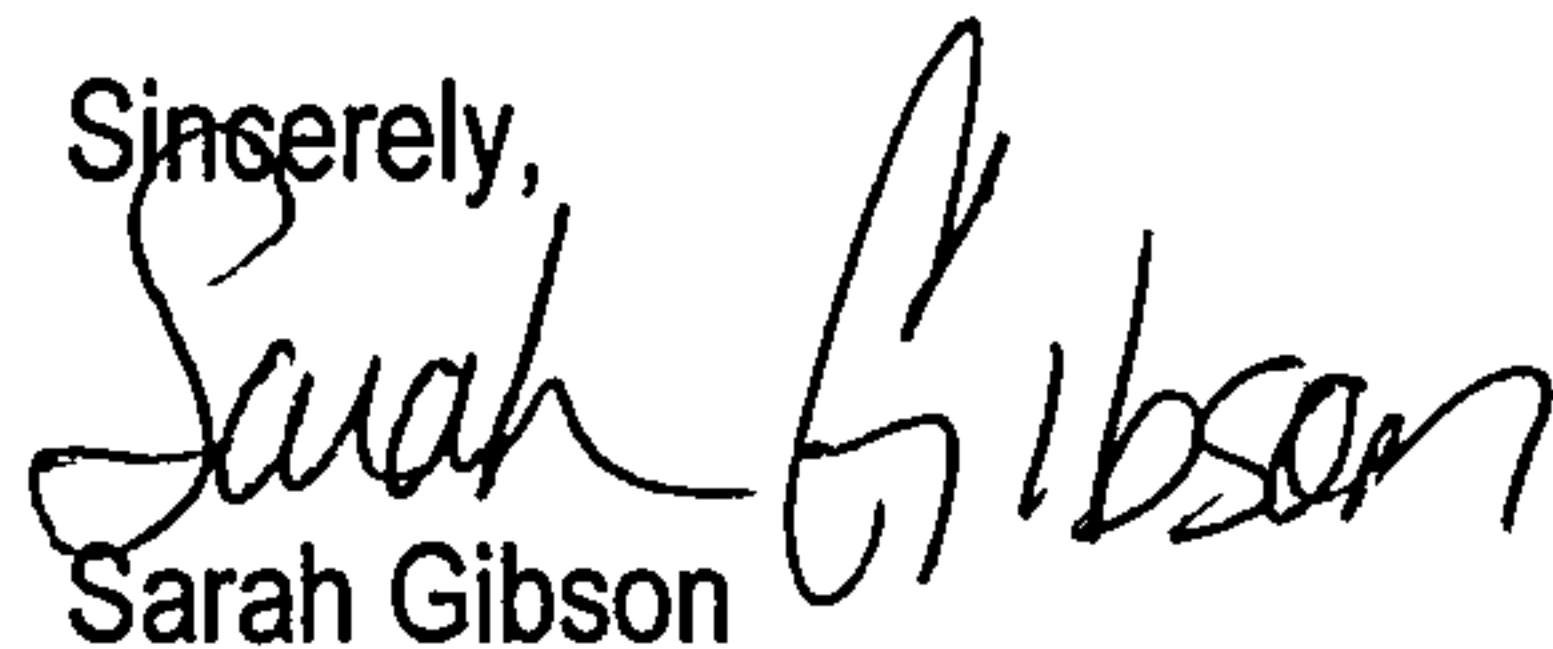
The owner has an option to buy agreement with Doug Bishop, who wishes to purchase the property for a future optical business office (Bishop Optical).

If granted approval of the above request, the owner will proceed in submitting a zone change request, currently the property is zoned R-1.

The property has an existing model home which will be demolished upon construction of the optical business.

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

Sincerely,

  
Sarah Gibson

# 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 2<sup>nd</sup> 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): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Louise S. Yance PHONE: 505-831-1158  
 ADDRESS: 6220 Central Ave S.W. FAX: 505-836-3007  
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacating undeveloped part of 62nd st.

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: DAVIS PEREA COURSON  
 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): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Located on 62nd st.  
 Between: Daytona and Cloudcroft

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

SIGNATURE J. S. Yance DATE 6-17-08  
 (Print) \_\_\_\_\_ 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>DRB-70274</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>06/25/08</u>			Total <u>\$ 0</u>

Sandy Handley 06/17/08  
 Planner signature / date

Project # 1007344

**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
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  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
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  - 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
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- 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.

