

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

11. ~~Project# 1007725~~
09DRB-70129 SKETCH PLAT REVIEW
AND COMMENT
GOLDEN AND ASSOCIATES LLC agent(s) for DIANE AND STEPHEN SLUSSER request(s) the above action(s) for all or a portion of Lot(s) 20-A-P1, Block(s) 2, **BUENA VISTA ESTATES UNIT 2** zoned R-D, located on RANCHO LADERA NE BETWEEN CORONA NE AND RANCHO MIRAGE NE containing approximately .1897 acre(s). (C-18)

12. **Project# 1007727**
09DRB-70132 SKETCH PLAT REVIEW
AND COMMENT
JOHNNY KINDER agent(s) for CHEVRON USA INC request(s) the above action(s) for all or a portion of Lot(s) 64C4, 643A2, 64C2, 64C5, zoned SU-2 HM, located on BROADWAY SE BETWEEN WOODWARD SE AND STOCK SE containing approximately 23.12 acre(s). (M-14)

13. Other Matters: Minutes for Septemeber 3rd, 10th, 17th, 24th

ADJOURNED:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

April 8, 2009

DRB Comments

ITEM # 11

PROJECT # 1007725

APPLICATION # 09-70129

RE: Lot 20-A-P1, Block 2, Buena Vista Estates Unit 2

It would appear prudent to retain as much of the easement as possible, i.e. to vacate the minimum area.

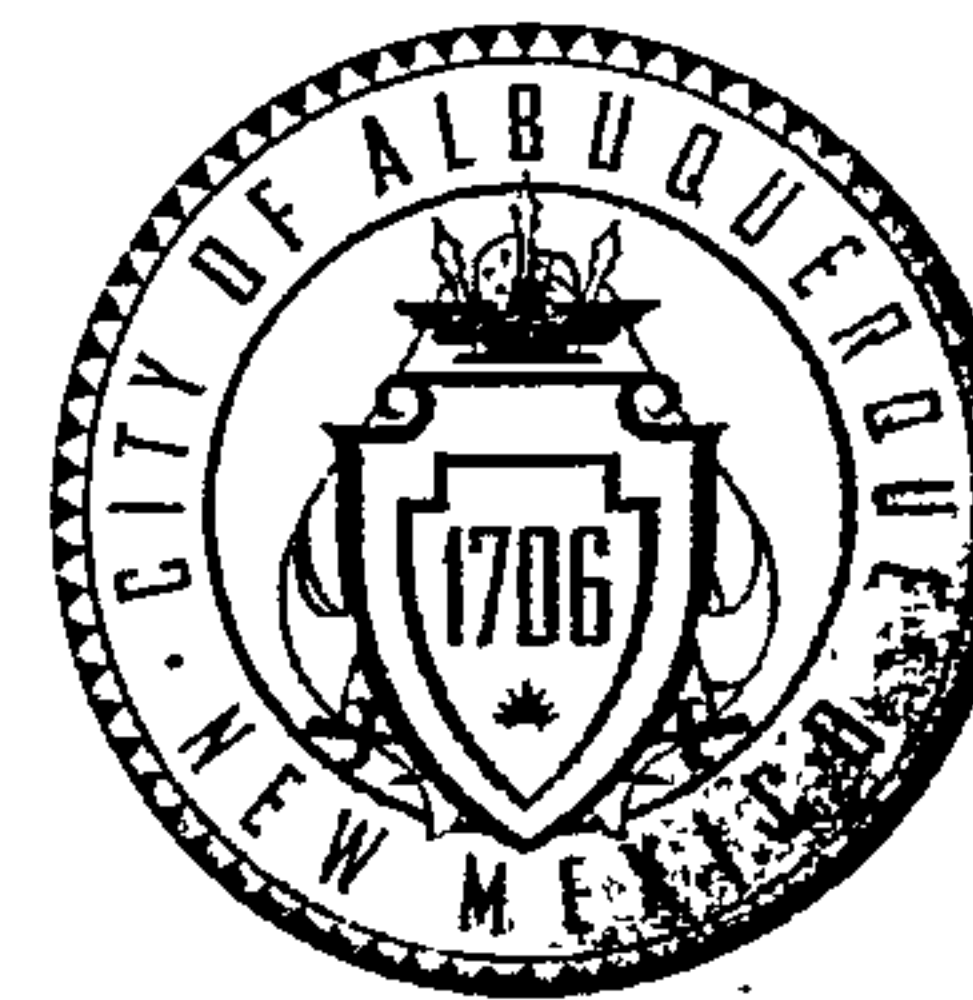
Regarding the plat exhibit, current signatures (dated in 2009) will be needed.



