

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

04/10/2009 Issued By: PLNSDH

**Permit Number: 2009 070 139** **Category Code 910**

**Application Number:** 09DRB-70139, Vacation Of Public Right-Of-Way

**Address:**

**Location Description:** MENCIAL BLVD NW BETWEEN 4TH ST NW AND 3RD ST NW

**Project Number:** 1007741

**Applicant**  
Steve Coe Properties

**Agent / Contact**  
Dac Enterprises, Inc

Po Box 18858  
Albuquerque NM 87191  
294-5243

Po Box 18858  
Albuquerque NM 87191

**Application Fees**

441018/4871000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$300.00
<b>TOTAL:</b>		<b>\$395.00</b>

City of Albuquerque  
Treasury Division

4/10/2009 10:51AM LOC# ANAX  
US# 007 TRNS# 0014  
RECEIPT# 00113422-00113424  
PERMIT# 2009070139 TRSDXG  
Trans Amt \$395.00  
APR Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$300.00  
Ct. \$395.00  
CHANGE \$0.00

Thank You

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

06/22/2009 Issued By: E08375

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**Permit Number: 2009 070 212** **Category Code 910**

**Application Number: 09DRB-70212, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: MENAUL BLVD NW BETWEEN 2ND ST NW AND 4TH ST NW**

**Project Number: 1007741**

**Applicant**

Coe Properties Inc.  
Steve Coe  
2325 San Pedro Dr Ne Suite 2a  
Albuquerque NM 87110  
275-0933

**Agent / Contact**

Wayjohn Surveying Inc  
Thomas Johnston  
330 Louisiana Blvd Ne  
Albuquerque NM 87108

wayjohnsurv@aol.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
<b>TOTAL:</b>		<b>\$235.00</b>

City Of Albuquerque  
Treasury Division

6/22/2009 1:13PM LOC: ANNX  
WS# 006 TRANS# 0023  
RECEIPT# 00107350-00107350  
PERMIT# 2009070212 TRSCXG  
Trans Amt \$235.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$215.00  
CK \$235.00  
CHANGE \$0.00

Thank You



# DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: **09DRB-70212**

Project # **1007741**

Project Name: **MANDELL ADDITION UNIT 2**

Agent: **WAYJOHN SURVEYING**

Phone No.:

Your request was approved on 7-8-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): to record  
\_\_\_\_\_  
\_\_\_\_\_

### 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. OK

Created On:

**7741**

## DXF Electronic Approval Form

DRB Project Case #: 1007741

Subdivision Name: MANDELL ADDN NO 2 BLOCK 1 LOT 12A

Surveyor: THOMAS D JOHNSTON

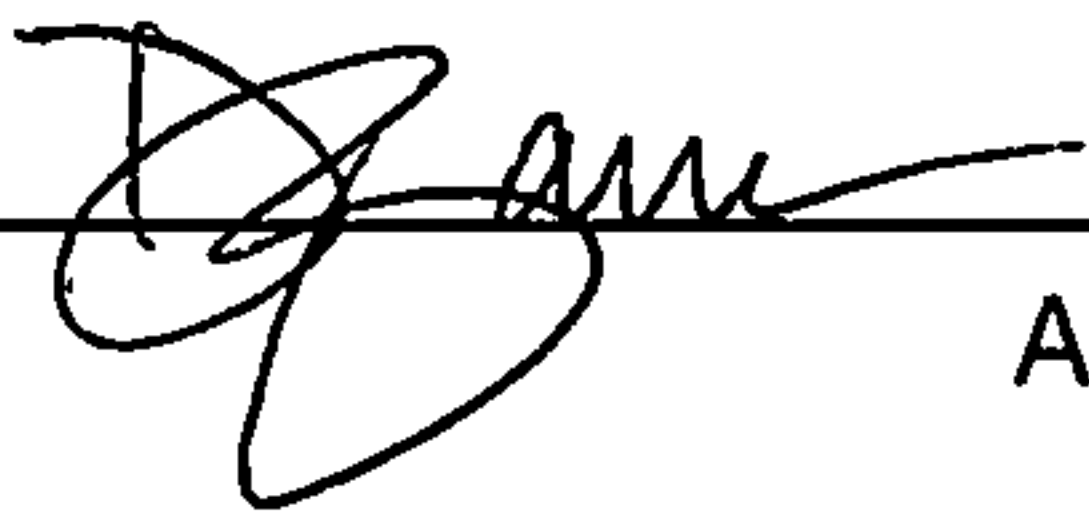
Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 6/22/2009

Hard Copy Received: 6/22/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

07.15.2009  
Date

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

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### AGIS Use Only

Copied fc 7741 to agiscov on 7/16/2009 Contact person notified on 7/16/2009

**7741**

### DXF Electronic Approval Form

DRB Project Case #: 1007741

Subdivision Name: MANDELL ADDN NO 2 BLOCK 1 LOT 12A

Surveyor: THOMAS D JOHNSTON

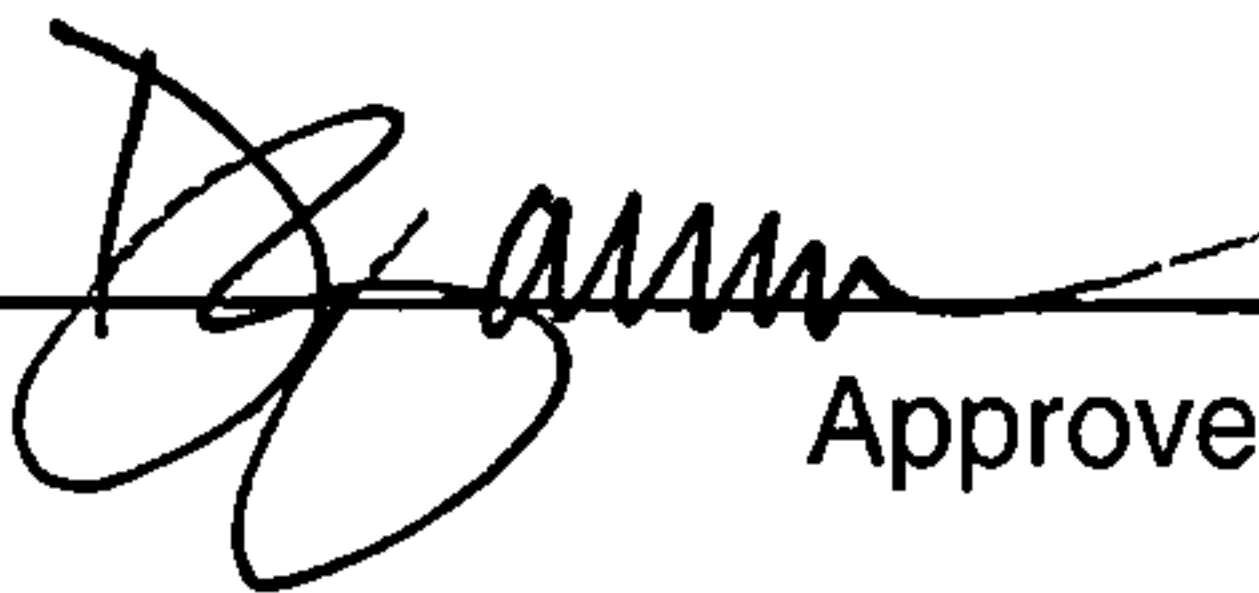
Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 6/22/2009