Lannie S. Yanes  
Applicant name (print)

[Signature]  
Applicant signature / date



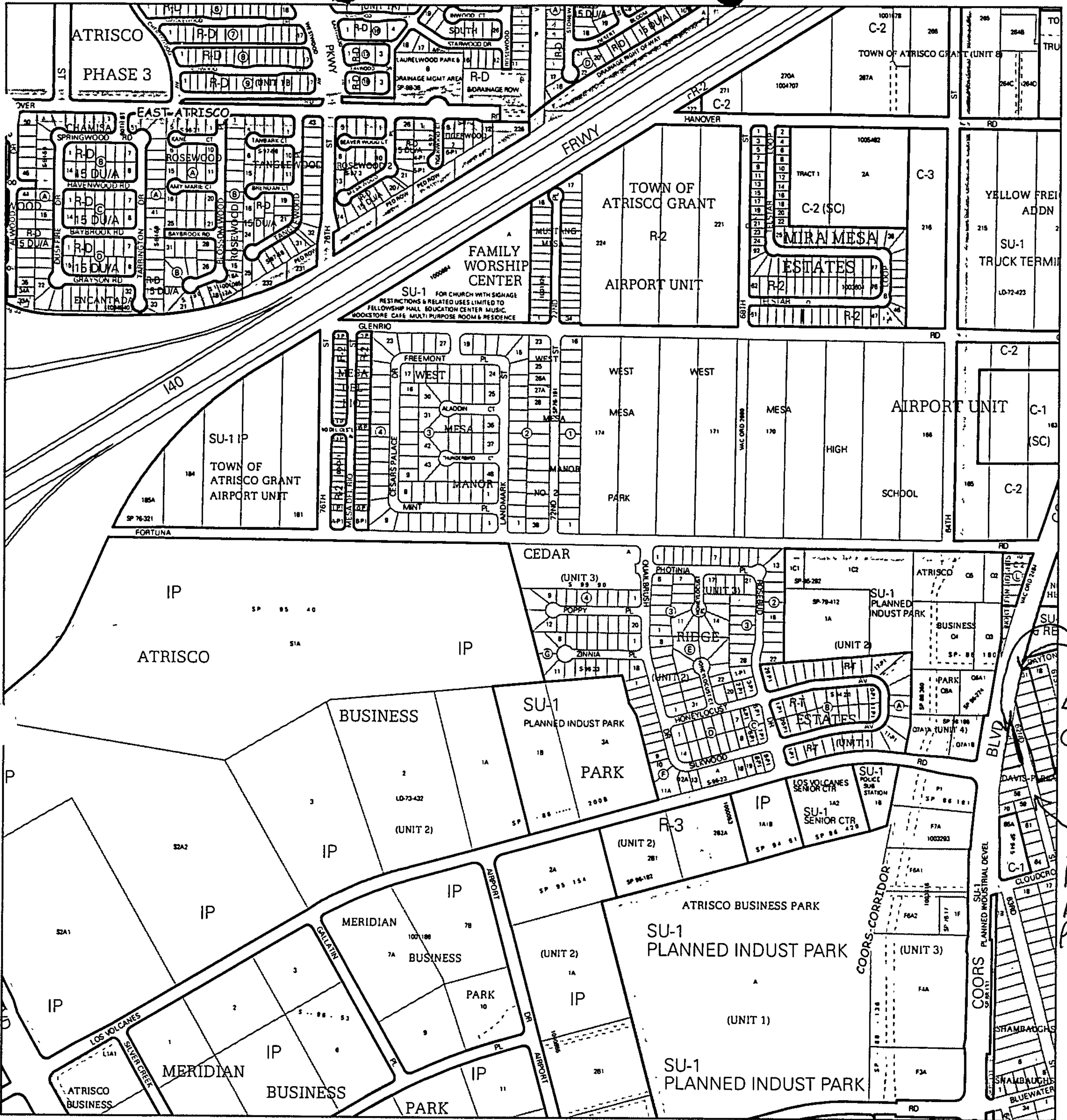
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
08DEB - 70274  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised **October 2007**

Sandy Handley 06/17/08  
 Planner signature / date

Project # 1007344



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

Albuquerque Geographic Information System

Map amended through: 2/8/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-10-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 1500 Feet

Lonnie S. Yanes  
6220 Central Ave. S.W.  
Albuquerque, N.M. 87105  
(505) 831-1158

