



COMPLETED 12/22/09 *STH*
DRB CASE ACTION LOG (PRELIMINARY/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-70315 Project # 1007814
 Project Name: ANAYAS DURANES ADDITION
 Agent: CARTESIAN SURVEYS INC. Phone No.: _____

Your request was approved on _____ 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): Add Public Drainage Element; record
Add Public Utilities Element Lot 1A

- 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.**



DRB CASE ACTION LOG (PRELIMINARY / FINAL)

REVISED 10/08/07

DRB CASE ACTION LOG

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-70315 Project # 1007814
 Project Name: ANAYAS DURANES ADDITION
 Agent: CARTESIAN SURVEYS INC. Phone No.: _____

Your request was approved on 10-14-09 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): Add Public Drainage E'ment; record
Add Public Waterline E'ment Lot A

- 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:

7814

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:


Contact Person:

Contact Information:

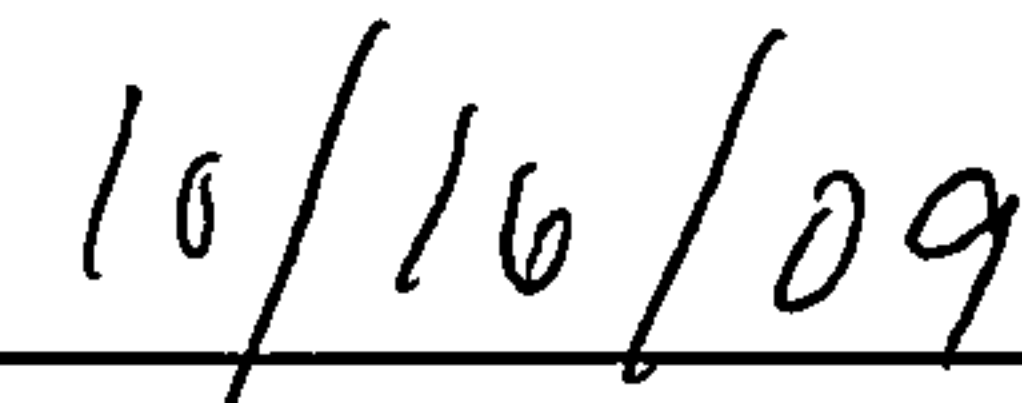
DXF Received:

Hard Copy Received:

Coordinate System:



Approved



Date

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

AGIS Use Only

Copied fc **7814** to agiscov on **10/16/2009** Contact person notified on **10/16/2009**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 23, 2009

Project# 1007814

09DRB-70284 VACATION OF PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYS INC agent(s) for JEREMIAH COLLIINS request(s) the referenced/ above action for a portion of the eastern cul de sac of SAN VENITO PLACE NW adjacent to Lot 1, Block 2, **ANAYA'S DURANES ADDITION** zoned R-1, located on the south side of SAN VENITO PL NW between RICE AVE NW and SAN FRANCISCO RD NW east of RIO GRANDE BLVD NW, containing approximately 0.081 acre. (H-13)

At the September 23, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1), (2), (3) of the Subdivision Ordinance. The sketch plat was reviewed and comments were given.

FINDINGS

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

(B)(1) The public welfare is in no way served by retaining the public easement. The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes provided a design variance request is submitted to and approved by the Development Review Board prior to final plat approval

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

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised; the owner of adjoining Lot 2.

Project# 1007814

09DRB-70284 VACATION OF PUBLIC RIGHT-OF-WAY

PAGE 2 OF 2

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by October 8, 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: Cartesian Survey Inc. – P.O. Box 44414 – Rio Rancho NM 87174
Cc: Rachel Pryke – 333 Technology Dr. Ste 102 – Cannonsburg, PA 15317
Randy Anaya – 5200 Las Trampas SW – Albuquerque, NM 87120
Sam Nuzzo – 214 San Venito – Albuquerque, NM 87104
Marilyn Maldonado
Scott Howell
File



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

October 14, 2009 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA

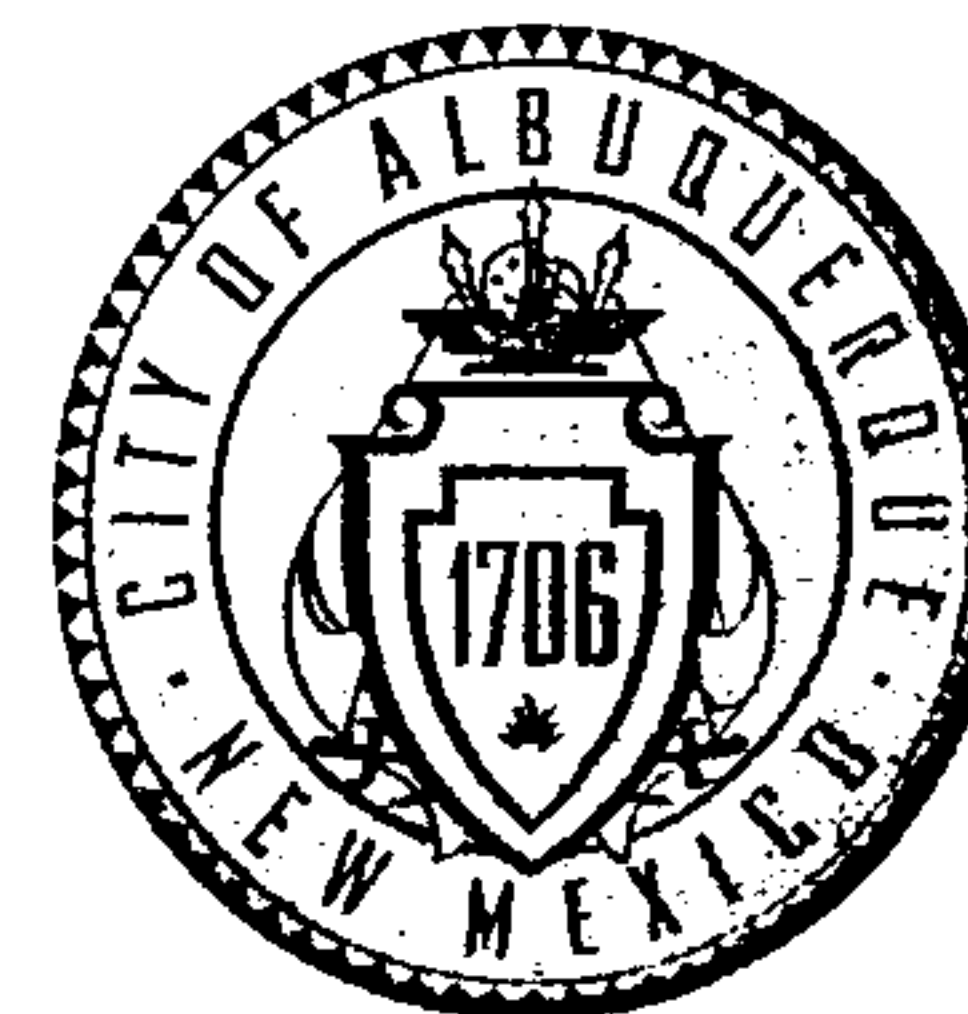
Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1002936**
09DRB-70317 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
RHOMBUS CONSULTING agent(s) for RUTH WARR request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **JADE PARK MOBILE HOME**, zoned SU-1 FOR MH PARK, located on SAN FRANCISCO RD NE BETWEEN JACKIE ST NE AND RAY RD NE containing approximately 0.3376 acre(s). (D-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
2. **Project# 1006976**
09DRB-70309 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
HIGH MESA CONSULTING GROUP agent(s) for MEMORIAL VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MEMORIAL HOSPITAL**, zoned SU-2 RO, located on CENTRAL AVE SE BETWEEN I25 AND ELM ST SE containing approximately 2.23 acre(s). (K-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AGIS DXF FILE.**
3. ~~**Project# 1007814**~~
09DRB-70314 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
09DRB-70315 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
CARTESIAN SURVEYS INC agent(s) for RACHEL PRYKE request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **ANAYAS DURANES ADDITION** zoned R-1, located on 2100 & 2104 SANVENITO PL NW BETWEEN RICE NW AND SAN FRANCISCO RD NW containing approximately 0.1842 acre(s). (H-13) **THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD PUBLIC DRAINAGE EASMENT, TO CALL OUT PUBLIC WATERLINE EASMENT, AGIS DXF FILE AND TO RECORD.**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007814

AGENDA ITEM NO: 3

SUBJECT:

DPM Variance
Final Plat
Preliminary Plat

ACTION REQUESTED:

PO Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.
Need storm drain easement.

NM 87103

RESOLUTION:

www.cabq.gov

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

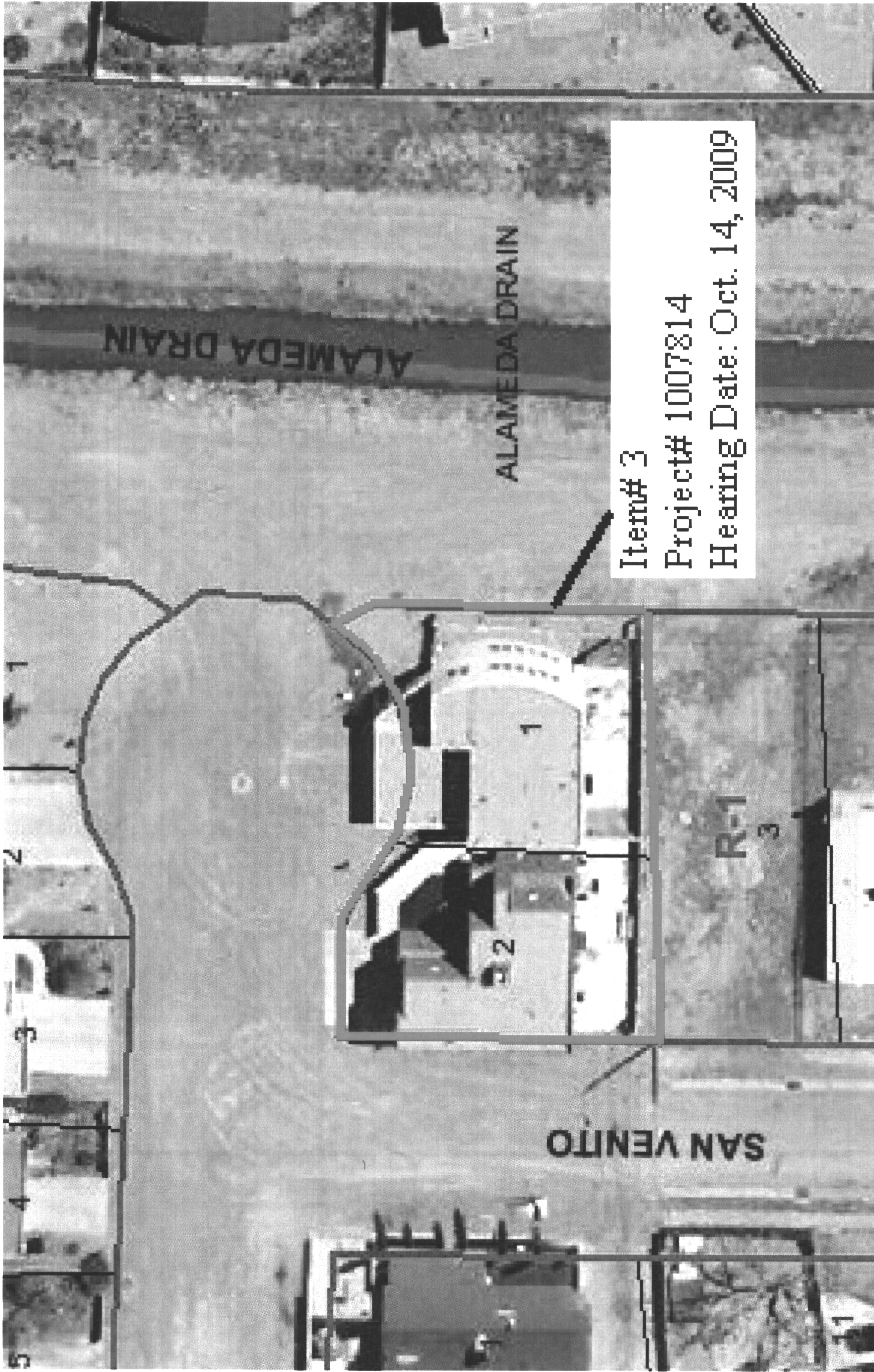
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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: October 14, 2009



Item# 3
Project# 1007814
Hearing Date: Oct. 14, 2009

SAN VENITO

ALAMEDA DRAIN

32

1

R-1

3

1

2

3

4

5

71

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007814 AGENDA# 1 DATE: 9/23/09

1. Name: Randy Anaya Address: 5200 Las Trampas W Zip: 87120
ALBUQUERQUE, N.M.
2. Name: Sam Nuzzo Address: 2104 SAN VENITO Zip: 87104
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

September 23, 2009

Project# 1007814
09DRB-70284 VACATION OF PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYS INC agent(s) for JEREMIAH COLLIINS request(s) the referenced/ above action for a portion of the eastern cul de sac of SAN VENITO PLACE NW adjacent to Lot 1, Block 2, **ANAYA'S DURANES ADDITION** zoned R-1, located on the south side of SAN VENITO PL NW between RICE AVE NW and SAN FRANCISCO RD NW east of RIO GRANDE BLVD NW, containing approximately 0.081 acre. (H-13)

AMAFCA No comment.
COG No comment.
TRANSIT Adjacent and nearby routes Route #36, 12 Street/Rio Grande route, is 500 feet west of the property on Rio Grande. Adjacent bus stops Nearest bus stop is 760 feet South west of the property located on Rio Grande. Site plan requirements None Large site TDM suggestions None. Other information None.
ZONING ENFORCEMENT This will help make a non-conforming situation to conform to proper setbacks.
NEIGHBORHOOD COORDINATION Letters sent to: Los Duranes NA (R) Near North Valley NA (R)
APS This will have no adverse impacts to the APS district
POLICE DEPARTMENT No comment.
FIRE DEPARTMENT No comment.
PNM ELECTRIC & GAS No comment.

COMCAST No comment.
QWEST No objection
ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D No comment.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the vacation request.
TRANSPORTATION DEVELOPMENT Previous discussions regarding this project indicated the proposed vacation would include the building encroachment only. The exhibit previously provided shows roadway improvements to be located within the area to be vacated. Please provide additional information regarding how this conflict will be rectified. The most current plat provided indicates this area does not meet the criteria for a stub street (per the <i>Development Process Manual</i> , Chapter 23, Section 5, Part D.5, "The maximum number of units is 4 and the maximum length is 150' measured from the centerline of the intersecting street to the end of the stub street").
PARKS AND RECREATION Defer to Transportation.
ABCWUA No objection to Vacation request with the condition that Final Plat include a public water meter eaement for the existing water meter.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation. A lesser vacation than requested, to incorporate only the encroachments, may be appropriate to maintain maximum right of way for the cul de sac – riight of way typicall extends as least 9 feet beyond the edge of a street.

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

Cc:



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 23, 2009, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1007814
09DRB-70284 VACATION OF PUBLIC
RIGHT-OF-WAY

CARTESIAN SURVEYS INC agent(s) for JEREMIAH COLLIINS request(s) the referenced/ above action for a portion of the eastern cul de sac of SAN VENITO PLACE NW adjacent to Lot 1, Block 2, **ANAYA'S DURANES ADDITION** zoned R-1, located on the south side of SAN VENITO PL NW between RICE AVE NW and SAN FRANCISCO RD NW east of RIO GRANDE BLVD NW, containing approximately 0.081 acre. (H-13)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 7, 2009.

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

Meeting Date: September 23, 2009
Zone Atlas Page: H-13
Notification Radius: 100 Ft.

Project# 1007814
App# 09DRB-70284

Cross Reference and Location: SANVENITO PLACE NW BETWEEN AVE NW AND
SAN FRANCISCO NW

Applicant: JEREMIAH COLLINS
10300 COTTONWOOD PARK
ALBUQUERQUE, NM 87114

Agent: CARTESIAN SURVEYS INC
PO BOX 44414
RIO RANCHO, NM 87174

Special Instructions:

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

Date Mailed: SEPTEMBER 4, 2009
Signature: ERIN TREMLIN

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	O W N E R Z I P C O D E	PR O P E R T Y C L A S S	TA X D I S T R I C T	LEGAL	AC RE S
1	101305 914328 132957	ELLIS ABRAHAM & BERNADE TTE CYNTHIA	1419 MARC ATO LN NW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	LT 54 PLAT OF SYMPHONY CONT .1170 AC	0.1 168 617 2
2	101305 914127 032955	PRANDO CARLA	1409 MARC ATO LN NW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	LT 52 PLAT OF SYMPHONY CONT .1510 AC	0.1 490 718 1
3	101305 909927 432724	SANCHEZ BERNIE S & JUANI TA G TRUSTEES SANCHEZ T RUST	1107 CAMI NO DEL RI O NW	ALBU QUE RQU E	N M	87 11 4	V	A1 AM	LT 7-A PLAT OF LOTS 4-A & 7- A LANDS OF PETE G. GARCIACON T .3253 AC	0.3 252 889 5
4	101305 910926 732734	FLORES ALFRED E & CYNTHI A L	2116 SAN V ENITO PL	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	LT 1 BLK 3 OF THE ANAYA'S DURA NES ADDN CONT 0.0853 AC M/L O R 3,176 SQ FT M/L	0.0 775 657 2
5	101305 902124 832705	CANSINO CARLOS E & ROSE V	1306 SAN V ENITO RD NW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 6 & THE N 10 FT OF LT 7 & THE S LY 15 FT OF LT 5 BLK 2 ANAYA DU RANES ADDN CONT 9750 SQ FT M/ L	0.1 208 081 4
6	101305 915725 332952	CENTEX HOMES	7601 JEFFE RSON ST N E SUITE 32 0	ALBU QUE RQU E	N M	87 10 9	V	A1 AM	TR A PLAT OF SYMPHONY CONT . 6093 AC	0.6 108 195 1
7	101305 910526 832733	FLORES ALFRED E & CYNTHI A L	2116 SAN V ENITO PL N W	ALBU QUE RQU E	N M	87 10 4	V	A1 AM	LT 2 BLK 3 OF THE ANAYA'S DURA NES ADDN CONT 0.1167 AC M/L O R 5,084 SQ FT M/L	0.0 853 917 9
8	101305 914526 032953	PAVLANTOS KIKI	1401 MARC ATO LN NW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	LT 50 PLAT OF SYMPHONY CONT .1608 AC	0.1 613 011
9	101305 912127 832729	HILLS BRETT	2105 SAN V ENITO RD NW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 002 001ANAYAS DURANES ADD	0.0 890 157 1
10	101305 910224 032601	NCA VENTURE LLC	1306 RIO G RANDE BL VD NW	ALBU QUE RQU E	N M	87 10 4	C	A1 AM	LTS 1 THRU 11 BLK 4 ANAYAS DU RANES ADDITION EXCL W'LYPORT OUT RW CONT .6653 AC	0.7 123 260 4
11	101305 910629 232716	MC CALLISTER TIM I	2206 RICE AVE NW	ALBU QUE RQU E	N M	87 10 4	R	A1 AM	* 033 RICES DURANES ADD #2	0.1 503 041 7
12	101305 913129 832712	HERNANDEZ JOE B & ANNA L EE	1102 ANTH ONY LN SW	ALBU QUE RQU E	N M	87 10 5	R	A1 AM	* 038 RICES DURANES ADD #2	0.1 103 396 4
13	101305 902125 432707	SOLANO ISIDRO ETUX	170 ALAMO S RD	COR RALE S	N M	87 04 8	R	A1 AM	LT 4 & NLY 25 FT OF LT 5 BLK 2 AN AYA'S DURANES ADDN	0.1 581 593 7
14	101305 902426 532709	LASALLE BNK NATL ASSOC T R FIRST FRANKLIN MTG LOA N TR % HOME LOAN SERV IN C	150 ALLEG HENY CEN TER MALL	PITT SBU RGH	P A	15 21 2	R	A1 AM	* 001 002ANAYAS DURANES ADD	0.0 858 035 7
15	101305 910725	LOPEZ ANTOINETTE M	2305 SAN F RANCISCO	ALBU QUE	N M	87 10	R	A1 AM	LOTS 10 & 11 BLK 3 ANAYAS DURA NES ADDN	0.1 764

	632735		RD NW	RQUE		4					800 2
1 6	101305 911729 232714	CRAWFORD REGINALD & ST EPHANIE	2120 RICE AVE NW	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	* 035 RICE DURANES ADD NO 2		0.1 749 875 8
1 7	101305 911327 932727	GARCIA RONNIE J	2115 SAN V ENITO RD NW	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	* 004 001ANAYAS DURANES ADD		0.0 886 514
1 8	101305 901926 532710	NUZZO SAM J & NANCY W	2104 SAN V ENITO PL N W	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	* 002 002ANAYAS DURANES ADD		0.0 785 776 5
1 9	101305 902125 932708	ANAYA MARIANO	3240 DURA NES RD N W	ALBU QUE RQUE E	N M	87 10 4	V	A1 AM	* 003 002ANAYAS DURANES ADD		0.1 035 023 4
2 0	101305 910527 932725	GRANDISON PAULA SPOONE R	1218 RIO G RANDE BL VD NW	ALBU QUE RQUE E	N M	87 10 4	V	A1 AM	* 006 001ANAYAS DURANES ADD		0.0 867 801 3
2 1	101305 912629 432713	REAVES DAVID L & SUSANNE M	2112 RICE AVE NW	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	* 037 RICES DURANES ADD #2		0.1 993 342
2 2	101305 912129 132742	CRAWFORD CHARLES V AND CRAWFORD GLORIA D	2110 RICE NW	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	* 036 RICE DURANES ADD NO 2		0.1 905 959 1
2 3	101305 914126 532954	POTTER HOPE E	1405 MARC ATO LN NW	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	LT 51 PLAT OF SYMPHONY CONT .1439 AC		0.1 455 063 8
2 4	101305 910125 532736	WILSON DAVID A & MAXINE J	PO BOX 12 08	TIJE RAS	N M	87 05 9	R	A1 AM	* 009 003ANAYAS DURANES ADD		0.1 105 782
2 5	101305 912627 832711	GRIEGO- PAVON NATALIE M & JOSE R PAVON	2101 SAN V ENITO PL N W	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	* 001 001ANAYAS DURANES ADDN		0.1 133 338 3
2 6	101305 914126 532954	POTTER HOPE E	1405 MARC ATO LN NW	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	LT 51 PLAT OF SYMPHONY CONT .1439 AC		0.1 455 063 8
2 7	101305 910125 532736	WILSON DAVID A & MAXINE J	PO BOX 12 08	TIJE RAS	N M	87 05 9	R	A1 AM	* 009 003ANAYAS DURANES ADD		0.1 105 782
2 8	101305 912627 832711	GRIEGO- PAVON NATALIE M & JOSE R PAVON	2101 SAN V ENITO PL N W	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	* 001 001ANAYAS DURANES ADDN		0.1 133 338 3
2 9	101305 914227 632956	ISAAC JOHN	1415 MARC ATO LN NW	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	LT 53 PLAT OF SYMPHONY CONT .1200 AC		0.1 205 503
3 0	101305 910927 932726	ULIBARRI SHARON B	2117 SAN V ENITO PL N W	ALBU QUE RQUE E	N M	87 10 4	R	A1 AM	* 005 001ANAYAS DURANES ADD		0.0 867 570 5
3 1	101305 915324 032828	ANAYA MARGARITA G	683 LONDO N ST	SAN FRAN CISCO	C A	94 11 2	R	A1 AM	MAP 35 TR 223 C 1 CONT 1.220 AC		1.0 379 620 6

OR CURRENT RESIDENT
101305915324032828
ANAYA MARGARITA G
683 LONDON ST
SAN FRANCISCO, CA 94112

OR CURRENT RESIDENT
101305915725332952
CENTEX HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101305910926732734
FLORES ALFRED E & CYNTHIA L
2116 SAN VENITO PL
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305912627832711
GRIEGO-PAVON NATALIE M & JOSE R
PAVON
2101 SAN VENITO PL NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305914227632956
ISAAC JOHN
1415 MARCATO LN NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305910629232716
MC CALLISTER TIM I
2206 RICE AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305914526032953
PAVLANTOS KIKI
1401 MARCATO LN NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305912629432713
REAVES DAVID L & SUSANNE M
2112 RICE AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305910927932726
ULIBARRI SHARON B
2117 SAN VENITO PL NW
ALBUQUERQUE, NM 87104

Project# 1007814
JEREMIAH COLLINS
10300 COTTONWOOD PARK
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101305902125932708
ANAYA MARIANO
3240 DURANES RD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305911729232714
CRAWFORD REGINALD & STEPHANIE
2120 RICE AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305911327932727
GARCIA RONNIE J
2115 SAN VENITO RD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305913129832712
HERNANDEZ JOE B & ANNA LEE
1102 ANTHONY LN SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101305902426532709
LASALLE BNK NATL ASSOC TR FIRST
FRANKLIN MTG LOAN TR HOME LOAN
SERV INC
150 ALLEGHENY CENTER MALL
PITTSBURGH, PA 15212

OR CURRENT RESIDENT
101305910224032601
NCA VENTURE LLC
1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305914126532954
POTTER HOPE E
1405 MARCATO LN NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305909927432724
SANCHEZ BERNIE S & JUANITA G
TRUSTEES SANCHEZ TRUST
1107 CAMINO DEL RIO NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101305910125532736
WILSON DAVID A & MAXINE J
PO BOX 1208
TIJERAS, NM 87059

Project# 1007814
WILLAM C HERRING
Los Duranes NA
3104 COCA RD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305902124832705
CANSINO CARLOS E & ROSE V
1306 SAN VENITO RD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305914328132957
ELLIS ABRAHAM & BERNADETTE
CYNTHIA
1419 MARCATO LN NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305910527932725
GRANDISON PAULA SPOONER
1218 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305912127832729
HILLS BRETT
2105 SAN VENITO RD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305910725632735
LOPEZ ANTOINETTE M
2305 SAN FRANCISCO RD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305901926532710
NUZZO SAM J & NANCY W
2104 SAN VENITO PL NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305914127032955
PRANDO CARLA
1409 MARCATO LN NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305902125432707
SOLANO ISIDRO ETUX
170 ALAMOS RD
CORRALES, NM 87048

Project# 1007814
CARTESIAN SURVEYS INC
PO BOX 44414
RIO RANCHO, NM 87174

Project# 1007814
JOSE VIRAMONTES
Los Duranes NA
1325 GABALDON DR NW
ALBUQUERQUE, NM 87104

Project# 1007814
RICHARD SANDOVAL
Near North Valley NA
3405 NORTHERFIELD CT NW
ALBUQUERQUE, NM 87107

Project# 1007814
MARIE NAVEAUX
Near North Valley NA
1028 MCMULLIN NW
ALBUQUERQUE, NM 87107



CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007814

AGENDA ITEM NO: 5

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: June 10, 2009

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 10, 2009
DRB Comments**

ITEM # 5

PROJECT # 1007814

APPLICATION # 09-70191

RE: Lot 1, Block 2, Anayas & Duranes Addition

More information is needed regarding improvement plans to pave and add sidewalks to San Venito Place NW – additional variances may required regarding pavement width and sidewalk placement.