Jack Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007725

AGENDA ITEM NO: 11

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; WITHDRAWN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: April 8, 2009

**COMCAST OF NEW MEXICO INCORPORATED
QUITCLAIM OF EASEMENT**

Comcast of New Mexico Incorporated does hereby quitclaim and discharge its right, title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of Comcast of New Mexico Incorporated in such property was created by that certain Easement or Grant of Right Of Way recorded in Bernalillo County on October 22, 1997, in plat book 97-C, page(s) 314, Document No. 97111008. As to all property covered by such Easement or Grant of Right Of Way which is not specifically described herein, the right, title and interest of Comcast of New Mexico Incorporated shall not be affected by this quitclaim of easement.

The easement (or portion thereof) being quitclaimed herein is described as lying and being within lands suitable in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

The Public Utility Easement (P. U. E.) being quitclaimed is within Lot 20-P1, Block 2 as shown on the Plat for BUENA VISTA ESTATES, UNIT 2, situate in Section 13, T. 11 N., R. 3 E., N.M.P. M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County on October 22, 1997, in Plat Book 97-C, Page 314, and being more particularly described as follows:

An Easement ten (10) feet in width being the southerly ten (10) feet of the above described Lot 20-P1.

As generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 14th day of November, 2006

Comcast of New Mexico Incorporated

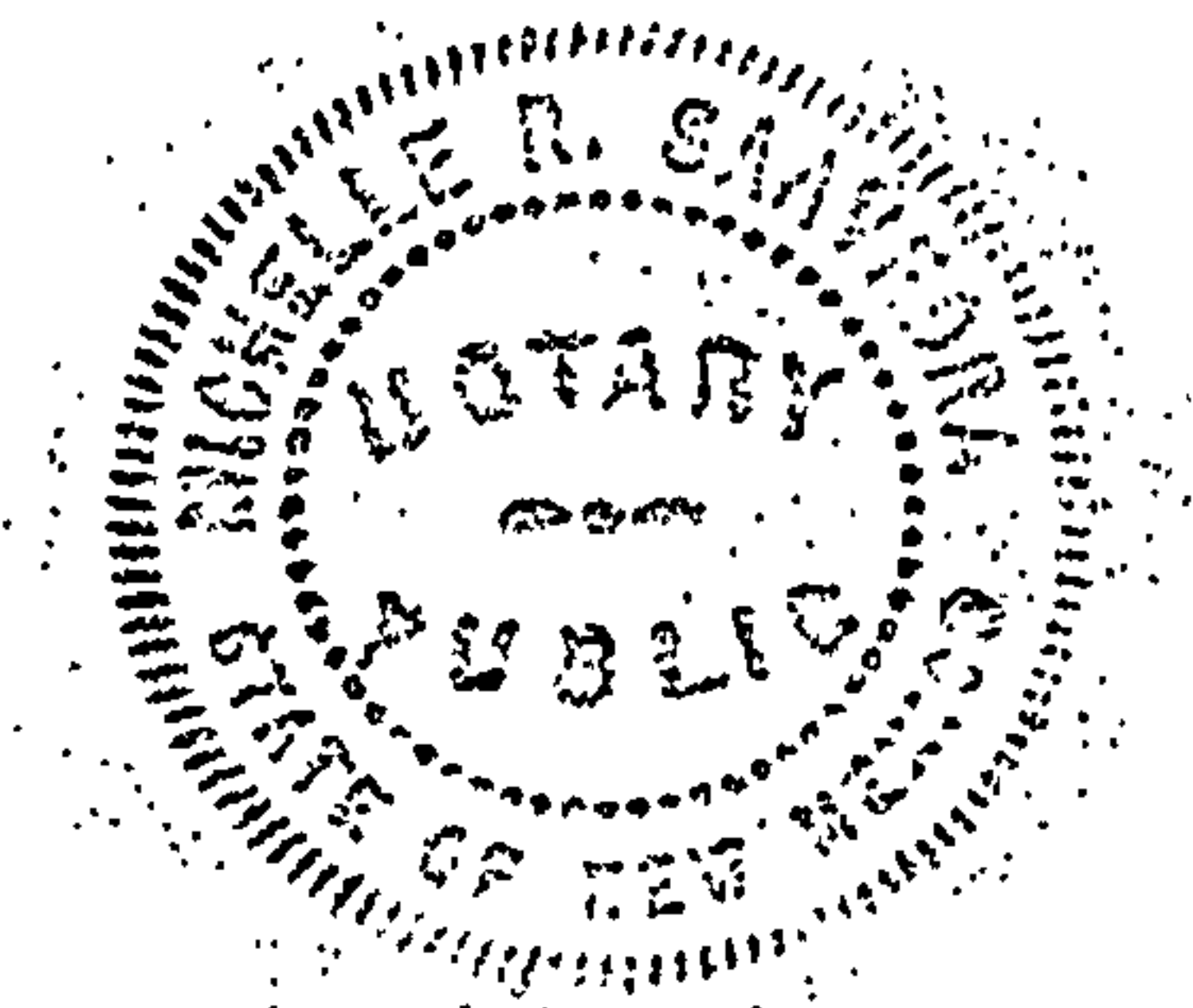
Peter Britain

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 14th, 2006.

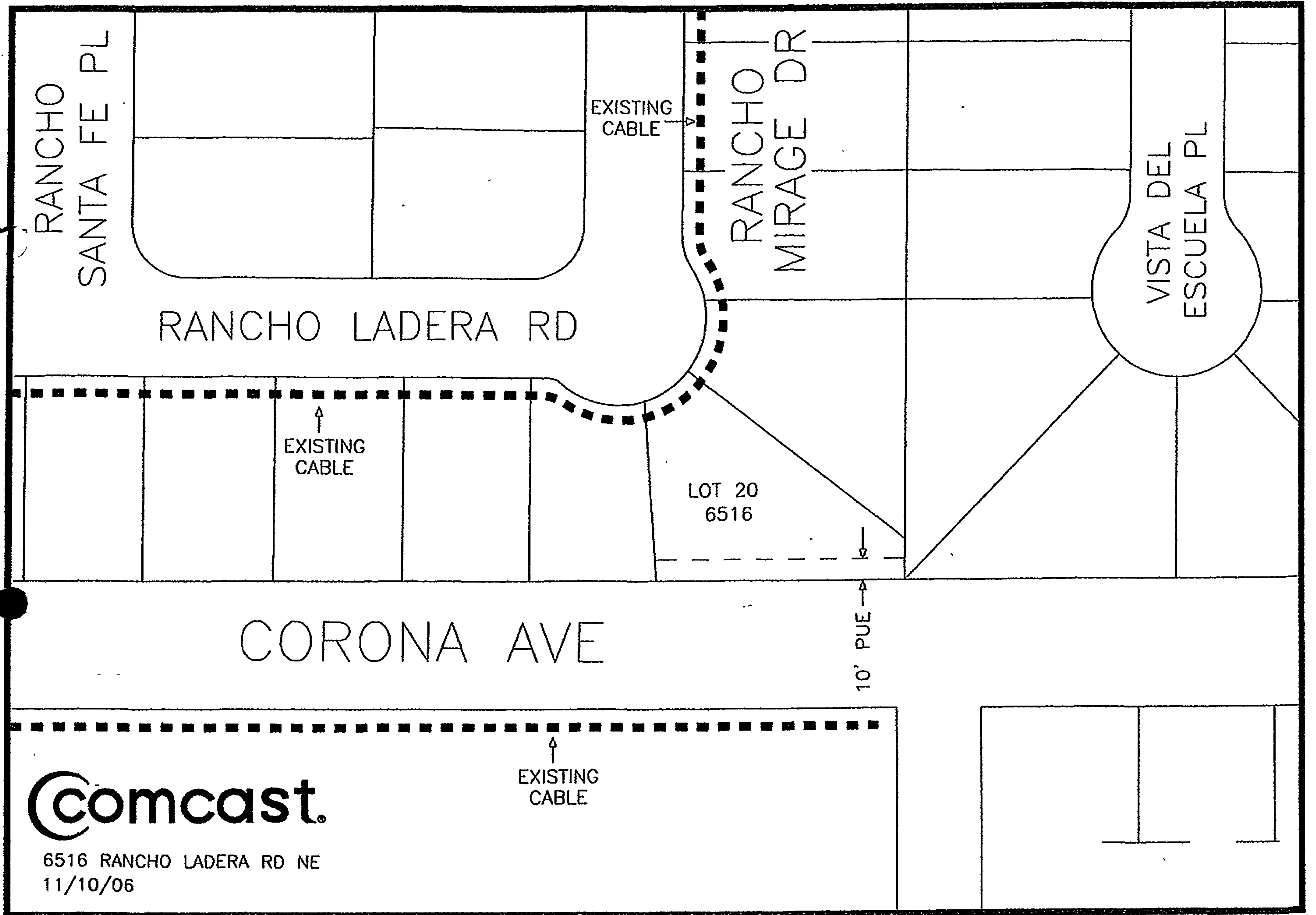
By Peter Britain of Comcast of New Mexico Incorporated, on behalf of said corporation.