Hard Copy Received: 6/22/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

06.22.2009  
Date

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

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**AGIS Use Only**  
Copied fc 7741 to agiscov on 6/22/2009 Contact person notified on 6/22/2009

10. **Project# 1002134**  
09DRB-70220 EXT OF SIA FOR TEMP  
DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of **LOS LOMITAS INDUSTRIAL PARK** zoned SU-1 FOR IP, located on LAS LOMITAS DR NE BETWEEN SOUTH OF PASEO DEL NORTE NE AND WEST OF NORTH DIVERSION CHANNEL containing approximately 33.4552 acre(s). (D-16) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. ~~**Project# 1007741**~~  
09DRB-70212 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC. request(s) the above action(s) for all or a portion of Lot(s) 11, 12, & 16' VACATED ALLEY, Block(s) 1, **MANDELL ADDITION Unit(s) 2**, zoned C-2, located on MENAUL BLVD NW BETWEEN 2ND ST NW AND 4TH ST NW containing approximately 0.2982 acre(s). (H-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1007734**  
09DRB-70213 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

THE SURVEY OFFICE LLC agent(s) for HIGH STREET INDUSTRIAL LLC request(s) the above action(s) for all or a portion of Lot(s) 19-24, **NEWTON & SMITH**, zoned M-2, located on CANDELARIA RD NE AND HIGH ST NE AND I-25 containing approximately 1.0299 acre(s). (G-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECIPROCAL ACCESS EASEMENTS AND AGIS DXF FILE.**

13. **Project# 1006687**  
09DRB-70208 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
09DRB-70209 MINOR - TEMP DEFR  
SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 6, 11 & 12, Block(s) 3, Tract(s) 3 & 3B, **NORTH ALBUQUERQUE ACRES (TO BE KNOWN AS EAGLE'S PERCH) Unit(s) 3**, zoned R-D, located on OAKLAND NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). (C-20) **DEFERRED ON A NO SHOW.**

14. **Project# 1007672**  
09DRB-70222 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE BETWEEN BARSTOW AND VENTURA containing approximately .88 acre(s). (B-20) **THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project#-1007741**  
09DRB-70139 VACATION OF PUBLIC  
RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for STEVE COE PROPERTIES request(s) the refererced/ above action(s) for all or a portion of the NORTH-SOUTH ALLEY in Block(s) 1, **MANDELL ADDITION # 2**, located east of 4TH ST NW between MENSUAL BLVD NW and WOODLAND AVE NW. (H-14) **THE VACATION OF PUBLIC RIGHT-OF-WAY OF THE NORTH HALF OF THE ALLEY AS ACQUIRED BEFORE 1973, 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 SUBJECT TO DOCUMENTATION.**

4. **Project# 1007746**  
09DRB-70140 VACATION OF PUBLIC  
RIGHT-OF-WAY

LOVELACE RESPIRATORY RESEARCH INSTITUTE request(s) the refererced/ above action(s) for all or a portion of RIDGECREST DRIVE SE adjacent to Tract(s) C & E, **CAGUA ADDITION**, zoned O-1, located on the south side of GIBSON BLVD SE between SAN MATEO BLVD SE and SAN PEDRO BLVD SE.. (M-18) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE WITH THE CONDITION THAT VACATED RIGHT-OF-WAY BE MAINTAINED AS PUBLIC WATER AND SEWER EASEMENT, AND THAT AN APPROPRIATE TURN-AROUND MAY BE REQUIRED.**

5. **Project# 1007074**  
09DRB-70011 VACATION OF PUBLIC  
RIGHT-OF-WAY

ROSS HOWARD SURVEYING CO agent(s) for YVONNE BENCOMO request(s) the above action(s) for all or a portion of Tract(s) 99, 100, & 109, **M.R.G.C.D. MAP NO 31** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN PRDRONCELLI RD NW AND CIMINO RD NW containing approximately .7424 acre(s). (F-13) *[Deferred from 2/11/09, 3/11/09]* **DEFERRED TO 6/24/09 AT THE AGENT'S REQUEST.**

6. **Project# 1007140**  
08DRB-70297 VACATION OF PUBLIC  
EASEMENT  
08DRB-70300 SIDEWALK WAIVER  
08DRB-70301 MINOR - TEMP DEFR  
SWDK CONST  
08DRB-70302 MAJOR - SDP FOR  
SUBDIVISION  
08DRB-70303 - PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1**, zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09, 4/15/09]* **DEFERRED TO 5/20/09 AT THE AGENT'S REQUEST.**

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1007741**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** May 6, 2009





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 6, 2009

**Project# 1007741**

09DRB-70139 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for STEVE COE PROPERTIES request(s) the referered/ above action(s) for all or a portion of the NORTH-SOUTH ALLEY in Block(s) 1, **MANDELL ADDITION # 2**, located east of 4TH ST NW between MENSUAL BLVD NW and WOODLAND AVE NW. (H-14)

At the May 6, 2009 Development Review Board meeting, the vacation of public right-of-way of the north half of the alley as acquired before 1973, 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 subject to documentation.

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

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

(B)(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, and there is substantial evidence that the northern portion of the alley was vacated prior to annexation to the City.

**CONDITIONS:**

1. Final disposition shall be through the City Real Estate Office
3. 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 May 21, 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: DAC Enterprises Inc. – P.O. Box 16658 – Albuquerque, NM 87191

Cc: Steve Coe Properties – 2625 San Pedro Dr NE – Albuquerque, NM 87110

Marilyn Maldonado

Scott Howell

File



Item# 3  
Project# 1007741  
Hearing Date: May 6, 2009

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007741 AGENDA# 3 DATE: 5/6/09

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: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 6, 2009

**Project# 1007741**  
09DRB-70139 VACATION OF PUBLIC RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for STEVE COE PROPERTIES request(s) the refererced/ above action(s) for all or a portion of the NORTH-SOUTH ALLEY in Block(s) 1, **MANDELL ADDITION # 2**, located east of 4TH ST NW between MENUAL BLVD NW and WOODLAND AVE NW. (H-14)

<b>AMAFCA</b> No comment.
<b>COG</b> Menaul Bd is designated as an ITS corridor on the ITS corridor map. Please consult with DMD at 291-6220 for planning and programming information. For informational purposes, Menaul Bd has a functional classification of urban minor arterial.
<b>TRANSIT</b> No comment.
<b>ZONING ENFORCEMENT</b> No comment.
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: Near North Valley NA (R) North Fourth Camino Real Merchants Association (R)
<b>APS</b> This will have no adverse impacts to the APS district.
<b>POLICE DEPARTMENT</b> No comment.
<b>FIRE DEPARTMENT</b> No comment.
<b>PNM ELECTRIC &amp; GAS</b> No comment.
<b>COMCAST</b> No comment.
<b>QWEST</b> No comment.
<b>ENVIRONMENTAL HEALTH</b> No comment.
<b>M.R.G.C.D</b> No Adverse Comments
<b>OPEN SPACE DIVISION</b> Open Space has no adverse comments
<b>CITY ENGINEER</b> The Hydrology section has no objection to the vacation request.
<b>TRANSPORTATION DEVELOPMENT</b> Transportation Development has no record of a vacation of the right of way north of this site. Proof of this vacation must be provided prior to approval. The alley must be vacated in its entirety.

**PARKS AND RECREATION**

No objection.

**ABCWUA**

No objection to Vacation request.