Vacation would require an advertised public hearing; if approved, the vacated right-of-way would need to be acquired from the City's Real Property Division and replatted with this adjacent lot within one year.



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

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

10/06/2009 Issued By: PLNSDH

Permit Number: 2009 070 315

Category Code 910

Application Number: 09DRB-70315, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 2100 & 2104 SANVENITO PL NW BETWEEN RICE NW AND SAN FRANCISCO RD NW

Project Number: 1007814

Applicant

Rachel Pryke

333 Technology De Ste 102
Cannons Burg PA 15317
866-820-7577

Agent / Contact

Cartesian Surveys Inc

Amber Fince

P.O. Box 44414

Albuquerque NM 87124

wplotnerjr@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

10/6/2009 10:31AM LDC: ANX
MSH 007 TRANSH 0003
RECEIPT# 00121518-00121518
PERMIT# 2009070315 TRSCXG
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
VI \$305.00
CHANGE \$0.00

Thank You

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

08/26/2009 Issued By: PLNSDH

Permit Number: 2009 070 284 **Category Code 910**

Application Number: 09DRB-70284, Vacation Of Public Right-Of-Way

Address:

Location Description: SAN VENTIO PL NW BETWEEN RICE AVE NW AND SAN FRANCISCO NW

Project Number: 1007814

Applicant
Jeremiah Collins

Agent / Contact
Cartesian Surveys Inc

10300 Cottonwood Park
Albuquerque NM 87114
710-5478

Po Box 44414
Rio Rancho NM 87174
886-3050

Application Fees

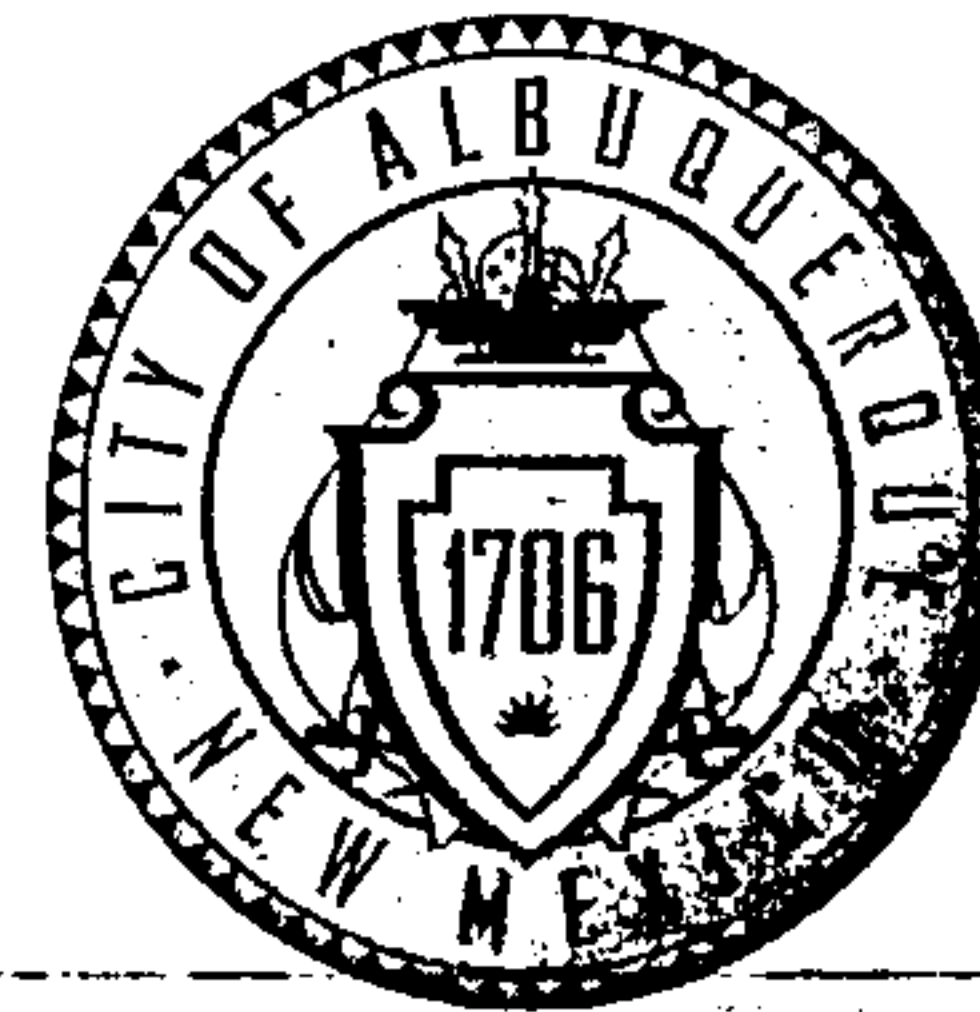
441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$300.00
TOTAL:		\$395.00

City Of Albuquerque
Treasury Division

8/26/2009 9:20AM LOC: ANNX
WS# 006 TRANS# 0004
RECEIPT# 00109462-00109462
PERMIT# 2009070284 TRSING
Trans Amt \$395.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00
VI \$395.00
CHANGE \$0.00

Thank You

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007814

AGENDA ITEM NO: 1

SUBJECT:

Sketch Plat/Plan
Vacation

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the subject request.
No adverse comments on plat.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED X ^{Vac}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X ^{on plat}; 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: September 23, 2009



**Pre-Development Facilities Fee (PDFF)
 Cover Sheet**

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) _____

Please check one:

- Preliminary PDFF**
 (Preliminary PDFF are required for preliminary plat submittals.)
- Final PDFF**
 (Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)
- Waiver/Deferral**
 (Must provide reason for waiver/deferral)

Project Information

Subdivision Name Anayas Duranes Addition

Location of Project (address or major cross streets) 2100 San Venito Place NW

Proposed Number of Units: 1 Single-Family 0 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information

Property Owner LaSalle Bank Legal Description Lot 1, Block 2 Zoning R-1

Reason for Waiver/Deferral Vacating a portion of Public Right of Way to combine with Lot 1, Block 2, Anayas Duranes Addition

Contact Information

Name Amber Finch

Company Cartesian Surveys Inc

Phone 896-3050

E-mail cartesianamber@aol.com

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster Valley

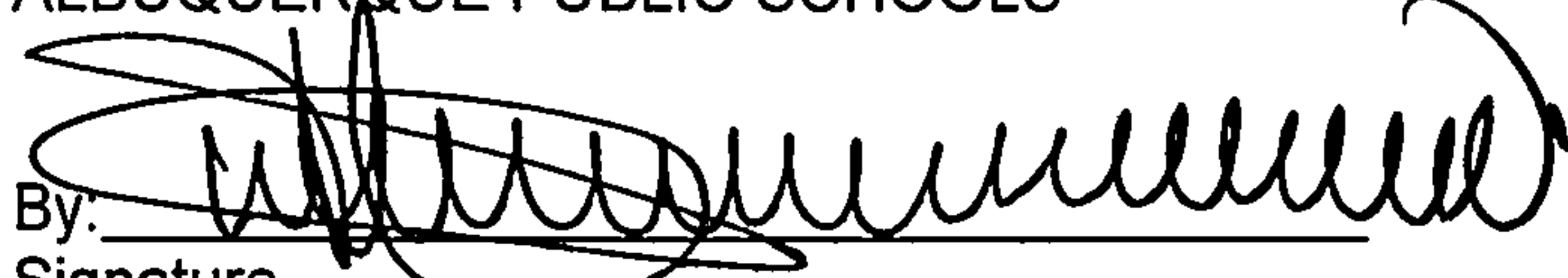
Date Submitted 9/10/09

Date Completed 9/10/09

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

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot 1-A, Block 2 Anayas and Duranes Addition which is zoned as R-1, on September 10, 2009 submitted by Rachel A. Pryke, Asset Manager, Singlesource Property Solutions, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) plans to vacate a public Right-of-Way and grant all necessary utility easements. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: 
Signature Kizito Wijenje, Director, Capital Master Plan

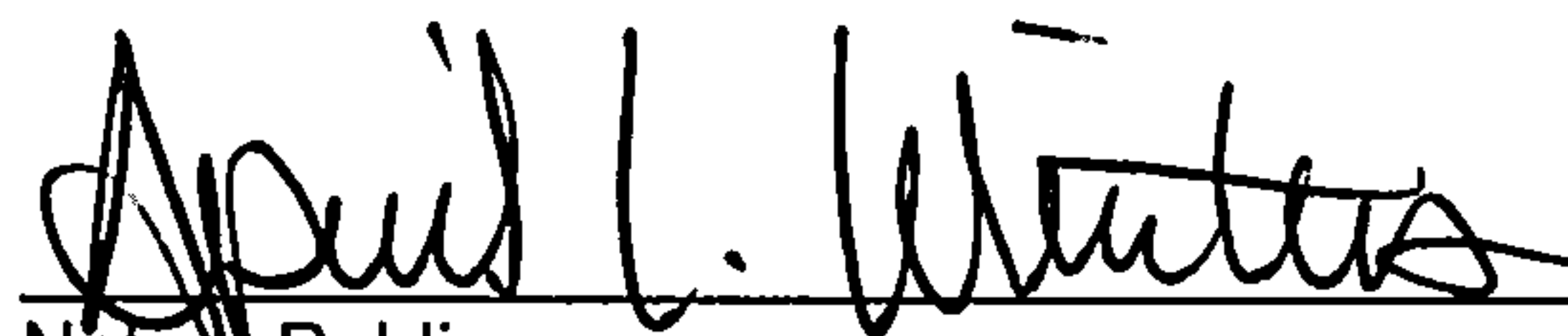
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

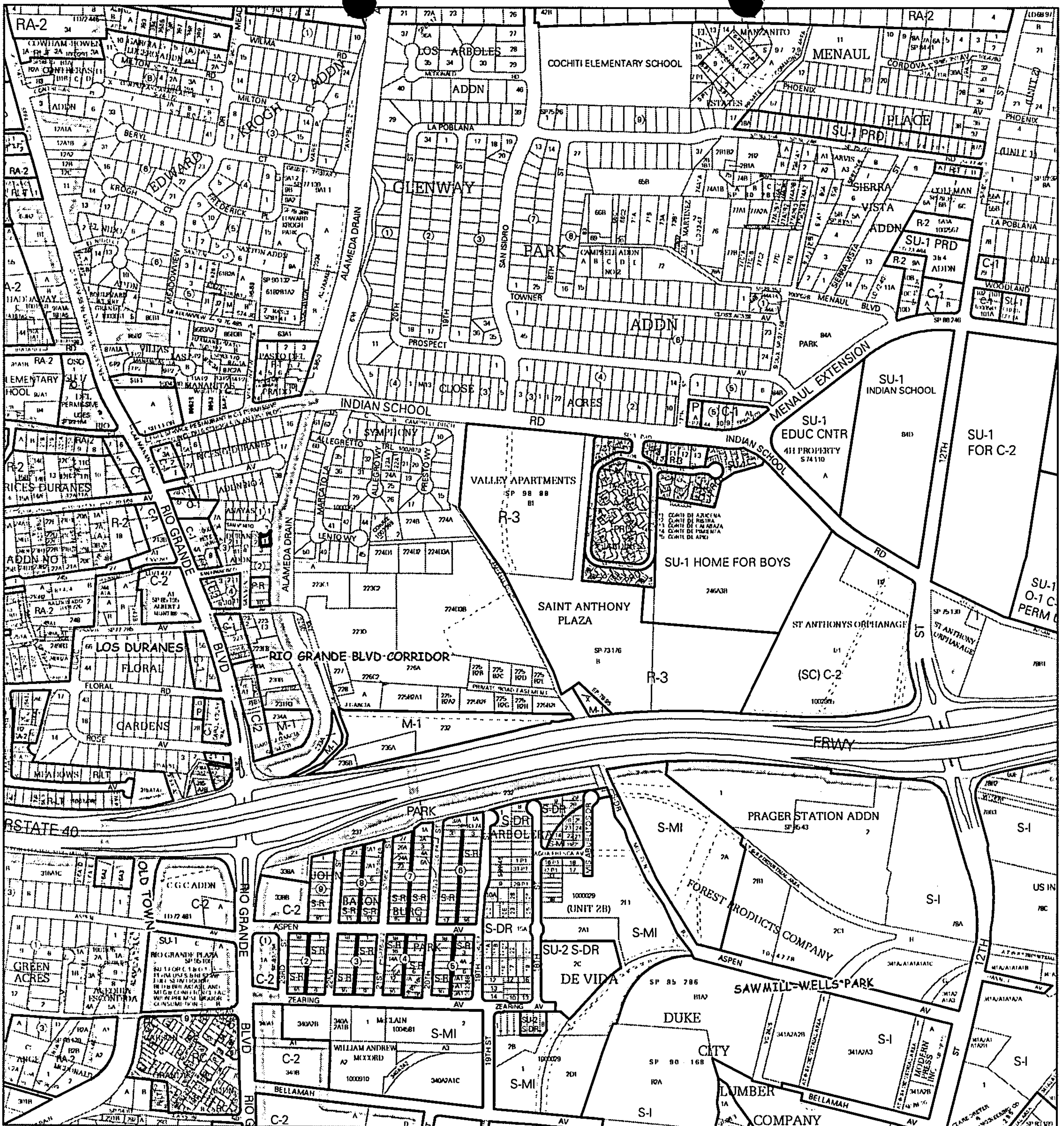
This instrument was acknowledged before me on September 10, 2009, by Kizito Wijenje as Director of APS of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)




Notary Public

My commission expires: May 18, 2011


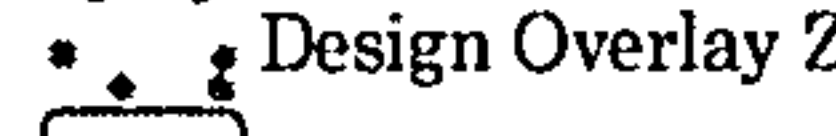
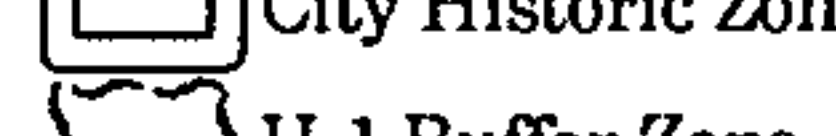


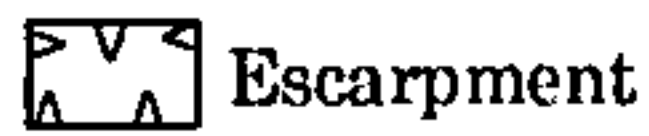

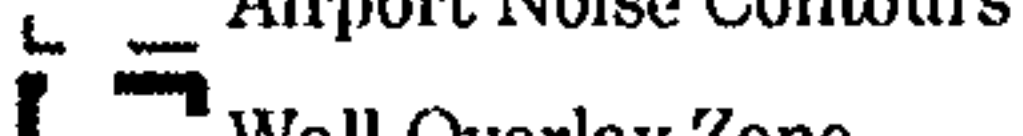



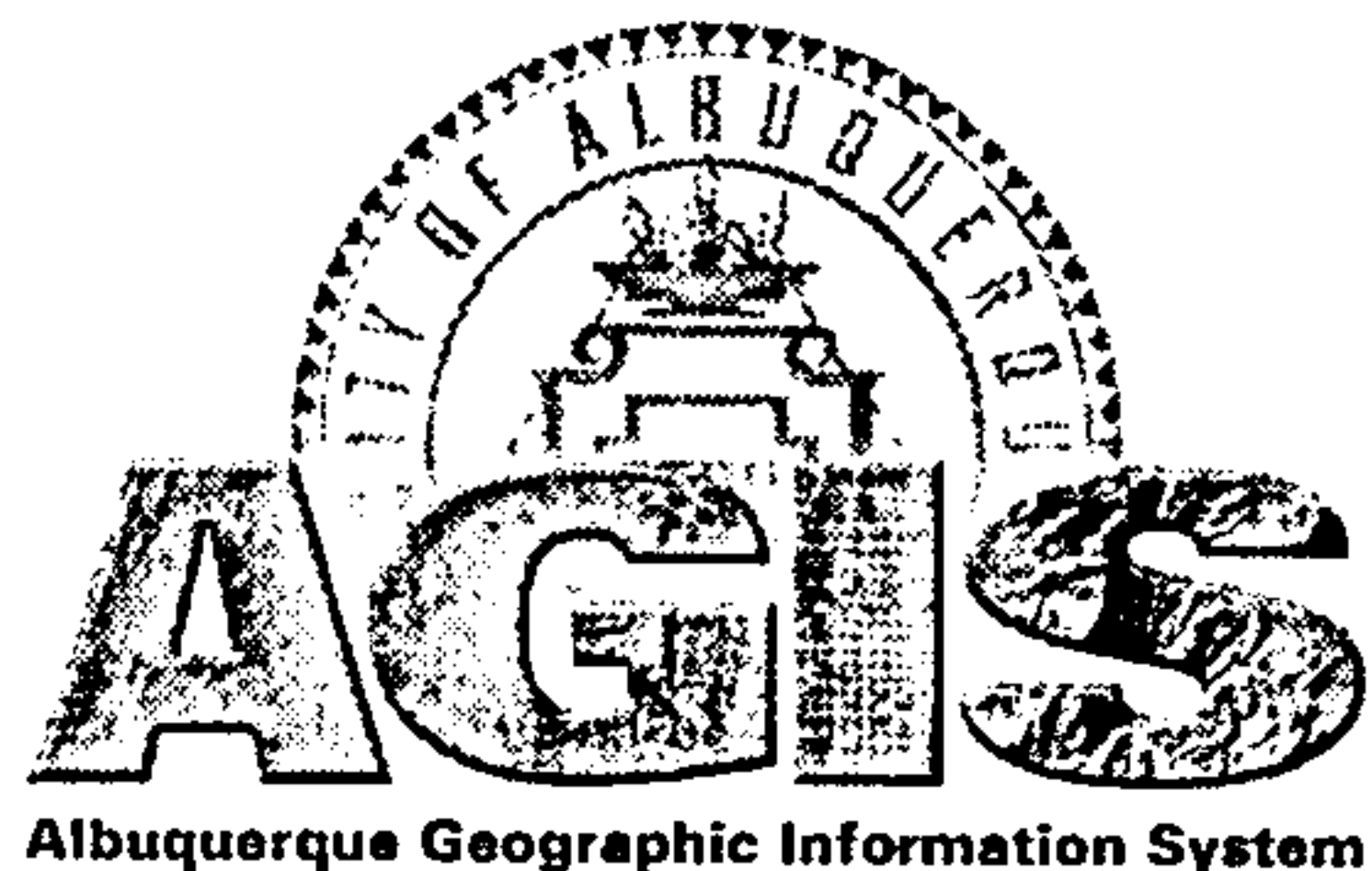
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

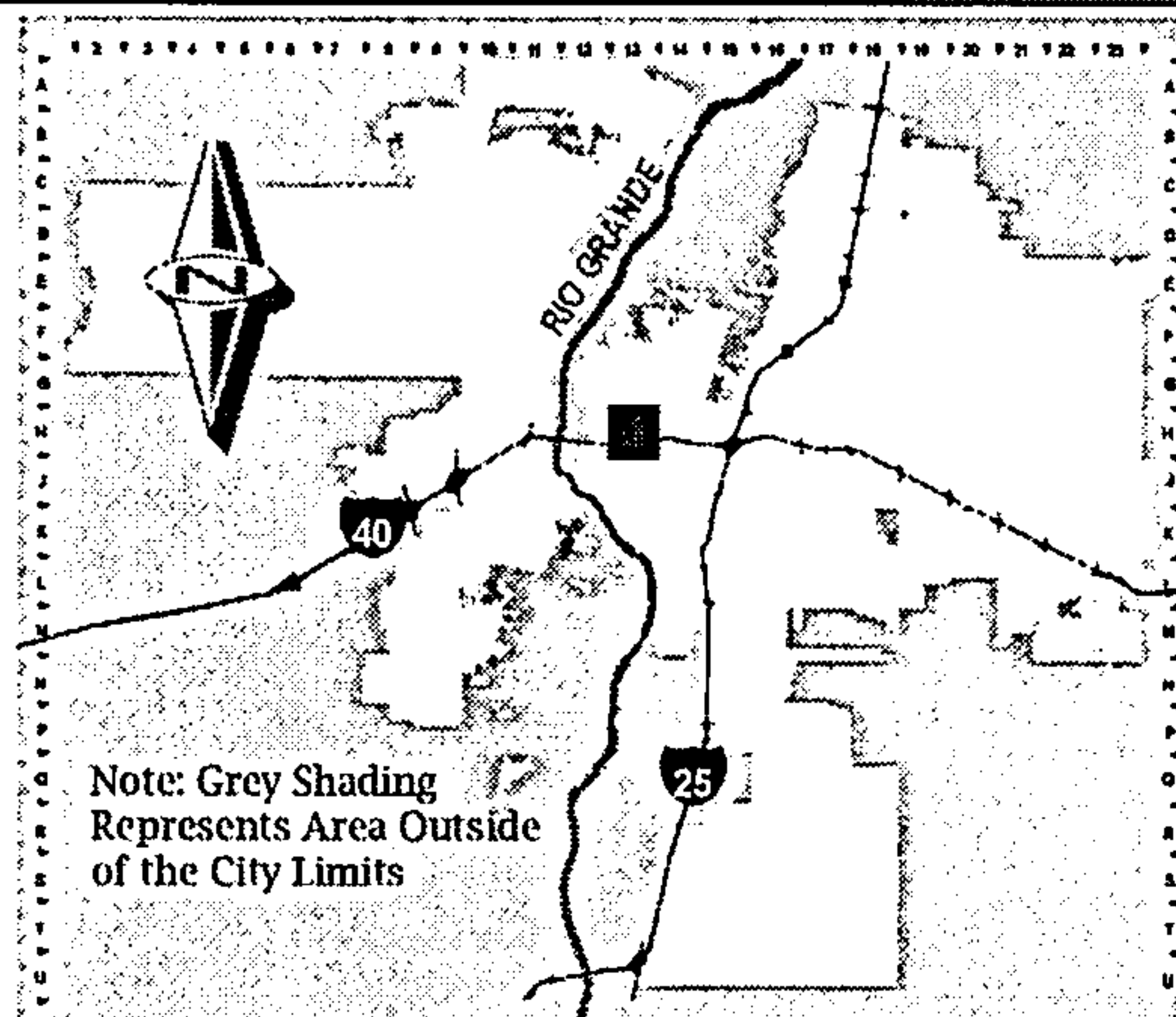
H-13-Z

Selected Symbols

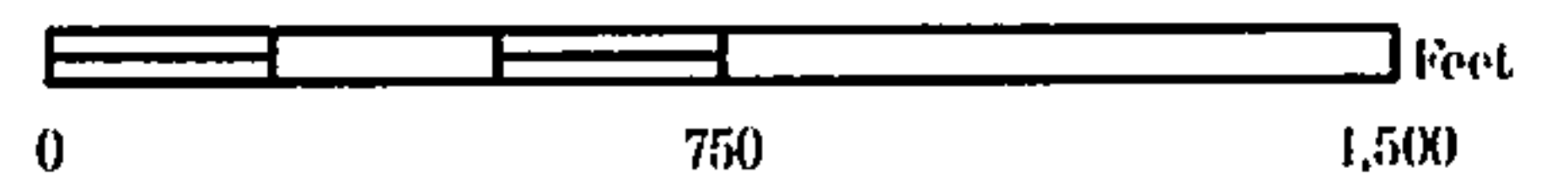
-  SECTOR PLANS
-  Design Overlay Zones
-  City Historic Zones
-  H-1 Buffer Zone
-  Petroglyph Mon.
-  Escarpment
-  2 Mile Airport Zone
-  Airport Noise Contours
-  Wall Overlay Zone

