

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

10. ~~Project# 1008249~~  
10DRB-70098 SKETCH PLAT REVIEW  
AND COMMENT
- DANA SKAAR (SPOKESPERSON FOR RIVER  
TERRACE HOMEOWNERS ASSOC. request(s) the above  
action(s) for vacation of SEQUOIA NW BETWEEN  
VISTA GRANDE NW AND THE RIO GRANDE. (G-11)  
**THE ABOVE ITEM WAS REVIEWED AND COMMENTS  
WERE GIVEN.**
11. **Project# 1008250**  
10DRB-70099 SKETCH PLAT REVIEW  
AND COMMENT
- JEFF MCWHORTER request(s) the above action(s) for all  
or a portion of Lot(s) 2, **CHARLES GRANDE**, zoned R-  
1, located on SAN LORENZO AVE NW BETWEEN  
GRNDE NW AND GRIEGO LATERAL containing  
approximately 1.38 acre(s). (G-13) **THE ABOVE ITEM  
WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. Approval of the Development Review Board Minutes for 3/24/10

Other Matters: None.

ADJOURNED: 10:15

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 31, 2010  
DRB Comments

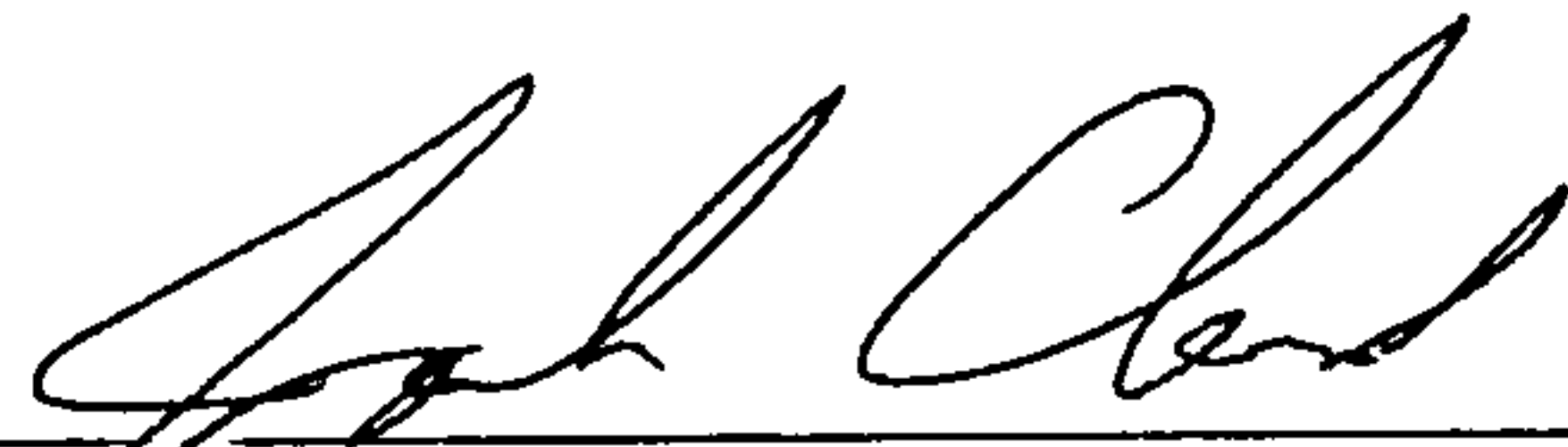
ITEM # 10

PROJECT # 1008249

APPLICATION # 10-70091

RE: Vacation of Sequoia Road

There are 13 lots of the Grande Heights subdivision that would have to agree to this vacation, purchase and replat the right-of-way into their lots (not remain as a separate tract), and set up covenants for maintaining this as a private street easement. Additionally, other lots (River Ranch) that get their access from this public road would have to agree and become beneficiaries of the private easement.