**PLANNING DEPARTMENT**

Additional information is needed - It appears this portion of the alley is under the applicant's ownership, similar to the northern portion. The City generally does not vacate "portions" of an alley, unless a public turnaround is provided. A title search may determine if the alley has already been vacated and acquired.

The western abutting this site is currently within the North 4<sup>th</sup> Street Moratorium area – if this property is to be involved with vacation/ replatting, confirmation would be needed from the sponsoring City Councilor (O'Malley) that this request is not intended to be affected by the moratorium. Additionally, 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**

Cc:

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1007741**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

NM 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** July 8, 2009

JACK  
37 8896 CLOUD  
1007741

is term covers  
of the two properties  
7/2/88 10/1/88 for easement  
on two lots  
153

(16)

EASEMENT FOR COMMON DRIVEWAY

This Easement Agreement is entered into JAN. 27,  
1987, between ARTHUR SIMONI of LOT 11 & 12  
City of Alb. County of PERN., State  
of New Mexico, and of ARTHUR SIMONI, City of  
Alb. County, State of New  
Mexico.

The parties have an interest in adjoining real estate  
situated in the City of Albuquerque, County of Sernalillo, State  
of New Mexico and described as follows:

Tract	Description
LOTS 11 & 12	LOT 4 BLUE LOTS
U.S. 1/4	INT. MANUAL BLUE. NW

The parties desire to create a common driveway between  
the above-described adjoining lots providing access to said lots  
owned by them for the benefit of each of them; and therefore  
agree as follows.

An easement for a common driveway in favor of Lot 11,  
owned by Arthur Simoni, is created over the strip of  
land 10 feet wide along the EAST boundary line of Lots 4, 5 & 6  
BLUE and an easement for a common driveway is created in  
favor of Lot 11, owned by Arthur Simoni over the  
strip of land 12 feet wide along the EAST boundary of Lot 4



for the purpose of creating a common driveway 24 feet wide for the benefit of both of the above described lots.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

In witness whereof, the parties hereto have executed this agreement at <sup>Locality</sup> 3511 Plover Dr - 26<sup>th</sup> the day and year first above written.

Arthur Simon  
Owner

Arthur Simon  
Owner

STATE OF NEW MEXICO ;  
COUNTY OF BERNALILLO ;

On this 26<sup>th</sup> day of January, 1987, before me personally appeared Arthur Simon, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Carmon L. Williams

Notary 1st Party  
Notary Public  
April 26, 1988

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ;

On this 26<sup>th</sup> day of January, 1987, before me personally appeared Arthur Simoni, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Ernest L. Williams

Notary Public

Notary

Expire

April 26, 1988

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

NOTARY PUBLIC  
JUL 26 11:01 AM '87  
Ernest L. Williams  
153-155  
Notary Public



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): WAYSON SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BOULEVARD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYSONSURV@AOL.COM

APPLICANT: COE PROPERTIES INC. (STEVE COE) PHONE: 275-0933  
 ADDRESS: 2325 SAN PEDRO DRIVE NE SUITE 2A FAX: 275-0932  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: STEVE@COEPROPERTIES.NET

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

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO CONSOLIDATE TWO LOTS AND VACATED ALLEY INTO ONE PARCEL.

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. 11+12 + VACATED 16' ALLEY Block: 1 Unit: 2

Subdiv/Addr/TBKA: MANDELL ADDITION

Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): H-14 UPC Code: 1014 059 331 336 10302, 1014 059 335 336 10303

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1007741  
09DRB-70139

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO

No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 0.2982

LOCATION OF PROPERTY BY STREETS: On or Near: MENALL BLVD NW

Between: 2ND STREET NW and 4th STREET NW

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

SIGNATURE [Signature] DATE 6.22.09

(Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB - 70210</u>	<u>PBF</u>	_____	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 235.00</u>

Hearing date July 8, 2009

Project #

[Signature]

6.22.09

1097741

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

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

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

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

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

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

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

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


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

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

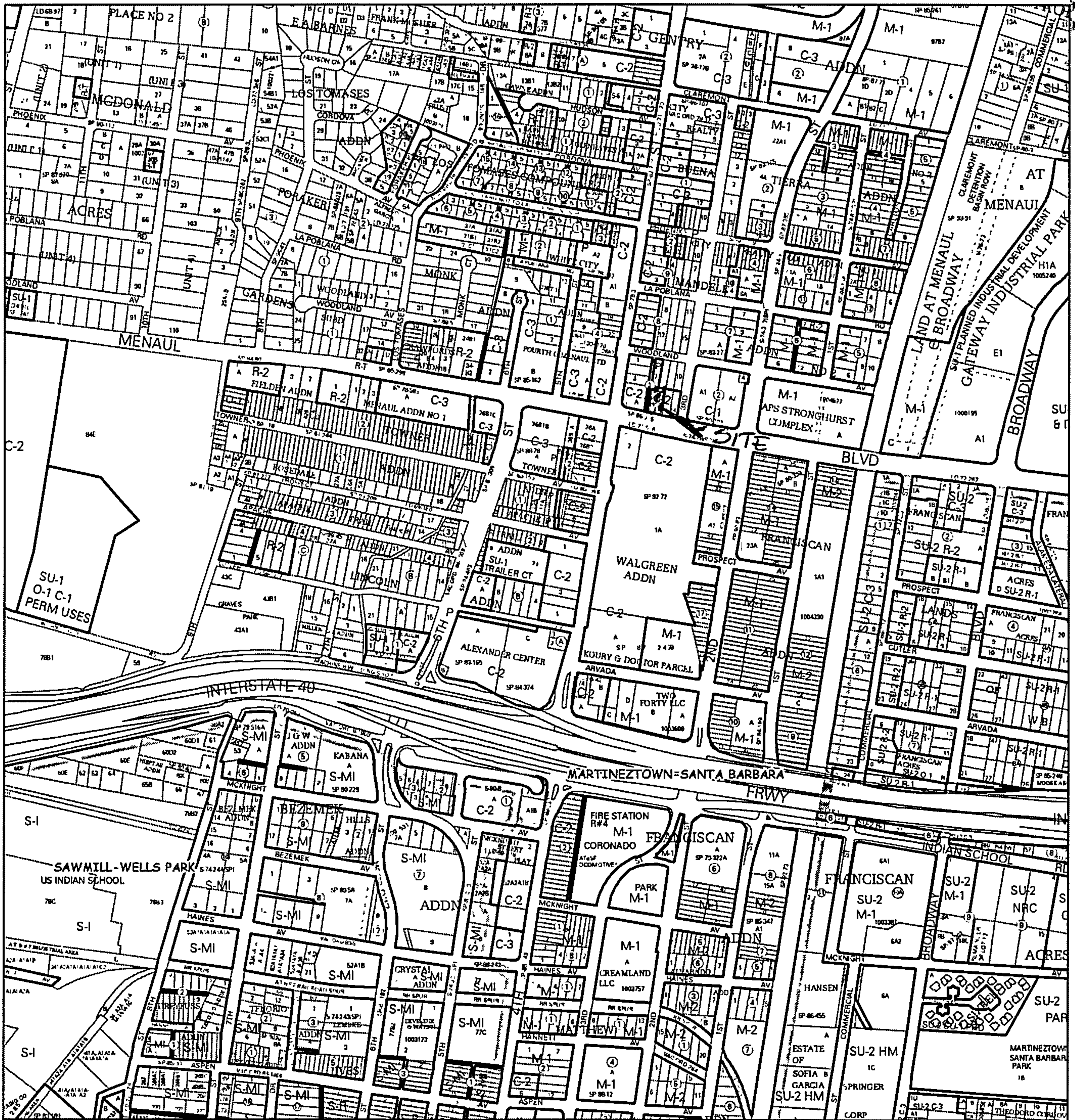
THOMAS D. JOHNSTON  
Applicant name (print)  
  