Michelle L. Saverda
NOTARY PUBLIC

October 20th 2007
My Commission Expires

EXHIBIT "A"



Comcast.

6516 RANCHO LADERA RD NE
11/10/06

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Qwest Corporation, a Colorado Corporation, (F.K.A. US WEST COMMUNICATIONS, INC.) hereinafter called "Company" for and in consideration of One Dollar and other good and valuable considerations, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest acquired by the Company or its assignors under that certain right of way grant, recorded in the official records of the Clerk and Recorders office of Bernalillo County, State of New Mexico unto the present owner or owners, as their respective interest may appear therein, in the following described property, to wit: a Public Utility Easement ten (10) feet in width located within Lot 20-P1, Block 2, Buena Vista Estates Unit II. Said easement is described as being the south ten (10) feet of said Lot 20-P1.

A subdivision plat as recorded October 22, 1997 in Volume 97C Folio 314 in Bernalillo County, State of New Mexico.

And hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as stated above.

IN WITNESS WHEREOF the Company has caused these presents to be executed this 2ND day of MARCH 2007.

Qwest
BY [Signature]
Right of Way Manager

STATE OF NEW MEXICO
County of Bernalillo ss.

The foregoing instrument was acknowledged before me this 2nd day of March 2007
by Dreg Hunt

My commission expires 1-23-2011

Witness my hand and official seal.

[Signature]
Notary Public



**PUBLIC SERVICE COMPANY OF NEW MEXICO
QUITCLAIM OF EASEMENT**

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, does hereby quitclaim and discharge its right, title and interest to the present owner of owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Easement or Grant of Right of Way recorded in Bernalillo County, on October 22, 1997, in Plat Book 97-C, Page(s) 314, Document No. 97111008. As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of PNM shall not be affected by this quitclaim of easement.

The easement (or portion thereof) being quitclaimed herein is described as lying and being within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM ROWT NO. 14636 (Referencing Existing PNM Doc. No. N/A)


The easement being quitclaimed is within Lot 20-P1, Block 2 as shown on the Plat for BUENA VISTA ESTATES, UNIT 2, situate in Section 13, T. 11 N, R. 3 E, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County on October 22, 1997, in Plat Book 97-C, Page 314, and being more particularly described as follows:

An easement ten (10) feet in width being the southerly ten (10) feet of the above described Lot 20-P1

All as generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 30th day of October, 2006

