Completed 6.22.09





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.

	3 Application No.: 09DRB-70113	Project # 1007671
	ect Name: La Mesa Subdivision	
Age	nt: Bohannan Huston Inc.	Phone No.:
TOIIO	r request was approved on <u>3-25</u> wing departments. FSTANDING SIGNATURES COMN	by the DRB with delegation of signature(s) to the lents to be delegation of signature.
	TRANSPORTATION: Provide Providents	to letter from Transet Stating their ashibit defining it
		PRESENCED OF WATERLINE
	CITY ENGINEER / AMAFCA:	
	PARKS / CIP:	
	PLANNING (Last to sign):	5 day appeal poriod
	-The original plat and a mylar -Tax certificate from the Count-Recording fee (checks payab-Tax printout from the County	ole to the County Clerk). RECORDED DATE: Assessor. ed site plan. Include all pages. pnature must be obtained prior to the recording of the plat s signature must be obtained prior to Planning e. Il required.

Created On:





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.

	3 Application No.: 09DRB-70113 Project # 1007671
	ect Name: La Mesa Subdivision
<u> </u>	nt: Bohannan Huston Inc. Phone No.:
10110	r request was approved on <u>3-25-09</u> by the DRB with delegation of signature(s) to the wing departments. ISTANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION: Previde letter from Transat Stating their RIW requirements & exhibit defining it
	UTILITIES: VERIFY PRESENCED OF WATERLINE MAY NEED EASENEN
	CITY ENGINEER / AMAFCA:
	PARKS / CIP:
	PLANNING (Last to sign): - 15 day appeal portion comments. - Transportation comments.
	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. 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. Copy of recorded plat for Planning.

Created On:

Current DRC	
Project No.	

ORIONA

Figure 12

INFRASTRUCTURE LIST

	3-25-09
Date Site Plan for Sub. Approved: _	N/A
Date Submitted: Date Site Plan for Bldg Permit App	April 15, 2009

Date Preliminary Plat Expires:

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

CVS #7095 at Central & Louisiana (La Mesa Subdivision, Block 1, Tracts A & B, Lots 1-13, 34, 35)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review

of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial

DRB Project No. _____1007671

guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City. SIA COA DRC Size City Type of Improvement Location From To Private City Cnst Sequence # Project # Engineer Inspector Inspector PUBLIC UTILITY IMPROVEMENTS WEST EDGE OF TRACT A 8" DIA SANITARY SEWER LINE REMOVAL TRACT A & B LA MESA EAST EDGE OF TRACT B TO THE PUBLIC RIGHT OF WAY SUBDIVISION (ALLEY)

	6" DIA	WATERLINE REMOVAL TO THE LOT 1 LA P PUBLIC RIGHT OF WAY SUBDIVISI		PUBLIC RIGHT OF WAY		
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX			XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	*************************************
Racquel Michel PREPARED BY: PRINT NAME	4/15/2009 DATE	DRB CHAIR	9/15/C DATE		<u>Sandoval</u> ENERAL SERVICES	4/20/0 DATE
FIRM: FIRM: SIGNATURE	mul	TRANSPORTATION DEVELOPMENT	4/15/0° A/15/0° A/15/0° DATE	Budler	AMAFCA ENGINEER	DATE DATE
MAXIMUM TIME ALLOWED TO CON IMPROVEMENTS WITHOUT A DRB	EXTENSION					DATE
***************************************		DESIGN REV	VIEW COMMITTEE REVISIONS	***************************************	**************************************	
REVISION	DATE	DRC CHAIR	<u></u>	R DEPARTMENT	AGENT/OWNER	

7671

DXF Electronic Approval Form

DRB Project Case #:	1007671		
Subdivision Name:	LA MESA TRACT A1 BLO	CK 1	
Surveyor:	RUSS P HUGG		
Contact Person:	RUSS P HUGG		
Contact Information:	897-3366		
DXF Received:	6/3/2009	Hard Copy Received:	6/3/2009
Coordinate System:	NMSP Grid (NAD 83)		
	mm-	06	.04.2009
	Approved		Date
* The DXF file cannot	be accepted (at this time)	for the following reason(s	3):
			, <u> </u>

AGIS Use Only

Copied fc 7671

to agiscov on 6/4/2009

Contact person notified on 6/4/2009



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

March 25, 2009

Project# 1007671

09DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY 09DRB-70113 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES, INC request(s) the above action(s) for all or a portion of Lot(s) 1-13, 34 & 35, Block(s) 1, Tract(s) A & B, LA MESA SUBDIVISION zoned C-2, located on CENTRAL AVE BETWEEN LOUISIANA BLVD AND ALCAZAR ST containing approximately 1.61 acre(s). (K-19)

At the March 25, 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.

- (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.
- (B)(1) The public welfare is in no way served by retaining right-of-way easement.
- (B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

- 1. Final disposition shall be through the City Real Estate Office
- 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 April 9, 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: Bohannan Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109 Cc: Armstrong Development Properties Inc. – 1500 N. Prienst Dr. Ste 150E –

Tempe, AZ 85281.

Marilyn Maldonado

File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: _	00767/AGENDA#_2	DATE: 3/25/09
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:
0. Name:	Address:	Zip:
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:



400 Tijeras NW Station 520 Albuquerque, NM 87102

March 19, 2009

Ms. Angela Gomez-Administrative Assistant Plaza Del Sol 600 Second St. NW Planning Dept.-Development Services Albuquerque, NM 87102

Subject: Project# 1007671, Appl 09 DRB-70083

Dear Ms. Gomez:

Concerning the subject case number(s), Qwest has no objection to the vacation provided a PUE is granted for the existing poles and aerial cable in the alley. Prior to any final plat approval, we will need a copy for review.

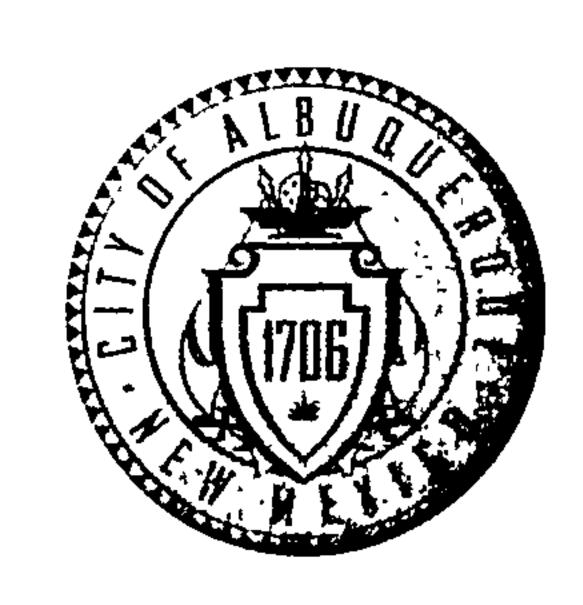
Yours truly,

Michele Ramirez

Qwest Corporation

Mulul Ramvier

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1007671	AGENDA ITEM NO: 2
	SUBJECT:	
	Vacation Final Plat Preliminary Plat	
	ACTION REQUESTED:	
PO Box 1293	REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AME	ND:()
Albuquerque	ENGINEERING COMMENTS: The Hydrology Section has no objection to the subject request. No adverse comments on plat.	
NM 87103		
yww.cabq.gov	RESOLUTION: APPROVED X; DENIED; DEFERRED; COM	IMENTS 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 : March 25, 2009

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

DRB CASE NO: 1007671 AGENDA ITEM NO: 2

SUBJECT:

VACATION OF PUBLIC RIGHT-OF-WAY FINAL PLAT PRELIMINARY PLAT

ENGINEERING COMMENTS:

No objection to vacation request.

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. As previously discussed, right of way will be dedicated to provide a minimum of 10 feet from the face of curb to property line along all frontage.

Preliminary discussion with the City of Albuquerque Transit Department indicate that a bus stop is planned along this portion of Louisiana. Please coordinate with Transit to determine what, if any, additional right of way will need to be dedicated along Louisiana.

Findings

RESOLUTION:

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 alleyway 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.

The proposed vacation does not affect any access points for the surrounding area.

APPROVED; DENIED_; DE	FERRED; COMMENTS PR	ROVIDED; WITHDRAWN
DELÉGATED: (SEC-PLN) (SP-SU	JB) (SP-BP) (FP) TO: (UD	(CE) (TRANS) (PRKS) (PLNG

SIGNED: Kristal D. Metro

DATE: MARCH 25, 2009

Transportation Development 505-924-3991



CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

March 25, 2009

Project# 1007671

09DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES, INC request(s) the referenced/ above action(s) for the alley adjacent to Lot(s) 1-11, Block(s) 1, LA MESA SUBDIVISION, zoned C-2, located on the north side of CENTRAL AVE NE between LOUISIANA BLVD NE and ALCAZAR ST NE containing approximately 1.61 acre(s). (K-19)

AMAFCA

No comment.

COG

No comment.

TRANSIT

Project # 1007671

09DRB-70083

VACATION OF PUBLIC RIGHT OF WAY.

Adjacent and nearby routes

Route #3, Louisiana, passes the site on Louisiana. In future the Rapid Ride will also

pass the site on Louisiana North bound.

Adjacent bus stops

It is the intention of Transit to provided a Rapid Ride shelter in the vicinity of the

proposed property.

Site plan requirements

Transit recommends providing additional Right-Of-Way to accommodate 13 feet wide x 30 feet long proposed Rapid Ride shelter for Northbound buses on Louisiana Ave. The proposed location is on the north corner of the proposed alley being vacated,

extending 30 feet south and 13 feet east away from Louisiana Ave.

Large site TDM suggestions

Other information

None.

None.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: La Mesa Comm. Impr. Assoc. (R), Trumbull Village Assoc. (R),

South San Pedro NA (R)

APS

No comment

POLICE DEPARTMENT

No comment

FIRE DEPARTMENT

No comment

PNM ELECTRIC & GAS

No comment

COMCAST

No comment

QWEST

No comment

ENVIRONMENTAL HEALTH

No comment

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

No objection to the vacation request.