Applicant signature / date 6.22.09



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
09DRB - 70210

  
Planner signature / date 6.22.09  
Project # 1007741



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-14-Z**

Selected Symbols

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

0 750 1,500 Feet



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

June 22, 2009

Jack Cloud  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Vacation and Replat of Lots 11 and 12 and adjacent alley, Block 1, Mandell Addition No. 2, Project No. 1007741

Dear Jack:

I am submitting a request for minor preliminary and final plat approval for the replat of two lots and adjacent vacated alley into one parcel. Enclosed are six copies of the plat and existing conditions as well as a copy of the reciprocal access easement for the property to the west.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

April 8, 2009

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

**Re: Request to Vacate Alley**

Dear Chairman Cloud:

This is a request to vacate 132.4' of an owned alley located at 305-307 Menaul Boulevard NW between Lot A, and Lot 11, Block 1, Mandell Addition. The properties on both sides of the alley are both owned by the same person.

Zone Atlas (Page H14-Z) appears to indicate that the alley extends north to Woodland. However, Jonathan Turner of the Zoning Enforcement Office researched this issue and determined that Bernalillo County has deeded the alley to the property owners to the north of these lots. Further, a site visit shows that there is no through access from Menaul to Woodland through the northern half of the deeded portion of alley.

Vacation of this alley will not negatively affect any adjoining property owner and will allow the applicant full use of his properties for development.

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

Your assistance in facilitating the approval process is sincerely appreciated.

Regards,

*Doug Sandall*



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-14-Z**

Selected Symbols

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

0 750 1,500 Feet





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

**Meeting Date:** May 6, 2009  
**Zone Atlas Page:** H-14  
**Notification Radius:** 100 Ft.

**Project# 1007741**  
**App# 09DRB-70139**

**Cross Reference and Location:** MENAUL BLVD NW BETWEEN 4<sup>TH</sup> ST NW AND 3<sup>RD</sup> ST NW

**Applicant:** STEVE COE PROPERTIES  
2325 SAN PEDRO DR NE  
ALBUQUERQUE, NM 87110

**Agent:** DAC ENTERPRISES INC  
PO BOX ~~90606~~ 10658  
ALBUQUERQUE, NM 87191

**Special Instructions:**

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

**Date Mailed:** MAY 6, 2009  
**Signature:** ERIN TREMLIN

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

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

#### APPLICANT INFORMATION:

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

APPLICANT STEVE COE PROPERTIES PHONE 275-0933  
 ADDRESS 2325 JAN PEARO DR NE FAX: \_\_\_\_\_  
 CITY ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: VACATION OF 16' WIDE, 132' LONG ALLEY NORTH OF MENAUC, BETWEEN LOT A AND LOT 11, BLOCK 1, MANDELL ADDITION #2

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 BETWEEN LOT A & LOT 11 Block 1 Unit \_\_\_\_\_  
 Subdiv/Admn./TBKA MANDELL ADDITION #2  
 Existing Zoning C-2 Proposed zoning C-2  
 Zone Atlas page(s): H: 14 UPC Code: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

#### CASE HISTORY:

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

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots 1 No. of proposed lots 1 Total area of site (acres) 2.112<sup>17</sup>  
 LOCATION OF PROPERTY BY STREETS On or Near MENAUC BLVD NW  
 Between 4<sup>th</sup> STREET NW and 3<sup>rd</sup> STREET NW  
 Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review \_\_\_\_\_

SIGNATURE Doug Crandall DATE 7/10/09  
 (Print) DOUG CRANDALL, DAC ENTERPRISES, INC. Applicant  Agent

#### FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers  
09DRB3 70639  
 Hearing date 05/06/09

Action	SF	Fees
<u>VRW</u>	<u>V</u>	<u>\$ 300.00</u>
<u>ADV</u>		<u>\$ 75.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>Total</u>
		<u>\$395.00</u>

Project # 1007741

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

Douglas Crandall, DAC Enterprises, Inc.  
Applicant name (print)  
Acey Crandall 4/10/09  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
09DRB-TC139

Sandy Handley 04/10/09  
Planner signature / date  
Project # 1007741

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OWN ER ST ATE	OWN ER ZI PC ODE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL	AC RE S
1	101405 930936 310705	FOUR SEASONS AVIATION INC	3108 CAMINO CABELETTENW	ALBUQUERQUE	NM	87107	C	A1AM	LT 26-A-2 BLK 4 PLAT OF LOTS 26-A-1 & 26-A-2 BLK 4 WHITECITY ADDITION CONT .2571 AC	0.2 589 607 1
2	101405 933335 010308	CHIORDI TITO J ETAL	10103 LA SALLE PLNW	ALBUQUERQUE	NM	87114	V	A1AM	* 007 001MANDELL NO 2	0.1 686 490 6
3	101405 933935 010307	SHEPPARD BEVERLY ANN BUTLER & MARILYN	6428 CRANBROOKNE	ALBUQUERQUE	NM	87111	R	A1AM	* 008 001MANDELL ADD NO 2	0.1 318 697 1
4	101405 933533 610303	SIMONI BETTY TRUSTEE SIMONI LVT	1505 GOLF BLVD SW	ALBUQUERQUE	NM	87105	R	A1AM	* 012 001MANDELL #2	0.1 189 108 6
5	101405 933133 610302	SIMONI BETTY TRUSTEE SIMONI LVT	1505 GOLF BLVD SW	ALBUQUERQUE	NM	87105	C	A1AM	* 011 001MANDELL ADDN NO2	0.1 541 499 3
6	101405 934033 510304	FRAIRE CRUZ	5624 LIZARD LN SW	ALBUQUERQUE	NM	87121	C	A1AM	* 013 001MANDELL NO 2	0.1 265 173 9
7	101405 935733 610407	DUNN-EDWARDS PROPERTIES I LLC	4885 E 52ND PL	LOS ANGELES	CA	90040	C	A1AM	TRACT A-1 BLK 2 MANDELL ADDN NO 2 (REPL OF TR A BLK 2) CONT40,968 SQ FT +-	0.9 294 480 7
8	101405 934435 510306	SCHERF JEANNE S	300 WOODLAND AVE NW	ALBUQUERQUE	NM	87107	R	A1AM	* 010 001MANDELL ADD NO 2	0.1 380 903 7
9	101405 932435 110309	TADAY STEPHEN T & THERESA A TRUSTEES TADAY LIVING TRUST	PO BOX 2064	CORRALES	NM	87048	C	A1AM	* 001 001MANDELL ADDN NO2 & L2 L3 ALL EYADJE	0.4 357 136 5
10	101405 934136 910803	AGUILAR MANUEL P ET UX	309 WOODLAND AVE NW	ALBUQUERQUE	NM	87107	R	A1AM	* 013 008MANDELL ADD NO 2	0.1 285 194 6
11	101405 932937 310813	PATEL DAHYABHAI R & VANITABEN & PATEL SOMAGHAI & SHILABENS	2700 4TH ST NW	ALBUQUERQUE	NM	87107	C	A1AM	* 004 008S 8FT LT 3 4 5 6 X 7 BLK 8 MANDELL ADD NO2	0.4 878 816 8
12	101405 933835 610310	SHEPPARD BEVERLY ANN BUTLER & MARILYN	6428 CRANBROOKNE	ALBUQUERQUE	NM	87111	V	A1AM	* 009 001MANDELL NO 2	0.1 380 494 4
13	101405 933736 910802	MOLINA MARIA DEL RE FUGIO	311 WOODLAND AVE NW	ALBUQUERQUE	NM	87107	R	A1AM	* 012 008MANDELL NO 2	0.1 413 463 4
14	101405 929935 410704	FOURTH & MENAULD	909 SALAMANCANW	ALBUQUERQUE	NM	87107	C	A1AM	TR A REPL OF LANDS OF FOURTH & MENAULD LTD CONT 1.4906 AC M/L	1.4 593 084 1
15	101405 932233	SIMONI BETTY TRUSTEE SIMONI LVT	1505 GOLF BLVD SW	ALBUQUERQUE	NM	87107	C	A1AM	LOT A BLK 1 CORRECTED PLAT OF LOT A BLK 1 MANDELL ADDN NO 2 BEING A REPL	0.3 951