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Jack Cloud AICP, DRB Chairman  
924-5590/ jcloud@cabq.gov

HEARING DATE 3-31-10(SK)



**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.

**X 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
- N/A** 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.

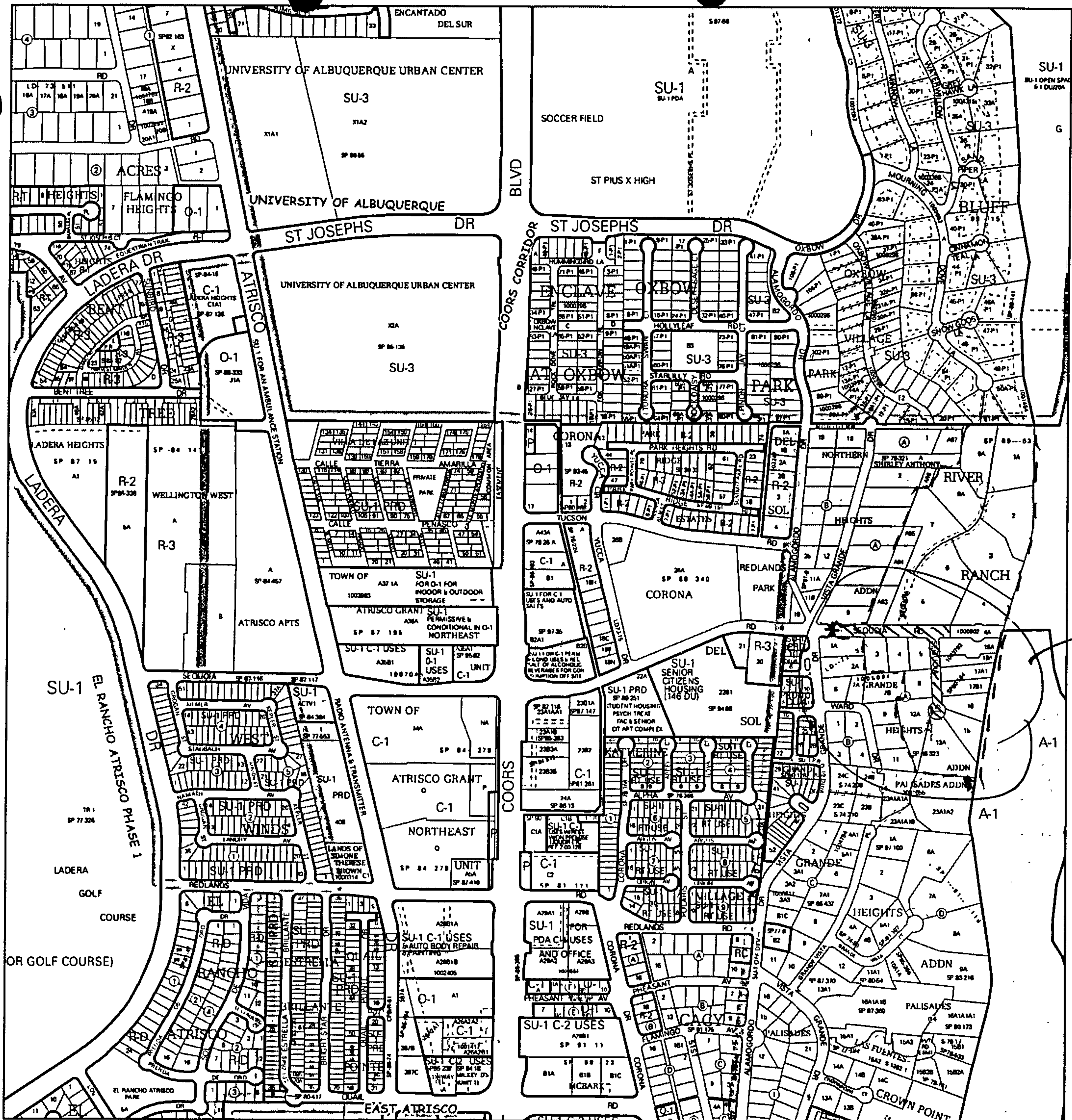
Dana Skoar  
Applicant name (print)  
[Signature] 3/23/10  
Applicant signature / date