TRANSPORTATION DEVELOPMENT

No adverse comments.

Condition of final plat: appropriate cross access or lot consolidation will be required.

PARKS AND RECREATION

Defer to Transportation.

ABCWUA

No objection to Vacation request.

Upon development of the site the existing public sanitary sewer line in the alley must be removed.

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 PROPERTY OWNERSHIP LIST

Meeting Date: March 25, 2009

Project# 1007671 App# 09DRB-70083 Zone Atlas Page: K-19

Notification Radius: 100 Ft.

Cross Reference and Location: CENTRAL AVE BETWEEN LOUISIANA BLVD AND

ALCAZAR ST

ARMSTRONG DEVELOPMENT PROPERTIES Applicant:

1500 N PRIEST STE 150E

TEMPE, AZ 85821

BOHANNAN HUSTON INC Agent:

7500 JEFFERSON NE

ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: MARCH 6, 2009 Signature: ERIN TREMLIN

R e c	UPC	OWNER	OWNAD	OWNCI	OWN STAT E	OWN ZIPC ODE	PR OP CL AS S	T A X DI S T	LEGALDESC	ACRE S	OB JE CTI D
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2	10190 57024 14330 706	SANCHEZ R UBEN R	8206 PIC KARD C T NE	ALBUQ UERQ UE	NM	87110		A 1 A	* 012 001LA MESA & 13	0.309 368	166 033
3		MUNOS FR ANK	116 1/2 A LCAZAR ST NE	ALBUQ UERQ UE	NM	87108	С	A 1 A	PARCEL A OF SUMMARY PLAT SHOWING PARCEL A BLK 2 LA MESA SUBD CONT 0.4 65 AC	0.455 00794	166 036
4		MUNOS FR ANK ETAL	7315 CE NTRAL A VE NE	ALBUQ UERQ UE	NM	87108		A 1 A	* 014 002LA MESA	0.158 65712	166 038
ြိ		SANCHEZ R UBEN R	8206 PIC KARD C T NE	ALBUQ UERQ UE	NM	87110	3 1	A 1 A	0001LOTS 1 2 & 3 MA MESA	0.227 87432	176 231
6		SAIVE HEZ R	8206 PIC KARD C T NE	ALBUQ UERQ UE	NM	87110		A 1 A	* 004 001LA MESA & 5 & 6	0.222 41907	176 232
1 I		SANCHEZR	8206 PIC KARD C T NE	ALBUQ UERQ UE	NM	87110		A 1 A	* 007 001LA MESA & 8	0.166 69523	176 233
8	10190 57028 12930 704	SANCHEZRI	8206 PIC KARD C T NE	ALBUQ UERQ UE	NM	87110	1 1	A 1 A	001LT 9 X 10 X 11 LA MESA SUB	0.265 31907	176 234
4	10190 57011 17630 719	AVEL CENT	150 LOUI SIANA B LVD NE	ALBUQ UERQ UE	NM	87108		1	LOT 31A BLK 1 PLAT OF LT 31A BLK 1 LA MESA SUBD CONT 1.2366AC M/L OR 53,86 6 SQ FT M/L	1.236 26715	164 710
0		SAMORA J OE A	P O BOX 70002	ALBUQ UERQ UE	NM	87197		A 1 A	* 16 2 LA MESA SUBN CONT 6750 SQUARE FT	0.163 03857	161 128
1 1		MENDIOLA MARTIN	126 ALC AZAR ST NE	ALBUQ UERQ UE	NM	87108		A 1 A	* 033 002LA MESA	0.159 47063	161 125
1 2	10190 57024 15330 707	SANCHE/ RI	8206 PIC KARD C T NE	ALBUQ UERQ UE	NM	87110		A 1 A	* 014 001LA MESA & 15	0.309 63839	161 124
1 3	57011	HARSE ALA N M & SARI TA HARSE CANDICE	130 LOUI SIANA B LVD NE	ALBUQ UERQ UE	NM	87108		A 1 A	* 032 001LA MESA & L33	0.299 67014	159 086
1	10190 57015 07530 116	LIMARY BO UNPHOM & PHOUTHON E	230 LOUI SIANA B LVD SE	ALBUQ UERQ UE	NM	87108	С	1	LT 1-A-1 BLK 10 PLAT OF LOT 1-A- 1 BLOCK 10 LA MESA ADDITIONNO 2 CON T 4.0176 AC	3.966 18384	158 555
1 5		ARK	868 BAL TIC AVE SE	RIO RA NCHO	NM	87124	٧	A 1 A	* 030 002LA MESA	0.158 54103	154 166

1 5	10190 57024 17130 710	CORR	AL BE	139 A AZAF NE	1	ALB UER UE		NM	 	87	7108	R	A 1 A	* 018 001LA MESA 0.157 96012 164
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1 8	10190 57043 16130 821	BANK	UP A	475 (SS P T PK	OIN	GET		NY		14	1068	R	A 1 A	* 032 002LA MESA 0.147 0.5483 169 068
1 1 9	10190 57024 16130 708	FABE	ROB	PO B 5184	SUX	ALB UER UE	1	NM		87	7181	С	A 1 A	* 016 001LA MESA 0.147 169 52124 065
2 9	10180 57519 10441 617) DEVE	_OPM	924 \ OLF VE S E 302	AX A UIT	DEN R	IVE	CO		80	0204	С	A 1 A	LOT 8- B BLK 4 FAIRGROUNDS ADDITION A REPL AT OF LOTS 8 9 10 11 & 12 ALL IN BLK 4 O F FAIRGROUNDS ADDITION NOW COMPRI SING LOTS 8-A & 8-B CONT 0.411 AC M/L 168 848
2 1	10190 57042 09730 223		OF AL ERQU	PO E 1293	SUX	ALB UER UE	•	NM	1	87	7103	٧	A 1 A	* 001 011LA MESA #2 & 2 TO 6 & ALL L A 59524 181
2	10180 57396 37410 121	PAIR	COMM	PO E 8546		ALB UEF UE		NM	\$	87	7198	С	X 1 A	STATE FAIR GROUNDS IN SEC 24 T10N R3 200.6 186 40020 63
2 3	10190 57057 13830 806	7 RIS &		912 I GEC T SE	RES	ALB UEF UE		ΝM	1	87	7108	V	A 1 A	002LA MESA SUBD LOTS 12 & 13
2 4	10190 57057 15130 808	7 MUNC		7315 NTR VE N		l		ΝM	1	87	7108	R	A 1 A	* 015 002LA MESA 0.150 44738 479
2 5	10190 57043 15130 823		LO FL	•	ALC R ST			ΝN	1	87	7108	R	A 1 A	* 034 002LA MESA 0.146 67487 478
26	02	019057 211303 703	SANC	71 166	8206 CKAI CT 1	RD	5 W C	ZZ			A1 A	* 007	7 00	0.16 17 01LA MESA & 8 523 33
27	0:	019057 281293 704	SANC		8206 CKA CT I	RD I	ALB UQU ERQ UE	1 1			A1 A	001L	_T 9	0.26 17 531 62 907 34
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29	3	018057 963741 121	NM S E FAI MMIS N	R CO	PO E X 85	3O 46	ALB UQU ERQ UE	1						FAIR GROUNDS IN SEC 24 T10N R3E IN NE1/4 640 67 020 63

OR CURRENT RESIDENT
101805751910441617
ALVARADO DEVELOPMENT LLC
924 W COLFAX AVE SUITE 302
DENVER, CO 80204

OR CURRENT RESIDENT
101905701117630719
BOWLIN TRAVEL CENTERS INC
150 LOUISIANA BLVD NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT 101905702416130708 FABER ROBERT I PO BOX 51842 ALBUQUERQUE, NM 87181

OR CURRENT RESIDENT
101805750810541618
L & K PROPERTIES LLC
1716 ARCHULETA DR NE
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT 101905704314130824 MUNOS FRANK 116 1/2 ALCAZAR ST NE ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT 101905705713830806 PICHES CHRIS & MARY N 912 RIDGECREST SE ALBUQUERQUE, NM 87108

Project# 1007671 BOHANNAN HUSTON 7500 JEFFERSON NE ALBUQUERQUE, NM 87109 OR CURRENT RESIDENT
101905704315130823
ANGULO FLAVIO
118 ALCAZAR ST NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT 101905704317130819 CHAVEZ MARK 868 BALTIC AVE SE RIO RANCHO, NM 87124

OR CURRENT RESIDENT
101905701115430720
HARSE ALAN M & SARITA HARSE
CANDICE
130 LOUISIANA BLVD NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905701507530116
LIMARY BOUNPHOM & PHOUTHONE
230 LOUISIANA BLVD SE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT 101905705714630807 MUNOS FRANK ETAL 7315 CENTRAL AVE NE ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905705715430809
SAMORA JOE A
P O BOX 70002
ALBUQUERQUE, NM 87197

Project# 1007671 ARMSTRONG DEVELOPMENT PROPERTIES INC 1500 N PRIEST DR STE 150E TEMPE, AZ 85281 OR CURRENT RESIDENT 101905704316130821 BANK OF AMERICA NA 475 CROSS POINT PKWY GETZVILLE, NY 14068

OR CURRENT RESIDENT
101905702417130710
CORRAL BENJAMIN
139 ALCAZAR ST NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101805750810541618
L & K PROPERTIES LLC
1716 ARCHULETA DR NE
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT 101905704315630822 MENDIOLA MARTIN 126 ALCAZAR ST NE ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT 101805739637410121 NM STATE FAIR COMMISSION PO BOX 8546 ALBUQUERQUE, NM 87198

OR CURRENT RESIDENT 101905701114330721 SANCHEZ RUBEN R 8206 PICKARD CT NE ALBUQUERQUE, NM 87110 Project# 1007671
NANCY BEARCE
La Mesa Community Improvement Assoc.
600 SAN PABLO NE
ALBUQUERQUE, NM 87108