	310301		W	ERQ UE		5			OF LOTS 4, 5 & 6 CONT 15,751 SQ FT M/L	555 1
1 6	101405 934333 410305	FRAIRE CRUZ	5624 LIZA RD LN SW	ALB UQU ERQ UE	N M	87 12 1	C	A1 AM	* 014 001MANDELL ADDN NO2	0.1 312 345 5
1 7	101405 932031 543410	PRP INC	3200 BRO ADWAY B LVD SE	ALB UQU ERQ UE	N M	87 10 5	C	A1 AM	*0002 WALGREEN ADDN	0.5 604 255 4
1 8	101405 930132 022243	HORN H B & LUCILLE L TRUSTEE HORN RVT	723 PARK LAND CIR SE	ALB UQU ERQ UE	N M	87 10 8	C	A1 AM	MAP 36 TR36A	0.3 672 649 5
1 9	101405 933526 043424	FOURTH STREET & ME NAUL INC	4446 E FL OWER	PHO ENIX	AZ	85 01 8	C	A1 AM	LT ONE-A PLAT OF LTS ONE-A & ONE- B WALGREEN ADDITION CONT 10.7059 AC M/L OR 466,349 SQ FT M/L	10. 692 656 8

OR CURRENT RESIDENT  
101405934136910803  
AGUILAR MANUEL P ETUX  
309 WOODLAND AVE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101405933335010308  
CHIORDI TITO J ETAL  
10103 LA SALLE PL NW  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
101405935733610407  
DUNN-EDWARDS PROPERTIES I LLC  
4885 E 52ND PL  
LOS ANGELES, CA 90040

OR CURRENT RESIDENT  
101405930936310705  
FOUR SEASONS AVIATION INC  
3108 CAMINO CABELLETE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101405929935410704  
FOURTH & MENAUL LTD  
909 SALAMANCA NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101405933526043424  
FOURTH STREET & MENAUL INC  
4446 E FLOWER  
PHOENIX, AZ 85018

OR CURRENT RESIDENT  
101405934033510304  
FRAIRE CRUZ  
5624 LIZARD LN SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
101405930132022243  
HORN H B & LUCILLE L TRUSTEE  
HORN RVT  
723 PARKLAND CIR SE  
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT  
101405933736910802  
MOLINA MARIA DEL REFUGIO  
311 WOODLAND AVE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101405932937310813  
PATEL DAHYABHAI R & VANITABEN  
& PATEL-SOMAGHAI & SHILABEN S  
2700 4TH ST NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101405932031543410  
PRP INC  
3200 BROADWAY BLVD SE  
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT  
101405934435510306  
SCHERF JEANNE S  
300 WOODLAND AVE NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101405933935010307  
SHEPPARD BEVERLY ANN BUTLER &  
MARILYN  
6428 CRANBROOK NE  
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT  
101405933533610303  
SIMONI BETTY TRUSTEE SIMONI LVT  
1505 GOFF BLVD SW  
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT  
101405932435110309  
TADAY STEPHEN T & THERESA A  
TRUSTEES TADAY LIVING TRUST  
PO BOX 2064  
CORRALES, NM 87048

Project# 1007741  
DAC ENTERPRISES INC  
PO BOX 16658  
ALBUQUERQUE, NM 87191

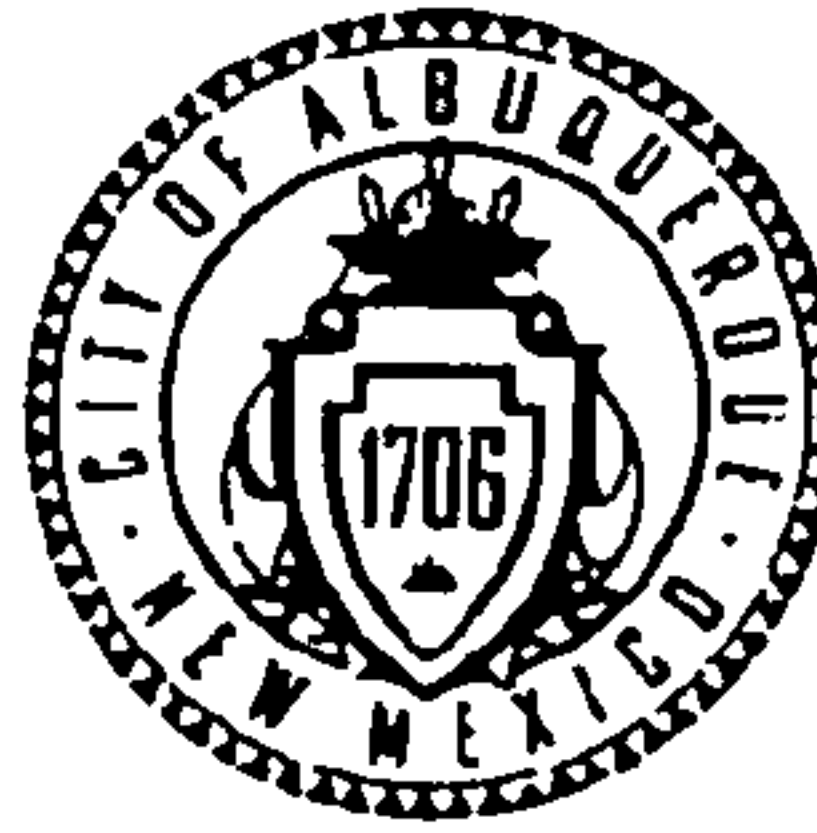
Project# 1007741  
STEVE COE PROPERTIES  
2325 SAN PEDRO DR NE  
ALBUQUERQUE, NM 87110

Project# 1007741  
RICHARD SANDOVAL  
Near North Valley NA  
3405 NORTHFIELD CT NW  
ALBUQUERQUE, NM 87107

Project# 1007741  
MARIE NAVEAUX  
Near North Valley NA  
1028 MCMULLIN NW  
ALBUQUERQUE, NM 87107

Project# 1007741  
SCOT STEINBERG  
North 4<sup>th</sup> Camino Real Merch. Assoc. Inc.  
3906 4<sup>TH</sup> ST NW  
ALBUQUERQUE, NM 87107

Project# 1007741  
PAT HOPKINS  
North 4<sup>th</sup> Camino Real Merch. Assoc. Inc.  
3826 4<sup>TH</sup> ST NW  
ALBUQUERQUE, NM 87107



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: 4-6-09

TO CONTACT NAME: ROBERT ROMERO
COMPANY/AGENCY: NAC ENTERPRISES, INC.
ADDRESS/ZIP: Box 16658 87191
PHONE/FAX #: 247-3732 247-4530

Thank you for your inquiry of 4-6-09 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at MANNEW ADDN No 2

zone map page(s) H-17

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

Near North Valley
Neighborhood or Homeowner Association

North Fourth Camino Real
Neighborhood or Homeowner Association

Contacts: [Handwritten signature]

Contacts: [Handwritten signature]

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO [X]

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.