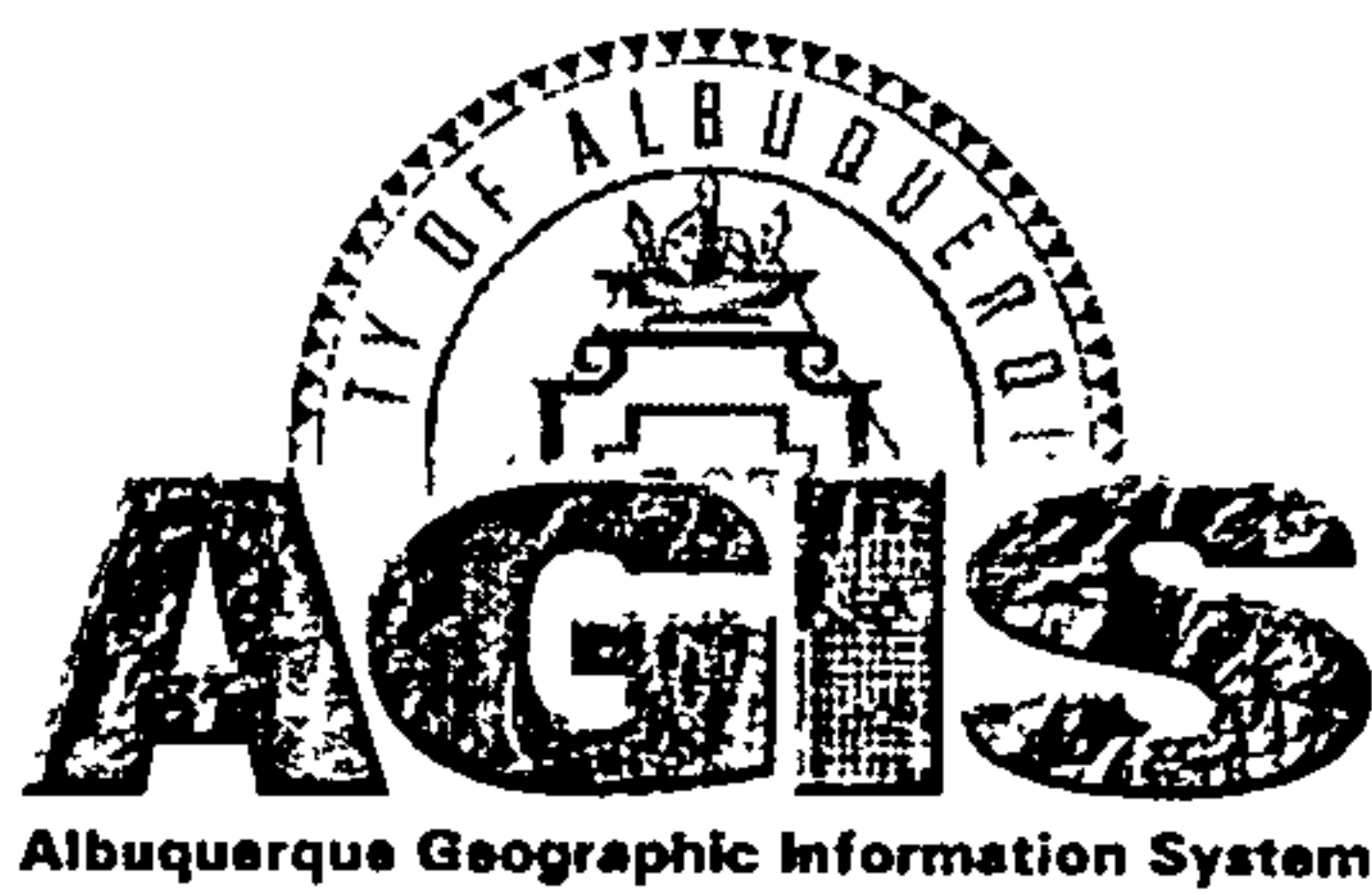
Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #'s assigned
  - Related #'s listed
- Application case numbers  
10 DRB - 70098