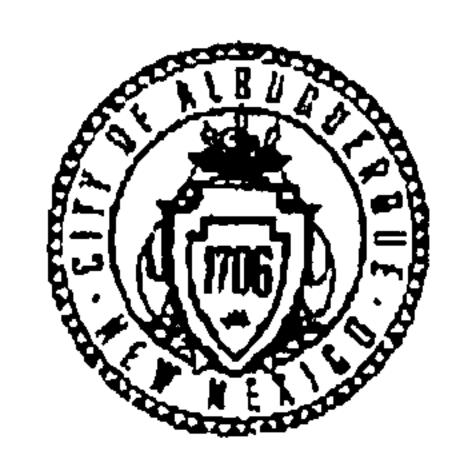
Project# 1007671
ANGELICA SENTENO
Trumbull Village Assoc.
7934 BELL AVE SE
ALBUQUERQUE, NM 87108

Project# 1007671
IDALIA LECHUGA-TENA
La Mesa Community Improvement Assoc.
533 PABLO NE
ALBUQUERQUE, NM 87108

Project# 1007671
REYNA LUZ JUAREZ
South San Pedro NA
816 SAN PEDRO SE
ALBUQUERQUE, NM 87108

Project# 1007671
JOANNE LANDRY
Trumbull Village Assoc.
7501 TRUMBULL
ALBUQUERQUE, NM 87108

Project# 1007671
ENRIQUE CARDIEL
South San Pedro NA
420 INDIANA SE
ALBUQUERQUE, NM 87108



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 26, 2009

Scott Steffen Bohannan Huston Inc. 7500 Jefferson NE/87109 Phone: 798-7988/Fax: 798-7988

5059243913

Dear Scott:

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.

Thank you for your inquiry of February 26, 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) - LOTS 1-13, 34 & 35, TRACTS A AND B, BLOCK 1, LA MESA SUBDIVISION, LOCATED ON CENTRAL AVENUE NE BETWEEN LOUISIANA BOULEVARD NE AND ALCAZAR STREET NE zone map K-19.

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

SEE ATTACHED LIST OF NEIGHBORHOOD AND/OR HOMEOWNERS TO CONTACT IN REGARDS TO THIS PROJECT -swinklepleck

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)



(DRB SUBMITTAL) – LOTS 1-13, 34 & 35, TRACTS A AND B, BLOCK 1, LA MESA SUBDIVISION, LOCATED ON CENTRAL AVENUE NE BETWEEN LOUISIANA BOULEVARD NE AND ALCAZAR STREET NE zone map K-19

LA MESA COMMUNITY IMPROVEMENT ASSOC. (LMS) "R"

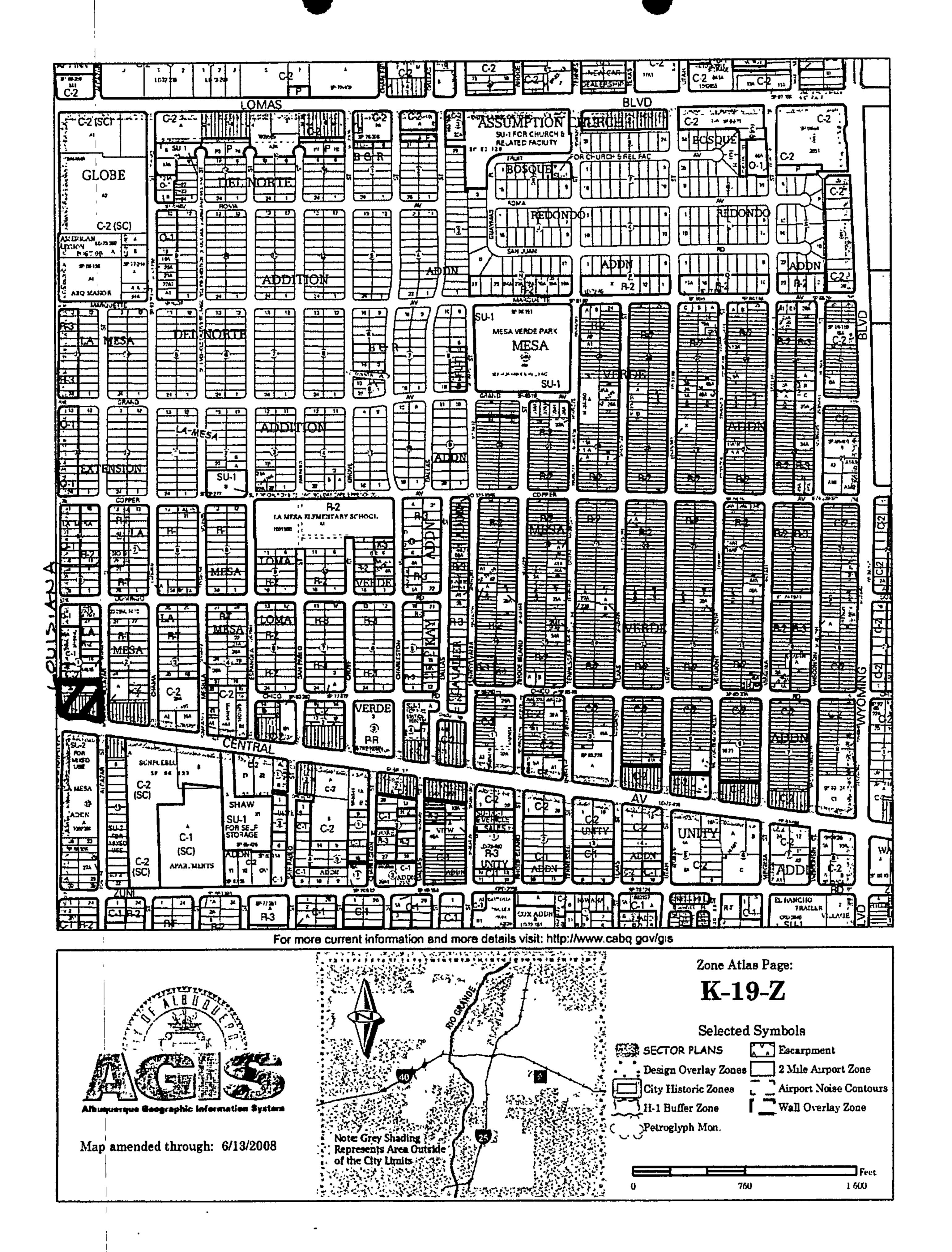
Nancy Bearce 600 San Pablo NE/87108 254-7841 (h) Idalia Lechuga-Tena 533 San Pablo NE/87108 550-3868 (c)

TRUMBULL VILLAGE ASSOC. (TVA) "R"

Joanne Landry
7501 Trumbull SE/87108 604-6761 (c)
Angelic Senteno
7934 Bell Ave. SE/87108 266-3536 (c)

SOUTH SAN PEDRO N.A. (SSP) "R"

Reyna Luz Juarez 816 San Pedro SE/87108 254-2142 (h) Enrique Cardiel 420 Indiana SE/87108 255-9312 (h)



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

8. Project# 1007551
09DRB-70019 EPC APPROVED SDP
FOR BUILD PERMIT

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD AND DRUG CENTERS, INC request(s) the above action(s) for all or a portion of Lot(s) B-1-B, HUBBELL PLAZA, zoned C-2, located on CENTRAL AVE NW BETWEEN COORS NW AND AIRPORT RD NW containing approximately 2.26 acre(s). (K-10) [Deferred from 1/28/09, 2/11/09] WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/09, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR 3 COPIES.

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

9. Project# 1000696 09DRB-70055 SKETCH PLAT REVIEW AND COMMENT MARK GOODWIN AND ASSOCIATES PA agent(s) for INTERCONTINENTAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) C, LEE'S BOSQUE, zoned R-D, located on COORS BLVD BETWEEN BOSQUE MEADOWS AND EAGLE RANCH RD (D-13)THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

10. Project#-1007671

09DRB-70057 SKETCH PLAT REVIEW
AND COMMENT

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-13, 34, & 35, Tract(s) A & B, LA MESA SUBDIVISION, zoned C-2, located on CENTRAL AVE BETWEEN LOUISIANA BLVD AND ALCAZAR ST (K-19) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

11. Project# 1007672
09DRB-70058 SKETCH PLAT REVIEW
AND COMMENT

MASTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30, Tract(s) 16, NORTH ALBUQUERQUE ACRES Unit(s) 3, zoned R-D 3 DU/A, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 0.9 acre(s). (B-20) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

12. Other Matters: None

ADJOURNED: 10:10

DRB 2/18/09

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT February 18, 2009 DRB Comments

ITEM # 10

PROJECT # 1007671

APPLICATION # 09-70057

RE: Lots 1-13, 34, & 35 La Mesa Subdivision

An advertised public hearing will be required for proposed vacation of public right of way/ alley.

The Albuquerque Geographic Information System (AGIS) indicates a previous consolidation of lots 12 and 13, as well as property line radii at the intersections of Central with Louisiana and Alcazar.

Jack Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov

water Harberting

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

02/27/2009 Issued By: E08375

Permit Number:

2009 070 083

Category Code 910

Application Number:

09DRB-70083, Vacation Of Public Right-Of-Way

Address:

Location Description:

CENTRAL AVE BETWEEN LOUISIANA BLVD AND ALCAZAR ST

Project Number:

1007671

Applicant

Armstrong Development Properties, Inc.