Sincerely,
[Handwritten signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.



**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR  
NEIGHBORHOOD NOTIFICATION LETTERS**

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

**WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:**

1. The street address of the subject property.
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4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
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  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
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**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 4/6/09 Time Entered: 4:20 PM ONC Rep. Initials: 

**NEAR NORTH VALLEY N.A. (NNV) "R"**

**\*Richard Sandoval**

3405 Northfield Ct. NW/87107 345-4371 (h)

Marie NaVeaux *e-mail:* [naveaux@aps.edu](mailto:naveaux@aps.edu)

1028 McMullin NW/87107 345-2073 (h)

**Website:** [www.nnvna.org](http://www.nnvna.org) **NA E-mail:** [mail@nnvna.org](mailto:mail@nnvna.org)

**Council District:** 2&3

**County District:** 1

**Police Beat:** 236/VA

**Zone Map #:** G-H-13-14

**NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"**

**\*Scot Steinberg**

*e-mail:* [ssteinberg11@comcast.net](mailto:ssteinberg11@comcast.net)

3906 4<sup>th</sup> St. NW/87107 344-1777 (w)

Pat Hopkins *e-mail:* [mesatrinc@aol.com](mailto:mesatrinc@aol.com)

3826 4<sup>th</sup> St. NW/87107 344-1631 (w)

**Council District:** 2,3&County

**County District:** 1

**Police Beat:** 225,232-234,236,238-239/V.

**Zone Map #:** E-J-14-15

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

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

### APPLICANT INFORMATION:

Professional/Agent (if any): DAC ENTERPRISES, INC PHONE: 294-5243  
 ADDRESS: P.O. BOX 116658 FAX: 247-7530  
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: dacinc2001@aol.com

APPLICANT: STEVE COE PROPERTIES PHONE: 275-0933  
 ADDRESS: 2325 SAN PEDRO DR NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: VACATION OF 16' WIDE, 132' LONG ALLEY, NORTH OF MENAUL, BETWEEN LOT "A" AND LOT 11, BLOCK 1, MANDELL ADDITION #2

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. BETWEEN LOT "A" & LOT 11 Block: 1 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: MANDELL ADDITION #2  
 Existing Zoning: C-2 Proposed zoning: C-2  
 Zone Atlas page(s): H-14 UPC Code: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

### CASE HISTORY:

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

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.12 #  
 LOCATION OF PROPERTY BY STREETS: On or Near: MENAUCL BLVD NW  
 Between: 4<sup>th</sup> street NW and 3<sup>rd</sup> street NW

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

SIGNATURE Doug Crandall DATE 4/10/09  
 (Print) DOUG CRANDALL, DAC ENTERPRISES, INC Applicant:  Agent:

### FOR OFFICIAL USE ONLY

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

Application case numbers

09DRB 70139

Action

VIEW  
ADV  
CMF

S.F.

✓

Fees

\$ 300.00  
\$ 75.00  
\$ 20.00

Total

\$ 395.00

Hearing date 05/06/09

Sandy Handley 04/10/09  
 Planner signature / date

Project # 1007741

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **24 copies**
- Application for Minor Plat on FORM S-3, including those submittal requirements.
  - 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)**
- NA* The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)** **6 copies**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
  - 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)** **24 copies**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14")
  - 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)** **6 copies**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
  - 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)** **6 copies**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
  - Scale drawing showing the easement to be vacated (8.5" by 11")
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

DOUG CRANDALL, DAC ENTERPRISES, INC.  
Applicant name (print)