June 15, 2008

City of Albuquerque

Attn: Jack Cloud

Dear City of Albuquerque

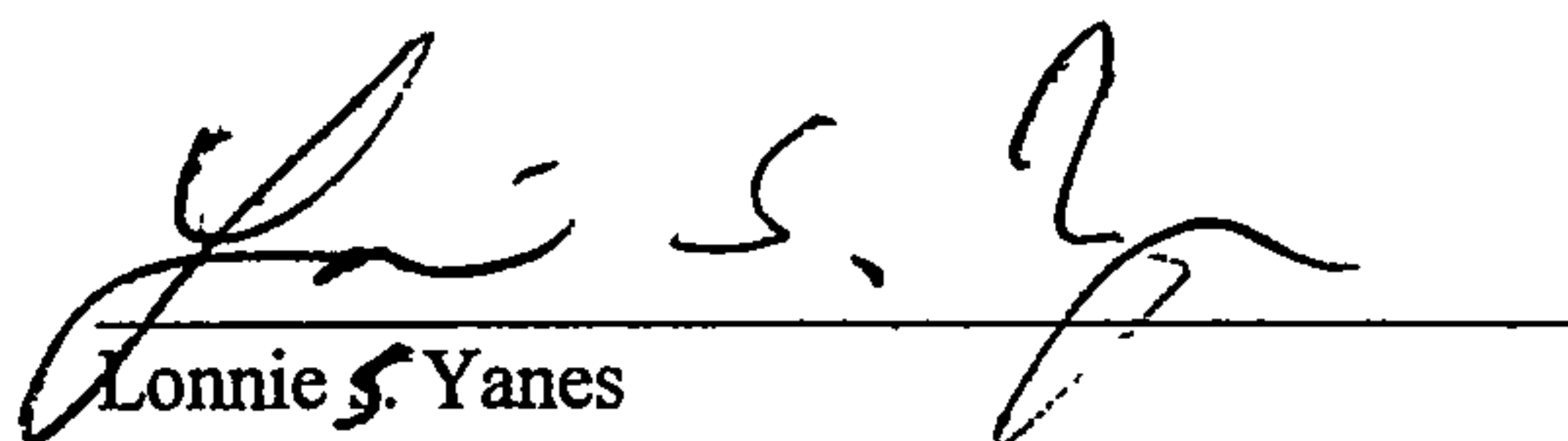
In reference to some undeveloped property that is currently owned by the city of Albuquerque this property is currently a dirt road see copy of aerial photo enclosed ( exhibit A).

I would like to commence with the procedure of getting the property vacated. This is a brief description of the property: a small portion of 62<sup>nd</sup> St. between Cloudcroft and Daytona in the Davis Perez Sub Division.

This section of property is undeveloped as far as I know according to city maps there is nothing under ground like water, sewer, gas lines, etc. . this small portion of property sets between my properties. This small portion property would be useless to anyone but me since I own lots on either sides of the undeveloped part of 62<sup>nd</sup> St.. This is why I am interested in having it vacate. Please see exhibit A and exhibit B ( a map of the general area showing the lots that I own and the area I would like vacated ).

Thank you very much.

Sincerely

  
Lonnie S. Yanes

Please Note that 62<sup>nd</sup> St  
Does not continue to  
Carrs Blvd.

The area indicated  
 as dirt road is  
 what we want  
 vacated. Approx 22,050

1" = 60'

Davis - Perea Courson  
 Sub Division

Lots 42-53  
 owned by:  
 Lorne S. Yares  
 6220 Central Ave. S.  
 Albuquerque, NM 87105  
 505-836-3007