Agent / Contact

Bohannan Huston Inc

Kevin Patton

1500 N Priest Dr Suite 150e Tempe AZ 85281

Tempe AZ 85281 802-385-4100 7500 Jefferson Ne Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

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

TOTAL:

\$395.00

City Of Albuquerque Treasury Division

2/27/2009 11:53AM LOC: ANNX WS# 008 TRANS# 0014 RECEIPT# 00102484-00102484 PERMITH 2009070083 TRSASR Trans Amt \$395.00 APN Fee \$75.00 Conflict Manag. Fee \$20.00 DRB Actions \$300.00 CK \$395.00 CHANGE \$0.00

Thank You

A City of Albuquerque



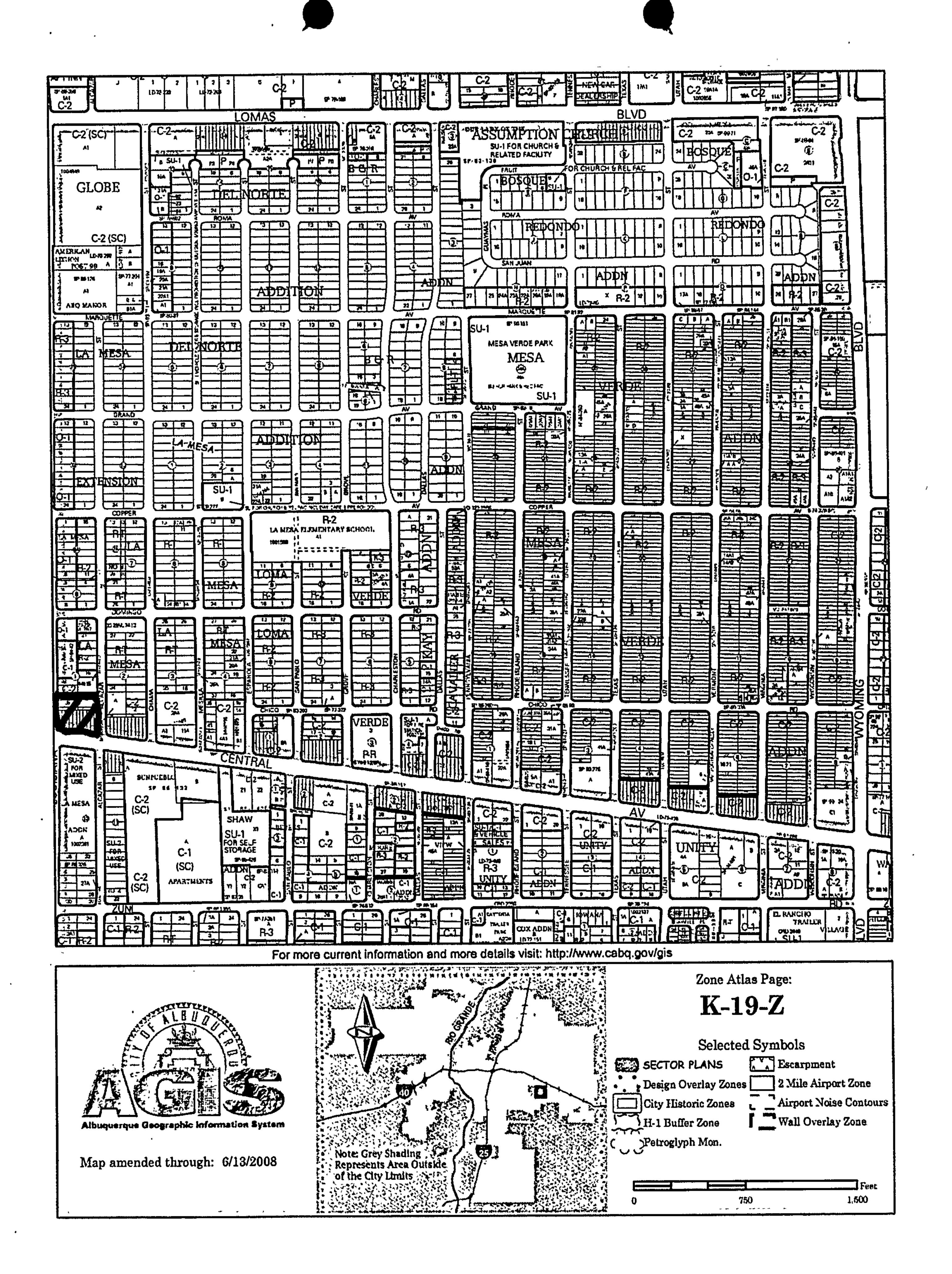
DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental f	form		
SUBDIVISION Maria en Cookadinaia la maratica de la	SZ	Z ZONING	& PLANNING
Major Subdivision actionX Minor Subdivision action			Annexation County Submittal
Vacation	V		EPC Submittal
Variance (Non-Zoning)			Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
for Subdivision Purposes	•		Amendment to Sector, Area, Facility or
for Building Permit			Comprehensive Plan Text Amendment (Zoning Code/Sub Regs)
Administrative Amendment (AA) IP Master Development Plan	Ð		Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	LA	APPEA	L/PROTEST of
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE,
Storm Drainage Cost Allocation Plan			Zoning Board of Appeal
PRINT OR TYPE IN BLACK INK ONLY. The application Planning Department Development Services Center, time of application. Refer to supplemental forms for application in the application.	600 2 nd	d Street NW, Albu	querque, NM 87102. Fees must be paid at the
APPLICATION INFORMATION:		•	
Professional/Agent (if any): <u>Bohannan Huston, Inc.</u>			PHONE: (505) 823-1000
ADDRESS: <u>7500 Jefferson NE</u>		· ·	FAX <u>(505) 898-7988</u> .
CITY: <u>Albuquerque</u> STATE <u>NM</u>		ZIP <u>87109</u>	E-MAIL: ssteffen@bhinc.com .
APPLICANT: <u>Armstrong Development Properties, Inc.</u>		<u></u>	PHONE: (602) 385-4100
ADDRESS: 1500 N. Priest Dr. Suite 150E	 		FAX: <u>(602) 385-4101</u>
CITY: Tempe		STATE AZ	ZIP <u>85281</u>
Proprietary interest in site:		List <u>al</u>	I owners: Ruben Sanchez, City of Albuquerque .
DESCRIPTION OF REQUEST: Final Plat Approval			
Is the applicant seeking incentives pursuant to the Family H	lousing [Development Prograi	m? YesX_ No.
SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIP	_	•	
Lot or Tract No. Lots 1-13, 34 & 35, Tracts A and E	3		Block: 1 Unit:
Subdiv/Addn/TBKA: La Mesa Subdivision			
	ocod zor	nina:	MDCCD Mon No
		ning: <u>C-2</u>	•
	Э <u>:</u>	<u>1019057008130307</u>	<u>U1</u>
CASE HISTORY: List any current or prior case number that may be relevant to	to vour a	application (Proj., Apr	DRB- AX Z V S etc.):
1007671-09DRB-70057	to jour a	, pp.10011011 (1 10)., 7 pp	J., D. (D , / U, L, V, U, U(U.).
CASE INFORMATION:			
Within city limits? X_Yes Within 1000FT of	a landfill	l? <u>No</u>	
No. of existing lots:17 No. of proposed			Total area of site (acres): 1.61
LOCATION PROPERTY BY STREETS: On or Near:			
			ar Street NE
	-		
Check-off if project was previously reviewed by Sketch Plat/	/Plan □,	, or Pre-application R	Review Team □. Date of review:
SIGNATURE See TO TO THE SECOND SIGNATURE		<u> </u>	DATE <u>3/17 /2009</u>
(Print) Scott J. Steffen \			Applicant X Agent
FOR OFFICIAL USE ONLY			Form revised 9/01, 3/03, 7/03, 10/03, 04/04
☐ INTERNAL ROUTING Application	case n	umbers	Action S.F. Fees
All checklists are complete All face have been collected. OPTRIB		-7011	3 Pat 5(3) \$ 215.
All fees have been collected All case #s are assigned		-	\$
►AGIS copy has been sent			<u>\$</u>
Case history #s are listed			
Site is within 1000ft of a landfill F H D P. density bonus		<u> </u>	
F.H.D.P. density bonus F.H.D.P. fee rebate Hearing dat	te	32509	\$235.
Planner signature / c	date	Project #	(00) (0)

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.

	Scale drawing of the process Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing	AND COMMENT (DRB22) oposed subdivision plat (folder rements showing structures, place is any existing land use (folder entire property(ies) clearly or explaining, and justifying the related file numbers on the control of the contro	d to fit into an 8.5" by 1 arking, Bldg. setbacks olded to fit into an 8.5" utlined request	Your attendance is 14" pocket) 6 copies s, adjacent rights-of-way ar by 14" pocket) 6 copies	
		ed to 8.5" x 11" e entire property(ies) clearly o g, explaining, and justifying the		Your atten	dance is
	List any original and/or	fficial DRB Notice of approval related file numbers on the coplat approval expires after o	ver application	tension request	
	Proposed Final Plat (for Signed & recorded Final Design elevations & crazone Atlas map with the Bring original Mylar of Copy of recorded SIA Landfill disclosure and List any original and/or	FINAL PLAT APPROVAL (Ided to fit into an 8.5" by 14" point of the property of the property (i.e., and it is not to meeting, ensure property of the Mylorelated file numbers on the country of the file of the file of the file of the file of the property of the plat data for AGIS is respectively.	Tee Agreement for Results of the State of th	rveyor's signatures are on	y
	Proposed Preliminary / ensure property over Signed & recorded Final Design elevations and Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing Bring original Mylar of Landfill disclosure and Fee (see schedule) List any original and/or Infrastructure list if required.	PRELIMINARY/FINAL PLA icate of No Effect or Approval Final Plat (folded to fit into an wner's and City Surveyor's signal Pre-Development Facilities cross sections of perimeter was rements showing structures, pare is any existing land use (for early or early or early or early or explaining, and justifying the plat to meeting, ensure proper EHD signature line on the Mylander (verify with DRB Engine of final plat data for AGIS is respectively.)	8.5" by 14" pocket) 6 atures are on the plat Fee Agreement for Results (11" by 17" maximularking, Bldg. setbacks folded to fit into an 8.5" utlined request by owner's and City Suar if property is within a over application eer)	copies for unadvertised named prior to submittal sidential development only and a copies and a copies by 14" pocket) 6 copies are on a copies are a copies a copi	neetings y nd street
	PLEASE NOTE: There are amendments. Significant of Proposed Amended Proposed Amended Proposed Proposed Amended Proposed P	IMINARY PLAT (with miner no clear distinctions between thanges are those deemed by eliminary Plat, Infrastructure Lat, Infrastructure List, and/or Government of the entire property (ies) clearly or explaining, and justifying the plat to meeting, ensure proper related file numbers on the cost approval expires after one	significant and minor the DRB to require pullist, and/or Grading Plan rading Plan (folded to utlined request by owner's and City Sulver application	changes with regard to sub blic notice and public hear an (folded to fit into an 8.5" fit into an 8.5" by 14" pock	bdivision ing. by 14" et) 6 copies
info with	ne applicant, acknowledge rmation required but not this application will likely erral of actions.	submitted	Muca es App	Applicant name (print) Dicant signature / date	ALBUQUERQUE NEW MEXICO
	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers 091001		evised October 2007 author Canadan C Planner sign	3/1/09 gnature / date/





Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

March 16, 2009

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

Re:

Preliminary/Final Plat Approval, DRB #1007671

La Mesa Subdivision, Lots 1-13, 34 & 35, Tracts A and B

Dear Mr. Cloud:

The referenced project includes a Preliminary/Final Plat for commercial development at the northeast corner of Central Avenue and Louisiana Boulevard. The proposed action will consolidate seventeen (17) existing lots/tracts into a single lot of approximately 1.57 acres. The platting action also includes the dedication of public right-of-way along Central Avenue, Louisiana Boulevard and Alcazar Street such that the distance from the face of curb to the right-of-way along these streets is a minimum of 10 feet.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Application
- Six (6) copies of the Preliminary/Final Plat
- Zone Atlas Map showing the location of the property
- Site Sketch
- DRB Fee

Please place this item on the DRB Agenda to be heard on March 25, 2009. We are on the DRB agenda for the same date with a vacation action (1007671-09DRB-70083) for the public alley that overlays Tracts A and B. If you have any questions or require further information, please contact me.

Sincerely,

Scott J. Steffen, P.E.

Vice President

Community Development and Planning

SJS/cc Enclosures

cc: Diana Rinck, Armstrong Development

ENGINEERING A

SPATIAL DATA -

ADVANCED TECHNOLOGIES -

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Su	pplemental for	rm				
	SUBDIVISION Moior Subdivision on	tion	SZ	ZONING	& PLANNING Annexation		
	Major Subdivision ac Minor Subdivision ac				County S	ubmittal	
	X_ Vacation		V		EPC Sul		L Ok
	Variance (Non-Zonin	g)			Zone Map Amen Zoning)	ament (Establisi	n or Change
	SITE DEVELOPMENT PLAN		P		Sector Plan (Pha	ase I, II, III)	
	for Subdivision Purpo	oses			Amendment to S		cility or
	for Building Permit Administrative Amen	dment (AA)			Comprehensive Text Amendmen		Sub Regs)
	IP Master Developme	• •	D		Street Name Cha	ange (Local & Co	• .
	Cert. of Appropriaten	•	LA		. / PROTEST of Decision by: DRI		
	STORM DRAINAGE (Form D) Storm Drainage Cost A			•	Planning Directo Zoning Board of	r or Staff, ZHE,	
P. tir	RINT OR TYPE IN BLACK INK ONL anning Department Development Serme of application. Refer to supplement	vices Center, 60	00 2 nd Stree	t NW, Albud	nit the completed querque, NM 8710	application in p 02. Fees must b	erson to the person to the
Al	PPLICATION INFORMATION:						
	Professional/Agent (if any): <u>Bohannan</u>	Huston, Inc.		 .	PHONE:	(505) 823-1000	
	ADDRESS: 7500 Jefferson NE				FAX <u>(</u>	505) 898-7988	
	CITY: <u>Albuquerque</u>	STATE NM	ZIP .	87109	E-MAIL:_	ssteffen@bhinc.con	<u>n</u> .
	APPLICANT: Armstrong Development	Properties, Inc.			PHONE: _	(602) 385-4100	
	ADDRESS: <u>1500 N. Priest Dr. Suite 1</u>	50E			FAX:	(602) 385-4101	
	CITY: <u>Tempe</u>		5	STATE AZ	ZIP <u>85281</u>		
	Proprietary interest in site:			List all	owners: Ruben	Sanchez, City of Al	buquerque .
DI	ESCRIPTION OF REQUEST: Vacation of	Public Right-of-Wa	v Tracts A an	d B I a Mesa	Subdivision		
	TE INFORMATION: ACCURACY OF THE LET LOT OF THE LOT	5, Tracts A and B			—		
	Subdiv/Addn/TBKA: <u>La Mesa Subdi</u>						
	Existing Zoning: C-2	•				MRGCD Map No	
	Zone Atlas page(s): K-19	UPC Code:_	<u> 101905</u>	<u>70081303070</u>)1		
C	ASE HISTORY: List any current or prior case number that in the control of the con	may be relevant to	your application	n (Proj., App	., DRB-, AX_,Z_, V_,	S_, etc.):	
C	ASE INFORMATION:						
	Within city limits? X Yes	Vithin 1000FT of a l	andfill? <u>No</u>				
	No. of existing lots: 17	No. of proposed lo	ts:1		Total area of site (acr	es): <u>1.61</u>	
	LOCATION PROPERTY BY STREETS:	On or Near: Ce	entrai Avenue				
	Between: Louisiana Bouleva	ard	and	Alcazaı	Street		
	Check-off if project was previously reviewe	d by Sketch Plat/Pl	an 💢 or Pre-	application Re	eview Team □. Date	of review:	<u>•</u>
	SIGNATURE				DA	TE <u>2/27 /2009</u> Agent	
FOF	R OFFICIAL USE ONLY			•	Form revis	ed 9/01, 3/03, 7/03,	10/03, 04/04
<i>U</i> 4 <i>V</i> 1	INTERNAL ROUTING	Application ca	ase numbers	3	Action	S.F. Fees	
•	All checklists are complete All fees have been collected	ONDRB -	<u> </u>	- 7008	3 VRP		<u>ဝ က က</u>
/					ADC	\$\frac{75}{20}	
SVA	AGIS copy has been sent				_CME_	— क <u><₽</u> \$	<u>, P</u>
	Case history #s are listed Site is within 1000ft of a landfill	<u></u> -				—— Ψ <u>——</u> \$	
•	F.H.D.P. density bonus					Total	
-	F.H.D.P. fee rebate	Hearing date	March	<u> 25</u>	2009	\$ <u>\$</u>	<u> 15.00</u>

2.27.09

Planner signature / date

1007671

Project #

SUBDIVISION VARIANCES & VACATIONS FORM V: (PUBLIC HEARING CASE) BULK LAND VARIANCE (DRB04) ___ 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.) X 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 X Fee (see schedule) X 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 Applicant name (print) deferral of actions. Applicant signature / date Form revised 4/07 Application case numbers Checklists complete OADRB-<u>- 7,0063</u>

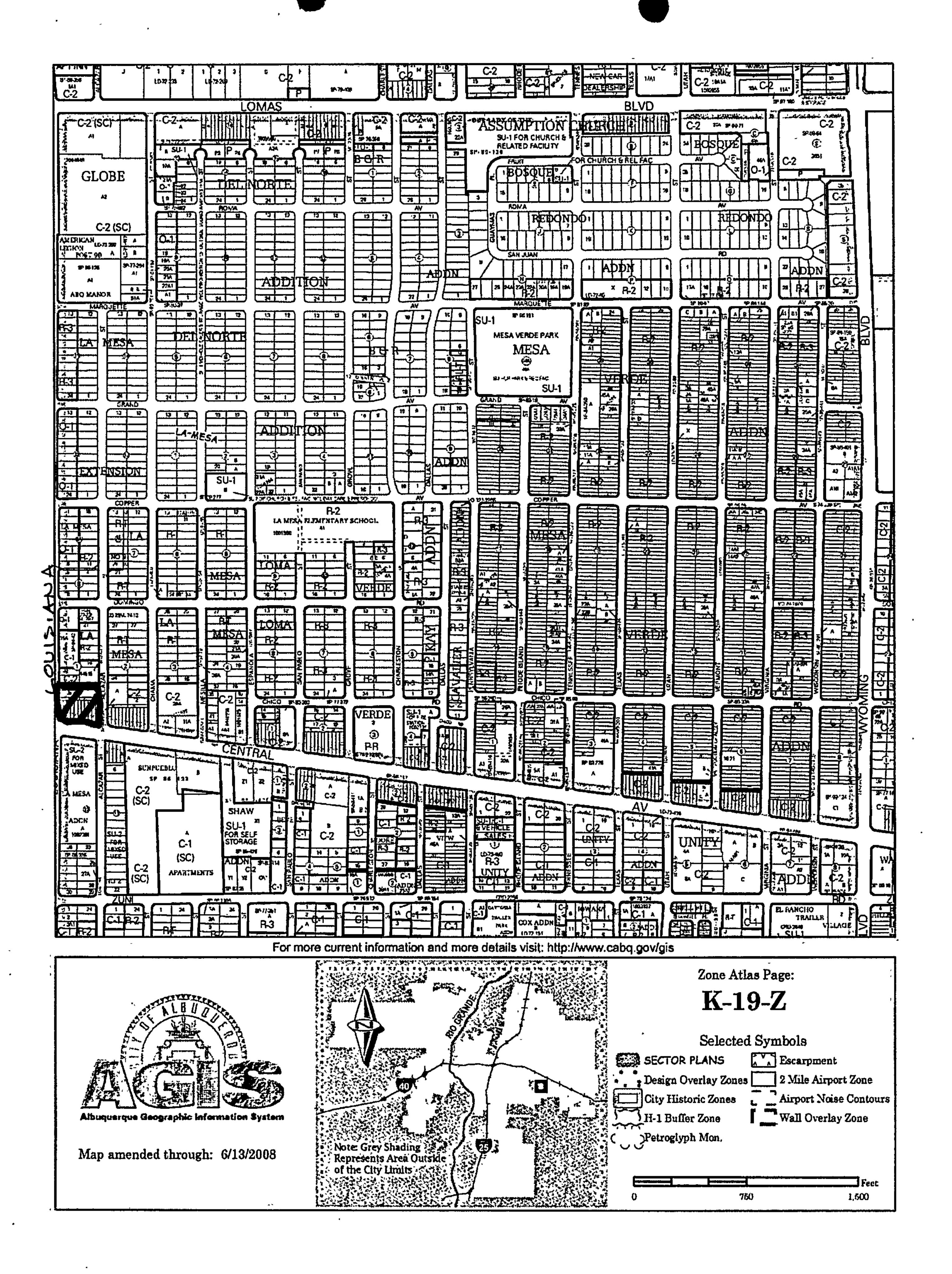
Related #s listed

Fees collected

Case #s assigned

Project #

Planner signature / date



Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

February 27, 2009

Mr. Jack Cloud, Chair Development Review Board City of Albuquerque 600 Second Street NW Albuquerque, New Mexico 87102