Doug Crandall 4/10/09  
Applicant signature / date



Form revised 4/07

Checklists complete

Fees collected

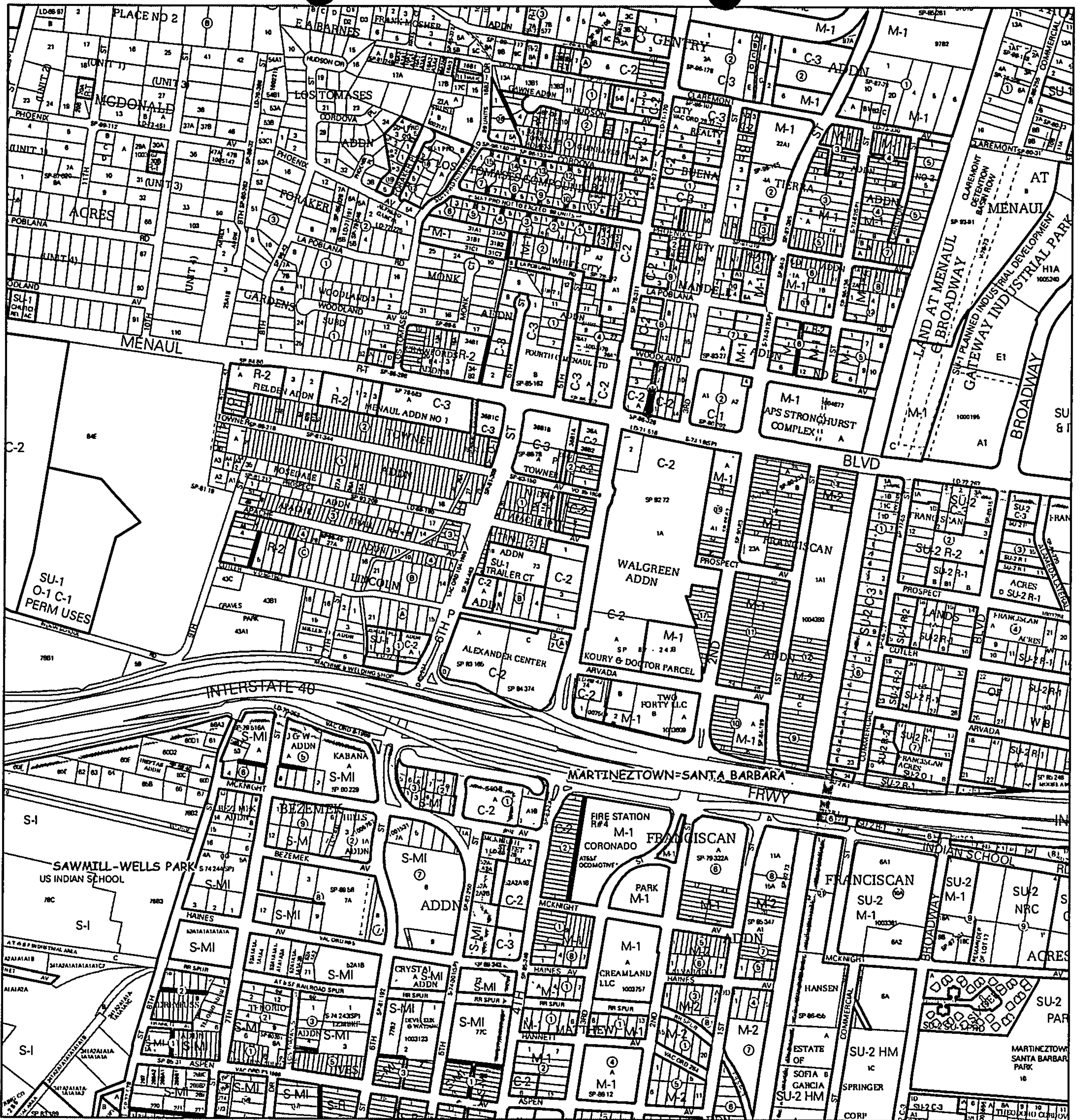
Case #s assigned

Related #s listed

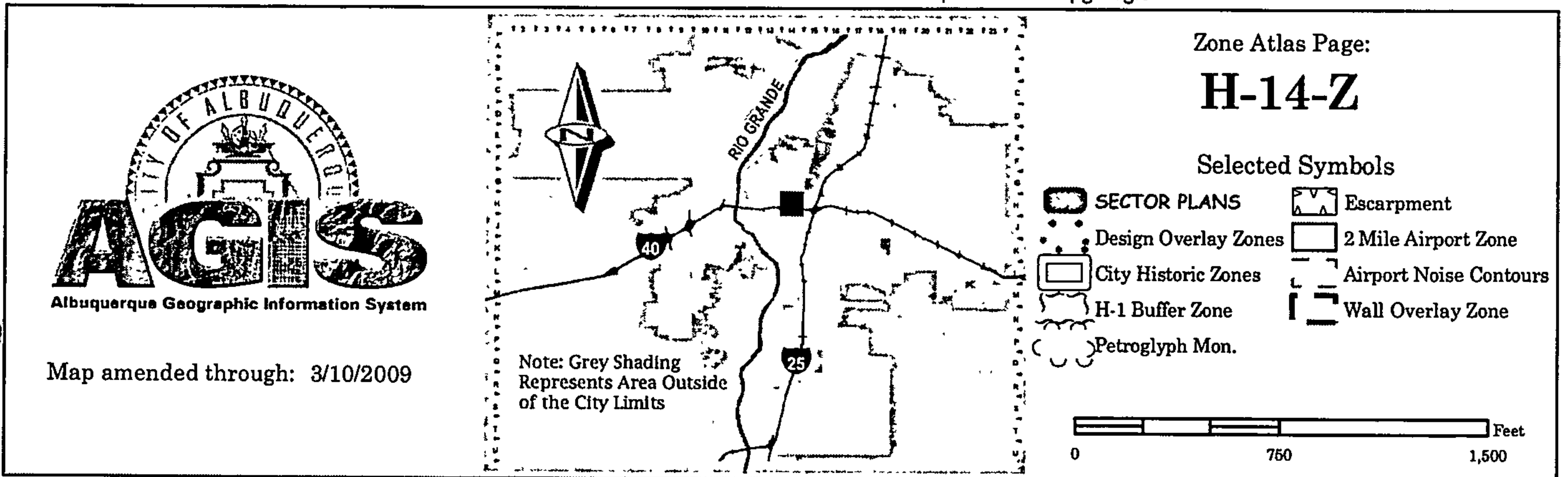
Application case numbers  
09DRB - 70139

Sandy Handley 04/10/09  
Planner signature / date

Project # 1007741



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



April 8, 2009

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

**Re: Request to Vacate Alley**

Dear Chairman Cloud:

This is a request to vacate 132.4' of an owned alley located at 305-307 Menaul Boulevard NW between Lot A, and Lot 11, Block 1, Mandell Addition. The properties on both sides of the alley are both owned by the same person.

Zone Atlas (Page H14-Z) appears to indicate that the alley extends north to Woodland. However, Jonathan Turner of the Zoning Enforcement Office researched this issue and determined that Bernalillo County has deeded the alley to the property owners to the north of these lots. Further, a site visit shows that there is no through access from Menaul to Woodland through the northern half of the deeded portion of alley.

Vacation of this alley will not negatively affect any adjoining property owner and will allow the applicant full use of his properties for development.

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

Your assistance in facilitating the approval process is sincerely appreciated.

Regards,

*Doug Sandall*

**DAC Enterprises, Inc.**  
*Zoning & Land Use Services*

April 8, 2009

CERTIFIED MAIL  
 NORTH FOURTH CAMINO REAL MERCHANTS ASSOC., INC.  
 Scot Steinberg  
 3906 4<sup>th</sup> Street NW  
 Albuquerque, NM 87107

Re: Proposed Vacation of Portion of 16' Alley

Dear Mr. Steinberg:

DAC Enterprises, Inc. has been authorized to represent a request for the vacation of a portion of a 16' alley off Menaul Blvd., NW. The portion of the alley to be vacated extends approximately 132' north from Menaul Blvd, between Lot A and Lot 11, Block 1, Mandell Addition #2, Albuquerque, NM. A copy of the area described above and Zone Map H-14 are included for your orientation and review.

There is no utility infrastructure that will be affected by this request. Vacating this portion of the alley will allow the adjoining property owner an opportunity to fully utilize the property on each side of the existing alley. Please keep in mind that the portion of the alley north of this request and which extends to Woodland Av., has already been vacated and is no longer in use as a public right of way.

The application for the vacation of the alley will be filed with the City of Albuquerque by the April 10, 2009 deadline for consideration by the Development Review Board at their May 6, 2009 hearing.

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

Sincerely,

*Doug Crandall*  
 Doug Crandall  
 Principal

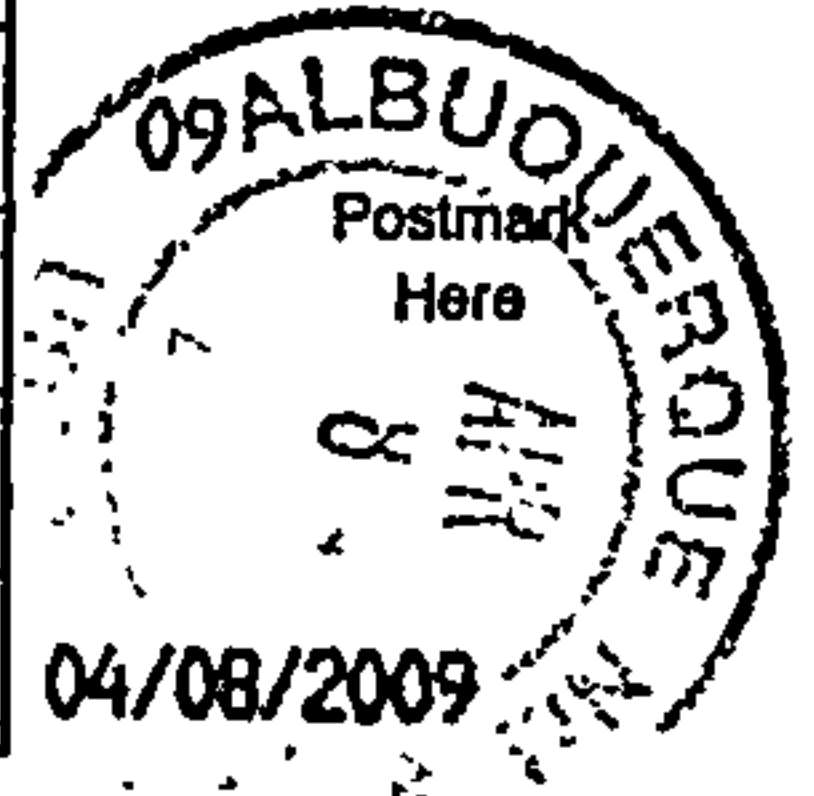
Cc: Pat Hopkins 3826 4<sup>th</sup> Street NW 87107