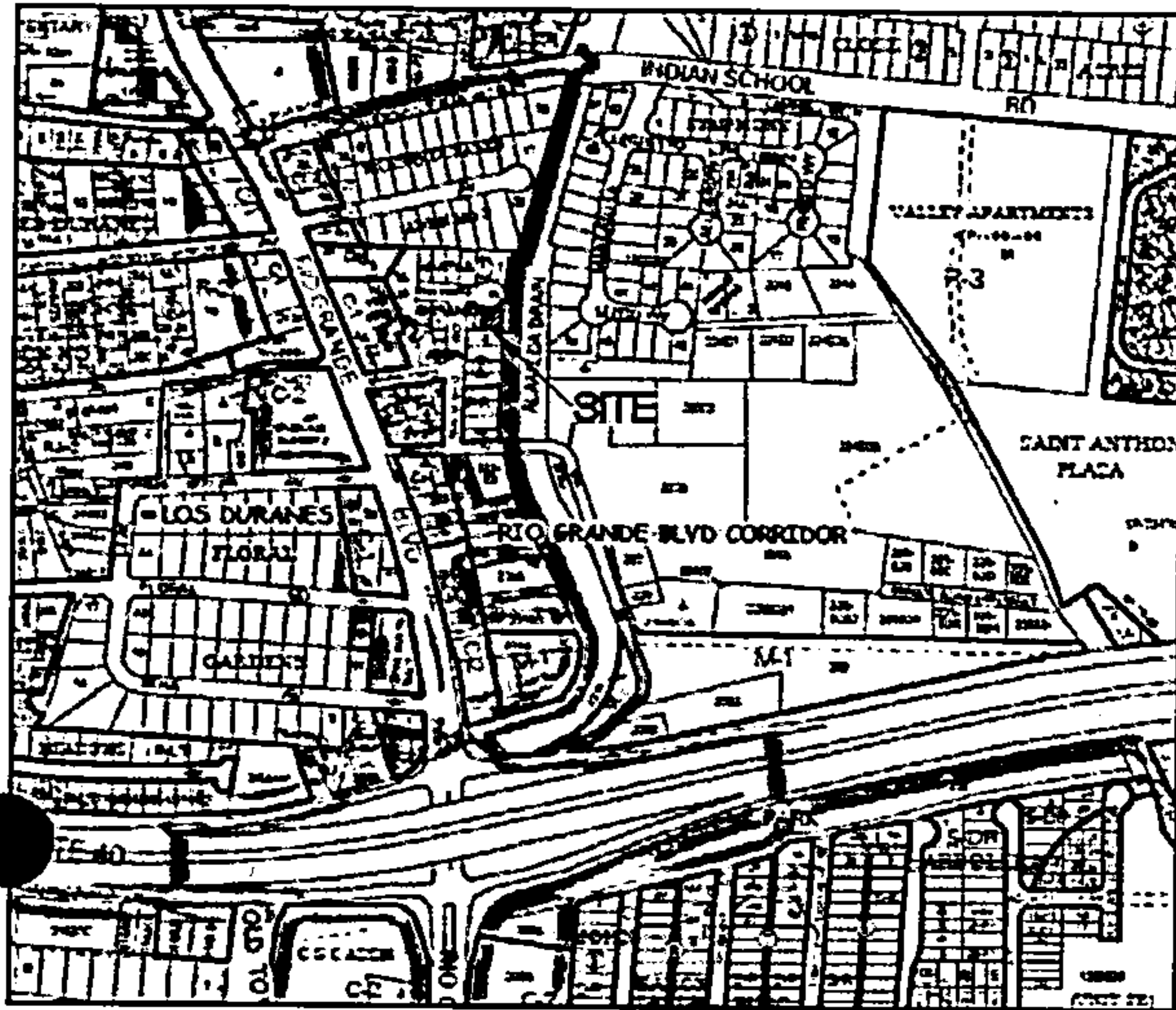


Map amended through: 3/10/2009



Note: Grey Shading Represents Area Outside of the City Limits





Preliminary Plat of
Lot 1-A, Block 2
Anaya's Duranes Addition
 comprised of
Lot 1, Block 2, Anaya's Duranes Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2009

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

Plat approvals:

_____	_____
PNM Electric Services	Date
_____	_____
PNM Gas Services	Date
_____	_____
QWest	Date
_____	_____
Comcast	Date

City approvals:

_____	_____
City Surveyor	Date
_____	_____
Traffic Engineer	Date
_____	_____
ABCWUA	Date
_____	_____
Parks and Recreation Department	Date
_____	_____
AMAFCA	Date
_____	_____
City Engineer	Date
_____	_____
DRB Chairperson, Planning Department	Date

Vicinity Map Zone Atlas H-13-Z n.t.s.

Purpose of Plat

1. VACATE PUBLIC RIGHT OF WAY.
2. GRANT UTILITY EASEMENTS.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2009.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT "8_H13" HAVING AN ELEVATION OF 4963.168' (NAVD 1988).
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GRID-NAD 83).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, ALBUQUERQUE GRANT.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

 RACHEL A PRYKE ASSET MANAGER - HOME LOAN SERVICES SINGLESOURCE PROPERTY SOLUTIONS DATE

Acknowledgment

STATE OF _____ }
 COUNTY OF _____ } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
 RACHEL A PRYKE

 NOTARY PUBLIC MY COMMISSION EXPIRES _____

Middle Rio Grande Conservancy District

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY _____ DATE _____

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal

LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2) OF ANAYA'S DURANES ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 30, 1948.

Subdivision Data

GROSS ACREAGE _____ 0.0922 ACRES
 ZONE ATLAS PAGE NO. _____ H-13-Z
 NUMBER OF EXISTING TRACTS _____ 1
 NUMBER OF TRACTS CREATED _____ 1
 NUMBER OF TRACTS ELIMINATED _____ 0
 MILES OF FULL WIDTH STREETS _____ 0.00
 MILES OF HALF WIDTH STREETS _____ 0.00
 STREET DEDICATED TO THE CITY OF ALBUQUERQUE _____ 0
 DATE OF SURVEY _____ SEPTEMBER 2008
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER _____ 2009372341
 ZONING _____ R-1

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271


CARTESIAN SURVEYS INC.

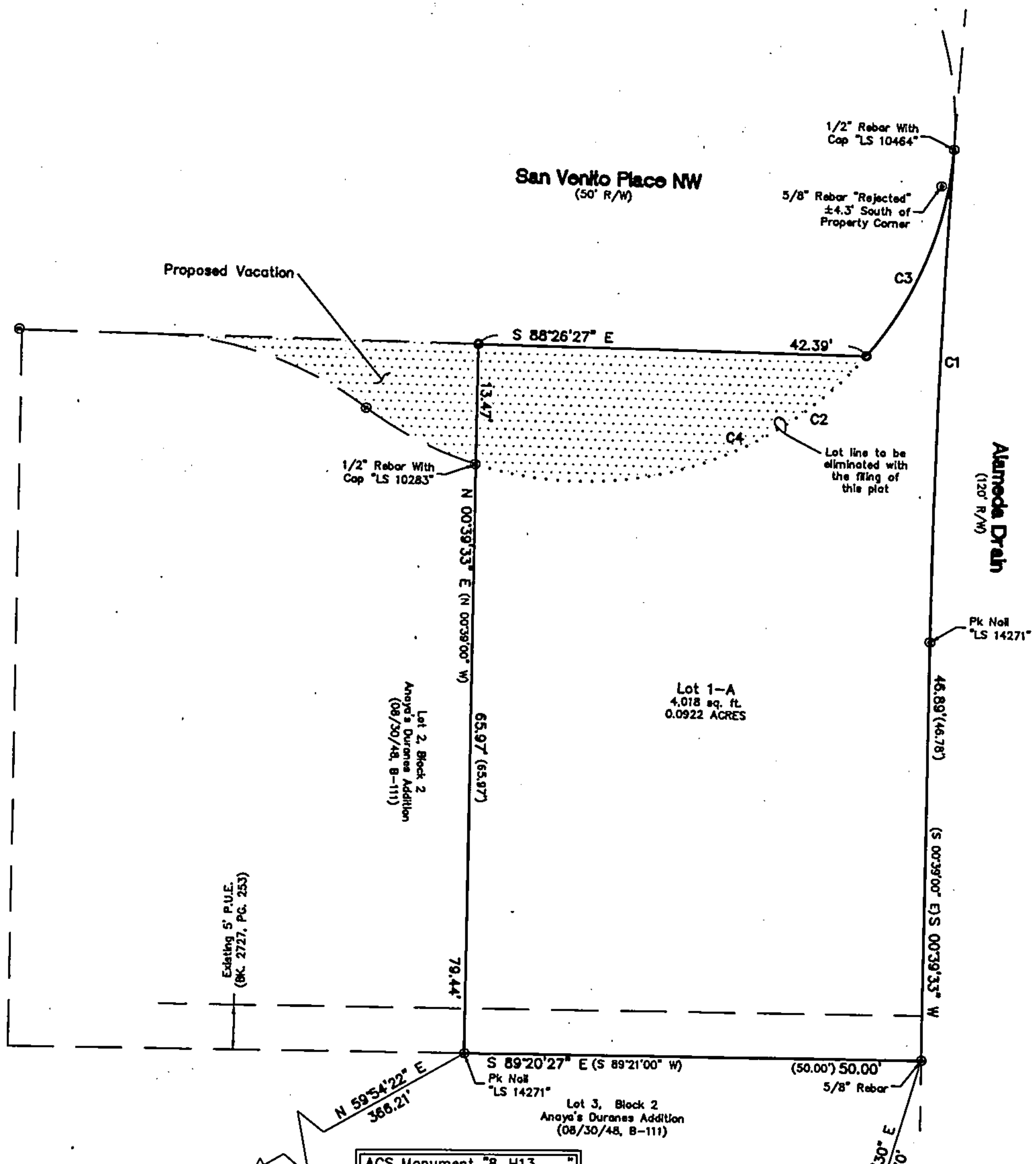
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



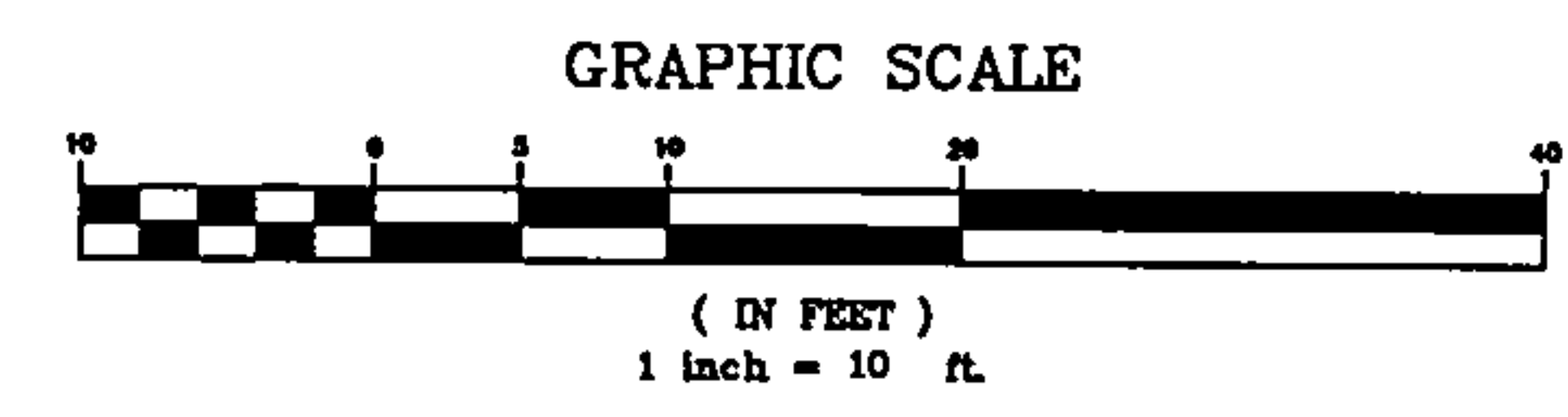
Preliminary Plat of
Lot 1-A, Block 2
Anaya's Duranes Addition
 comprised of
Lot 1, Block 2, Anaya's Duranes Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2009

Legend

N 00°00'00" E (N 00°00'00" E)	MEASURED INFO RECORD INFO
	PORTION OF RIGHT OF WAY TO BE VACATED WITH THE FILING OF THIS PLAT
○	SET AS INDICATED
⊙	FOUND AS INDICATED



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	1015.31' (1015.31')	55.22' (55.08')	3°08'58"	S 02°13'02" W	55.21'
C2	40.00' (40.00')	72.38' (73.04')	103°40'35"	N 55°37'12" E	62.90'
C3	40.00' (40.00')	25.45'	36°27'34"	N 22°00'42" E	25.03'
C4	40.00' (40.00')	46.93'	67°13'01"	N 73°50'59" E	44.28'



ACS Monument "8_H13
 NAD 1983 CENTRAL ZONE
 X=1514348.572
 Y=1495058.484
 Z=4963.168 (NAVD 1988)
 G-C=0.999684701
 Mapping Angle=-0°14'32.76"

ACS Monument "12_J12
 NAD 1983 CENTRAL ZONE
 X=1513276.047
 Y=1490348.740
 Z=4955.235 (NAVD 1988)
 G-C=0.999685396
 Mapping Angle=-0°14'39.76"

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

DRB Project # 1007814

APS Cluster _____

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Cartesian Surveys Inc ("Developer") effective as of this ___ day of _____, 2009, and pertains to the subdivision commonly known as _____, and more particularly described as _____

[use new legal description of subdivision]
Lot 1-A, Block 2, Anaya's Duranos Addition

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

DRB Project # 1007814

APS Cluster _____

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # _____

APS Cluster _____

Signature

Name (typed or printed) and title

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
_____ as _____ of _____, a corporation.

(Seal)

Notary Public

My commission expires: _____

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
_____ as _____ of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: _____



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.
Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1007814

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)

Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Anaya's Duane's Addition

Location of Project (address or major cross streets) _____

Proposed Number of Units: 1 Single-Family 0 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information

Property Owner Sam & Nancy Muzzo Legal Description Lot 2, Block 2 Zoning R-1

Reason for Waiver/Deferral Vacating a portion of public Right of way to combine with lot 2.

Contact Information

Name Amber Finch

Company Cartesian Surveys Inc

Phone 896-3050

E-mail Cartesianamber@aol.com

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- NA List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster _____

Date Submitted _____

Date Completed _____

Rev 3/6/07

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

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 1-A and 2-A, Block 2, Anayas and Duranes Addition which is zoned as R-1, on September 30, 2009 submitted by, Rachel A Pryke, Asset Manager, SingleSource Property Solutions owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) plans to vacate a public Right-of-Way and grant all necessary utility easements. This will result in no net gain of residential units.

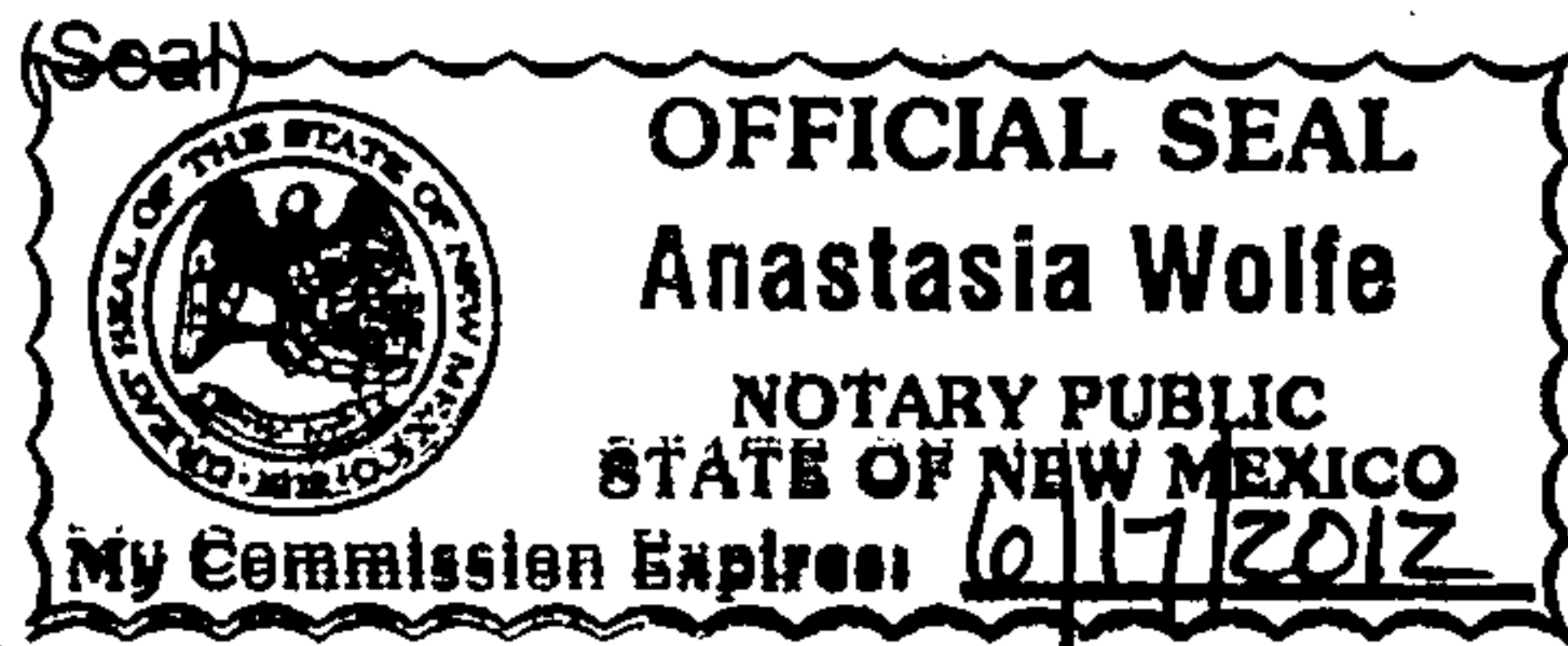
ALBUQUERQUE PUBLIC SCHOOLS

By April C. Whittus
Signature

Facilities Fee Planner, APS
Name (printed or typed) and title

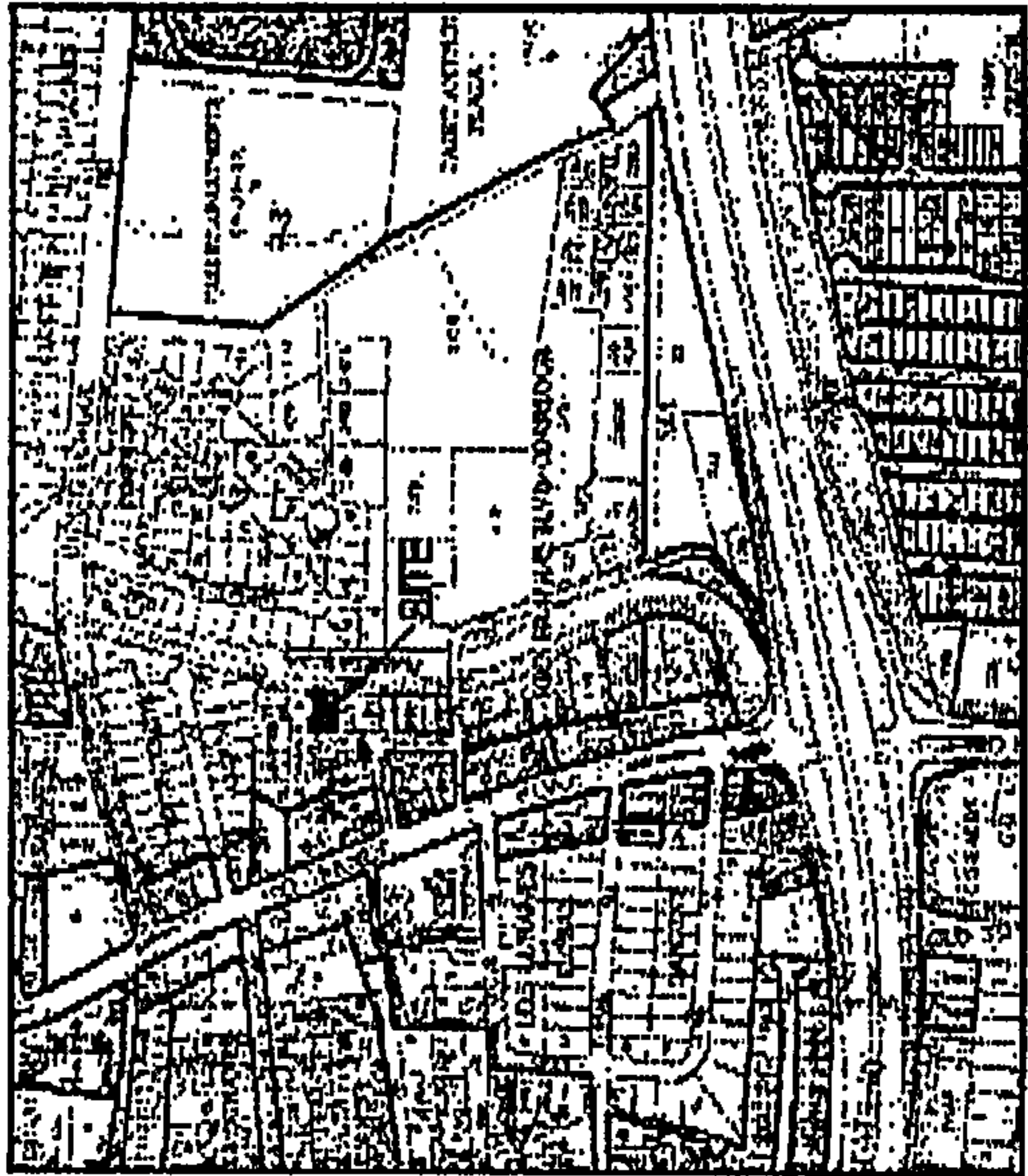
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 30, 2009 by April Whittus as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012