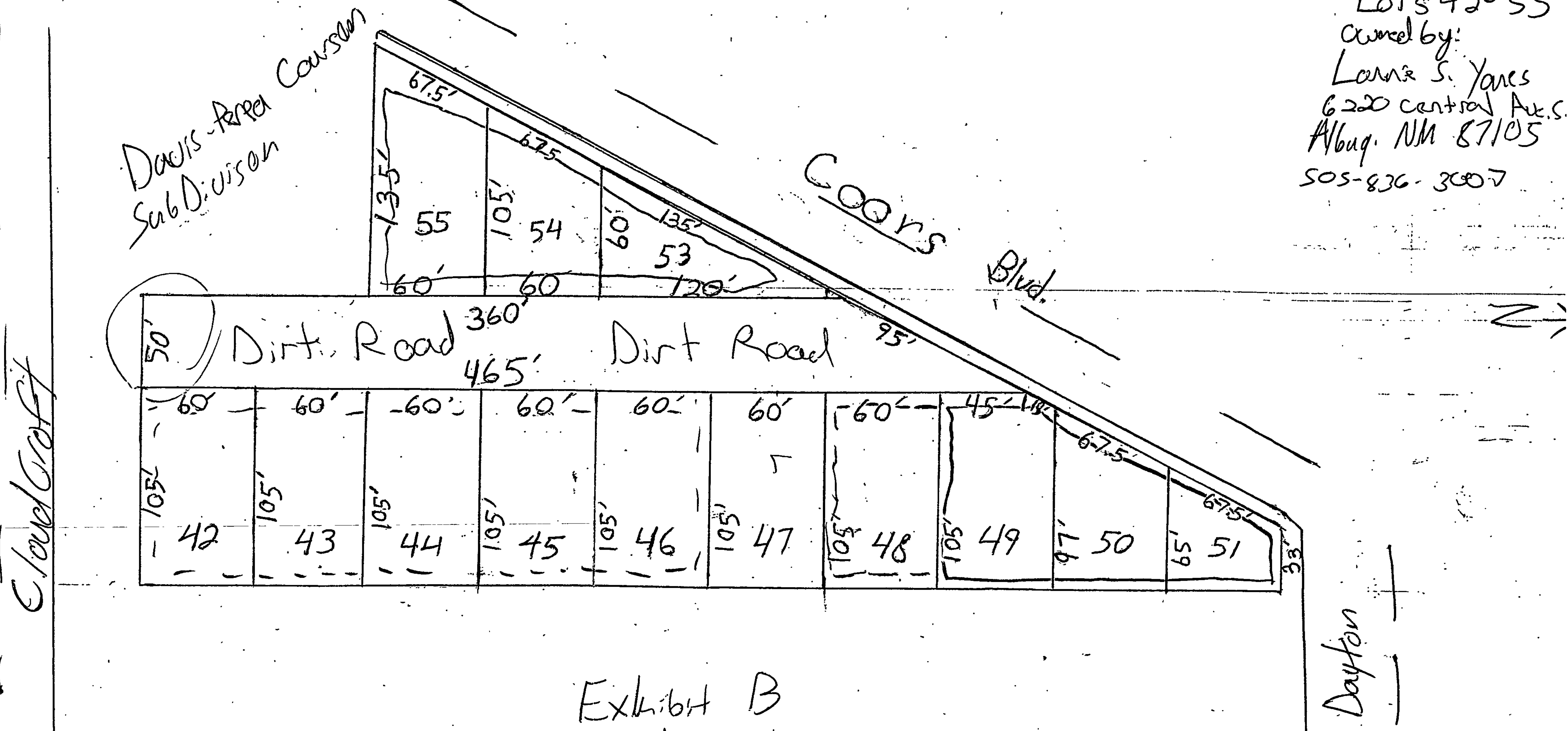


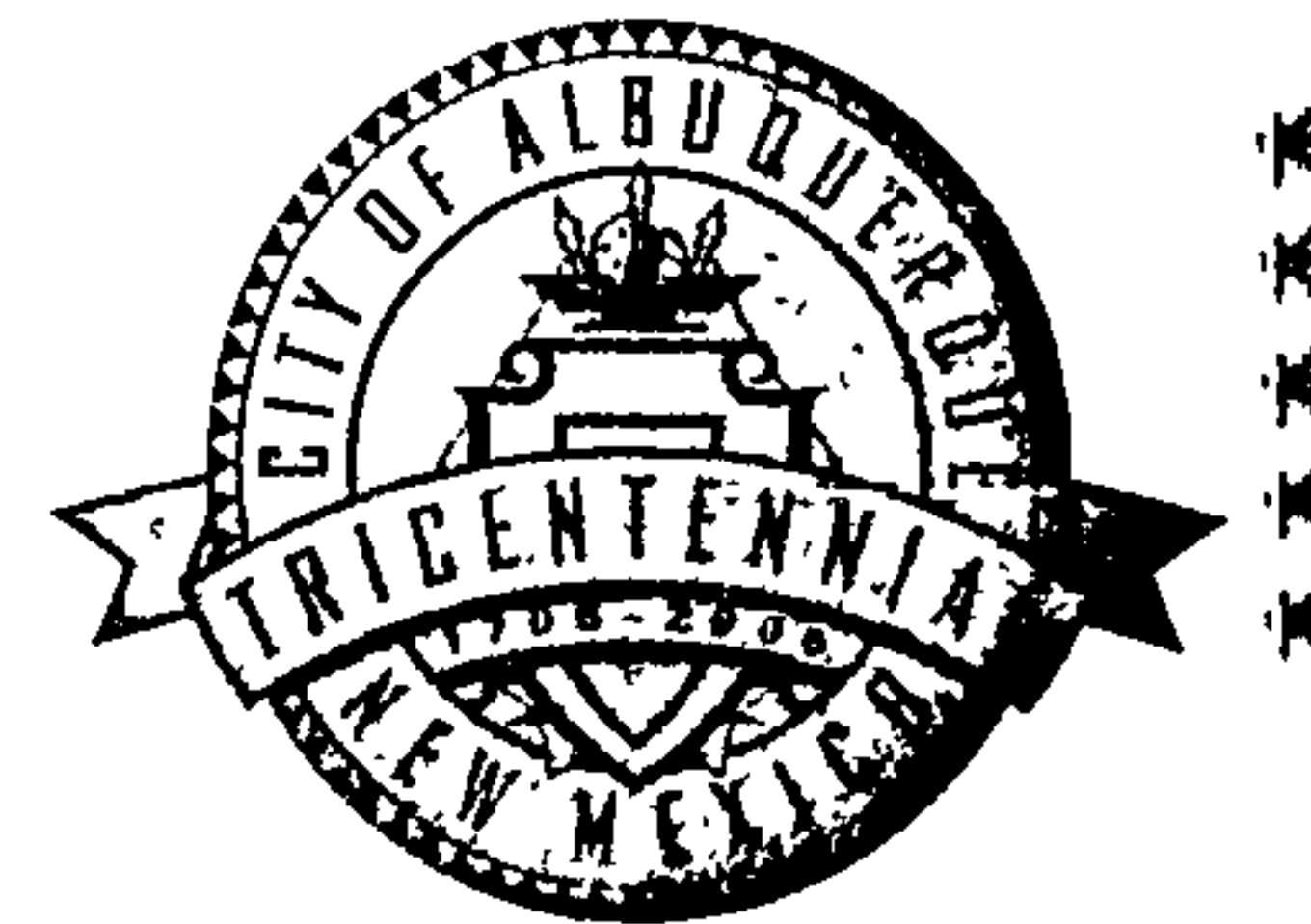
Exhibit B

Exhibit



62nd St. Dirt Road

Dewis - Perce - Cowson Sub-Division



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1007343**

**AGENDA ITEM NO: 16**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

Property is within floodplain. Must adhere to City Flood Hazard Ordinance.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; 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:** June 25, 2008



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 25, 2008  
DRB Comments**

**ITEM # 16**

**PROJECT # 10073343      APPLICATION # 08-70273**

**RE: Lot 9, Blk 4, Tr C, Unit 3, North Albuquerque Acres**

Lot C is shown on the site plan for Hope Plaza to be mostly floodplain, with a significant berm constructed for flood control. Lot 9 is zoned R-D and within the La Cueva Sector Development Plan – only residential use is allowed. Lot C is shown on the site plan for Hope Plaza to be mostly floodplain, with a significant berm constructed for flood control.



---

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

# 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...**
- 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 2<sup>nd</sup> 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): Albuquerque Chinese Christian Church PHONE: 400-8303  
 ADDRESS: 8708 Signal Ct. NE FAX: 343-9401  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_

APPLICANT: Same as agent PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: jwang@megatec.com

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Apply for a church building permit in R-D zone.

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. Tract-C, Hope Plaza & Lot 9 Block: 4 Unit: 3  
 Subdiv/Addn/TBKA: N. Albug. Acres  
 Existing Zoning: R-D Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): C-20-Z UPC Code: 1-020-064-140-356 MRGCD Map No -202-24

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
DRB Proj. # 1006520

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 1.63  
 LOCATION OF PROPERTY BY STREETS: On or Near: Alameda NE  
 Between: Barstow NE and Ventura NE

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

SIGNATURE [Signature] DATE Jun. 16, 2008  
 (Print) Jim Wang 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 70273</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>06/25/08</u>			Total <u>\$ 0</u>

Sandy Handley 06/17/08 Project # 1007343  
 Planner signature / date

ms.west@protonmail.com

3

4

Printed & signed only (1-1000)  
M. H. H. H. H. H.