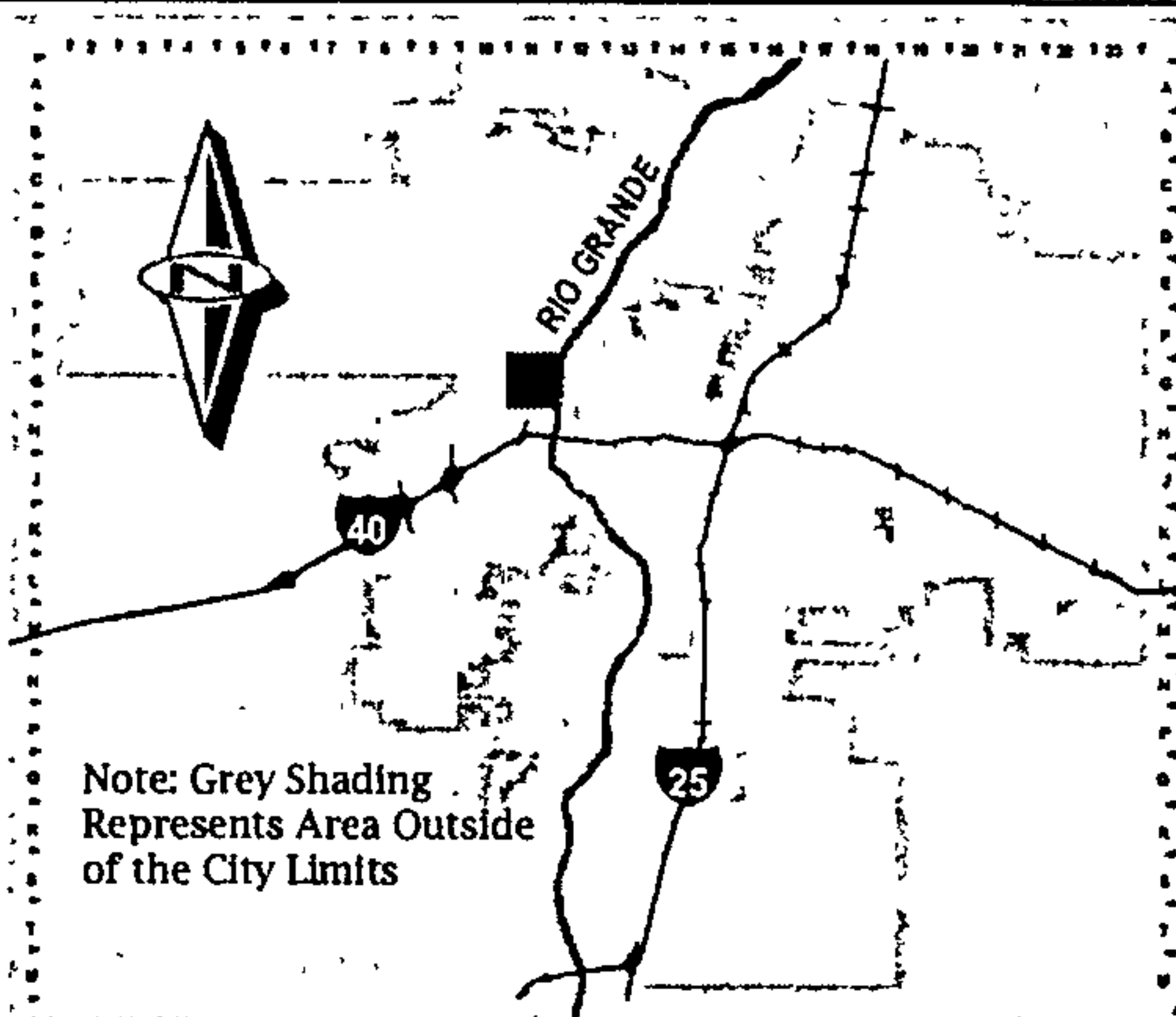
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Planner signature / date  
Project # 1008249