Re:

Vacation of Public Right-of-Way, DRB #1007671

Tracts A and B, La Mesa Subdivision

Dear Mr. Cloud:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Vacation exhibit (Exhibit "B")
- Letter from the Office of Neighborhood Coordination and neighborhood notification
- Zone Atlas Map showing the location of the property
- DRB Fee

The purpose of this vacation is to vacate the existing sixteen foot public alley right-of-way as shown on the attached exhibit. The proposed development will consolidate Lots 1-13, 34 & 35, Tracts A and B, Block 1 of the La Mesa Subdivision into a single lot of approximately 1.61 acres. Tracts A and B are a public alley owned by the City of Albuquerque. The alley will no longer be necessary for access due to the proposed lot consolidation. The resulting lot will have access to Alcazar Street, Central Avenue and Louisiana Boulevard.

Please place this item on the DRB Agenda for hearing on March 25, 2009. If you have any questions or require further information, please contact me.

Sincerely,

Scott J. Steffen, P.H. Vice President

Community Development and Planning

SJS/cc Enclosures

ENGINEERING A

SPATIAL DATA -

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.

* *				
*				
Signs must be posted from	March 10, 2009	To .	March 25, 2009	, <u>, , , ,</u>

5. REMOVAL

A. The sign is not to be removed before the initial hearing on the request.

(Applicant or Agent)

B. The sign should be removed within five (5) days after the initial hearing.

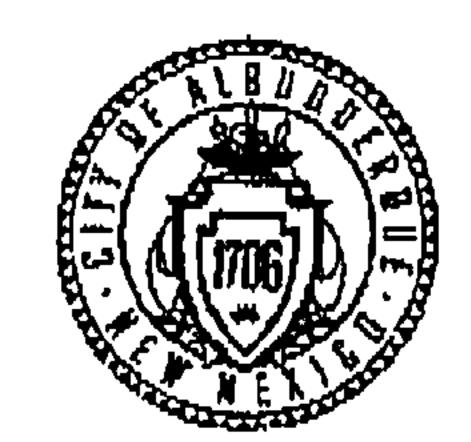
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

issued 3 signs for this application, $2 \cdot 27 \cdot 9$ (Staff Member)

DRB PROJECT NUMBER: 1007671

Rev. 1/11/05

5059243913



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 26, 2009

Scott Steffen Bohannan Huston Inc. 7500 Jefferson NE/87109 Phone: 798-7988/Fax: 798-7988

Dear Scott:

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.

Thank you for your inquiry of February 26, 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) - LOTS 1-13, 34 & 35, TRACTS A AND B, BLOCK I, LA MESA SUBDIVISION, LOCATED ON CENTRAL AVENUE NE BETWEEN LOUISIANA BOULEVARD NE AND ALCAZAR STREET NE zone map K-19.

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

SEE ATTACHED LIST OF NEIGHBORHOOD AND/OR HOMEOWNERS TO CONTACT IN REGARDS TO THIS PROJECT -swinklepleck

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)

5059243913

(DRB SUBMITTAL) - LOTS 1-13, 34 & 35, TRACTS A AND B, BLOCK 1, LA MESA SUBDIVISION, LOCATED ON CENTRAL AVENUE NE BETWEEN LOUISIANA BOULEVARD NE AND ALCAZAR STREET NE zone map K-19

LA MESA COMMUNITY IMPROVEMENT ASSOC. (LMS) "R"

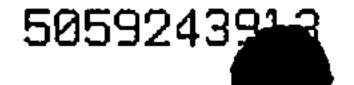
Nancy Bearce 600 San Pablo NE/87108 254-7841 (h) Idalia Lechuga-Tena 533 San Pablo NE/87108 550-3868 (c)

TRUMBULL VILLAGE ASSOC. (TVA) "R"

Joanne Landry 7501 Trumbull SE/87108 604-6761 (c) Angelic Senteno 7934 Bell Ave. SE/87108 266-3536 (c)

SOUTH SAN PEDRO N.A. (SSP) "R"

Reyna Luz Juarez 816 San Pedro SE/87108 254-2142 (h) Enrique Cardiel 420 Indiana SE/87108 255-9312 (h)





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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
 - 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
 - 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.*).
 - 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.
 - 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

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
- 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 [X] (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@cabg.gov. Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 02/26/09 Time Entered: 9:20 a.m. ONC Rep. Initials: Siw



www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 26, 2009

Ms. Nancy Bearce 600 San Pablo NE Albuquerque, NM 87108

Re:

Vacation of Public Alley Right-of-Way

Tracts A and B, Block 1 La Mesa Subdivision, DRB Case # 1007671

Dear Ms. Bearce:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Armstrong Development Properties, Inc., is seeking to vacate a public alley right-of-way and is being presented to the Development Review Board for the purpose of obtaining approval. The alley is located about 140 feet north of Central Avenue, between Louisiana Boulevard and Alcazar Street. The northeast corner of Central and Louisiana is being redeveloped and the properties that take access from the alley are being re-platted into a single property. The alley will no longer be necessary for access due to the proposed re-plat.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Scott J. Steffen, P.E.

Vice President

Community Development and Planning

SJS/cc Enclosures



www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 26, 2009

Ms. Idalia Lechuga-Tena 533 San Pablo NE Albuquerque, NM 87108

Re:

Vacation of Public Alley Right-of-Way

Tracts A and B, Block 1 La Mesa Subdivision, DRB Case # 1007671

Dear Ms. Lechuga-Tena:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Armstrong Development Properties, Inc., is seeking to vacate a public alley right-of-way and is being presented to the Development Review Board for the purpose of obtaining approval. The alley is located about 140 feet north of Central Avenue, between Louisiana Boulevard and Alcazar Street. The northeast corner of Central and Louisiana is being redeveloped and the properties that take access from the alley are being re-platted into a single property. The alley will no longer be necessary for access due to the proposed re-plat.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

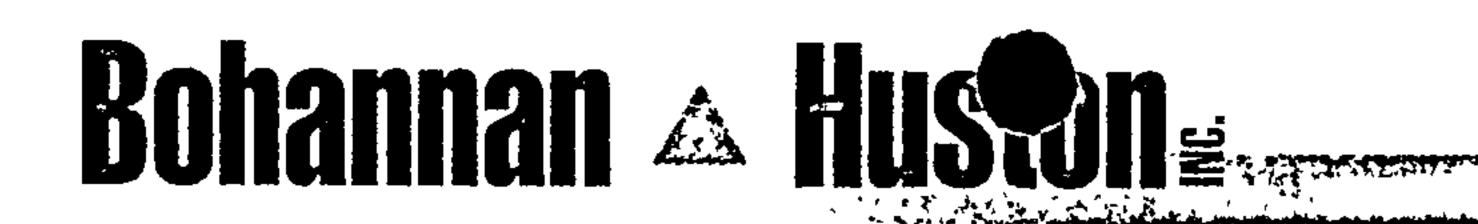
Sincerely,

Scott J. Steffen, P. E

Vice President

Community Development and Planning

SJS/cc Enclosures



www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 26, 2009

Ms. Joanne Landry 7501 Trumbull NE Albuquerque, NM 87108

Re:

Vacation of Public Alley Right-of-Way

Tracts A and B, Block 1 La Mesa Subdivision, DRB Case # 1007671

Dear Ms. Landry:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Armstrong Development Properties, Inc., is seeking to vacate a public alley right-of-way and is being presented to the Development Review Board for the purpose of obtaining approval. The alley is located about 140 feet north of Central Avenue, between Louisiana Boulevard and Alcazar Street. The northeast corner of Central and Louisiana is being redeveloped and the properties that take access from the alley are being re-platted into a single property. The alley will no longer be necessary for access due to the proposed re-plat.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Scott J. Steffen, P.E.

Vice President

Community Development and Planning

SJS/cc

Enclosures

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voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 26, 2009

Ms. Angelic Senteno 600 San Pablo NE Albuquerque, NM 87108

Re:

Vacation of Public Alley Right-of-Way

Tracts A and B, Block 1 La Mesa Subdivision, DRB Case # 1007671

Dear Ms. Senteno:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Armstrong Development Properties, Inc., is seeking to vacate a public alley right-of-way and is being presented to the Development Review Board for the purpose of obtaining approval. The alley is located about 140 feet north of Central Avenue, between Louisiana Boulevard and Alcazar Street. The northeast corner of Central and Louisiana is being redeveloped and the properties that take access from the alley are being re-platted into a single property. The alley will no longer be necessary for access due to the proposed re-plat.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Scott J. Steffen, P.