FOR RECORDER'S USE ONLY



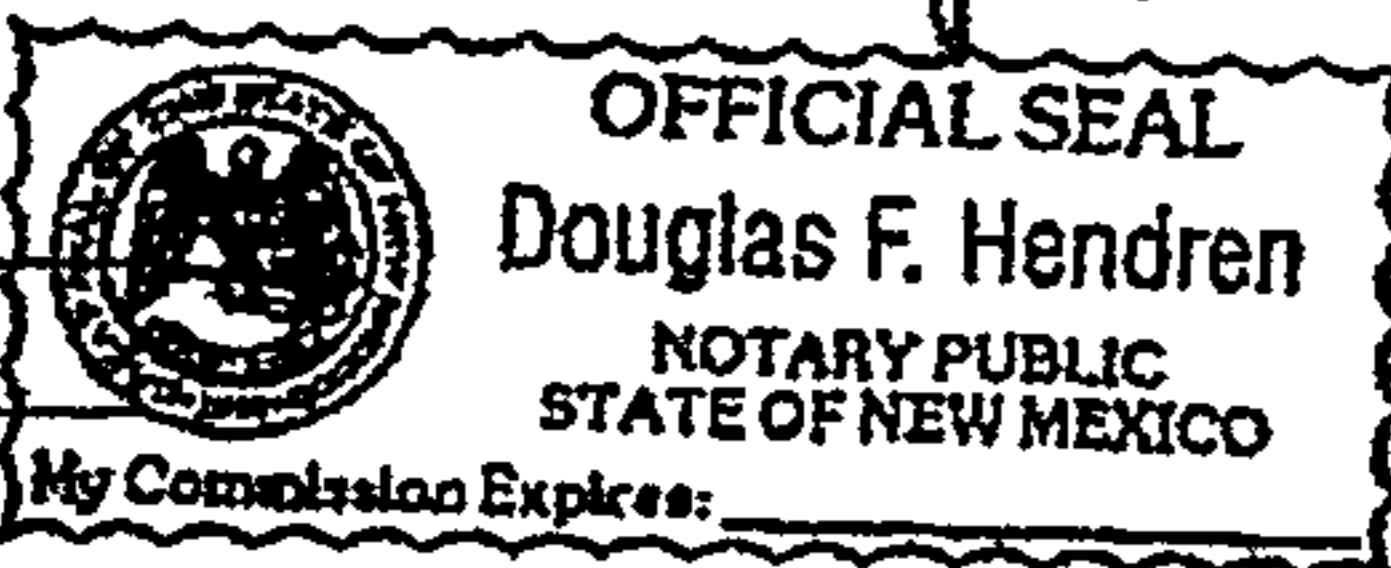
2886168878
6336442
Page: 1 of 2
11/06/2006 12:05P
Bk-R126 Pg-8422

Hary Herrera Bernal. Co. ERSE R 11.08

PUBLIC SERVICE COMPANY OF NEW MEXICO
[Signature]

ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on
October 30, 2006
By ROB ROBERTS, MANAGER, RIGHT OF WAY DEPT.
of Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

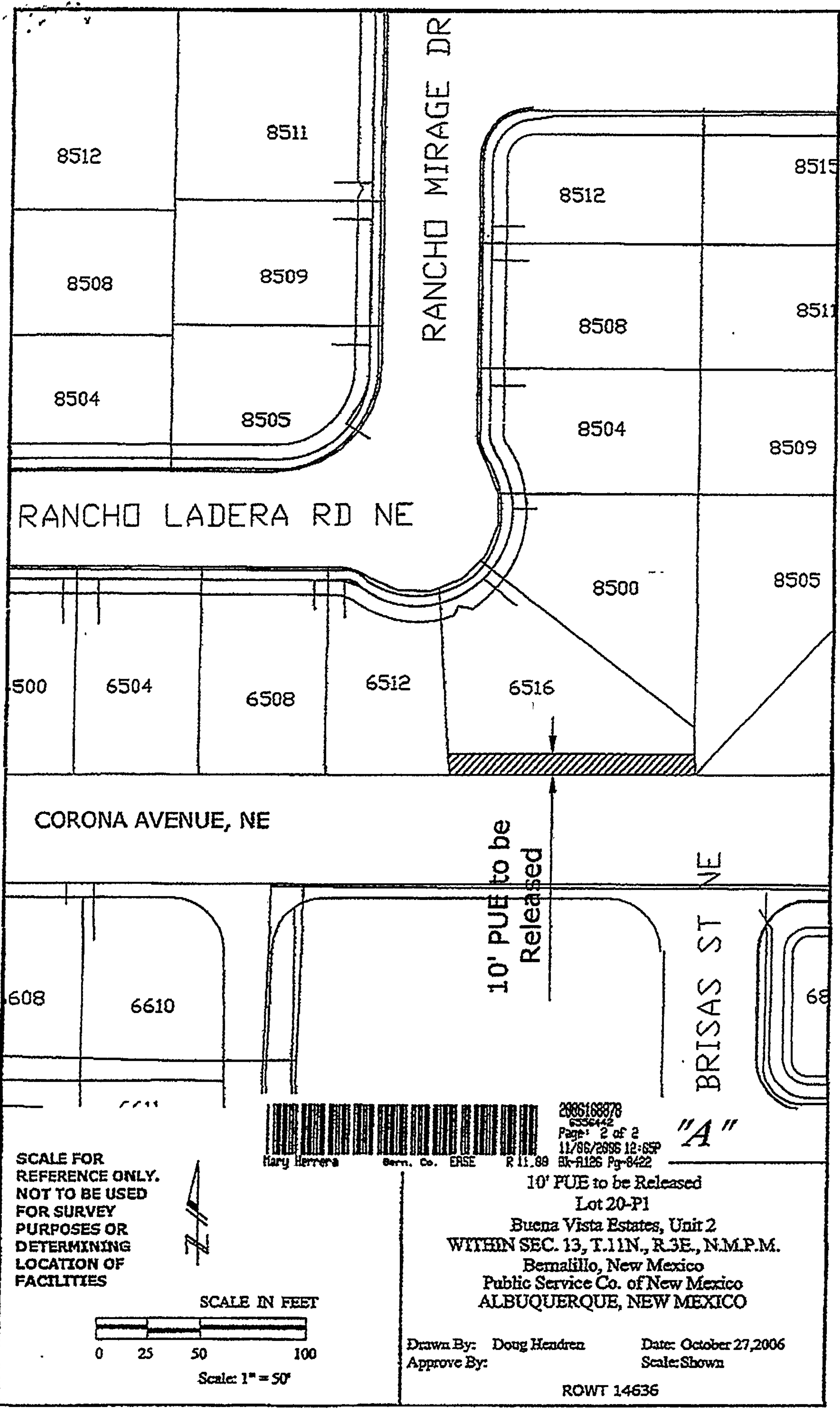
My commission expires:
(Seal) 6-22-2009
Douglas F. Hendren
Notary Public