Purpose of Plat

1. VACATE PUBLIC RIGHT OF WAY.
2. GRANT UTILITY EASEMENTS.
3. DEDICATE RIGHT OF WAY.

Notes

1. FIELD SURVEY PERFORMED 21 JULY 2009 AND SUPPLEMENTAL DATA GATHERED IN SEPTEMBER 2009.
2. ALL DISTANCES ARE GROUND DISTANCES- U.S. SURVEY FEET.
3. BENCHMARK-REFERENCES ACS MONUMENT "A.J.H.S." HAVING AN ELEVATION OF 4993.188' (NAD 1983).
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GSD-NAD 83).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, TOWN OF ALBUQUERQUE GRANT.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) HEREOF AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREON AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY WARRANT THAT THEY HOLD AMONG THEM THEIR FREE AND FEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

LOT 1-A

RACHEL A. PRYKE
ASSET MANAGER - HOME LGAN SERVICE
SINGLESOURCE PROPERTY SOLUTIONS

DATE _____ BY _____

Acknowledgment

STATE OF _____ }
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____

RACHEL A. PRYKE

NOTARY PUBLIC MY COMMISSION EXPIRES _____

Subdivision Data

GROSS AREA _____ 0.1842 ACRES

ZONE ATLAS PAGE NO. _____ H-13-2

NUMBER OF EXISTING TRACTS _____ 2

NUMBER OF TRACTS CREATED _____ 2

NUMBER OF TRACTS ELIMINATED _____ 0

WILES OF FULL WIDTH STREETS _____ 0.00

WILES OF HALF WIDTH STREETS _____ 0.00

STREET DEDICATED TO THE CITY OF ALBUQUERQUE _____

DATE OF SURVEY _____ SEPTEMBER 2009

UTILITY CONTROL LOCATION SYSTEM LOG NUMBER _____ 2003572341

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) HEREOF AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREON AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY WARRANT THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

LOT 2-A

SAM NUZZO

DATE _____

MARCY NUZZO

DATE _____

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____

SAM & MARCY NUZZO, HUSBAND AND WIFE

NOTARY PUBLIC MY COMMISSION EXPIRES _____

Middle Rio Grande Conservancy District

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ASSAILED OF ALL OBLIGATIONS TO FURNISH IRRIGATION MATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY _____ DATE _____

Plat of
Lots 1-A & 2-A, Block 2
Anaya's Duranes Addition
comprised of
Lots 1 & 2, Block 2, Anaya's Duranes Addition
and A Portion of Vacated San Venito Place NW
City of Albuquerque
Bernalillo County, New Mexico
September 2009

Approved and Accepted by:

APPROVAL AND ADDITIONAL ACCEPTANCE AS SPECIFIED BY THE MINUTEMEN SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED CHARTERS OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

Plat approval: _____

P.M. Electric Service	2009
P.M. Gas Service	2009
City	2009
Comment	2009
City approval:	
City Surveyor	2009
Health Engineer	2009
ARCWA	2009
Public and Recreation Department	2009
AVAZPA	2009
City Engineer	2009
DOB Department, Planning Department	2009

Surveyor's Certificate

I, WILL PLOTNER, JR., A DILLY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILL PLOTNER, JR.
H.M.P.S. No. 14271

DATE _____

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 898-8060 Fax (505) 891-0844

PLOTNER, JR., WILL PLOTNER, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, NEW MEXICO, 14271

Sheet 1 of 3
07/303

Solar Collection Note

PER SECTION 14-14-7 OF THE SUBMISSION ORDINANCE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A LEGAL RESTRICTION COVENANT, OR BURDENING AGREEMENT PROHIBITING SOLAR COLLECTIONS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal

LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED TWO (2) OF ANAYA'S DURANES ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 30, 1943

TOGETHER WITH A PORTION OF VACATED SAN VENITO PLACE, ALL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, MARKED WITH A 5/8" REBAR, GOING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAN VENITO ROAD NW, WHENCE A TIE TO AGS MONUMENT B.M.13 BEARS S 55°21'18" W, A DISTANCE OF 324.80 FEET;

THENCE CORNERING WITH SAID RIGHT OF WAY, N 60°38'33" E, A DISTANCE OF 80.07 FEET TO THE NORTHWEST CORNER OF LOT 2, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAN VENITO PLACE, MARKED WITH A 5/8" REBAR;

THENCE CORNERING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES:
S 88°29'27" E, A DISTANCE OF 52.88 FEET TO A POINT OF CURVATURE, MARKED WITH A BATHYEMETER MARK C-9 "LS 14271";

THENCE, 25.45 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE HAVING A RADIUS OF 40.88 FEET, A DELTA OF 58°27'34", AND A CHORD BEARING N 22°00'42" E, A DISTANCE OF 23.83 FEET TO A POINT OF CURVATURE BEING THE NORTHEAST CORNER OF LOT 1, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE ALAMEDA DRAIN, MARKED WITH A 1/2" REBAR WITH CAP "LS 10464";

THENCE CORNERING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES:
55.22 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1015.31 FEET, A DELTA OF 308°51'8", AND A CHORD BEARING S 02°30'2" W, A DISTANCE OF 55.21 FEET TO A POINT OF TANGENCY, MARKED WITH A PEX NAIL "LS 14271";

THENCE, S 00°38'33" W, A DISTANCE OF 49.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, MARKED WITH A 5/8" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N 39°13'40" W, A DISTANCE OF 100.28 FEET TO THE POINT OF BEGINNING CONTAINING 0.1342 ACRES (3,825 SQ. FT.) MORE OR LESS.

Public Utility Easements:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

2. Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

3. Right for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and dishes.

4. Cable TV for installation, maintenance and service of such lines, cables and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantor, and to lift and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure that be erected or constructed on said easement, nor shall any well be drilled or operated thereon.

Disclaimer:
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not verify or reflect any easement or encumbrance rights which may have been granted by other plat, map or other document and which are not shown on this plat.

Plat of Lots 1-A & 2-A, Block 2 Anaya's Duranes Addition comprised of Lots 1 & 2, Block 2, Anaya's Duranes Addition and A Portion of Vacated San Venito Place NW

City of Albuquerque
Bernalillo County, New Mexico

September 2009

CARTESIAN SURVEYS INC.

P.O. BOX 44814 RIO RANCHO, N.M. 87174
Phone (505) 998-3030 Fax (505) 991-0344 Sheet 2 of 2
091383

**Plat of
Lots 1-A & 2-A, Block 2
Anaya's Duranes Addition
comprised of
Lots 1 & 2, Block 2, Anaya's Duranes Addition
and A Portion of Vacated San Venilo Place NW**

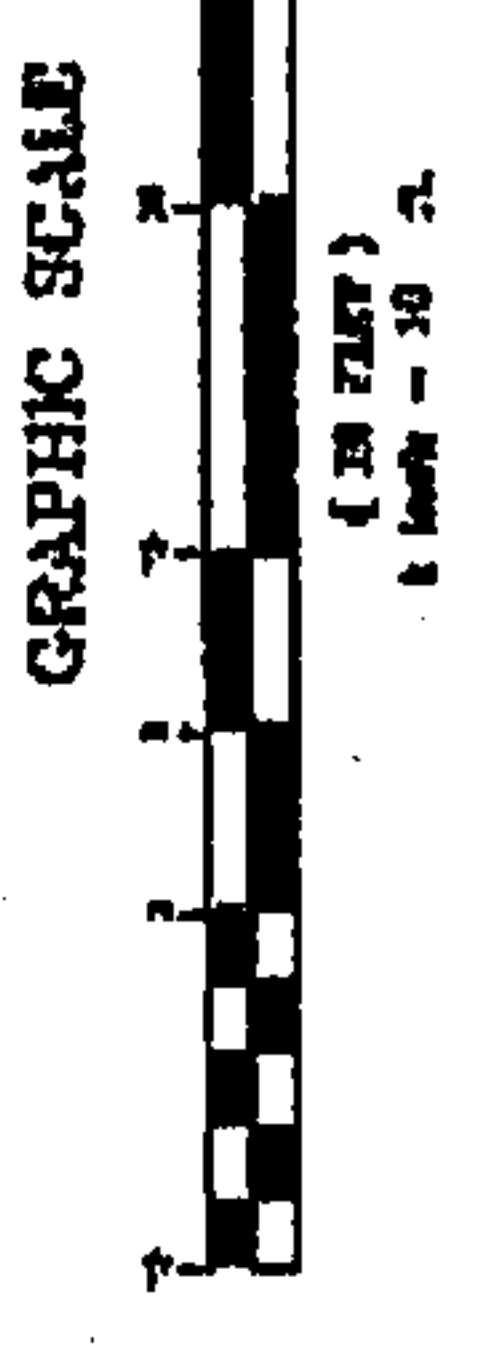
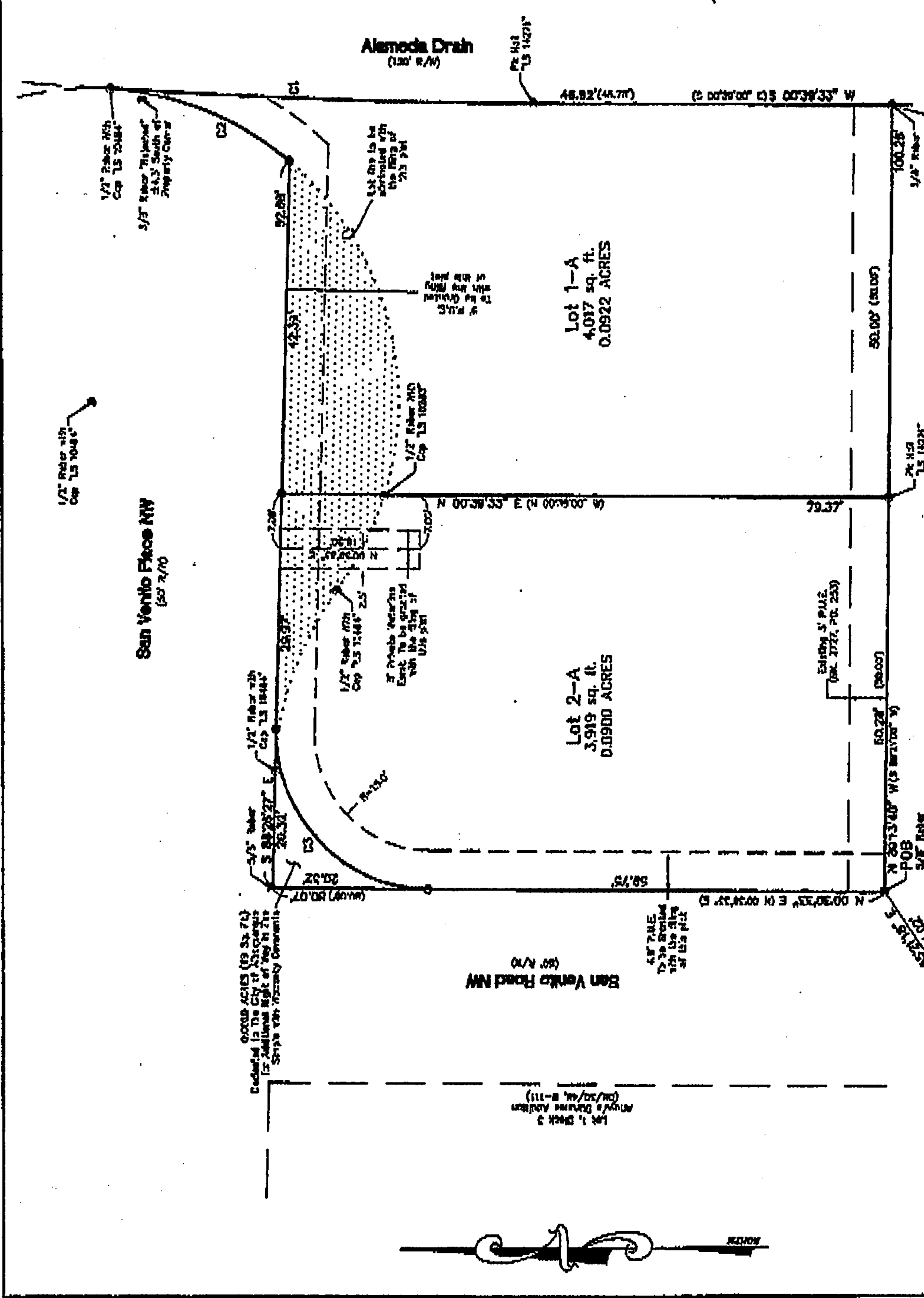
**City of Albuquerque
Bernalillo County, New Mexico
September 2009**

Legend

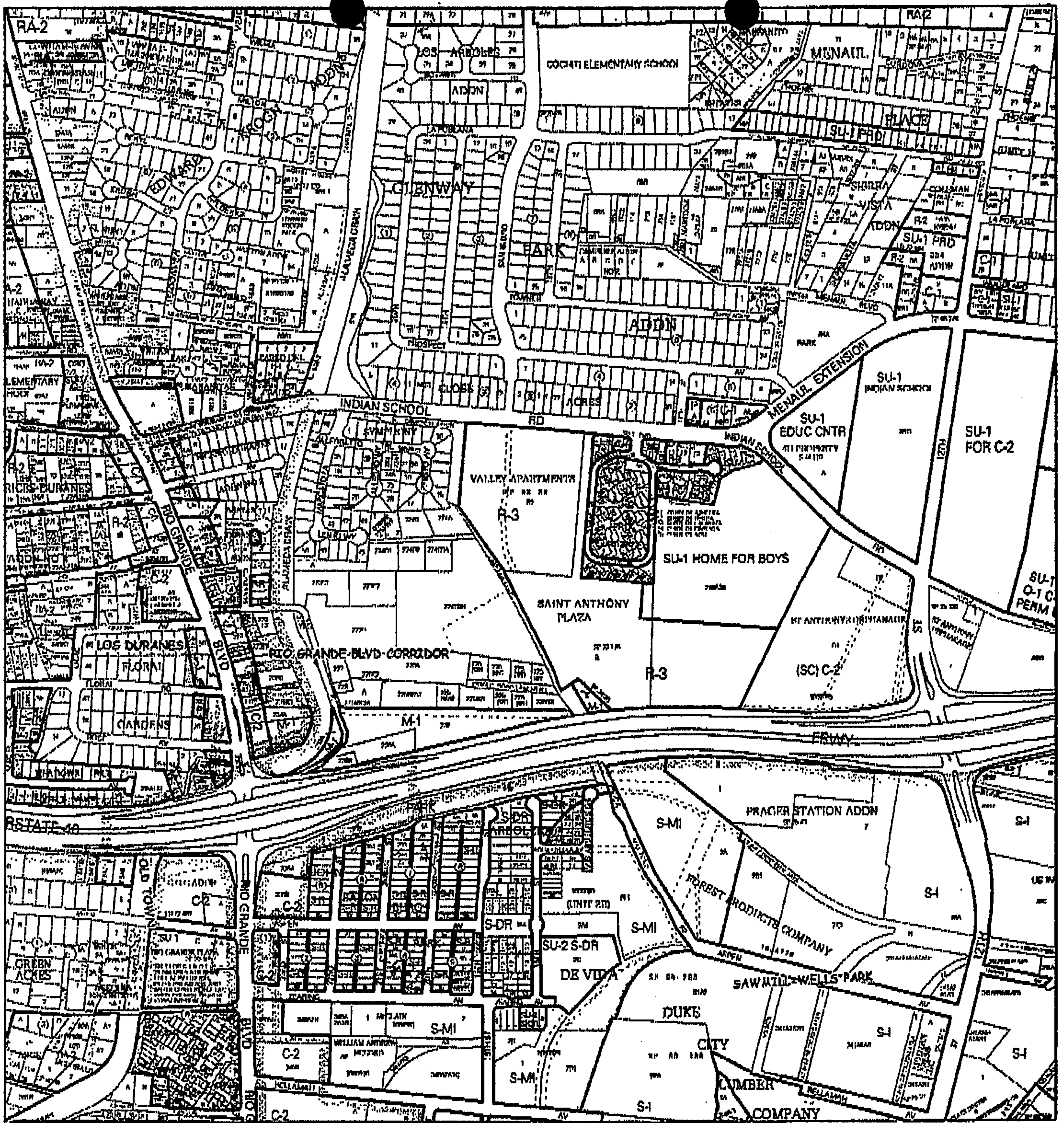
- N 00°00'00" E (N 00°00'00" E)
- MEASURED INTO RECORD NO.
- PORTION OF RIGHT OF WAY TO BE WHEARED WITH THE 7.5' PLAT
- SET BATHY MARKER 7.5' NORTH
- FOUND AS INDICATED

LINE	BEARS	LENGTH	BEAR	CHORD BEAR	BEARS
C1	101.37	101.37	S 00°00'00" E	S 00°00'00" E	101.37
C2	50.00	50.00	N 00°00'00" E	N 00°00'00" E	50.00
C3	50.00	50.00	N 00°00'00" E	N 00°00'00" E	50.00

ACS Monument # 12 - H2
 NAD 1983 CENTRAL ZONE
 X=1515278.047
 Y=1490348.740
 Z=4953.235 (NAVD 1988)
 G-C=0.5086538E
 Mapping datum - UTM-17N-18Q-76



ACS Monument # 13 - H13
 NAD 1983 CENTRAL ZONE
 X=1514348.372
 Y=1495058.484
 Z=4983.168 (NAVD 1988)
 G-C=0.5086538E
 Mapping datum - UTM-17N-18Q-76



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 shaded
represent Area Outside
of the City Limit

Zone Atlas Page:
H-13-Z

Selected Symbols

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

0 750 1,500 Feet

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

and Cartesian Surveys Inc. ("Developer") effective as of this 25 day of September, 2009, and pertains to the subdivision commonly known as _____, and more particularly described as _____
[use new legal description of subdivision]
Lot 2-A, Block 2, Anaya's Duranes Addition

(the "Subdivision".) The following individual lots comprise the subdivision:
[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Signature

Name (typed or printed) and title

Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
_____ as _____ of _____, a corporation.

(Seal)

Notary Public

My commission expires: _____

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
_____ as _____ of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: _____



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)
- APEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys Inc PHONE: 896 3050
 ADDRESS: PO Box 44414 FAX: 891 0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianamber@aol.com

APPLICANT: Rachel Pryke PHONE: 866 620 7577 ext 2635
 ADDRESS: 333 Technology Dr Suite 102 FAX: 866 321 8989
 CITY: Cannonsburg STATE PA ZIP 15317 E-MAIL: rpryke@single.sourceproperty.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Vacate a portion of public right of way

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. lots 1 and 2 Block: 2 Unit: _____
 Subdiv/Addn/TBKA: Anayas Duranes Addition
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): H-13 UPC Code: Lot 1: 101305902426532709

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
Project # 1007814

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 1.842 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: 2100 and 2104 Sanvenito Place NW
 Between: Rice Ave NW and San Francisco Rd NW

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

SIGNATURE Amber Finch DATE 10/5/09
 (Print) _____ 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 70314
09DRB 70315

Action
SDV
P&E
CMT

Form revised 4/07

S.F.	Fees
<u>V</u>	\$ <u>0</u>
	\$ <u>285.00</u>
	\$ <u>20.</u>
	\$ _____
	\$ _____
	\$ _____
	Total
	\$ <u>305.00</u>

Hearing date 10/14/09
Sandy Handley 10/06/09 Project # 1007814
 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.

- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~NA~~ 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
- ~~NA~~ 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
- ~~NA~~ 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.

Charli Calderon
Applicant name (print)
Charli Calderon 10/20/09
Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB 70315

Sandy Hunder 10/20/09
Planner signature / date
Project # 1007014

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)** 24 copies
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) (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")
 - 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.

Charles Calderon
 Applicant name (print)

[Signature] 10/6/09
 Applicant signature / date



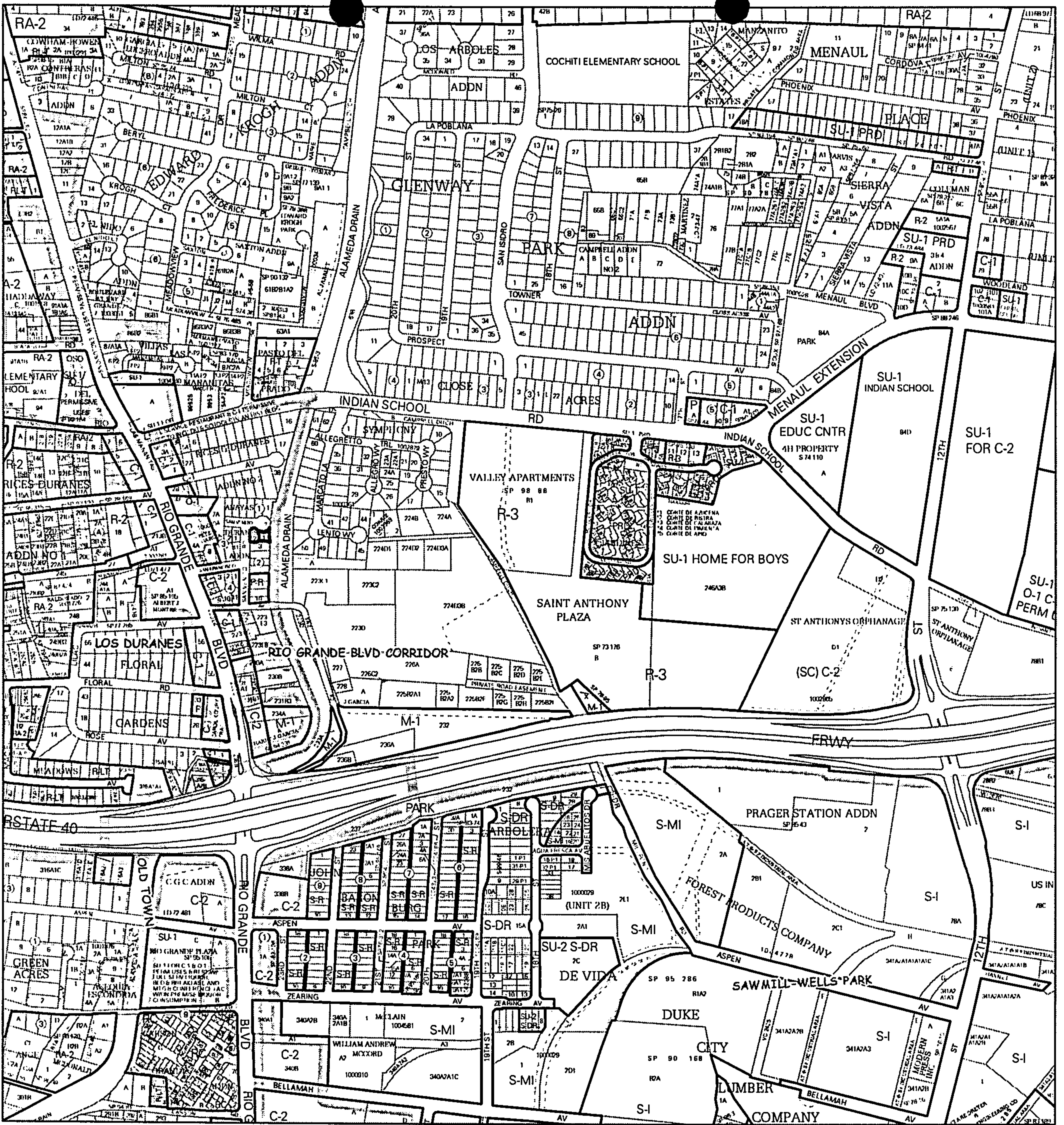
Form revised 4/07

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

Application case numbers
090283 - 7034

Sandy Handley 10/06/09
 Planner signature / date

Project # 1007814



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-13-Z

Selected Symbols

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

0 750 1,500 Feet

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 5, 2009

Development Review Board
City of Albuquerque

Re: Request for Design Variances for DRB Project #1007814

Members of the Board:

Please accept this as a formal request for approval of a design variance to allow San Venito Place, as shown on the proposed plat of Anaya's Duranes Addition, to be a stub street servicing five units rather than four. We also request a design variance to make Lot 2-A, as shown on the said plat to be exempt from the standard curb return radii requirement due to the encroachment of an existing driveway.

Please see attached exhibit and if you have any questions please feel free to call.

Thank you for your time and consideration,


Amber Finch

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 2, 2009

Development Review Board
City of Albuquerque

Re: Preliminary/Final Plat for Lots 1 & 2, Block 2, Anaya's Duranes Addition

Members of the Board:

Cartesian Surveys Inc. is acting as an agent for the owner and requests approval of a Preliminary/Final Plat for Lots 1 and 2, of Block 2 of Anaya's Duranes Addition.

If you have any questions please feel free to call.