Vice President

Community Development and Planning

SJS/cc

Enclosures



www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 26, 2009

Ms. Reyna Luz Juarez 600 San Pablo NE Albuquerque, NM 87108

Re:

Vacation of Public Alley Right-of-Way

Tracts A and B, Block 1 La Mesa Subdivision, DRB Case # 1007671

Dear Ms. Luz Juarez:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Armstrong Development Properties, Inc., is seeking to vacate a public alley right-of-way and is being presented to the Development Review Board for the purpose of obtaining approval. The alley is located about 140 feet north of Central Avenue, between Louisiana Boulevard and Alcazar Street. The northeast corner of Central and Louisiana is being redeveloped and the properties that take access from the alley are being re-platted into a single property. The alley will no longer be necessary for access due to the proposed re-plat.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Scott J. Steffen, P.E.

Vice President`

Community Development and Planning

SJS/cc Enclosures

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 26, 2009

Mr. Enrique Cardiel 600 San Pablo NE Albuquerque, NM 87108

Re:

Vacation of Public Alley Right-of-Way

Tracts A and B, Block 1 La Mesa Subdivision, DRB Case # 1007671

Dear Mr. Cardiel:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Armstrong Development Properties, Inc., is seeking to vacate a public alley right-of-way and is being presented to the Development Review Board for the purpose of obtaining approval. The alley is located about 140 feet north of Central Avenue, between Louisiana Boulevard and Alcazar Street. The northeast corner of Central and Louisiana is being redeveloped and the properties that take access from the alley are being re-platted into a single property. The alley will no longer be necessary for access due to the proposed re-plat.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Scott J. Steffen, P.E.

Vice President

Community Development and Planning

SJS/cc

Enclosures

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Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.	A. Signat X	☐ Agent
 Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	B. Received by (Printed Name)	C. Date of Delive
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Albuquerque, NM 87108	3. Service Type Certified Mail Express Mail Registered Insured Mail C.O.D.	lail ceipt for Merchandi
	4. Restricted Delivery? (Extra Fee)	☐ Yes
2. Article Number (Transfer from service label)	7108 2133 3933 483	7 8294
PS Form 3811, February 2004 Domestic R	eturn Receipt	102595-02-M-15
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PS Form 3811, February 2004

Domestic Return Receipt

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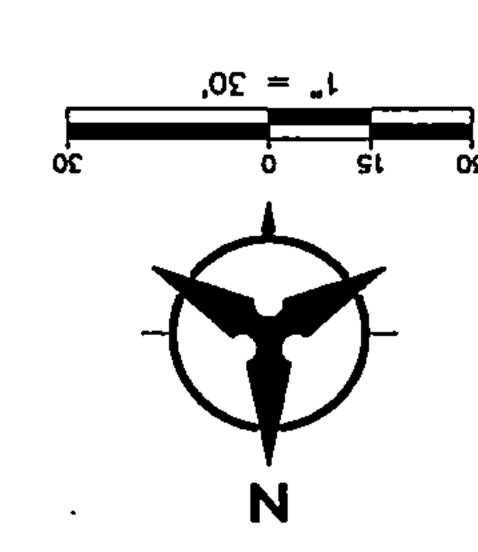
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PS Form 3811, February 2004

Domestic Return Receipt

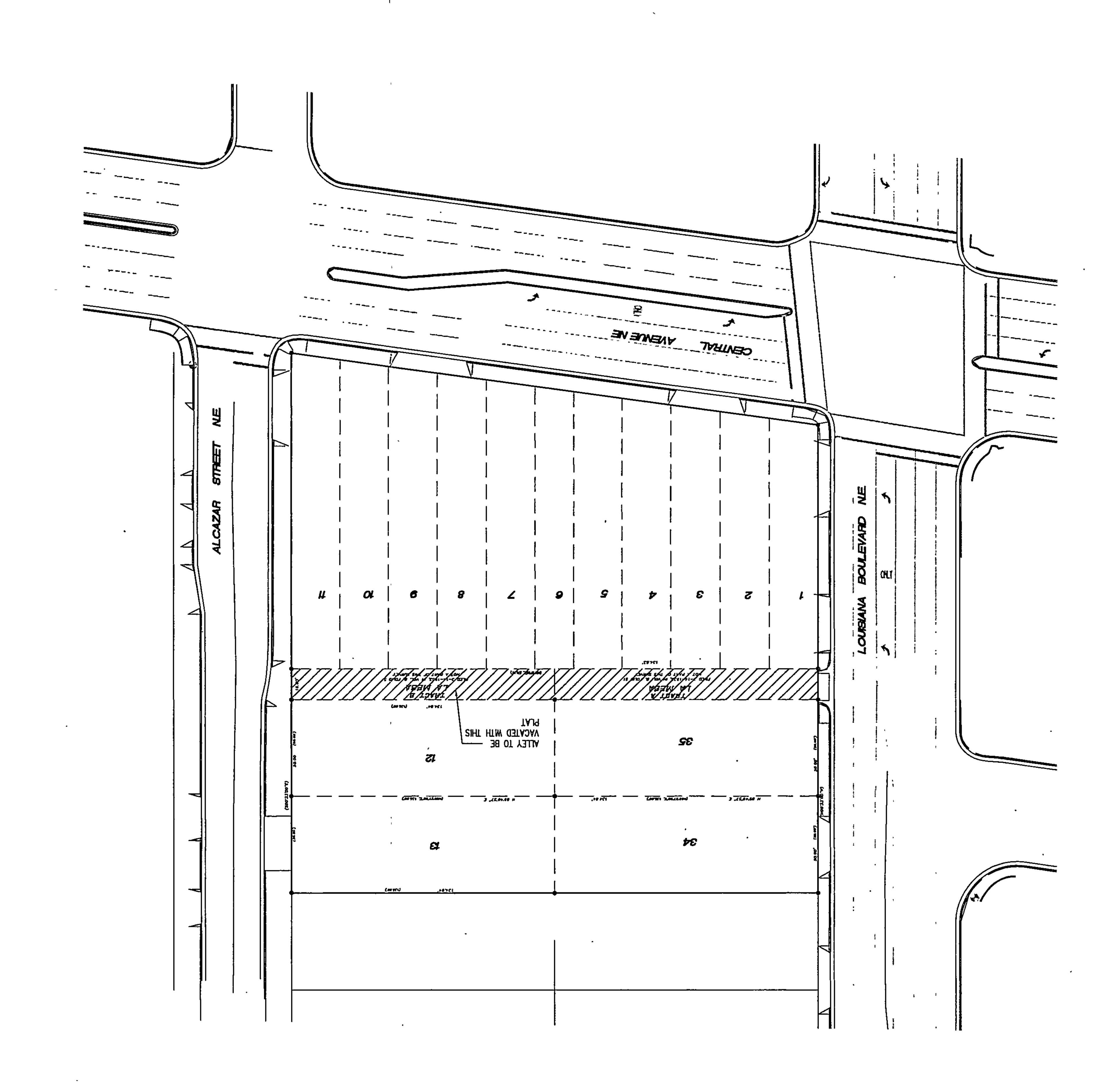
102595-02-M-1540

CITY OF ALBUQUERQUE NEW MEXICO PRINCIPAL MERIDAN TSA3 4 35/NAR , HTRON 01 9 INSUMOT , 91 NOITO 38 NOISIVIOIS AS 3M AJ TRACTS A AND B, BLOCK 1 VACATION EXHIBIT BY



MARCH, 2009

BERNALLLO COUNTY, NEW MEXICO



A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Sup	plemental forr	n						
	SUBDIVISION		SZ	ZONING	& PLAN Annexa	-			
	Major Subdivision actiX_ Minor Subdivision acti						Submittal		
	x_ Vacation	•	V		 ,	EPC Su		- 4 - la 1: a la . a a . ^	l
	Variance (Non-Zoning)			Zone was Zoning	•	nament (1	Establish or C	nange
	SITE DEVELOPMENT PLAN		P		•		ase I, II,	li)	
	for Subdivision Purpos	ses					•	rea, Facility or	r
	for Building Permit Administrative Amend	ment (AA)			•	ehensive nendmer		Code/Sub R	egs)
	IP Master Developme	• •	D		Street 1	Name Ch	ange (Lo	cal & Collecto	• •
	Cert. of Appropriatene	ess (LUCC)	LA	APPEA		TEST of.	B, EPC,	LUCC	
	STORM DRAINAGE (Form D) Storm Drainage Cost Alle	ocation Plan			Plannir	•	or or Staff	•	
Pi	RINT OR TYPE IN BLACK INK ONLY anning Department Development Serv ne of application. Refer to supplement	ices Center, 600	2 nd Street	NW, Albu	nit the c querque	ompleted , NM 871	d applicat 02. Fees	ion in person must be paid	to the
A	PLICATION INFORMATION:								
	Professional/Agent (if any): Bohannan H	uston, Inc.	_	·		PHONE:	<u>(505)</u> 8	23-1000	
	ADDRESS: 7500 Jefferson NE			<u> </u>		FAX(<u>505) 898-7</u>	988	•
	CITY: Albuquerque	STATE <u>NM</u>	ZIP_	87109	<u> </u>	E-MAIL:_	ssteffen@	bhinc.com .	
	APPLICANT: <u>Armstrong Development I</u>	Properties, Inc.				PHONE:	(602) 38	35-4100	
	ADDRESS: <u>1500 N. Priest Dr. Suite 15</u>	0E				[·] FAX	(: <u>(- (602)</u> :	<u>385-4101</u>	
	CITY: Tempe		8	TATE AZ	ZIP	85281	· · •		
	Proprietary interest in site:			List <u>al</u>	<u>l</u> owners:	Ruben	Sanchez		•
Di	SCRIPTION OF REQUEST: Sketch Plat F	Review							
	Lot or Tract No. Lots 1-13, 34 & 35, Subdiv/Addn/TBKA: La Mesa Subdivi		<u></u>		_ Block	(:1	 	Unit:	
	Existing Zoning: C-2		d zoning:	C-2	<u> </u>		MRGCD N	1ap No	
	Zone Atlas page(s): K-19	UPC Code:							
C	SE HISTORY:		<u> </u>						
•	List any current or prior case number that m	ay be relevant to y	our application	n (Proj., App	o., DRB-, <i>A</i>	\X_,Z_, V_	, S_, etc.):		
								,-,-,-,-	
C	ASE INFORMATION: Within city limits? X_Yes Wi	thin 1000FT of a la	ndfill? <u>No</u>						
	No. of existing lots: No.	o. of proposed lots	: <u> </u>		Total area	of site (ac	res):	<u>.</u> .	
	LOCATION PROPERTY BY STREETS:	On or Near: <u>Cer</u>	ntral Avenue					•	
	Between: Louisiana Boulevar	<u>'d</u>	and	Alcaza	r Street_	<u> </u> •		•	
	Check-off if project was previously reviewed	by Sketch Plat/Pla	n □, or Pre-a	application R	eview Tea	am □. Dat	e of review	<u> </u>	•
	SIGNATURE				App	DA licant_X_	ATE <u>2/10</u> Agent	<u>/2009</u>	
FOR	OFFICIAL USE ONLY	<u> </u>				Form revi	sed 9/01, 3	/03, 7/03, 10/03,	04/04
NA	INTERNAL ROUTING	Application cas	se numbers	3	A	ction	S.F.	Fees	
<u>N</u>		9 <u>9DRB</u> -		<u>-700s</u>	<u>7</u>	SK_		\$ <u> </u>	
	All fees have been collected All case #s are assigned			_				\$	
Þ	AGIS copy has been sent		: ₁ ,	<u>-</u>				¢ 	
½	Case history #s are listed							Ψ \$	
	Site is within 1000ft of a landfill F.H.D.P. density bonus							Total	
	F.H.D.P. fee rebate	Hearing date	Februer	ny 18, 3	2009			\$ <u></u>	