PNM
REFERENCE
NUMBER

06 340

PNM



10' PUE to be Released
 Lot 20-P1
 Buena Vista Estates, Unit 2
 WITHIN SEC. 13, T.11N., R.3E., N.M.P.M.
 Bernalillo, New Mexico
 Public Service Co. of New Mexico
 ALBUQUERQUE, NEW MEXICO

Drawn By: Doug Hendren Date: October 27, 2006
 Approve By: Scale: Shown

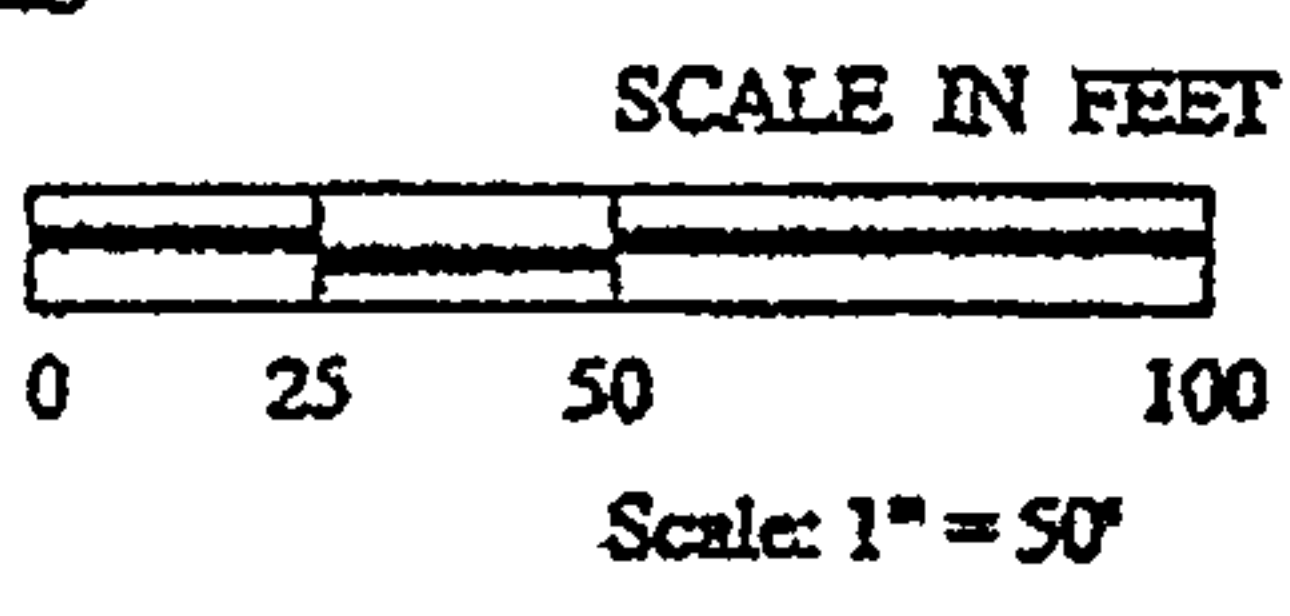
ROWT 14636

2006103078
 6330442
 Page: 2 of 2
 11/06/2006 12:05P
 BK-A126 Pg-8422

Hary Herrera Bernal Co. ERSE R 11.00

"A"