7004 2510 0006 5200 4507

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87107 **0101**

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

Sent To: SCOT STEINBERG  
 Street, Apt. No.; or PO Box No.: 3906 4th ST NW  
 City, State, ZIP+4: ALBUQUERQUE NM 87107

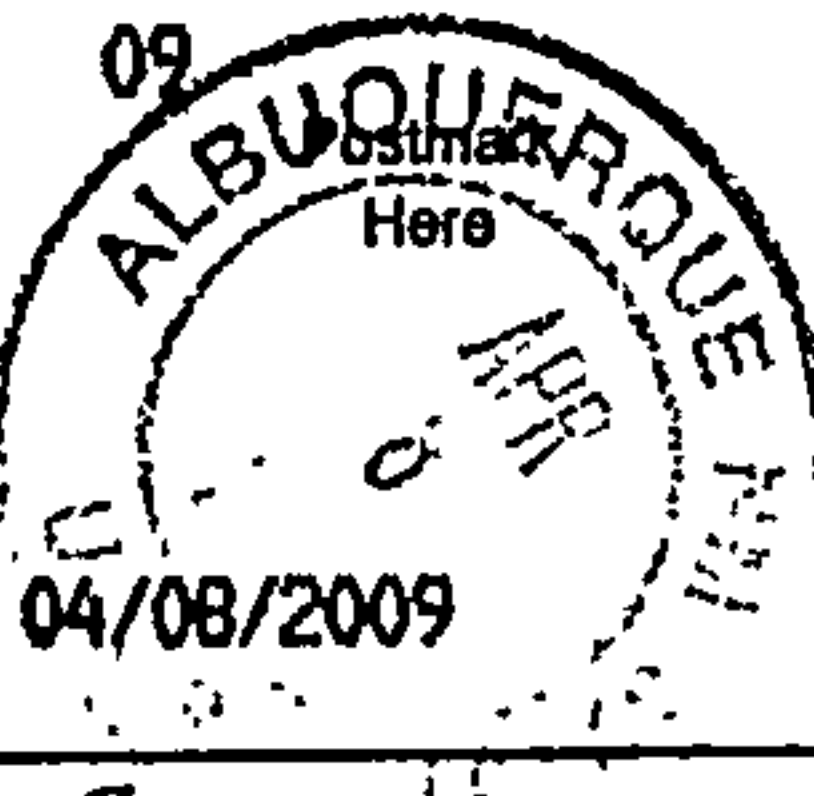
PS Form 3800, June 2002 See Reverse for Instructions

5254 0025 5200 9000 0151 7007

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Sent To: PAT HOPKINS  
 Street, Apt. No.; or PO Box No.: 3826 4th ST NW  
 City, State, ZIP+4: ALBUQUERQUE NM 87107

PS Form 3800, June 2002 See Reverse for Instructions

**DAC Enterprises, Inc.**  
*Zoning & Land Use Services*

April 8, 2009

CERTIFIED MAIL  
 NEAR NORTH VALLEY NEIGHBORHOOD ASSOCIATION  
 Richard Sandoval  
 3405 Northfield Ct. NW  
 Albuquerque, NM 87107

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 Doug Crandall  
 Principal

Cc: Marie NaVeaux 1028 McMullin NW 87107

2534 4532 5200 9000 0152 4000 7004

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**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87107 **OFFICIAL USE**

Postage	\$ 0.42	0101 ALBUQUERQUE Postmark Here 04/08/2009
Certified Fee	\$2.70	
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
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Sent To **RICHARD SANDOVAL**  
 Street, Apt. No., or PO Box No. **3405 NORTHFIELD CT NW**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87107**

PS Form 3800, June 2002 See Reverse for Instructions

6454 4544 5200 9000 0152 4000 7004

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ALBUQUERQUE, NM 87107 **OFFICIAL USE**

Postage	\$ 0.42	0101 ALBUQUERQUE Postmark Here 04/08/2009
Certified Fee	\$2.70	
Return Receipt Fee (Endorsement Required)	\$2.20	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.32</b>	

Sent To **MARIE NA VEAUX**  
 Street, Apt. No., or PO Box No. **1028 McMULLIN NW**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87107**

PS Form 3800, June 2002 See Reverse for Instructions



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- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
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- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 4/6/09 Time Entered: 4:20 PM ONC Rep. Initials: DR



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: 4-6-09

TO CONTACT NAME: ROBERT ROMERO  
COMPANY/AGENCY: NAC ENTERPRISES, INC.  
ADDRESS/ZIP: Box 16658 87191  
PHONE/FAX #: 247-3732 247-4530

Thank you for your inquiry of 4-6-09 (date) requesting the names of **ALL Affected**

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at MANUEL ALONSO AVE. No 2

zone map page(s) H-14

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

Near North Valley  
Neighborhood or Homeowner Association

North Fourth Camino Real  
Neighborhood or Homeowner Association

Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contacts: \_\_\_\_\_  
\_\_\_\_\_

*Not attached*

**See reverse side for additional Neighborhood and/or Homeowner Associations Information:**

YES { } NO

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

Sincerely,

Sabina Montoya  
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**NEAR NORTH VALLEY N.A. (NNV) "R"**

**\*Richard Sandoval**

3405 Northfield Ct. NW/87107 345-4371 (h)

Marie NaVeaux *e-mail:* [naveaux@aps.edu](mailto:naveaux@aps.edu)

1028 McMullin NW/87107 345-2073 (h)

**Website:** [www.nnvna.org](http://www.nnvna.org) **NA E-mail:** [mail@nnvna.org](mailto:mail@nnvna.org)

***Council District:*** 2&3

***County District:*** 1

***Police Beat:*** 236/VA

***Zone Map #:*** G-H-13-14

**NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"**

**\*Scot Steinberg** *e-mail:* [ssteinberg11@comcast.net](mailto:ssteinberg11@comcast.net)

3906 4<sup>th</sup> St. NW/87107 344-1777 (w)

Pat Hopkins *e-mail:* [mesatrinc@aol.com](mailto:mesatrinc@aol.com)

3826 4<sup>th</sup> St. NW/87107 344-1631 (w)

***Council District:*** 2,3&County

***County District:*** 1

***Police Beat:*** 225,232-234,236,238-239/VA

***Zone Map #:*** E-J-14-15

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from APRIL 21, 2009 To MAY 6, 2009

5. REMOVAL

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

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

Doug Crandall DAC Enterprises, INC.      4/10/09  
(Applicant or Agent)      (Date)

I issued 2 signs for this application, 04/10/09 Sandy Handley  
(Date)      (Staff Member)

DRB PROJECT NUMBER: 1007741