Thank you for your time and consideration,


Amber Finch

Legend








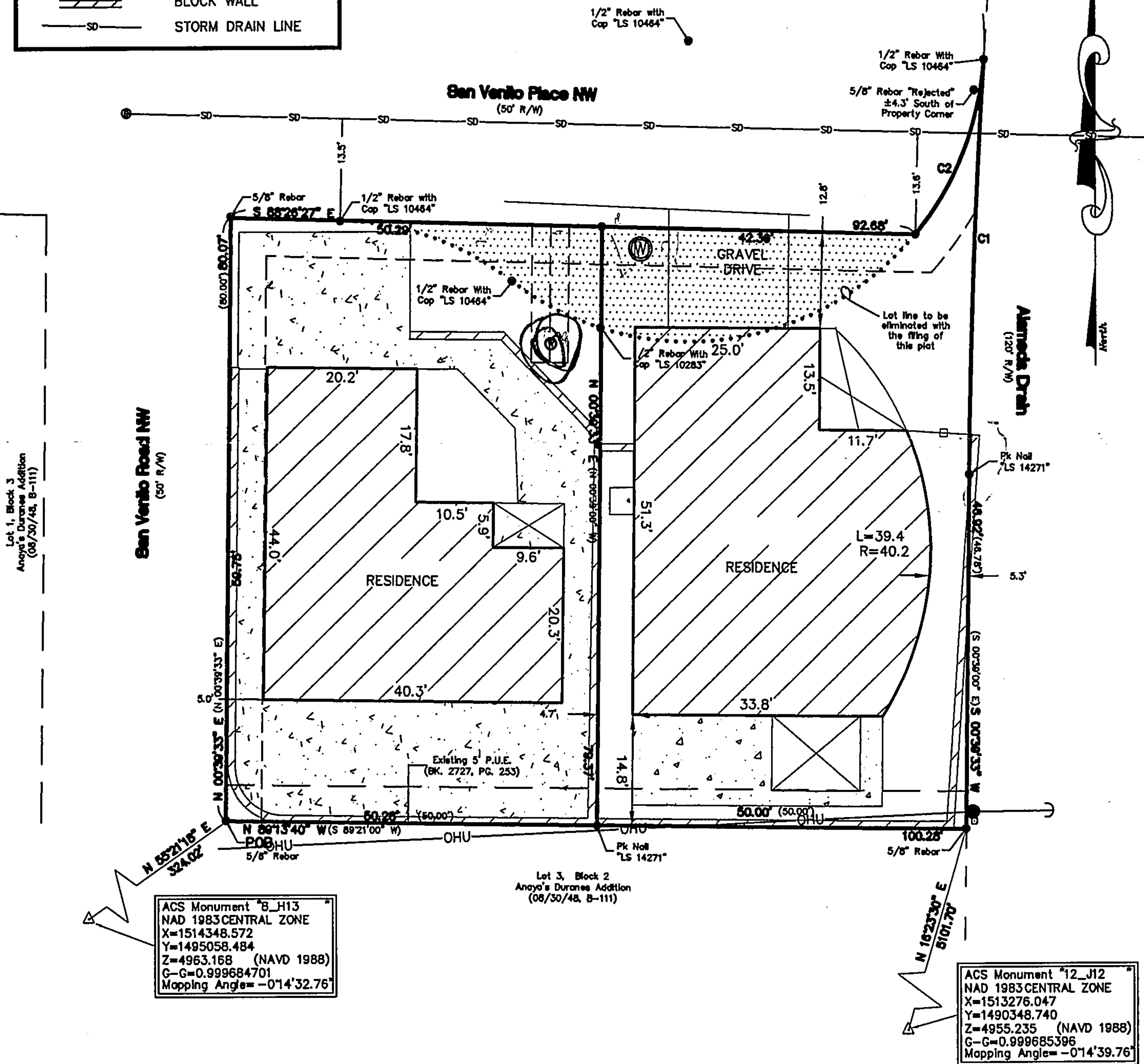
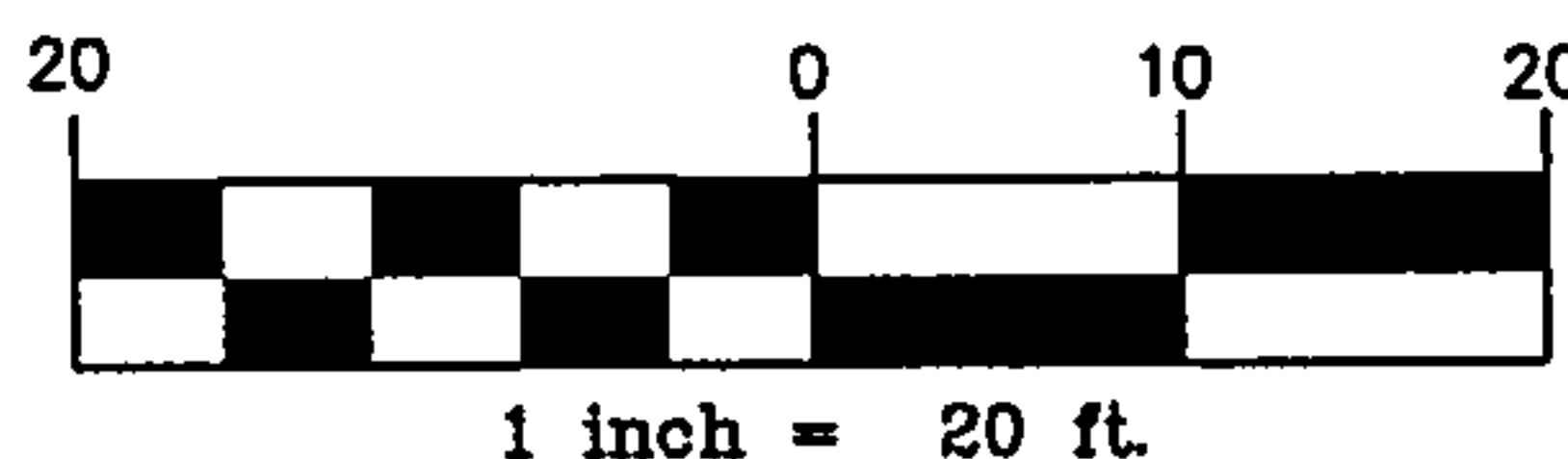
- N 00°00'00" E MEASURED INFO
- (N 00°00'00" E) RECORD INFO
-  COVERED AREA
-  CONCRETE
-  SET AS INDICATED
-  FOUND AS INDICATED
-  POWER POLE
- OHU— OVERHEAD UTILITY
-  WATER METER
- □ — METAL FENCE
-  BLOCK WALL
- SD— STORM DRAIN LINE

Exhibit for Lot 1, Block 2 Anaya's Duranes Addition City of Albuquerque New Mexico September 2009

GRAPHIC SCALE



ACS Monument "8_H13"
NAD 1983 CENTRAL ZONE
X=1514348.572
Y=1495058.484
Z=4963.168 (NAVD 1988)
G-G=0.999684701
Mapping Angle=-0°14'32.76"

ACS Monument "12_J12"
NAD 1983 CENTRAL ZONE
X=1513276.047
Y=1490348.740
Z=4955.235 (NAVD 1988)
G-G=0.999685396
Mapping Angle=-0°14'39.76"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	1015.31'	55.22'	3°06'58"	S 00°54'29" W	55.21'
C2	40.00'	72.38'	103°40'35"	N 54°18'39" E	62.90'
C3	40.00'	25.45'	36°27'34"	N 20°42'09" E	25.03'
C4	40.00'	46.93'	67°13'01"	N 72°32'26" E	44.28'

Rachel A Pryke
Asset Manager - Home Loan Services
SingleSource Property Solutions
333 Technology Drive, Suite 102,
Canonsburg, PA 15317

City of Albuquerque Development Review Board
600 2nd St. NW
Albuquerque, NM 87103

RE: Letter of Authorization

To Whom it may concern,

I, Rachel A Pryke, do hereby give Cartesian Surveys Inc., authorization to represent the owner as an agent in regards to the request for vacation of a portion of public right of way and plating actions of Lot 1, Block 2 within Anaya's Duranes Addition.

Thank You,

A handwritten signature in black ink that reads "Rachel Pryke". The signature is written in a cursive style with a large initial 'R' and a long, sweeping underline.

Rachel A Pryke
Asset Manager - Home Loan Services
SingleSource Property Solutions

Rachel A Pryke
Asset Manager - Home Loan Services
SingleSource Property Solutions
333 Technology Drive, Suite 102,
Canonsburg, PA 15317

City of Albuquerque Development Review Board
600 2nd St. NW
Albuquerque, NM 87103

RE: Letter of Authorization

To Whom it may concern,

I, Rachel A Pryke, do hereby give Cartesian Surveys Inc., authorization to represent the owner as an agent in regards to the request for vacation of a portion of public right of way and plating actions of Lot 1, Block 2 within Anaya's Duranes Addition.

Thank You,



Rachel A Pryke
Asset Manager - Home Loan Services
SingleSource Property Solutions

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 (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)
- APEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys Inc PHONE: 896 3050
 ADDRESS: PO Box 44414 FAX: 891 0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: Cartesianamber@aol.com

APPLICANT: Rachel Pryke PHONE: 866 620 7577 ext 2635
 ADDRESS: 333 Technology Dr Suite 102 FAX: 866 321 8989
 CITY: Cannonsburg STATE PA ZIP 15317 E-MAIL: rpryke@single-source-property.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: To combine a portion of vacated right of way with lot 1.

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 1 Block: 2 Unit: _____
 Subdiv/Addn/TBKA: Anaya's Durand's Addition
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): H-13 UPC Code: 101305902426532709

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
Project # 1007814

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): 0.0922
 LOCATION OF PROPERTY BY STREETS: On or Near: 2100 San Venito Place NW
 Between: SAN VENTO DR NW and ALAMEDA DRAIN

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

SIGNATURE Amber Finch DATE 9/8/09
 (Print) Amber Finch 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	Action	S.F.	Fees
<u>0912EB 70297</u>	<u>SK</u>	_____	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>0</u>

Hearing date 09/23/09
Sandy Handley 09/14/09 Project # 1007814
 Planner signature / date

Form revised 4/07

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

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

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

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

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

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

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

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

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

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

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

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

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

Charlie Calderai
 Applicant name (print)
Charlie Calderai 9/14/09
 Applicant signature / date

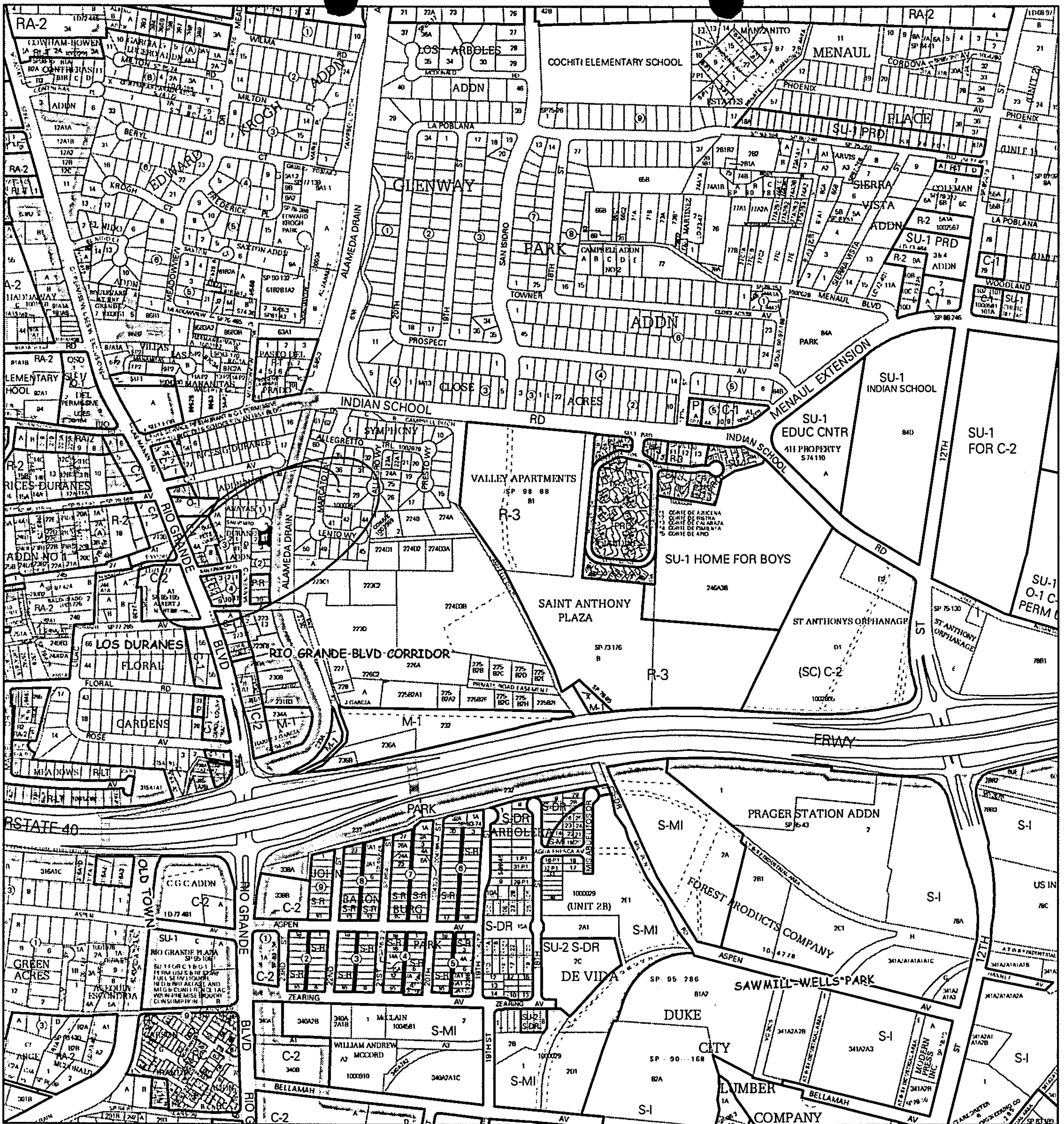


Form revised October 2007

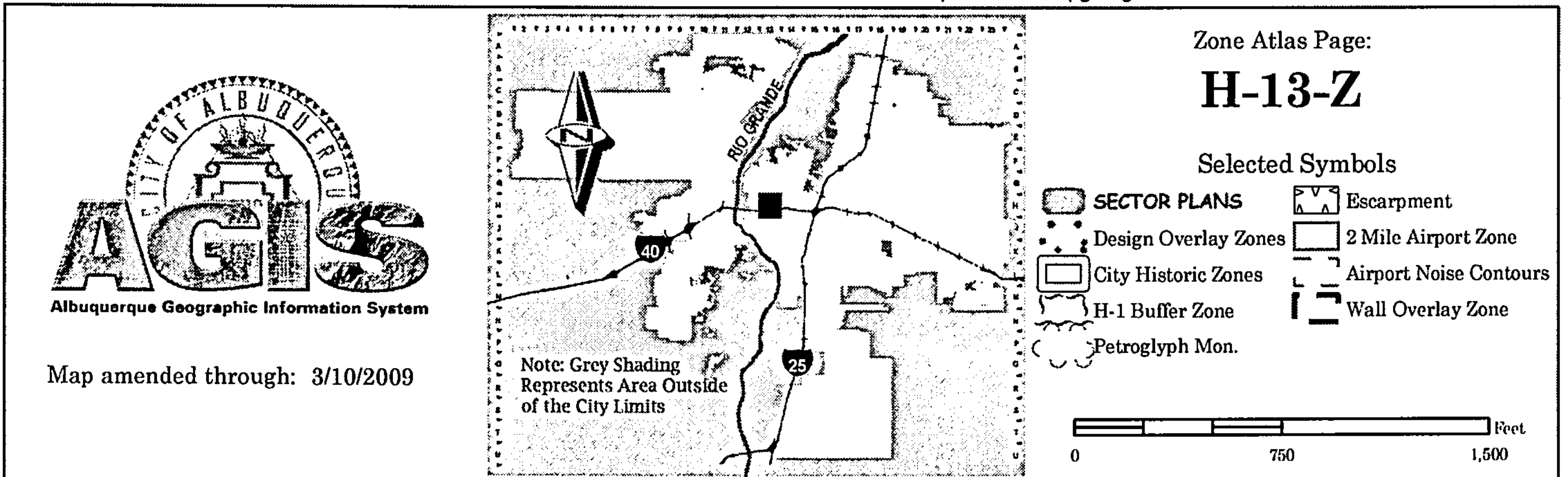
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 09DRB 70297

Sandy Handley 09/14/09
 Planner signature / date
 Project # 1007814



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



Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

September 14, 2009

Development Review Board
City of Albuquerque

Re: Preliminary Plat for Lot 1, Block 2, Anaya's Duranes Addition

Members of the Board:

Cartesian Surveys Inc. is acting as an agent for the owner and requests approval of a sketch plat for Lot 1, of Block 2 of Anaya's Duranes Addition.

If you have any questions please feel free to call.

Thank you for your time and consideration,

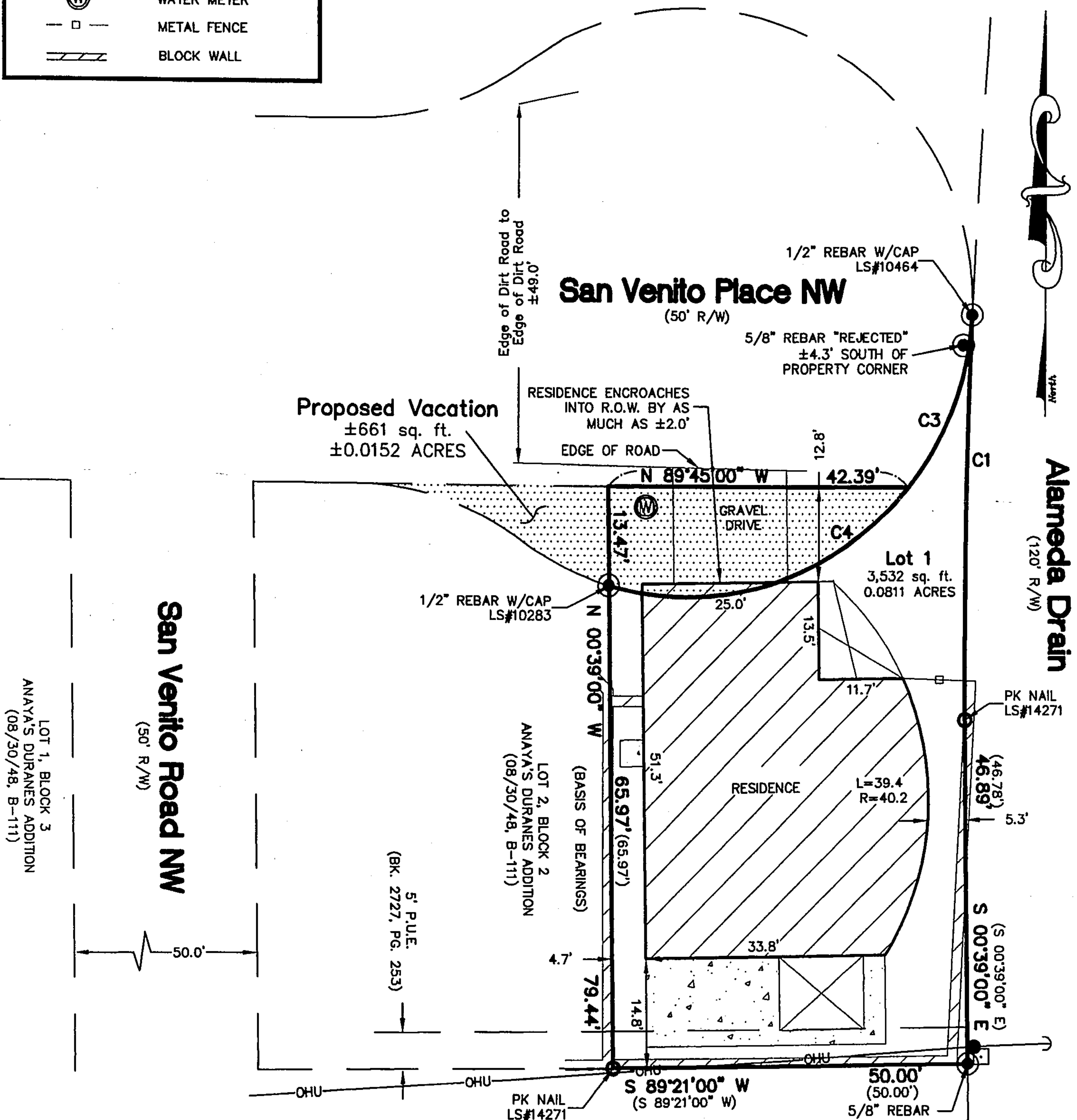
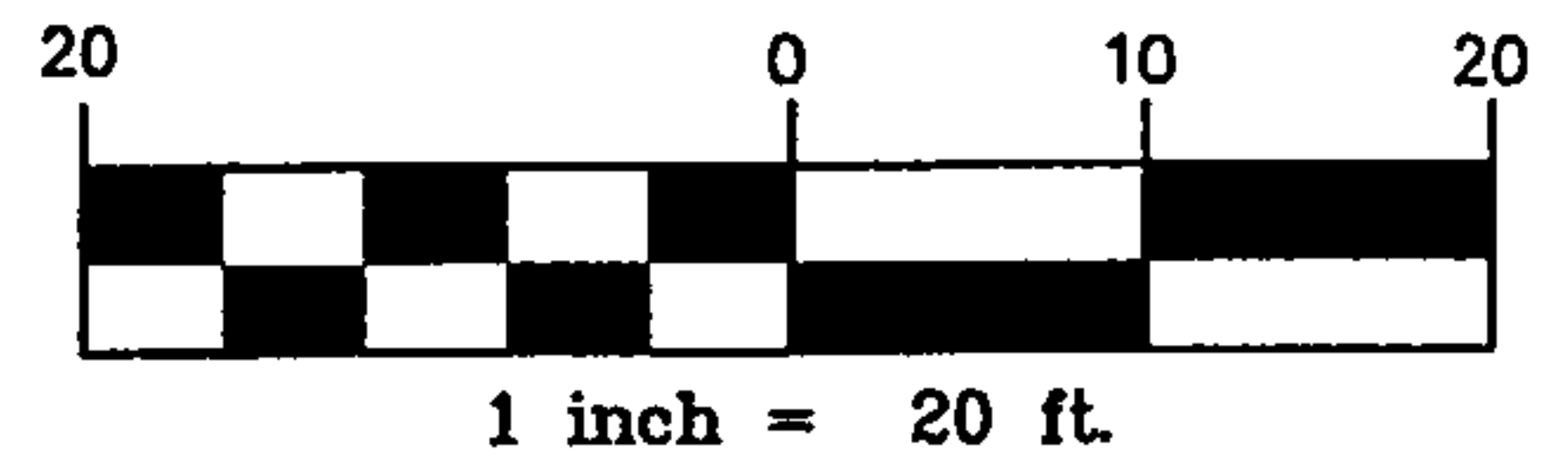

Amber Finch

Legend

N 00°00'00" E	MEASURED INFO
(N 00°00'00" E)	RECORD INFO
	COVERED AREA
	CONCRETE
	SET AS INDICATED
	FOUND AS INDICATED
	POWER POLE
	OVERHEAD UTILITY
	WATER METER
	METAL FENCE
	BLOCK WALL

**Exhibit
for
Lot 1, Block 2
Anaya's Duranes Addition
City of Albuquerque
New Mexico
August 2009**

GRAPHIC SCALE



LOT 1, BLOCK 3
ANAYA'S DURANES ADDITION
(08/30/48, B-111)

San Venito Road NW
(50' R/W)

LOT 2, BLOCK 2
ANAYA'S DURANES ADDITION
(08/30/48, B-111)

LOT 3, BLOCK 2
ANAYA'S DURANES ADDITION
(08/30/48, B-111)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	1015.31'	55.22'	3°06'58"	S 00°54'29" W	55.21'
C2	40.00'	72.38'	103°40'35"	N 54°18'39" E	62.90'
C3	40.00'	25.45'	36°27'34"	N 20°42'09" E	25.03'
C4	40.00'	46.93'	67°13'01"	N 72°32'26" E	44.28'

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys Inc. PHONE: 896-3050
 ADDRESS: Po Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: Cartesianamber@aol.com