1-050-000-100-000  
-505-505-

**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.

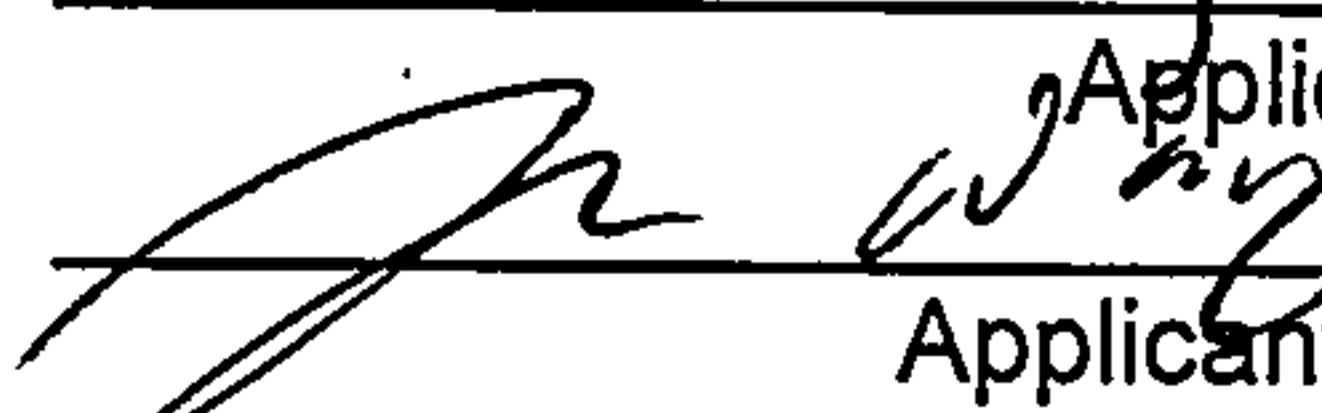
**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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.

Jim Wang  
 Applicant name (print)  
  