SCALE FOR
 REFERENCE ONLY.
 NOT TO BE USED
 FOR SURVEY
 PURPOSES OR
 DETERMINING
 LOCATION OF
 FACILITIES



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): GOLDEN ASSOCIATES LLC PHONE: 898-0321
 ADDRESS: 7131 CROSSWINDS TRL NW FAX: 898-5991
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: nmgolden@aol.com

APPLICANT: DIANE AND STEPHEN SLUSSER PHONE: _____
 ADDRESS: 6516 RANCHO LADERA NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: DIANE AND STEPHEN SLUSSER

DESCRIPTION OF REQUEST: VACATE A PUBLIC UTILITY EASEMENT WHICH HAS NO UTILITIES IN THE EASEMENT.

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. LOT 20-A-P1 Block: 2 Unit: _____
 Subdiv/Addn/TBKA: BUENA VISTA ESTATES UNIT 2
 Existing Zoning: R-D Proposed zoning: R-D
 Zone Atlas page(s): C-18-Z UPC Code: 101806444520541320 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.): 5-97-22

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: ONE No. of proposed lots: ONE Total area of site (acres): 0.1897
 LOCATION OF PROPERTY BY STREETS: On or Near: RANCHO LADERA AND RANCHO MIRAGE
 Between: CORONA and RANCHO LADERA

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

SIGNATURE Bob Golden, agent DATE 3-31-09
 (Print) BOB GOLDEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB - 20129</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>April 8, 2009</u>			Total \$ <u>0</u>

Ken 3/31/09 Project # 1007725
 Planner signature / date

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

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- 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.

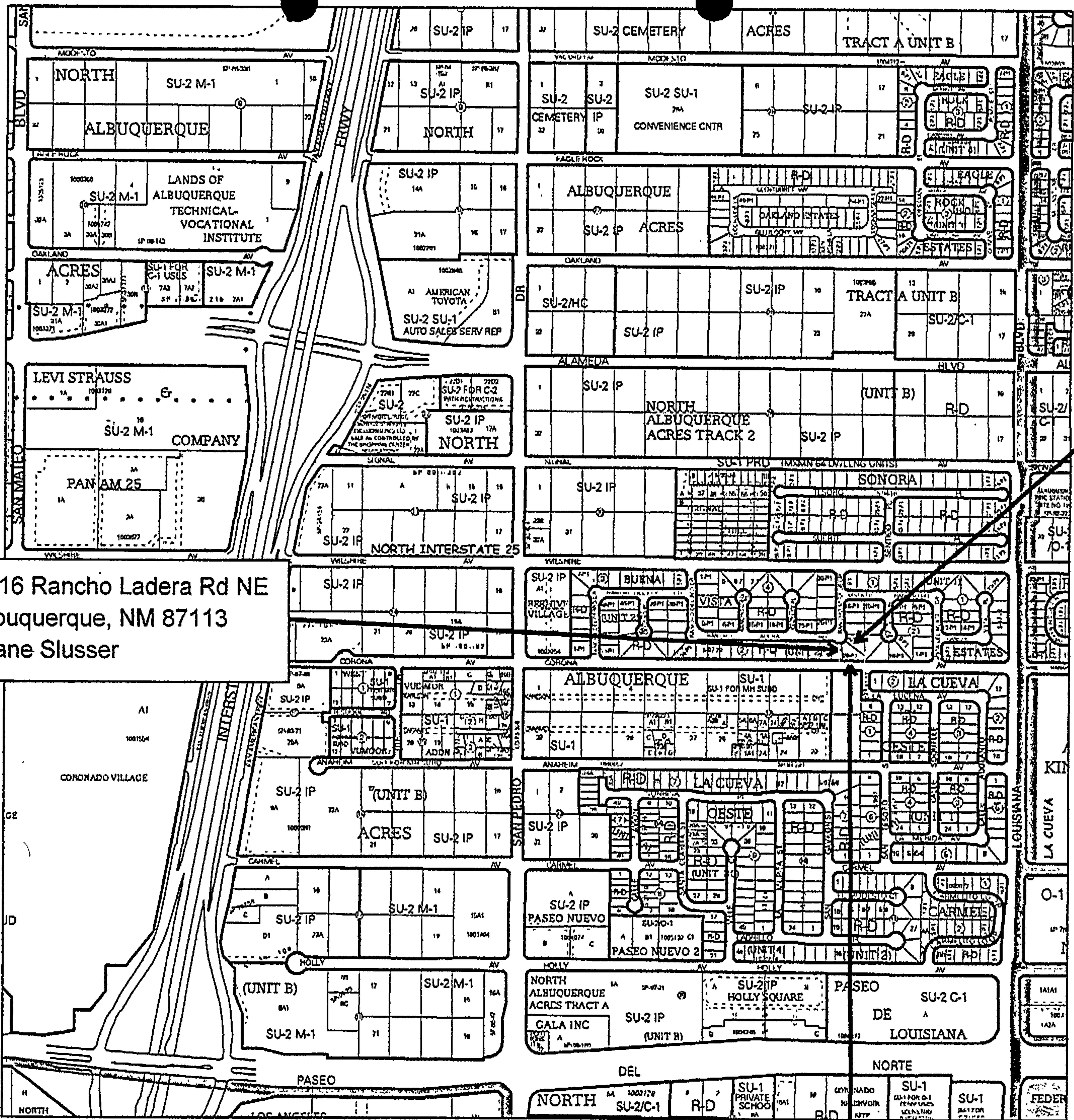
Bob Golden
 Applicant name (print)
Bob Golden 3-31-2009
 Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
09DRB - - - - - 70229