APPLICANT: Jeremiah Collins PHONE: 7105478
 ADDRESS: 10300 Cottonwood Park FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: To vacate a portion of the right of way directly north of Lot 1, Block 2, of Anaya's Duranes Addition
 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 1 Block: 2 Unit: _____
 Subdiv/Addn/TBKA: Anaya's Duranes Addition
 Existing Zoning: R-1/ROW Proposed zoning: R-1 MRGCD Map No. _____
 Zone Atlas page(s): H-13 UPC Code: 101305902426532709

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): .081 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: San Venito Place NW
 Between: Rice Ave NW and San Francisco NW

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

SIGNATURE Amber Finch DATE 8/25/09
 (Print) Amber Finch Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>09DEB 70284</u>	<u>VRW</u>	<u>V</u>	\$ <u>300.00</u>
_____	<u>ATA</u>	_____	\$ <u>75.00</u>
_____	<u>CMT</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>395.00</u>

Hearing date 09/23/09
Sandy Handley 08/26/09 Project # 1007814
 Planner signature & date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

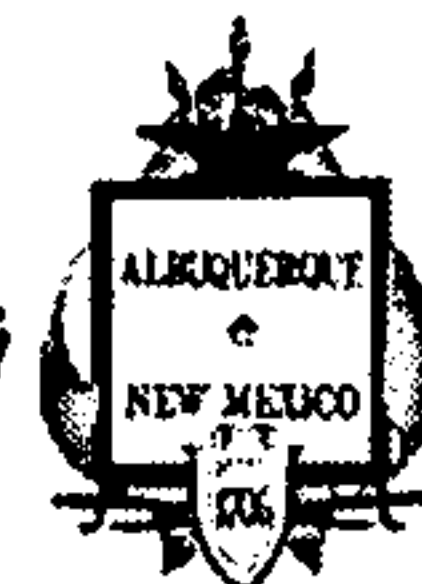
- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying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

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

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

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

Charles Calderon
 Applicant name (print)
[Signature] 8/26/09
 Applicant signature / date

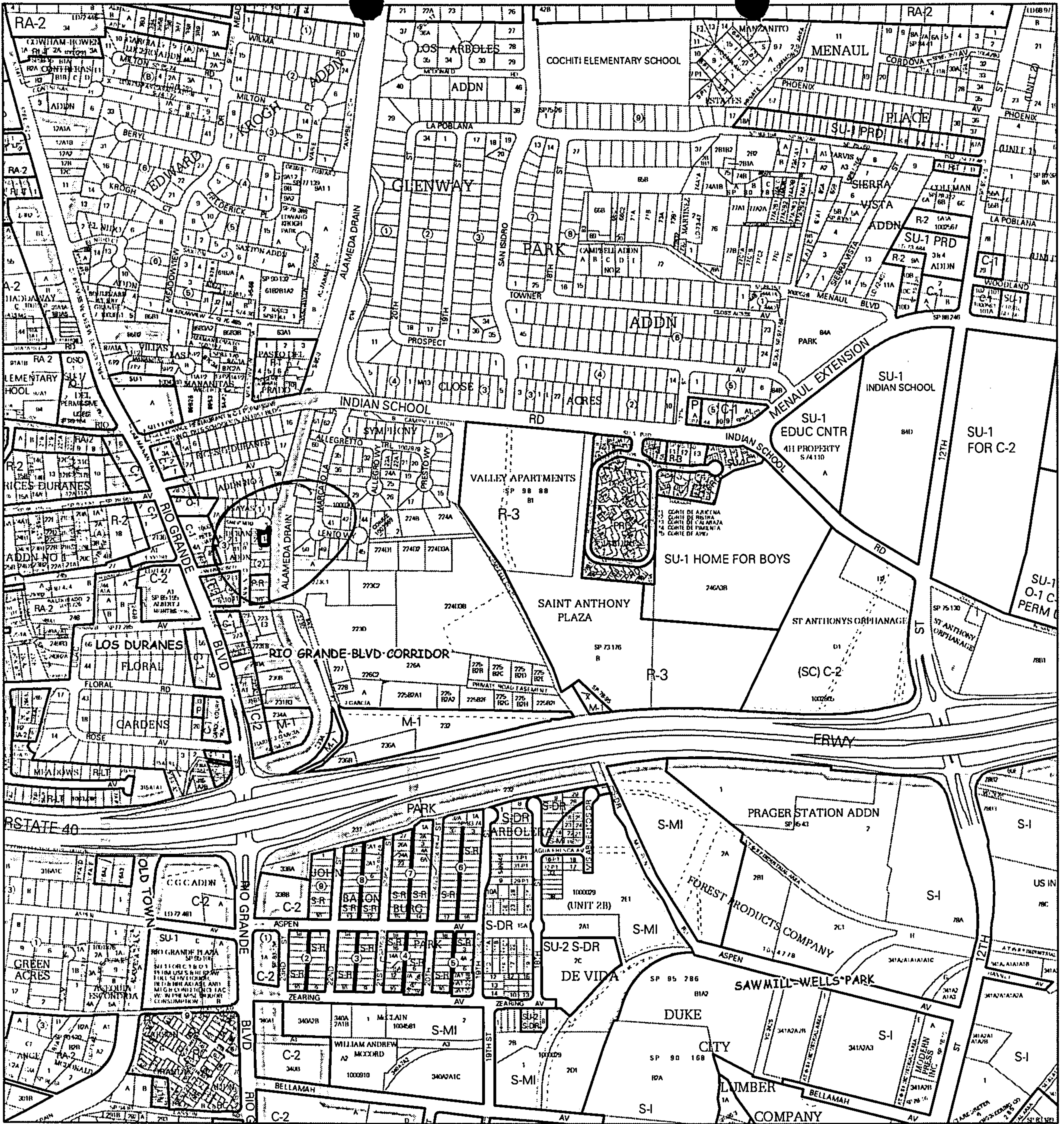


Form revised 4/07

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

Application case numbers
09DRB 70284

Sandy Handley 08/26/09
 Planner signature / date
 Project # 1007814



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

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-13-Z

Selected Symbols

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

0 750 1,500 Feet

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

August 25, 2009

Development Review Board
City of Albuquerque

Re: Vacation of A Portion of Right of Way north of Lot 1, Block 2, Anaya's Duranes Addition

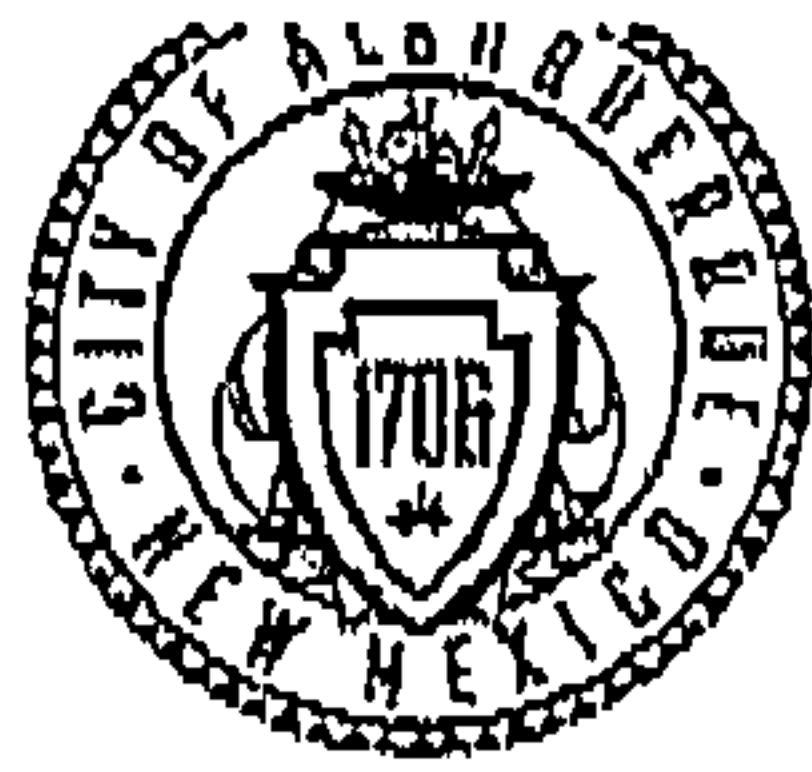
Members of the Board:

Cartesian Surveys Inc. is acting as an agent for the owner and requests approval of the vacation of a vacation of a portion of the right of way, located directly north of Lot 1, of Block 2 of Anaya's Duranes Addition.

If you have any questions please feel free to call.

Thank you for your time and consideration,


Amber Finch



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

August 24, 2009

Will Plotner
Cartesian Surveys
2104 Southern Blvd.
Rio Rancho, NM 87124
Phone: 505-896-3050/Fax: 505-891-0422

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

Dear Will:

Thank you for your inquiry of August 24, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOT 1, BLOCK 2, ANAYA'S DURANES, LOCATED ON INDIAN SCHOOL ROAD NW AND BETWEEN I-40 FREEWAY AND RIO GRANDE BLVD. NW** Zone Map: **H-13.**

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

LOS DURANES N.A. (LDU) "R"

William C. Herring, 3104 Coca Rd. NW/87104 243-5544 (h) 243-4664 (w) 328-1553 (c)
Jose Viramontes, 1325 Gabaldon Dr. NW/87104 239-8449 (h) 248-6455 (w) 550-3113 (c)

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

Richard Sandoval, 3405 Northfield Ct. NW/87107 345-4371 (h)
Marie NaVeaux, 1028 McMullin NW/87107 345-2073 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

planningrnaform(05/22/08)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

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

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 08/24/09 Time Entered: 9:20 a.m. ONC Rep. Initials: siw

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

August 26, 2009

Jose Viramontes
1325 Gabaldon Drive NW
Albuquerque, NM 87104

Re: Vacation of Portion of Right of Way

Dear Jose,

This letter is to inform you that our firm is requesting a vacation of a portion of the right of way, located within your neighborhood. The portion being vacated is located directly north of Lot 1, of Block 2 of Anaya's Duranes Addition (See Attached). If you wish to attend, there will be a hearing regarding this matter held at the Plaza Del Sol building located at 600 2nd St NW. Please contact our office for further information regarding this meeting or with any additional questions or concerns.

Thank you,

Amber Finch

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

August 26, 2009

Richard Sandoval
3405 Northfield Court NW
Albuquerque, NM 87107

Re: Vacation of Portion of Right of Way

Dear Richard,

This letter is to inform you that our firm is requesting a vacation of a portion of the right of way, located within your neighborhood. The portion being vacated is located directly north of Lot 1, of Block 2 of Anaya's Duranes Addition (See Attached). If you wish to attend, there will be a hearing regarding this matter held at the Plaza Del Sol building located at 600 2nd St NW. Please contact our office for further information regarding this meeting or with any additional questions or concerns.

Thank you,

Amber Finch

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

August 26, 2009

Marie NaVeaux
1028 McMullin NW
Albuquerque, NM 87107

Re: Vacation of Portion of Right of Way

Dear Marie,

This letter is to inform you that our firm is requesting a vacation of a portion of the right of way, located within your neighborhood. The portion being vacated is located directly north of Lot 1, of Block 2 of Anaya's Duranes Addition (See Attached). If you wish to attend, there will be a hearing regarding this matter held at the Plaza Del Sol building located at 600 2nd St NW. Please contact our office for further information regarding this meeting or with any additional questions or concerns.

Thank you,

Amber Finch

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

August 26, 2009

William C. Herring
3104 Coca Road NW
Albuquerque, NM 87104

Re: Vacation of Portion of Right of Way

Dear William,

This letter is to inform you that our firm is requesting a vacation of a portion of the right of way, located within your neighborhood. The portion being vacated is located directly north of Lot 1, of Block 2 of Anaya's Duranes Addition (See Attached). If you wish to attend, there will be a hearing regarding this matter held at the Plaza Del Sol building located at 600 2nd St NW. Please contact our office for further information regarding this meeting or with any additional questions or concerns.

Thank you,

Amber Finch

7008 1140 0002 3167 3863

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

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 554	

Sent To **Richard Sandoval**

Street, Apt. No.;
or PO Box No.

City, State, ZIP+4

FOOTHILLS STATION ALBUQUERQUE NM 87123
AUG 26 2009
USPS

PS Form 3800, August 2006 See Reverse for Instructions

7008 1140 0002 3167 3856

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

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 554	

Sent To **Marie Naveaux**

Street, Apt. No.;
or PO Box No.

City, State, ZIP+4

FOOTHILLS STATION ALBUQUERQUE NM 87123
AUG 26 2009
USPS

PS Form 3800, August 2006 See Reverse for Instructions

7008 1140 0002 3167 3832

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CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 554	

Sent To **William C. Herring**

Street, Apt. No.;
or PO Box No.

City, State, ZIP+4

FOOTHILLS STATION ALBUQUERQUE NM 87123
AUG 26 2009
USPS

PS Form 3800, August 2006 See Reverse for Instructions

7008 1140 0002 3167 3849

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

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 554	

Sent To **Jose Viramontes**

Street, Apt. No.;
or PO Box No.

City, State, ZIP+4

FOOTHILLS STATION ALBUQUERQUE NM 87123
AUG 26 2009
USPS

PS Form 3800, August 2006 See Reverse for Instructions

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 SEPT. 8, 2009 To SEPT. 23, 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.

[Signature]
(Applicant or Agent)

9/26/09
(Date)

I issued 1 signs for this application, 08/26/09 Sandy Handley
(Date) (Staff Member)

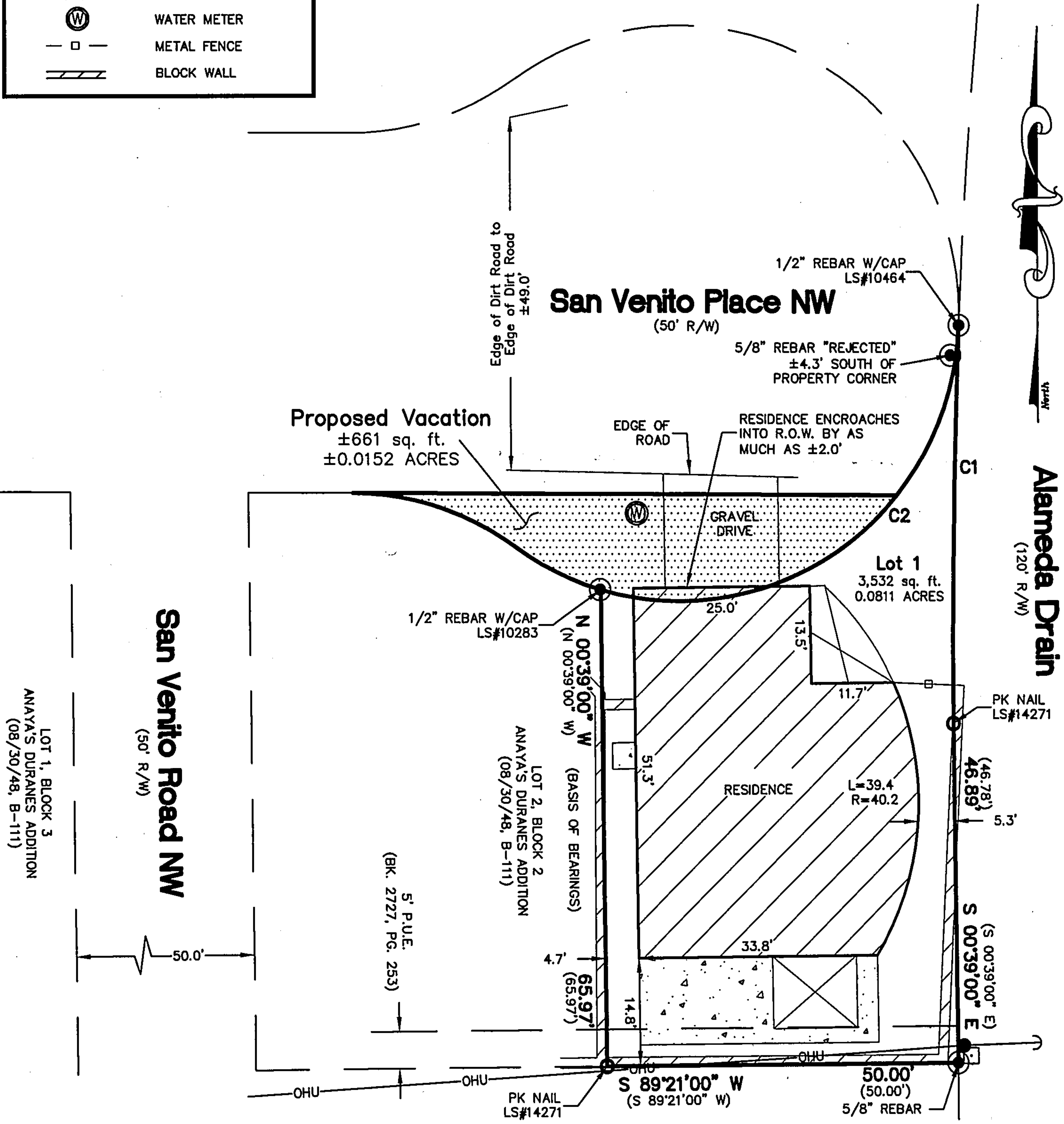
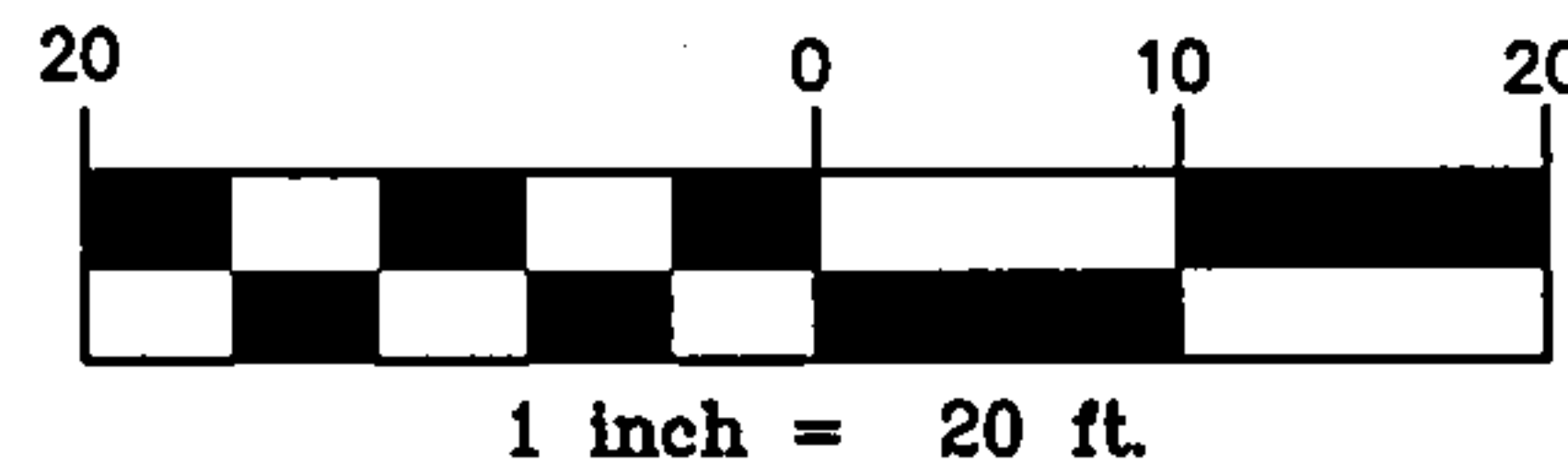
DRB PROJECT NUMBER: 1007814

Exhibit for Lot 1, Block 2 Anaya's Duranes Addition City of Albuquerque New Mexico August 2009

Legend

N 00°00'00" E	MEASURED INFO
(N 00°00'00" E)	RECORD INFO
	COVERED AREA
	CONCRETE
	SET AS INDICATED
	FOUND AS INDICATED
	POWER POLE
—OHU—	OVERHEAD UTILITY
	WATER METER
— □ —	METAL FENCE
	BLOCK WALL

GRAPHIC SCALE



San Venito Road NW
 (50' R/W)
 LOT 1, BLOCK 3
 ANAYA'S DURANES ADDITION
 (08/30/48, B-111)

Alameda Drain
 (120' R/W)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	1015.31' (1015.31')	55.22' (55.08')	3°06'58"	S 00°54'29" W	55.21'
C2	40.00' (40.00')	72.38' (73.04')	103°40'35"	N 54°18'39" E	62.90'

LOT 3, BLOCK 2
 ANAYA'S DURANES ADDITION
 (08/30/48, B-111)

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 (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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Alex Rodgers PHONE: (505) 514-1856
 ADDRESS: PO Box 3014 FAX: (505) 836-5007
 CITY: ABQ STATE NM ZIP 87190 E-MAIL: misteralx@ax.com

APPLICANT: Hari-Amrit Khalsa PHONE: (505) 901-1776
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Vacation of public right away due to permanent building site encroaching city property
 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 1 Block: 2 Unit: _____
 Subdiv/Addn/TBKA: Anayas Duranes Bernalillo County, NM
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): H-13 UPC Code: 101305902426532709

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): 0.086
 LOCATION OF PROPERTY BY STREETS: On or Near: East of Rio Grande - 2 streets North of I-40
 Between: Rio Grande and Alameda Drain

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

SIGNATURE Alex Rodgers DATE 6/2/09
 (Print) Alex Rodgers 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	Action	S.F.	Fees
<u>09DRB 20191</u>	<u>SK</u>		<u>\$ 2</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>June 10, 2009</u>			Total \$ <u>2</u>

Planner signature / date [Signature] 6.2.09 Project # 1007814

Form revised 4/07

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled site plan and related drawings (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
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 ___ Solid Waste Management Department signature on Site Plan
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ DRB signed Site Plan being amended (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
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ Solid Waste Management Department signature on Site Plan for Building Permit
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 ___ Infrastructure List, if relevant to the site plan
 ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

Alex Rodgers
 Applicant name (print)
Alex Rodgers 6-2-09
 Applicant signature / date