 Applicant signature / date

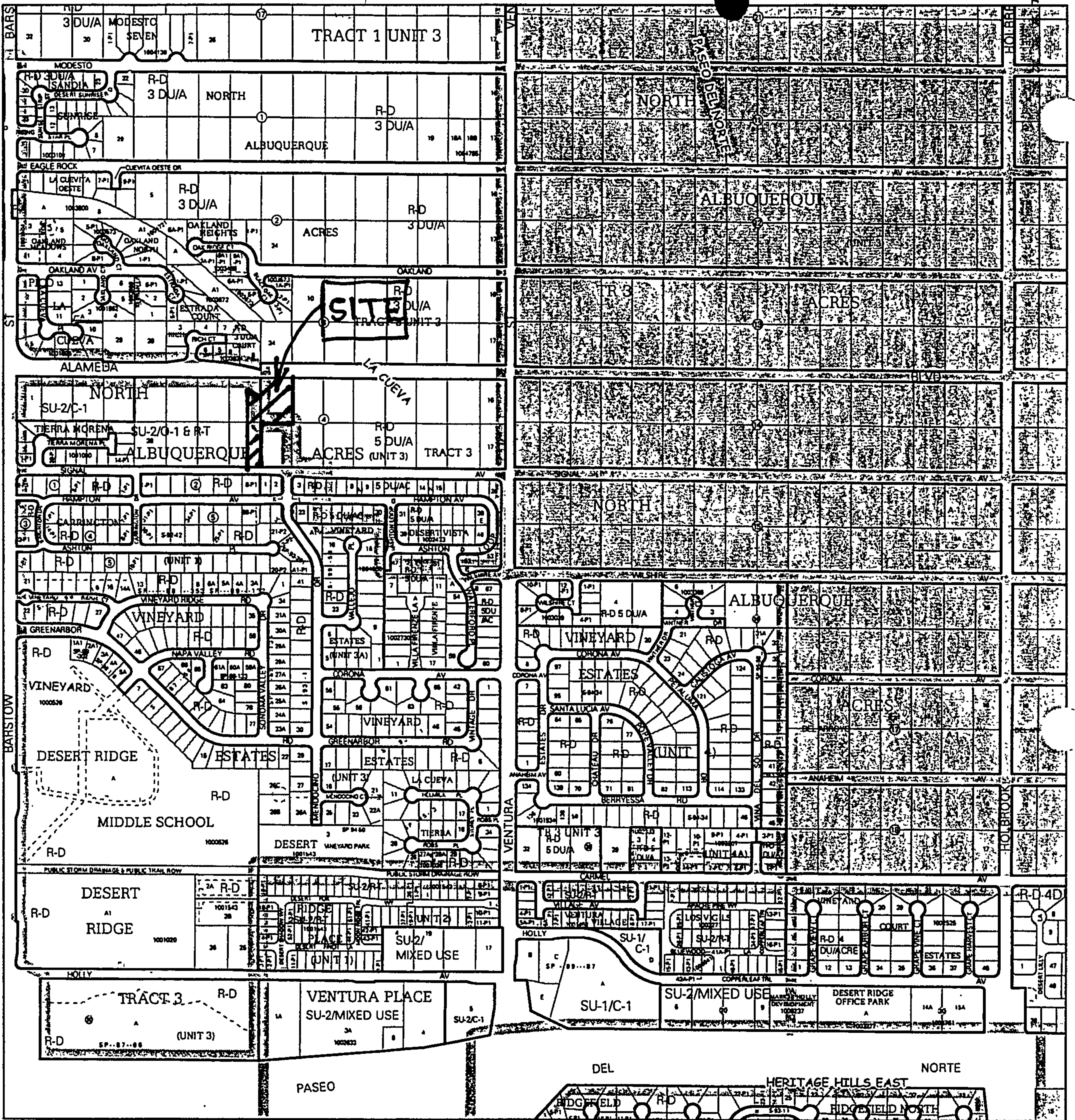


Form revised October 2007


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

Application case numbers  
08DRB - 70273  
 \_\_\_\_\_  
 \_\_\_\_\_

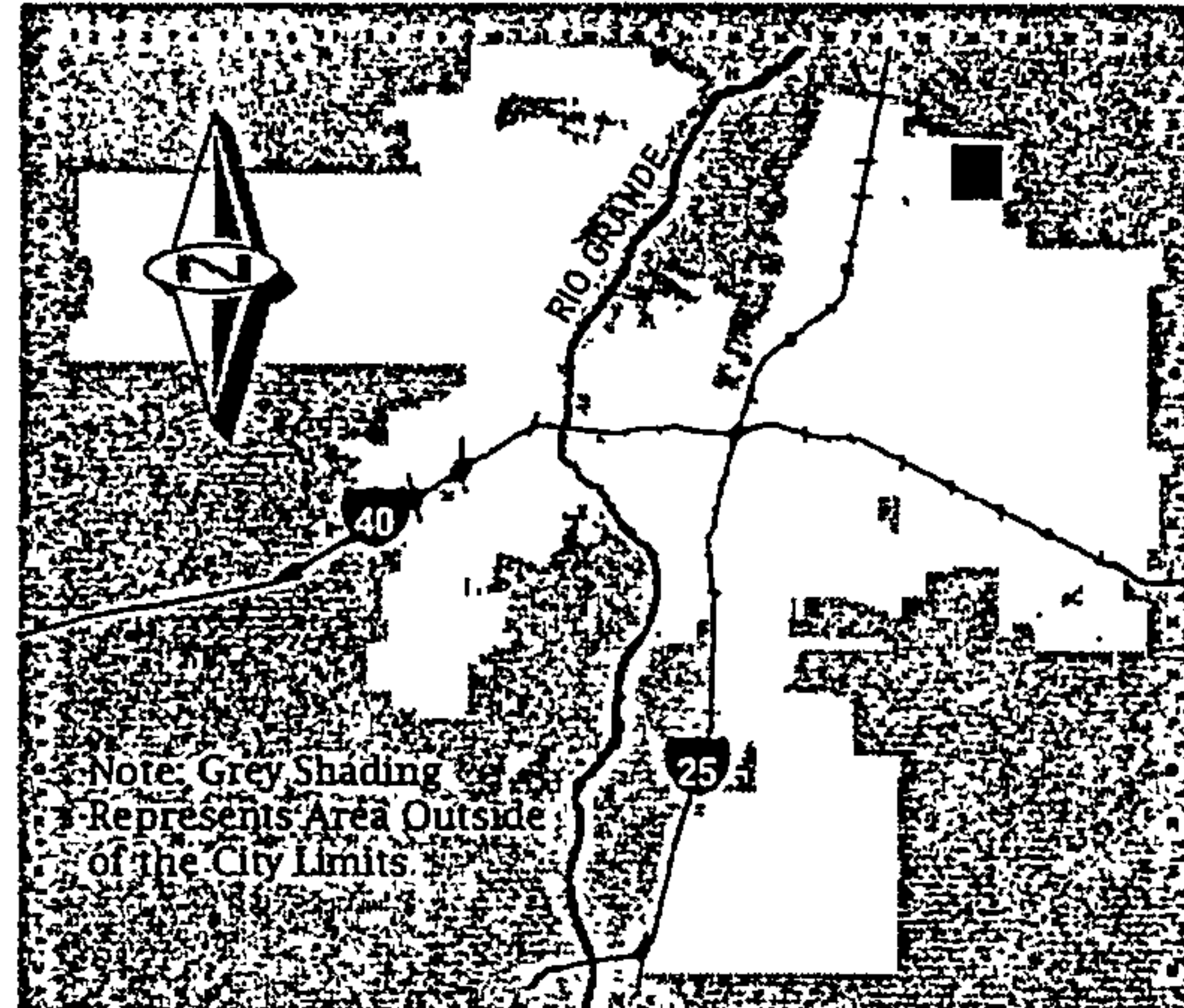
Sandy Handley Oct 17 08  
 Planner signature / date  
 Project # 1007343