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



Map amended through: 6/5/2009

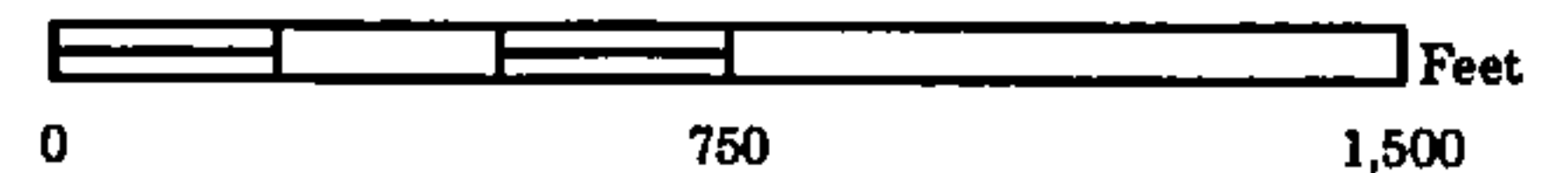


Zone Atlas Page:

**G-11-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



March 22, 2010

Jack Cloud, AICP  
Chairman, Design Review Board  
Planning Department  
City Of Albuquerque

Re: Request for Opinion and Comments for a Proposed Vacation to Enable the Installation of a Gate for the River Terrace Neighborhood

Dear Mr. Cloud,

On behalf of the 20 property owners residing in the soon to be formalized River Terrace Homeowner Association I would like to request the support of the Development Review Board for the vacation of certain city owned streets for the purpose of installing a gate per the proposed sketch plat.

The primary reasons for installation of a gate include:

- 1) Promoting safety
- 2) Eliminating crime and illegal activities
- 3) Stabilizing Property Values
- 4) Reducing Litter

In order to achieve the above goals, the property owners and Homeowner Association wish to create a private gated community encompassing all residential properties accessed via Sequoia Road from a point East of Vista Grande Drive. There are currently no outlets to the streets behind the proposed gate; they are all dead-end, serving only as access to those 20 properties.

Our neighborhood (a sub-area within the vista Grande NA area) is topographically secluded and unique in that it lies immediately west of the Rio Grande River and Bosque. We are fortunate to have beautiful views and live in a quiet, stable pocket. Unfortunately, the quiet, out-of-the-way location that we value so much, as well as close proximity to high crime areas, also create the problems we regularly experience. Because the housing density of the neighborhood is relatively low and all the streets are dead ends, there is usually little traffic. Those factors, in addition to the complete absence of street lights, creates the perfect opportunity for undesirable and illegal activity, ranging from daily fast food trash to sex in parked cars to illegal drug transactions. Not only do residents witness this activity, but we find evidence of these activities left behind as trash on our streets.

The neighborhood's location and characteristics also make it attractive to criminals trying to evade the police. On March 4, 2010, I was personally impacted by a car trying to escape from police. As the car turned around at the end of Sequoia Court to get out of the neighborhood, it hit my car and then attempted to run down pursuing officers as it passed them. I watched as one officer shot at the car only about 200 feet from my front door; luckily no one was injured.

There have been other incidents of vehicular recklessness in our "out of sight" area as well as drug stashing in the bosque. Attempts at "escape" to the bosque by young adults interned at Desert Hills Treatment Center create risk for those children and liability for property owners.

We are also located a few blocks from St. Pius High School and Redlands Park. People frequently come from the school and the park to loiter in our neighborhood and leave behind trash and graffiti.

The community to the north of our neighborhood, the Oxbow, is a gated community. It is similarly situated immediately west of the river with limited ingress and egress. Access gates have been a workable solution for the residents of that community.