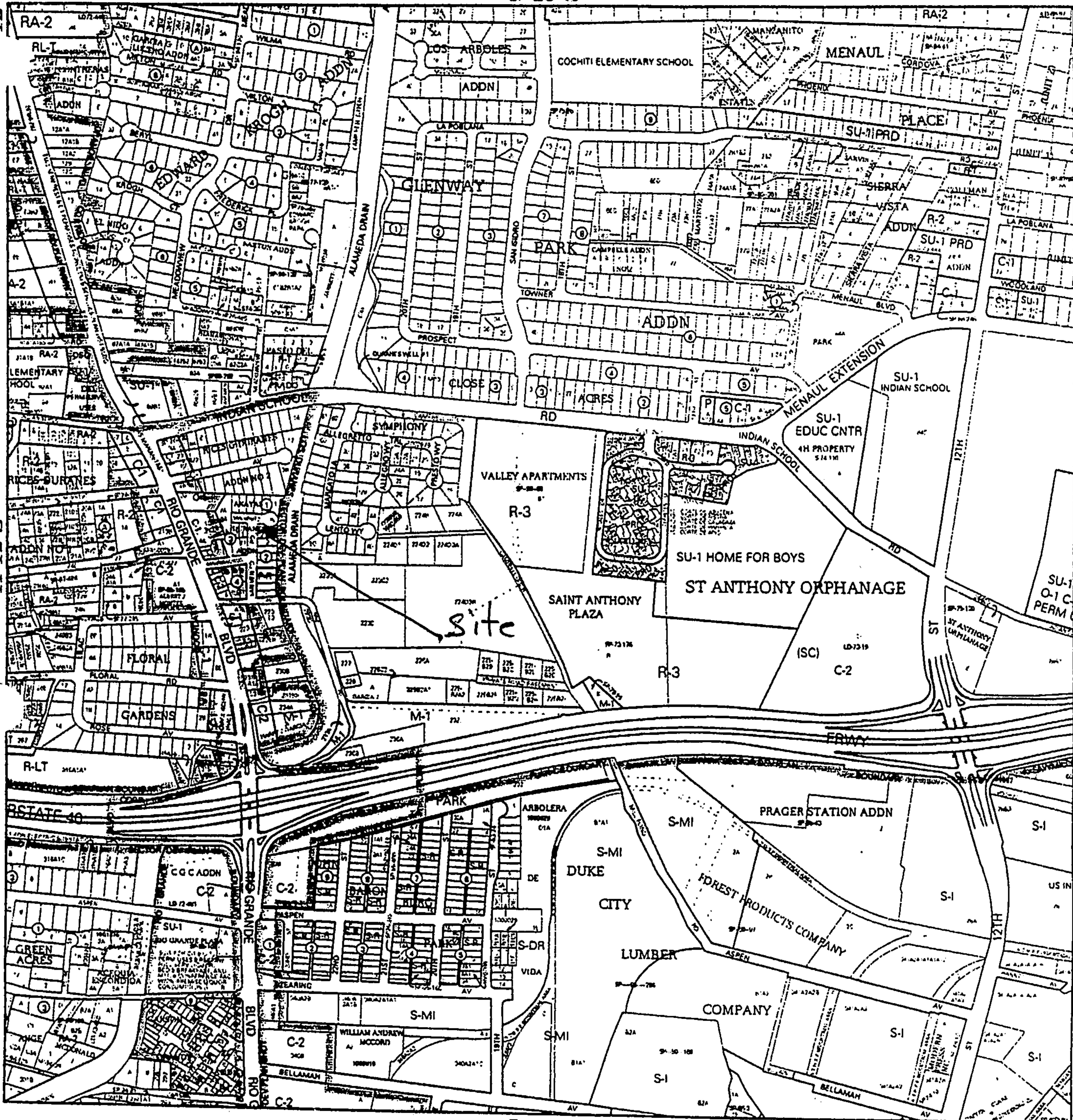


Form revised October 2007

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

Application case numbers
 05DRR - 701971

Yen 6.2.09
 Planner signature / date
 Project # 1007814

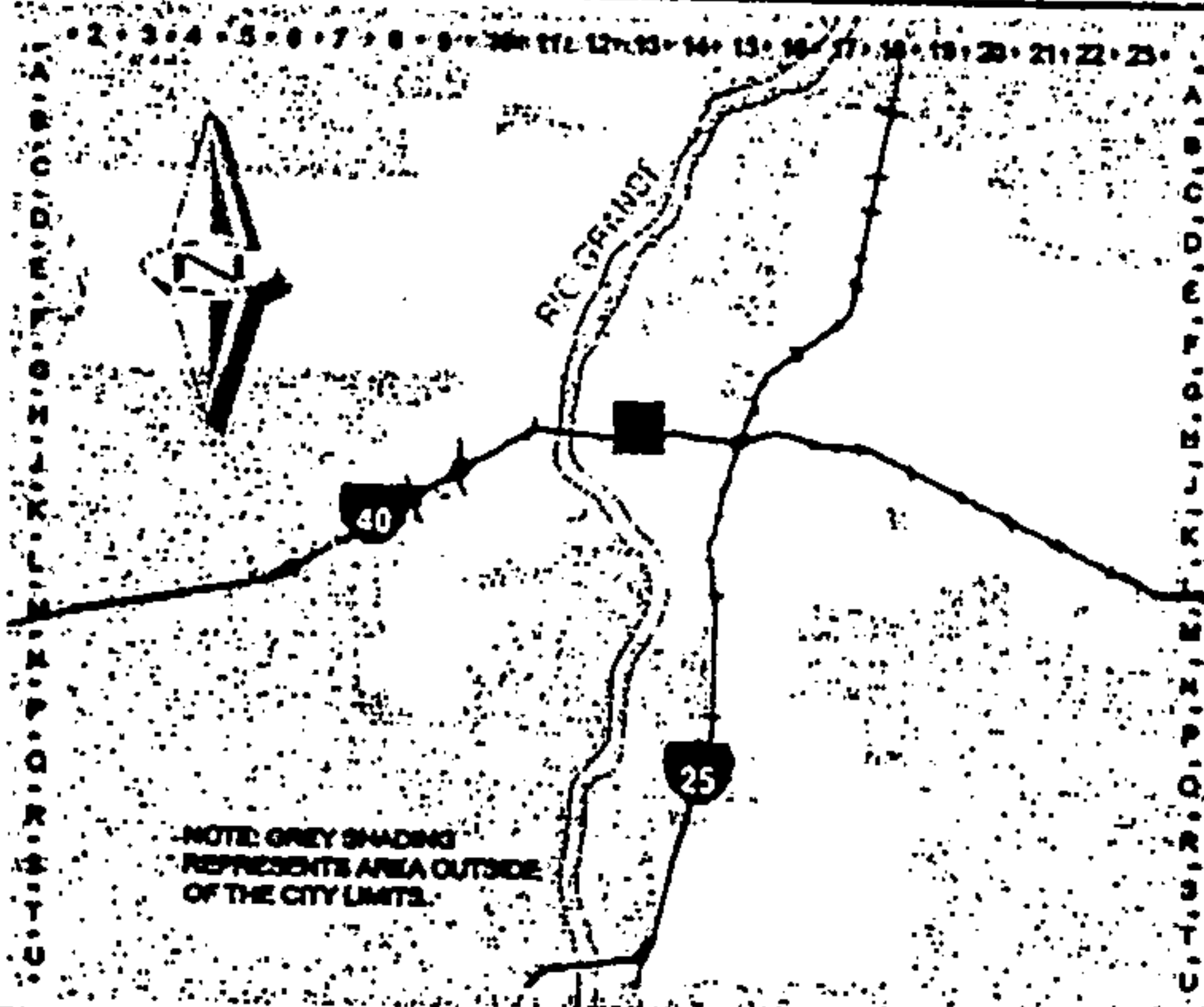
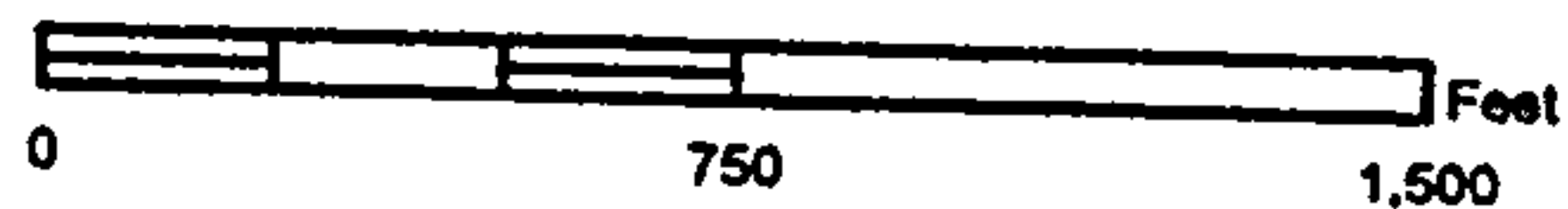


Zone Atlas Page: **H-13-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Hacienda Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004

6/2/09

To Whom It May Concern:

My client and I are requesting a Vacation of Right Away in regards to the subject property at 2100 San Venito Pl NW Abq, NM 87107. The home was built in 2006 and when built there was a variance granted by the city to build with in the set back. The home was built and there was a survey done and also a certificate of occupancy granted clearing the property of all city codes and/or ordinances.

My client is attempting to purchase the property and when doing so a new survey was performed and shows an encroachment of 2'9" at its deepest point. This is a permanent building (garage attached to home). However the encroachment is of no effect to the city.

The city has already devised preliminary plans for paving and adding sidewalks to the street and the several encroachments in the neighborhood have been factored in to these plans.

Our request for vacation of the right away is only for the space the garage of the subject property takes, nothing more. I have attached several documents ranging from permits for when the home was built, copy of the approval for the variance of the set back, copy of the preliminary plans for the paving of the street and sidewalks, and also a copy of the new survey that was ordered by First American Title.

I hope we can come to a swift and fair agreement regarding this matter and my client and myself thank you for your time and thoughtfulness regarding this matter.

Alex Rodgers
Full House Real Estate, LLC.
505-514-1856 cell
505-836-5007 fax
misteralx@aol.com

KEY NOTES

1. PLACE NEW 4" WICK CONCRETE SKIN ONLY PER CITY OF ALBUQUERQUE (COA) STANDARD DRAWING 243A.
2. PLACE NEW CONCRETE DRIVEWAY SIMILAR TO COA STD. DWG. 2411. CLEAN EXISTING DRIVEWAY AND SMOOTHS DRIVEWAY UP TO EXISTING DRIVEWAY AND MATCH EXISTING DRIVEWAY.
3. PLACE NEW STANDARD CONCRETE CURB AND GUTTER PER COA STD. DWG. 2415A.
4. PLACE NEW ROLL TYPE MOUNTABLE CONCRETE CURB AND GUTTER PER COA STD. DWG. 2415A.
5. PLACE 3" ASPHALT PATCHWORK PER COA STD. DWG. 2415A. BUTT UP TO EXISTING ASPHALT PAVEMENT. SAW CUT AS NECESSARY FOR A SMOOTH, CLEAN JOINT.
6. INSTALL NEW STORM INLET, TYPE SINGLE "B" PER COA STD. DWG. 2204. BE INTO EXISTING 30" RCP.
7. BEGIN TRANSITION FROM STANDARD CURB AND GUTTER TO MOUNTABLE CURB AND GUTTER.
8. MATCH ELEVATION OF EXISTING SURFACE.
9. INDICATE EXISTING WATER METERS AND PLACE IT BEHIND CURB OF CURB. RECALL PER COA STD. DWG. 2381.

GENERAL NOTES

1. ALL VALVE BOXES, WATER LETTER BOXES AND MANHOLE COVERS SHALL BE ADJUSTED TO MATCH GRADE IN THE AREA OF PROPOSED WORK.

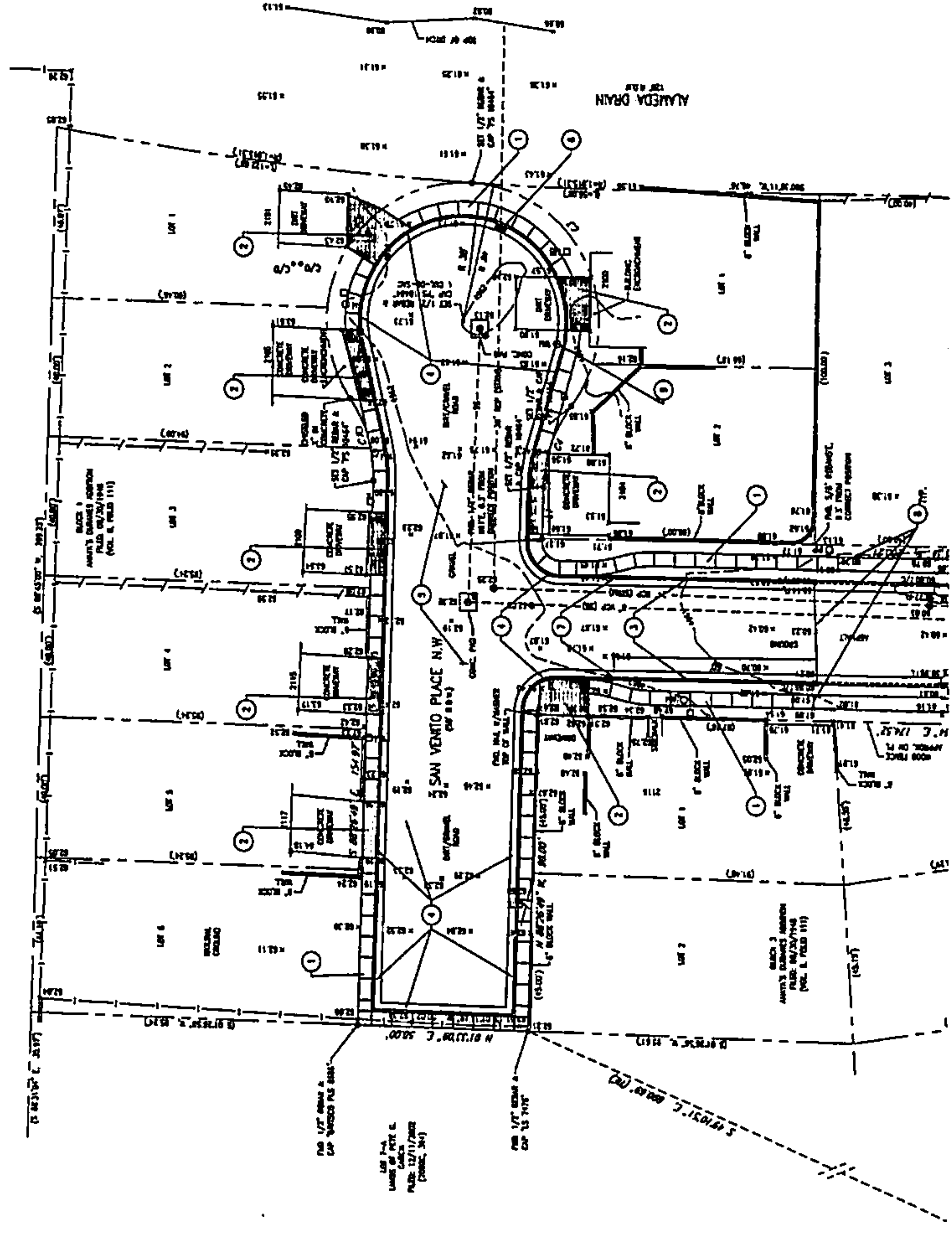
LEGEND

- DP POWER POLE
- DI DROP INLET
- HY FIRE HYDRANT
- WM WATER METER
- MANHOLE
- CONTROLE POINT
- SPOT ELEVATION
- FENCE
- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN

AS-BUILT INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
NO.	DATE	NO.	DATE	NO.	DATE
BENCH MARKS		SURVEY INFORMATION		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION		DESIGNED BY		CHECKED BY	
NO.	DATE				

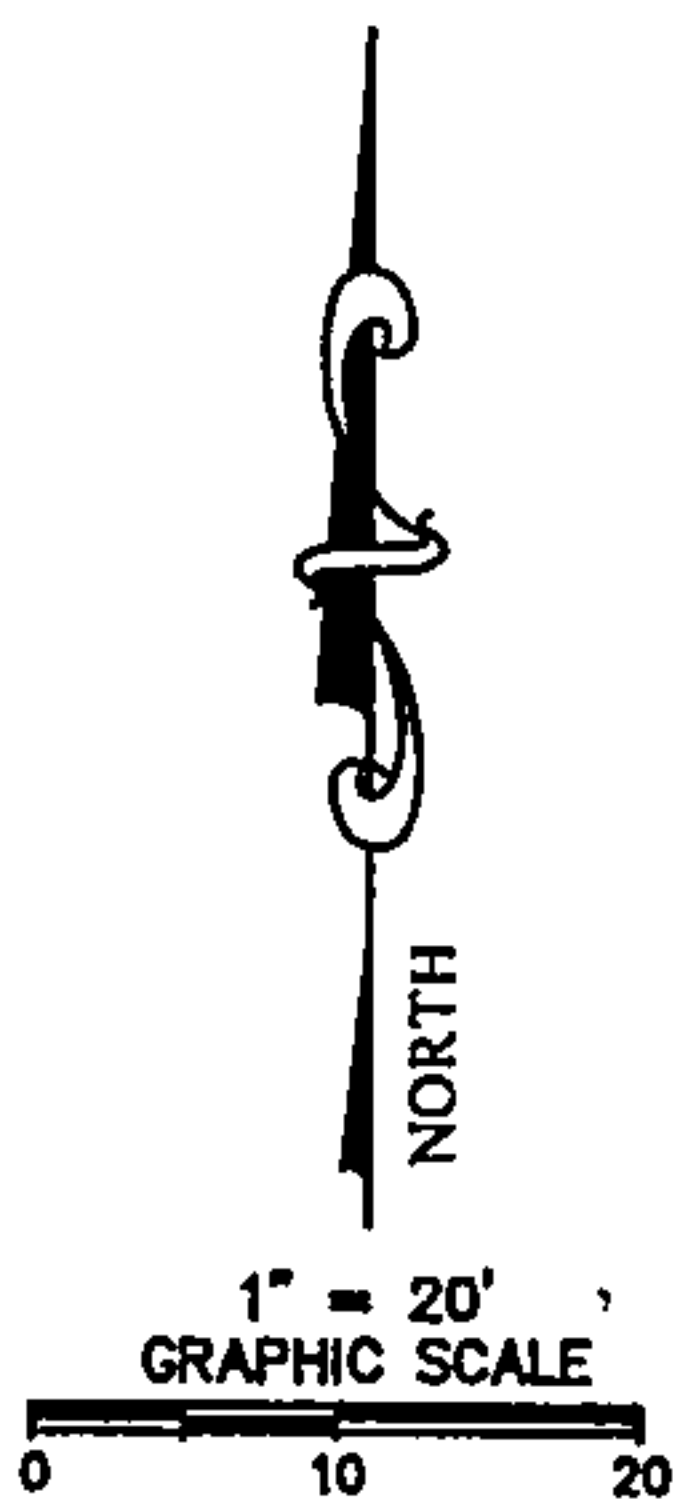
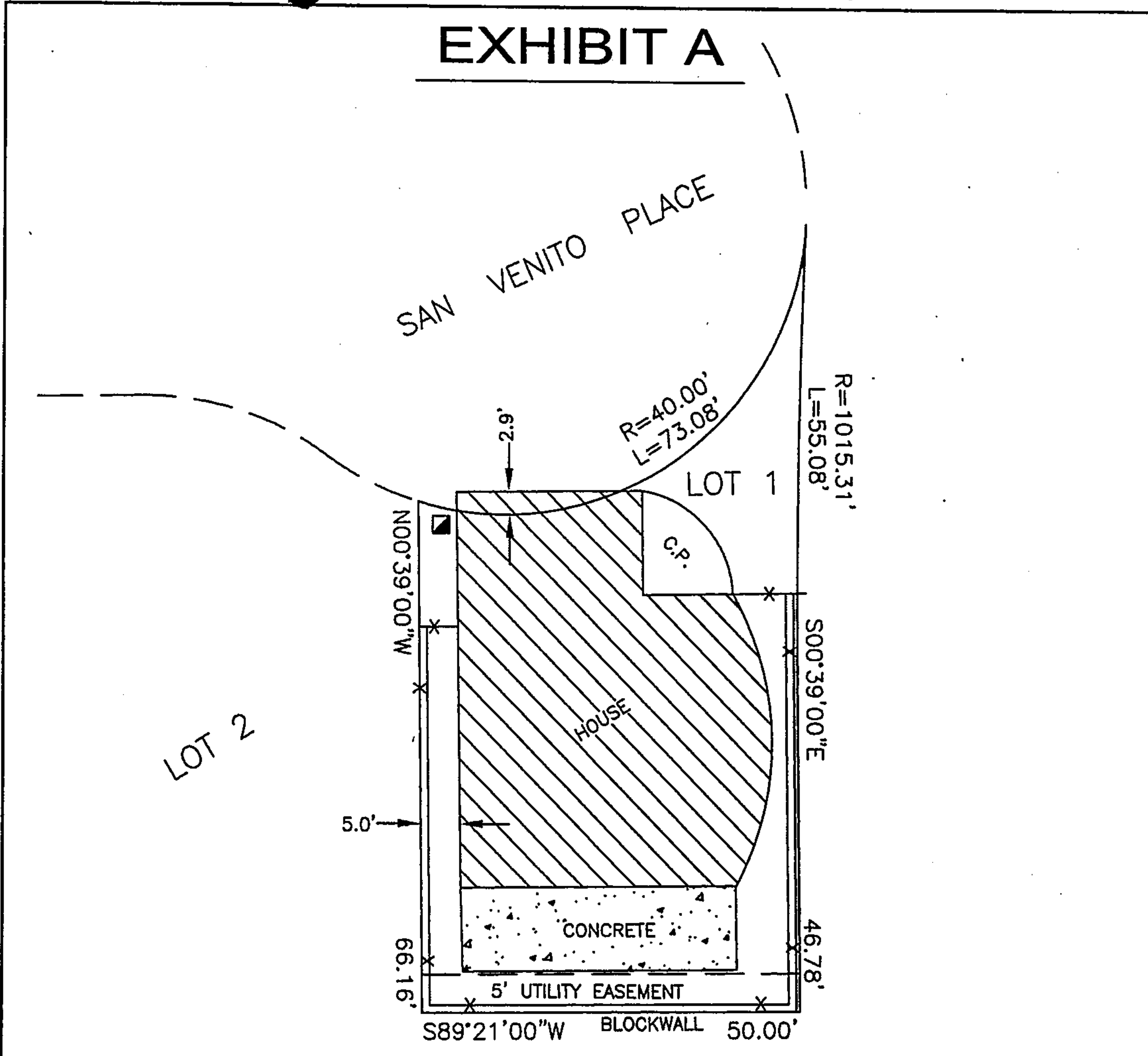
DMJM H&N	201 THIRD STREET NW, SUITE 600 ALBUQUERQUE, NEW MEXICO 87102
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
SAN VENTO PL NW STREET IMPROVEMENTS SITE PLAN	
DESIGN NUMBER	CITY DESIGNED APPROVAL
CITY PROJECT NO.	6099
DATE OF PLAN	H-13
SHEET	1 OF 1

**PRELIMINARY
NOT FOR
CONSTRUCTION**



SITE PLAN
SCALE: 1" = 20'

EXHIBIT A



ADDRESS

2100 SAN VENITO ROAD N.W.
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION: (AS FURNISHED)

Lot 1, Block 2, ANAYA'S DURANES ADDITION, Filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 30, 1948.

BASIS OF BEARINGS: NOT REQUIRED FOR ILR.

PAGE 2 OF 2

RLS #:	09-05-0334
CLIENT #:	1293894-AL01
FIELD DATE:	05-14-09
DRAFTER:	MR
APPROVED:	TM
SCALE:	1" = 20'



SURVEYOR FILE NUMBER: B09055A

The Certified Land Surveyor signing this survey alone certifies the accuracy and sufficiency of the survey provided herein.

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
Hari-Amrit Khalsa
Mortgage Solutions of Colorado, LLC ISAOA

NOTES

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS IMPROVEMENT LOCATION REPORT IS FOR THE USE IN OBTAINING TITLE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THIS IMPROVEMENT LOCATION REPORT IS BASED ON COMMITMENT FOR TITLE INSURANCE PROVIDED BY THE TITLE COMPANY LISTED HEREON, AS REFERENCED BY COMMITMENT OR OF RECORD LISTED ABOVE.
- THIS IMPROVEMENT LOCATION REPORT IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.L.R.M. PANEL NUMBER 35001C 0031 0, EFFECTIVE DATE 08-28-06. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES
FOR ALL INQUIRIES
CONTACT: RLS
rls.info@rlsnow.com
(405)378-5800

Form 6.01M

LEGEND

- : GAS METER
- BLDG.: BUILDING
- CL : CENTERLINE
- CONC.: CONCRETE
- COV.: COVERED
- C/S: CONCRETE SLAB
- (D.): DESCRIPTION
- D/W: DRIVEWAY
- ENC.: ENCROACHMENT
- E.O.W.: EDGE OF WATER
- (M.): MEASURED
- OHU: OVERHEAD UTILITY LINE
- P.C.: POINT OF CURVATURE
- P.O.B.: POINT OF BEGINNING
- P.O.C.: POINT OF COMMENCEMENT
- P.P.: POWER POLE
- R/W or R.O.W.: RIGHT OF WAY
- SW: SIDEWALK
- CLF: CHAIN LINK FENCE
- WF: WOOD FENCE
- X---: FENCELINE/BLOCKWALL

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

Certificate of Occupancy

City of Albuquerque
Planning Department
Code Administration Division

This Certificate, issued pursuant to the requirements of Section 60-13-45-C, of the State Statute which certifies that at the time of issuance this structure was in compliance with the above code and other technical codes and city ordinances regulating building construction or use.

Building Address 2100 San Vicente Pl. N.W.

Bldg. Permit No. 0514388

Occupancy Group R3U Type of Construction UB

Contractor or Owner Michael Goddard Address _____

By: [Signature]

Date: 11-7-06

CHIEF BUILDING OFFICIAL

No 61981

DECISION: Approval.