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:  
**C-20-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.	

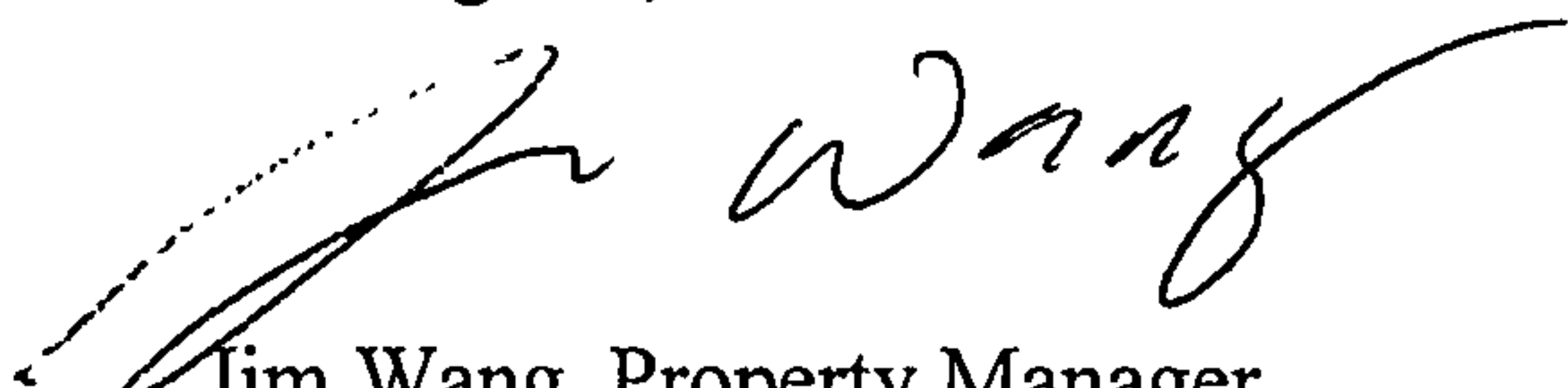
0 750 1,500 Feet

June 17, 2008

Dear DRB Chairman and members:

Albuquerque Chinese Christian Church (ACCC) is interested in purchasing two pieces of vacant lot on Alameda Blvd. between Barstow St. and Ventura St. in the North Albuquerque Acres. Legally descriptions for these lots are: Lot C, Hope Plaza subdivision and Lot 9, Block 4 North Albuquerque Acres Tract 3 Unit 3 (8750 Alameda Blvd. NE). Prior to make offer to the property owners, ACCC business committee wants to know if the building permit can be granted without losing the value of the property. Our tentative plan is to build an approximately 7,000 sq. ft building on the south part of Lot 9. Reserve the north part for the future right-of-way of Alameda Blvd. corridor. Lot 9 is currently zoned as R-D and we have no intension for subdividing this lot. Lot C is a part of the Hope Plaza subdivision with a special use permit SU-2/O-1 & R-T (DRB Project # 1006520). Our current plan is to use Lot C as access road and parking lot. Your approval for this building permit application will be greatly appreciated. Please feel free to contact me at (505) 400-8303, or via email at [jwang@megaelec.com](mailto:jwang@megaelec.com) if you have any question.

Best regards,



Jim Wang, Property Manager  
Albuquerque Chinese Christian Church  
8708 Signal Ct. NE  
Albuquerque, NM 87122