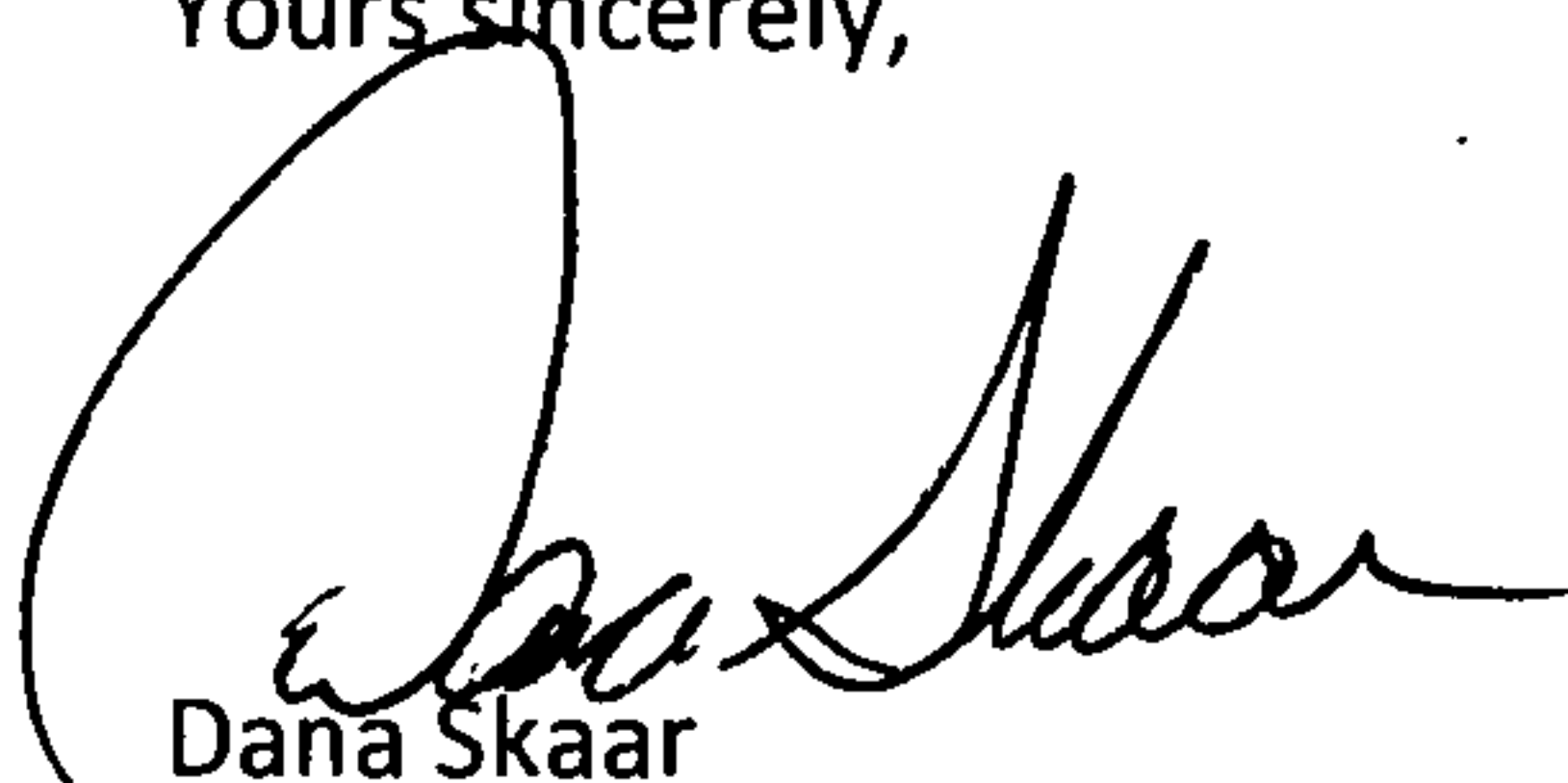
For the reasons described above, we wish to place a gate at the entrance to our neighborhood on Sequoia Road East of Vista Grande Drive.

Following are the specifics of our proposal:

- 1) Construction of a gate approximately 100 feet East on Sequoia Road from Vista Grande
- 2) The gate would allow access to utilities, city, and emergency services. APPROPRIATE EASEMENTS WILL BE PROVIDED
- 3) The two city streets behind the gate would need to be vacated; approximately 68,000 Sq Ft total
  - a. Sequoia Court: 430 lf, 60' ROW, 2700 Sq Ft (adjusted for cul-de-sac)
  - b. Sequoia Road: From Vista Grande to Sequoia Ct, 680 lf, 60' ROW, 41,000 Sq Ft
- 4) The Rights of Way would be retained as platted but changed to private ROW
- 5) The private ROW will shift responsibility and liability from the city to the Homeowner Association
- 6) The gate structure will require a retaining wall and landscaping which the Homeowner Association will fund.