If you wish to appeal this decision, you may do so by 5:00 PM in the manner described below:

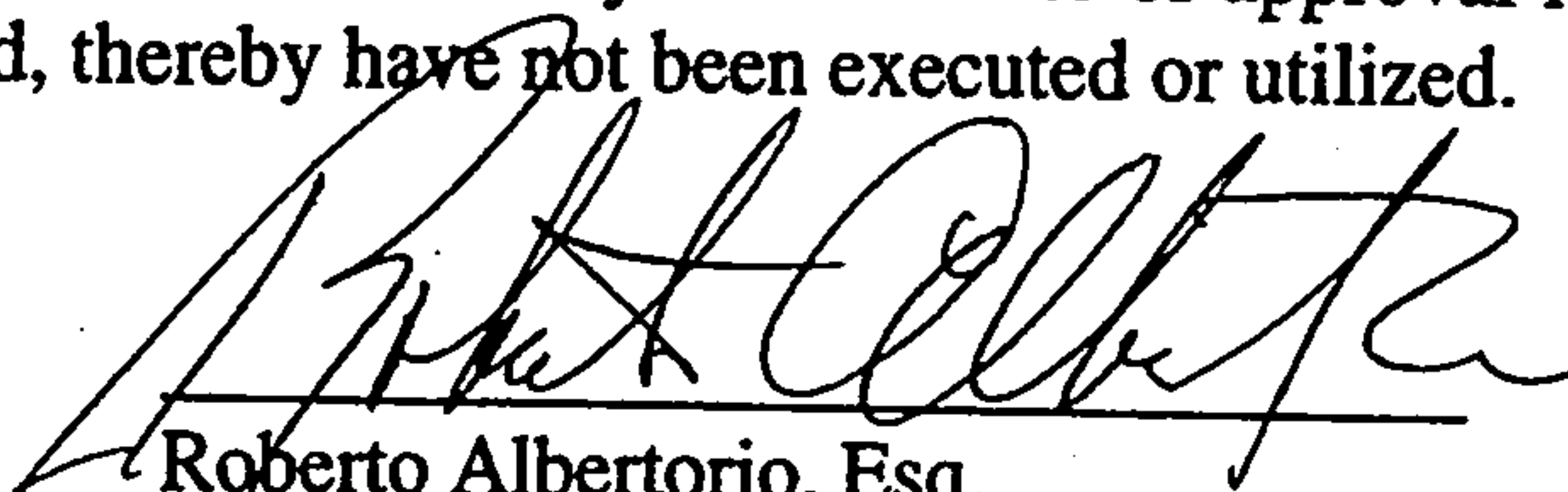
APPEAL IS TO THE BOARD OF APPEALS WITHIN 15 DAYS OF THE DECISION. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.


Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File

CORRECTION NOTICE

THIS BUILDING AND PREMISES HAS BEEN INSPECTED AND THE WORK LISTED BELOW IS IN VIOLATION OF LOCAL CODE REQUIREMENTS:

- | | | | |
|---------------------------------------|-------------------------------------|-----------------------------------|--------------------------------|
| <input type="checkbox"/> CONSTRUCTION | <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> PLUMBING | <input type="checkbox"/> GAS |
| <input type="checkbox"/> POOLS | <input type="checkbox"/> A/C-EVAP. | <input type="checkbox"/> HEATING | <input type="checkbox"/> FIRE |
| <input type="checkbox"/> SIGN | <input type="checkbox"/> ELEVATOR | <input type="checkbox"/> BOILER | <input type="checkbox"/> OTHER |

CORRECTIONS MUST BE MADE AND APPROVED BEFORE THE VIOLATION IS CONCEALED.

LOCATION: 2100 San Venito NW

(1) Need Foundation footing

per approved plans

(2) Spread Rebar continuous

#4 bar

DATE 10-20-05 INSPECTOR DWB

CITY OF ALBUQUERQUE
CODE ADMINISTRATION DIVISION

PHONE 764

DO NOT REMOVE THIS NOTICE

FORM B-19

CODE ADMINISTRATION DIVISION
CITY OF ALBUQUERQUE, P.O. BOX 1293
BUILDING SECTION

Location 2100 San Venito Pl. NW
Type of Inspection Visual

Date 6/15/2016

Approved [Signature]
Inspector [Signature]

FORM B-19

FORM B-19

CODE ADMINISTRATION DIVISION
CITY OF ALBUQUERQUE, P.O. BOX 1293
BUILDING SECTION

Location 2100 San Venito Pl. NW
Type of Inspection Visual

Date 6/23/2016

Approved [Signature]
Inspector [Signature]

FORM B-19

FORM B-19

CODE ADMINISTRATION DIVISION
CITY OF ALBUQUERQUE, P.O. BOX 1293
BUILDING SECTION

Location 2100 San Venito Pl. NW
Type of Inspection Visual

Date 6/12/2016

Approved [Signature]
Inspector [Signature]

FORM B-19

FORM B-19

CODE ADMINISTRATION DIVISION
CITY OF ALBUQUERQUE, P.O. BOX 1293
BUILDING SECTION

Location 2100 San Venito Pl. NW
Type of Inspection Visual

Date 6/23/2016

Approved [Signature]
Inspector [Signature]

FORM B-19

FORM B-19



CITY OF ALBUQUERQUE

Laretta E. Bartlett
Residential Plans Examiner

t (505)924-3955
f (505)924-3967
lbartlett@cabq.gov

Planning Department
Building & Safety Division
600 2nd St. NW
Albuquerque, N.M. 87102

CITY OF ALBUQUERQUE BUILDING SAFETY DIVISION

***** APPLICATION FOR BUILDING PERMIT *****

NUMBER: 0514388 DATE: 09/06/05 TIME: 14:05 TYPE: NEW BUILDING

CONSTRUCTION ADDRESS - NUMBER: 2100 STREET: SAN VENITO
 ST DESIG: PL QUAD: NW HALF NO: SPACE NO: CITY: ALBUQUERQUE
 STATE: NM ZIP CODE: LEGAL DESC - LOT NO: 1 BLOCK NUMBER: 2
 STREET SEQ NO: DASZ: 6152 SUBDIVISION: ANAYA & DURANES ADDN
 TRACT: 300 PARCEL: UNIT: CITY COUNCIL DIST: LAND USE CODE: 1111
 UNIFORM PROPERTY CODE: 101305902426532709 CITY ZONE: R-1 ZONING MAP: H-13

OWNER NAME: DAVID & MARGARET GABALDON PHONE: 505-344-8463
 NUMBER: 1624 STREET: MCDONALD

ST DESIG: QUAD: NW HALF NO: SUITE NO:
 CITY: ALBUQUERQUE STATE: NM ZIP CODE: 87107

ARCH/ENG/DESIGNER: ARAGON ARCHITECTS PHONE: 505-000-0000

NUMBER: 0 STREET:
 ST DESIG: QUAD: HALF NO: SUITE NO:
 CITY: STATE: ZIP CODE:

CONTRACTOR NAME: HOME OWNER PHONE: 505-000-0000

NUMBER: 0 STREET:
 ST DESIG: QUAD: HALF NO: SUITE NO:
 CITY: STATE: ZIP CODE:

STATE TAX #	CTY TAX #	CONTR LIC #
OWNER EST VALUATION : \$160000	NO OF STORIES	: 2
PLAN CHECK VALUATION: \$0	NO OF APT BUILDINGS	: 0
LOT ACREAGE : .00	NO OF APT UNITS	: 0
SQUARE FOOTAGE : 2533	NO OF MOTEL UNITS	: 0

OWNERSHIP: PRIVATE PRINTED BY: MXC UTB ACCOUNT NBR:

DESCRIPTION OF WORK:
 PLAN CHECK

USE OF BLDG: SINGLE RES OCCUPANCY GROUP: R3U TYPE OF CONST: VB

			DATE	ISSUED	SC	BY
1	APPLICATION PLAN CHECK FEE	432.17	09/06/05	1		MSM
24	FLOOD PLAIN ORDINANCE FEE	50.00	09/06/05	1		MSM
25	ZONING PLAN CHECK FEE	20.00	09/06/05	1		MSM

TOTAL =====> \$ 502.17

City Of Albuquerque
 Treasury Division

SEPARATE PERMITS ARE REQUIRED FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND ELEVATORS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all city ordinances and state laws regulating building construction or the phase of work for which this permit is being secured as indicated above. The Plan Check Base Fee (application) however, \$514388 permit. The issuance of a permit shall not prevent the Code Administration Division from thereafter requiring correction of errors.

RECEIPT# 00048973-00048973
 PERMIT# 0514388
 Trans Amt \$502.17

NOTICE ▶ THIS PERMIT NOT VALID UNTIL FEE IS PAID

X *Margaret Gabaldon*
 Signature of Applicant or Agent

FPD \$432.17
 \$50.00

APPLICANT COPY

Zoning Plans Check

CITY OF ALBUQUERQUE BUILDING SAFETY DIVISION

***** BUILDING PERMIT *****

NUMBER: 0514388 DATE: 10/27/05 TIME: 12:39 TYPE: NEW BUILDING

CONSTRUCTION ADDRESS - NUMBER: 2100 STREET: SAN VENITO
 ST DESIG: FL QUAD: NW HALF NO: SPACE NO: CITY: ALBUQUERQUE
 STATE: NM ZIP CODE: LEGAL DESC - LOT NO: 1 BLOCK NUMBER: 2
 STREET SEQ NO: DASZ: 6152 SUBDIVISION: ANAYA & DURANES ADDN
 TRACT: 300 PARCEL: UNIT: CITY COUNCIL DIST: LAND USE CODE: 1111
 UNIFORM PROPERTY CODE: 101305902424532709 CITY ZONE: R-1 ZONING MAP: H-13

OWNER NAME: DAVID & MARGARET GABALDON PHONE: 505-344-8463

NUMBER: 1624 STREET: MCDONALD
 ST DESIG: QUAD: NW HALF NO: SUITE NO:
 CITY: ALBUQUERQUE STATE: NM ZIP CODE: 87107

ARCH/ENG/DESIGNER: ARAGON ARCHITECTS PHONE: 505-000-0000

NUMBER: 0 STREET:
 ST DESIG: QUAD: HALF NO: SUITE NO:
 CITY: STATE: ZIP CODE:

CONTRACTOR NAME: HOME OWNER PHONE: 505-000-0000

NUMBER: 0 STREET:
 ST DESIG: QUAD: HALF NO: SUITE NO:
 CITY: STATE: ZIP CODE:

STATE TAX # CTY TAX # CONTR LIC #

OWNER EST VALUATION : \$160000 NO OF STORIES : 2
 PLAN CHECK VALUATION: \$160000 NO OF APT BUILDINGS : 0
 LOT ACREAGE : .16 NO OF APT UNITS : 0
 SQUARE FOOTAGE : 2533 NO OF MOTEL UNITS : 0

OWNERSHIP: PRIVATE PRINTED BY: MXC UTB ACCOUNT NBR:

DESCRIPTION OF WORK:
 SINGLE FAMILY RESIDENCE W/GARAGE

USE OF BLDG: SINGLE RES OCCUPANCY GROUP: R3U TYPE OF CONST: VR

			DATE	ISSUED	SC	BY
2	BUILDING PERMIT FEE	664.88	10/27/05	2		NLT
16	PARK DEVELOPMENT FEE	78.00	10/27/05	2		NLT

TOTAL =====> \$ 742.88

City Of Albuquerque
Treasury Division

SEPARATE PERMITS ARE REQUIRED FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND ELEVATORS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all city ordinances and state laws regulating building construction or the phase of work for which this permit is being secured as indicated above. The Plan Check Base Fee (application), however, is not a permit. The issuance of a permit shall not prevent the Code Administration Division from thereafter requiring correction of errors.

NOTICE ▶ THIS PERMIT NOT VALID UNTIL FEE IS PAID

X *David Gabaldon*
Signature of Applicant or Agent

APPLICANT COPY

CR
CHANGE

\$742.88

40 00

CU

City of Albuquerque
Treasury Division

10/27/2005 12:44PM LOC: ANNX
WS# 007 TRANS# 0042
RECEIPT# 00052028-00052028
PERMIT# 0514388 TRSASR
Trans Amt \$742.88
Building Permit \$664.88
Park Development \$78.00
CK \$742.88
CHANGE \$0.00

Thank You

Steven

INSTRUCTIONS FOR REVOCABLE PERMITS

Fill in the attached form starting with the name of the "Permitee" (generally the business name) including address. In paragraph 1; Permit, identify what is to be constructed or placed within the City right-of-way or alley way. Secondly, in the lines provided for description of the "Location" give a brief description as to how the structure(s) is to encroach into the right-of-way, i.e., "tables and chairs adjacent to the sidewalk on Second Street in a space of 4 feet by 20 feet encompassing approximately 80 square feet", or "fence enclosure 5 feet by 30 feet area encompassing approximately 150 square feet adjacent to Lomas Boulevard".

The required "Exhibit A" is to be a sketch (on 8 1/2" x 11" or 8 1/2" x 14" paper) of the location showing, **WITH DIMENSIONS**, the width of the property, the relationship of the encroachment to the face of curb at the street and to the property line, the location of any sidewalk, and, in RED, an outline of the proposed encroachment area or construction limits.

Under paragraph 2; Use, please identify what the purpose of the encroachment is. A "Certificate of Liability Insurance", paragraph 8; Insurance, must also be attached to the document. In paragraph 18; Notice, please provide the name, address and **PHONE NUMBER** of the permittee. Under paragraph 19; Approval Required, PERMITEE:, please sign the form and have it notarized prior to delivery to the City.

Please bring the permit form and the "Exhibit A" to the City of Albuquerque,

Plaza del Sol Building at
600 2nd Street NW, Rm. 2-W
Project Review Section.

The information will be verified as to its completeness. The term of the agreement will then be determined with the applicant, the maximum being ten (10) years.

Compensation ("Fee")- The compensation or fee amount will be based on the amount and type of encroachment. The fee amount will be determined when the document is received and verified for completeness and based upon the information provided on the "Exhibit" attached to the document. This fee must be paid to the City Treasurer's Office before the permit will be processed.

The permit will be recorded at the County Clerk's Office. The Applicant receives one copy, the Project Review Section receives one copy and the original is filed at the City Clerk's Office.

BG/tsl

Variance
Items

REVOCABLE PERMIT

THIS REVOCABLE PERMIT, ("Permit") made and entered into this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico, a municipal corporation (hereinafter referred to as the "City") as grantor and _____, (hereinafter collectively referred to as the "Permittee") as permittee.

WITNESSETH, that in consideration of the mutual obligations and covenants herein, the parties hereto do mutually agree as follows:

1. Permit. Subject to the terms and conditions of this Permit, the City grants Permittee the right to construct, install, operate, maintain, replace and remove _____ (hereinafter referred to as the "Facility") within the public rights-of-way at the following location, as more particularly shown on the drawing which is attached hereto as Exhibit A and made a part of this Permit:

(hereinafter referred to as the "Location")

2. Use. The Permittee shall use the Location solely for _____ and will not use it for any other purpose whatsoever without first obtaining the written consent of the City.

3. Compensation. As compensation for this Permit, the Permittee shall pay the City the sum of _____ Dollars (\$____) for each year this Permit is in effect (hereinafter referred to as the "Annual Fee").

The Annual Fee shall be paid to the City upon execution of this Permit, and by the same month and day each year thereafter for the term of this Permit.

4. Term, Termination and Removal. This Permit will remain in effect for a period of _____ () years from the date of execution of this Permit (hereinafter referred to as the "Term"), unless terminated and revoked as a result of:

a. The Permittee's breach of any provision of or default in the performance of any obligation pursuant to this Permit. If Permittee breaches any of the provisions hereof or is in default in the performance of any obligation imposed hereunder, the City may give thirty (30) days written notice (the "Notice Period") to the Permittee of the termination of this Permit. If the Permittee remains in default or the breach of any provision hereof remains uncured at the end of the Notice Period, this Permit shall terminate; or

- b. The Permittee's giving the City written notice ninety (90) days in advance of termination; or
- c. The City's giving the Permittee written notice ninety (90) days in advance of termination; or
- d. An order of a court of competent jurisdiction.

Upon termination of this Permit and any renewal hereof, the Permittee shall abandon the use of the Facility, and shall remove the Facility and restore the right-of-way as nearly as possible to the condition it was in prior to removal, all at the sole expense of the Permittee.

If, after termination and within thirty (30) days after being directed to do so by the City, the Permittee fails to remove the Facility and restore the right-of-way, the City may perform the work and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such work.

Termination of this Permit for any reason shall not release the Permittee from any liability or obligation relating to the installation, operation, maintenance or removal of the Facility or any other term of this Permit.

5. Renewal of Permit. If both the City and the Permittee wish to extend the Term of this Permit, then, before the expiration of the Term, the City and the Permittee shall enter into good faith negotiations, the object of which will be to agree upon the terms of a renewal of this Permit. The agreement of the City shall not be unreasonably withheld, conditioned or delayed. If an agreement is reached, all terms, including the agreed-upon consideration, shall be reduced to writing, signed by both parties.

6. Location, Installation, Maintenance and Removal. At its own expense, the Permittee shall install, construct and maintain the Facility of such material, and in a manner that will not at any time be a source of danger to, or interfere with the City's present or future use of the right-of-way, or the use of the right-of-way by any utility presently franchised by the City, or interfere with its use as a public way. If during installation it becomes evident that the Permittee's proposed installation will interfere with existing City installations or any existing underground installations, then the Permittee shall modify its installation at the Location to avoid the conflict, after obtaining the City's approval for the change, at the sole expense of the Permittee. All permits required by the City for work within the right-of-way will be the responsibility of the Permittee's contractor.

After installation of the Facility, the Permittee shall back-fill, compact, repair and repave all resulting trenches, curbs, gutters and pavement to the satisfaction of the City, restoring them to as close to their original condition as is reasonably possible.

If, in the judgment of the City, the Permittee at any time fails to perform its obligations under this section, the City, at the City's option, may perform whatever work the City deems necessary for

the public safety, health and welfare, and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of performing such work. However, the City is not required to perform such work, and any failure by the City to perform the Permittee's obligations shall not release the Permittee from liability for any loss or damage caused by the Permittee's failure to perform its obligations.

Installation, maintenance and removal of the Facility shall be accomplished in a manner which will not unreasonably impede traffic adjacent to the Location or impede its use as a public way, as determined by the City. The timing and manner of such construction, maintenance and removal shall be done in compliance with the City's requirements.

If the Facility, or any part thereof, is the cause of an emergency condition, and the City determines that the situation makes it unreasonable to notify the Permittee or await action by the Permittee, the City may take whatever actions it deems necessary to remedy the emergency situation at the sole expense of the Permittee, which will reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such actions.

7. As-Builts. Upon completion of the construction and installation of the Facility, the Permittee shall promptly provide the City with one set of reproducible as-built, record drawings, reflecting construction and installation as actually accomplished.

8. Insurance. During the Term of this Permit, including renewals, if any, the Permittee shall obtain and maintain liability insurance in an amount of not less than \$1,000,000 combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public caused by or related to the construction, installation, operation, maintenance, replacement, removal or other activity related to the Facility. The insurance policy shall name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date of the Permit, materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, Attention: Risk Management. A certificate of insurance in compliance with the above must be furnished to the City with the execution of this Permit and prior to commencement of construction.

9. Indemnity/Liability. At all times the Permittee shall defend, indemnify and save harmless the City, its officers, agents and employees against all claims, demands, damages and causes of action which results from or arises out of the construction, installation, operation, maintenance, replacement or removal of the Facility including any loss, damage or expense arising out of loss of or damage to property, injury to or death of persons, or mechanics' or other liens of any character, or taxes or assessments of any kind, except to the extent or degree that the City itself is found contributorily negligent. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Permit, this Permit to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of

bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

10. Entire Agreement. This Permit contains the entire agreement of the parties regarding the Facility and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes. Changes to this Permit are not binding unless made in writing and signed by both parties.

12. Captions. The captions to the sections or paragraphs of this Permit are not part of this Permit and will not affect the meaning or construction of any of its provision.

13. Binding Effect. This Permit is binding upon and inures to the benefit of the successors and/or assigns of the parties.

14. Compliance with Laws. The Permittee and its contractors shall comply with all federal, state and local laws, ordinances, regulations and rules and will not discriminate illegally against any person. The Permittee's attention is specifically drawn to 62-14-1 et seq. NMSA, (1978 Comp., 1984 Repl. Pamphlet) regarding excavation damage to pipelines and underground utility lines.

15. Applicable Law. This Permit is governed by and construed and enforced in accordance with the laws of the State of New Mexico.

16. Construction and Severability. If any part of this Permit is held to be invalid or unenforceable, the remainder of this Permit will remain valid and enforceable if the remainder of the Permit is reasonably capable of completion.

17. Assignment. The Permittee shall not assign any interest in this Permit.

18. Notice. For purposes of giving formal written notice to the Permittee, the Permittee's address is:

For purposes of giving formal, written notice to the City, the City's address is:

Mayor
City of Albuquerque
P.O. Box 1293

Albuquerque, New Mexico 87103

Copies of any notices to the City must also be given to:

City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Written notice must be made either personally or by certified United States mail. If the notice is mailed, the notice will be complete 3 days after deposited in the United States mail, postage paid, and addressed as required in this section. Notice of change of address will be given in the same manner as required by this section.

19. Joint and Several Liability. The Permittee shall be jointly and severally liable to the City for the performance of Permittee's obligations pursuant to this Permit.

20. Approval Required. This Permit shall not become effective or binding until approved by the City Engineer.

IN WITNESS WHEREOF, the City and the Permittee have executed this Revocable Permit the day and year first above written.

CITY OF ALBUQUERQUE:

PERMITTEE:

Approved By:

City Engineer
Planning Department
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

Director, Parks and Recreation

Date: _____

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this ___ day of _____, 20__,
by _____, City Engineer of the City of Albuquerque, a
municipal corporation on behalf of said corporation.

Notary Public

My Commission Expires:

PERMITTEE'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this ___ day of _____, 20__,
by _____, _____ of _____,
a New Mexico _____ on behalf of said _____.

Notary Public

My Commission Expires:



APPLICATION FOR SPECIAL EXCEPTION CITY OF ALBUQUERQUE, PLANNING DEPARTMENT

Office of the Zoning Hearing Examiner
600 2nd Street NW, Suite 300, 87102
505.924.3918

LOC: ANN
TRANSPH 0016
TRSEJA
\$145.00

A. APPLICANT INFORMATION-PLEASE PRINT

OWNER NAME (FIRST, LAST) Margaret & David Cabaldon (H) 505-498-9603

MAILING ADDRESS 1624 McDonald RD NW (W) _____

CITY Albuquerque STATE New Mexico ZIP CODE 87107 (C) 505-220-4401

AGENT NAME (FIRST, LAST-IF ANY) Edward J. Aragon (H) 505-899-6062

MAILING ADDRESS 900 Gold Ave SW suite 610 (W) 505-893-8263

CITY Albq. STATE NM ZIP CODE 87102 (C) -379-3086

TELEPHONE (INCLUDE AREA CODE)

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

TRACT(S) 2 LOT(S) 1 UNIFORM PROPERTY CODE 101305902426532209

BLOCK ANAYAS DURANES MRGCD MAP NO. _____

SUBDIVISION / ADDITION 2100 San Venito PL

STREET ADDRESS OF SPECIAL EXCEPTION _____ ZIP CODE _____

B. CRITERIA FOR DECISION- I have been given the Criteria for Decision requirements. Initial Here [Signature]

C. EXPLANATION OF REQUEST- On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

D. DRAWINGS OF REQUEST- ATTACH THREE (3) COPIES. Please follow instructions on the back of this form and attach the appropriate drawings.

E. TRAFFIC ENGINEERING REVIEW- REQUIRED FOR ALL WALLS AND FENCES IN THE FRONT AND STREET SIDE YARD SETBACKS. Call the Traffic Analysis Supervisor at 505.857.8680 for Site Plan Review. Delay of your case will result if you do not obtain comments from the Traffic Analysis Supervisor. Initial Here _____

F. ACKNOWLEDGEMENT- I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case

SIGNATURE [Signature] DATE 2-10-06

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

PROJECT #: 1004692 APPLICATION #: 06ZHE00184

APPLICATION FOR: (CHECK AS APPROPRIATE)

Conditional Use

Expansion of a NonConforming Use

NonConforming Use / Status Established Building

Variance: (CHECK AS APPROPRIATE)

Distance Setback

Height Parking

Size Other

SECTION NO. 16-2-6 (E) (1) REFERENCE SECTION NO: _____

LEGAL AD A variance of 18' to the req'd 20' for the front yard setback

SECTOR DEVELOPMENT AREA: _____

ZONED: R-1 ZONE ATLAS PAGE: H-13 NO. OF SIGNS ISSUED: 1

STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION 2100 San Venito Pl NW

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) Ramon Andrade DATE 2-13-06

DATE OF PUBLIC HEARING 03-21-06

RECEIPT# 00054454 WS# 006 TRANSPH 0016 FEE: \$ 145.00

Account 441006 Fund 0110 TRSEJA

Activity 4917000 (APN) 441006 / 4917000 \$ 35.00

(SEA) 441006 / 4917000 \$ 100.00

Thank You

Thank You