[Signature] 3-31-09
 Planner signature / date
 Project # 1007725



6516 Rancho Ladera Rd NE
 Albuquerque, NM 87113
 Diane Slusser

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

Map amended through: 1/4/2008

Prepared by Golden Associates LLC 505-898-0321

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

Golden Associates LLC

7131 Crosswinds Trail NW

Albuquerque, NM 87114-4578

Office: 505-898-0321 Fax: 505-898-5991
nmgolden@aol.com Cell: 505-401-9800

March 31, 2009

Jack Cloud, AICP, Chairman
Development Review Board
600 2nd Street NE, Room 201
Albuquerque, NM 87102

505-924-3880

RE: Vacation of Public Utility Easement at
6516 Rancho Ladera Rd NW, Albuquerque, NM 87113

Dear Chairman Cloud:

Dianne and Stephen Slusser, owners of the residence at 6516 Rancho Ladera Rd NE, request approval of the following action:

Vacation of the ten foot Public Utility Easement at the south end (back yard) of their property which has no utilities. Attached are copies of the "Quit Claim of Easement" documents from:

PNM for electric and gas. Their utilities are in the northern easement (front yard) which is not being vacated.

COMCAST for cable television, internet, and internet phone. Their utilities are in the northern easement (front yard) which is not being vacated.

QWEST for telephone service. They vacated their service from the southern easement (back yard) into the City of Albuquerque right-of-way, south of the property line, between the sidewalk and the curb.

Water and sewer enter the property from the north front yard.

There are no utilities in the southern (backyard) easement.

With your approval, a formal "Vacation of Public Easement (DRB27)" will be submitted to the DRB.

If the DRB does not approve the vacation of the entire easement, the Slusser's request approval for a replat of the easement, narrowing the easement to two feet along the



Electrical rejects.

- 1) Transformer sizing?
- 2) Panel sizing? circuit breaker sizing?
- 3) load cables & conductor sizing?
- 4) grounding diagrams.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

APPROVED
BUILDING SAFETY
12/21/2007

Slusser – Sketch Plat Review
Vacation PUE

length of the pool (30 feet), and then continuing at ten feet for the remainder of the easement. The total easement is approximately 116 feet long. The pool lies approximately eight feet into the current easement.

If approved, the proper submittal will be provided.

Sincerely,



Bob Golden

Agent for Diane and Stephen Slusser

FOR BOB GOLDEN

APPROVED

DATE APPROVED

BY

CITY OF ALBUQUERQUE



electrical reports.

- 1) Transformer sizing?
- 2) Panel sizing? circuit breaker sizing?
- 3) load cables & conductor sizing?
- 4) grounding diagrams.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ALBUQUERQUE
BUILDING & SAFETY

[Signature]
12/27/2007