Project #

1007671

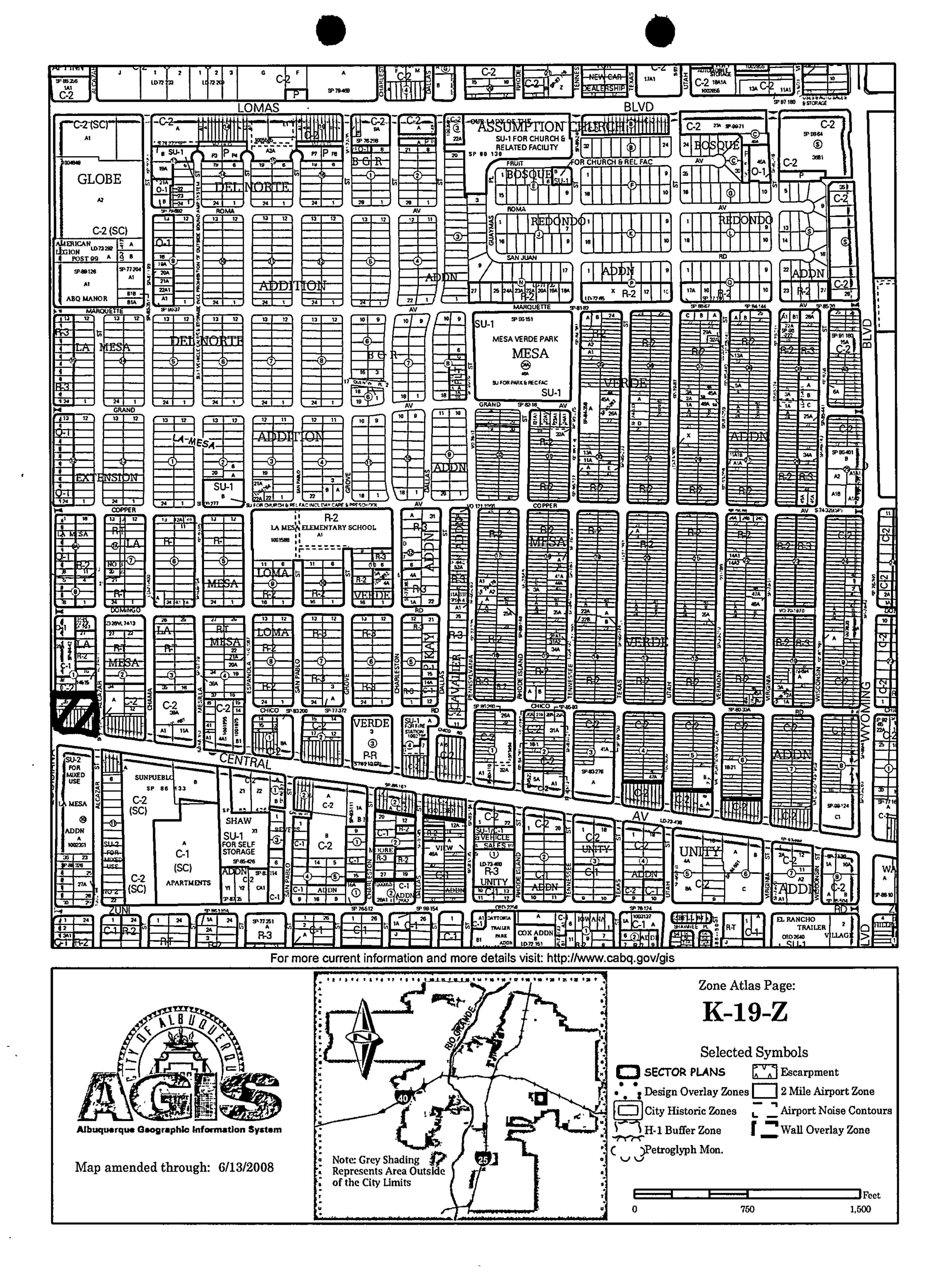
2-10.09

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.

	 Scale drawing of the pro- Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing, 	AND COMMENT (DRB22) posed subdivision plat (folded ements showing structures, pa ere is any existing land use (for entire property(ies) clearly ou explaining, and justifying the re elated file numbers on the cover-	to fit into an 8.5" by 1 rking, Bldg. setbacks lded to fit into an 8.5" tlined equest	, adjacent rights-of-way and street
	EXTENSION OF MAJOR required.		(DRB08)	Your attendance is
	 Letter briefly describing, Copy of DRB approved Copy of the LATEST Of List any original and/or r 	entire property(ies) clearly ou explaining, and justifying the	equest or Preliminary Plat Ex er application	tension request
	 Proposed Final Plat (fold Signed & recorded Final Design elevations & cro Zone Atlas map with the Bring original Mylar of plant Copy of recorded SIA Landfill disclosure and Example List any original and/or recorded 	INAL PLAT APPROVAL (Indeed to fit into an 8.5" by 14" por Pre-Development Facilities Facilities Facilities of perimeter walls entire property(ies) clearly out at to meeting, ensure property elated file numbers on the Mylameter of final plat data for AGIS is respectively.	cket) 6 copies ee Agreement for Res 3 copies tlined owner's and City Sur er application	rveyor's signatures are on the plat
	MINOR SUBDIVISION Plants of the structure list if requirements of the structure list if requirements.	RELIMINARY/FINAL PLATE ate of No Effect or Approval Final Plat (folded to fit into an Secretary Surveyor's signal Pre-Development Facilities Forces sections of perimeter wall ements showing structures, particles is any existing land use (for entire property(ies) clearly out explaining, and justifying the	APPROVAL (DRE 3.5" by 14" pocket) 6 atures are on the plat ee Agreement for Res is (11" by 17" maximularking, Bldg. setbacks lided to fit into an 8.5" tlined request owner's and City Sub r if property is within a er application	copies for unadvertised meetings prior to submittal sidential development only m) 3 copies adjacent rights-of-way and street by 14" pocket) 6 copies
	PLEASE NOTE: There are amendments. Significant character amendments. Significant character amendments. Significant character proposed Amended Prespective pocket) 6 copies Original Preliminary Plate Zone Atlas map with the Letter briefly describing, Bring original Mylar of publish any original and/or respective proposed Amended Prespective pocket) List any original and/or respective proposed Amended Prespective proposed Prespective pro	langes are those deemed by the liminary Plat, Infrastructure List, and/or Greentire property(ies) clearly out explaining, and justifying the	significant and minor one DRB to require pulse, and/or Grading Plan ading Plan (folded to tilined request owner's and City Surer application	changes with regard to subdivision
info with	he applicant, acknowledge ormation required but not so this application will likely terral of actions.	ubmitted	See App	Applicant name (print) 210 09 licant signature / date
拉阿阿阿	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers - 70057	Form re	Planner signature / date





February 10, 2009

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

Jack Cloud, Chair Development Review Board City of Albuquerque 600 Second Street NW Albuquerque, NM 87102

Re: Sketch Plat Review and Comment for La Mesa Subdivision, Lots 1-13, 34 & 35, Tracts A and B Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

The site is located at the northeast corner of Central Avenue and Louisiana Boulevard. The proposed action is consolidation of seventeen (17) existing lots/tracts into a single lot of approximately 1.61 acres. It is our understanding that Tracts A and B as shown on the sketch plat are an existing alley owned by the City of Albuquerque. We propose to vacate the alley. This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment on the proposed vacation of public right-of-way and the proposed lot consolidation.

The grading and drainage for this tract will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter will also be requested. Water and sanitary sewer lines exist in the streets adjacent to the site. There is an existing 8-inch sanitary sewer line in the alley. This sewer line drains to the west toward Louisiana Boulevard and does not extend to Alcazar Street on the east side of the property. A portion of the sewer line will need to be removed due to the proposed site redevelopment.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have provided above. Please place this item on the DRB Agenda to be heard on February 18, 2009.

Sincerely,

Scott J. Steffen, P.E. Vice President

Community Development and Planning

SJS/cc Enclosures

cc: Diana Rinck, Armstrong Development

ENGINEERING A

SPATIAL DATA