We hereby respectfully request your approval of vacation of city streets as described above for the purpose of placement of an access gate to the River Terrace Neighborhood.

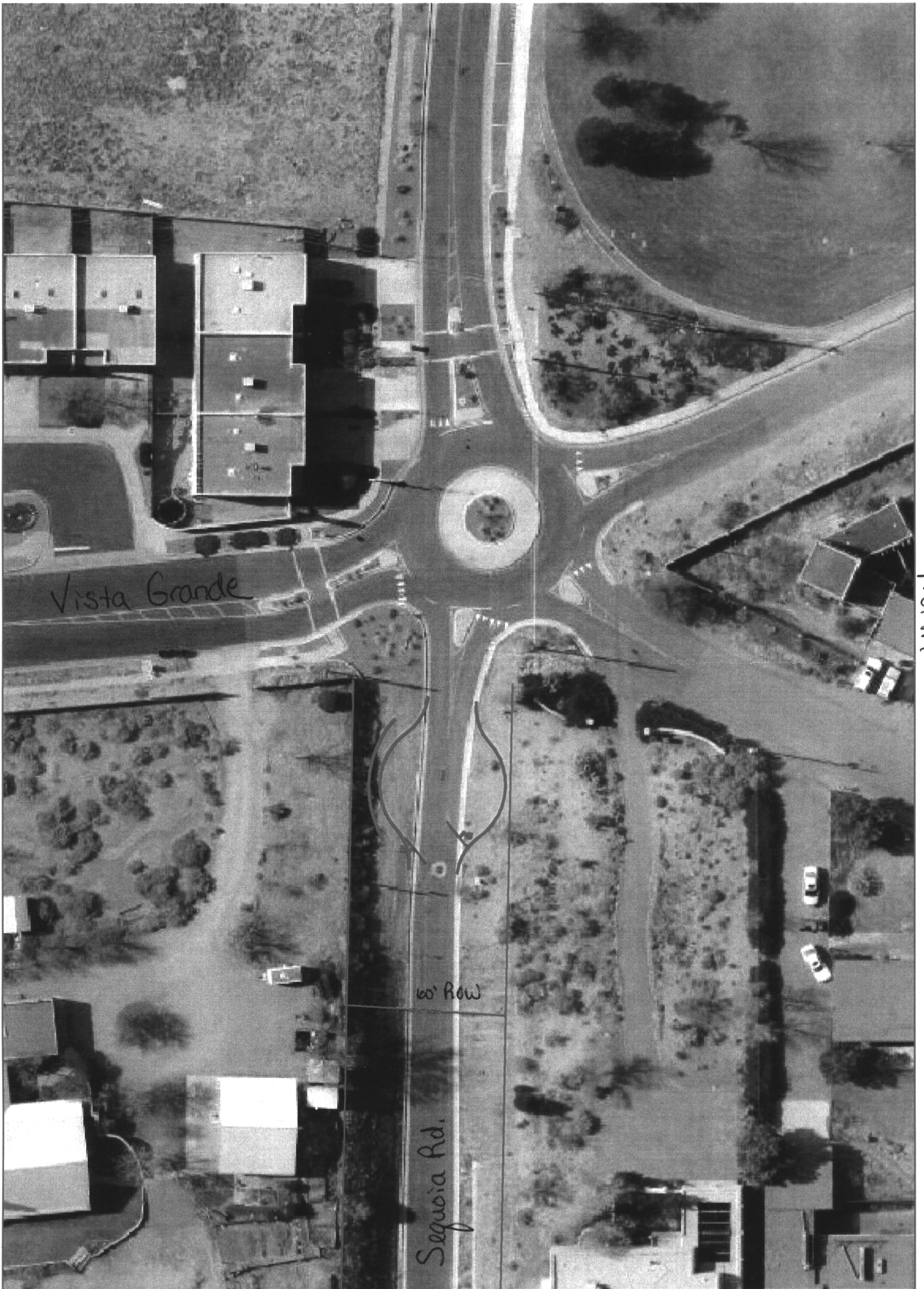
Yours sincerely,



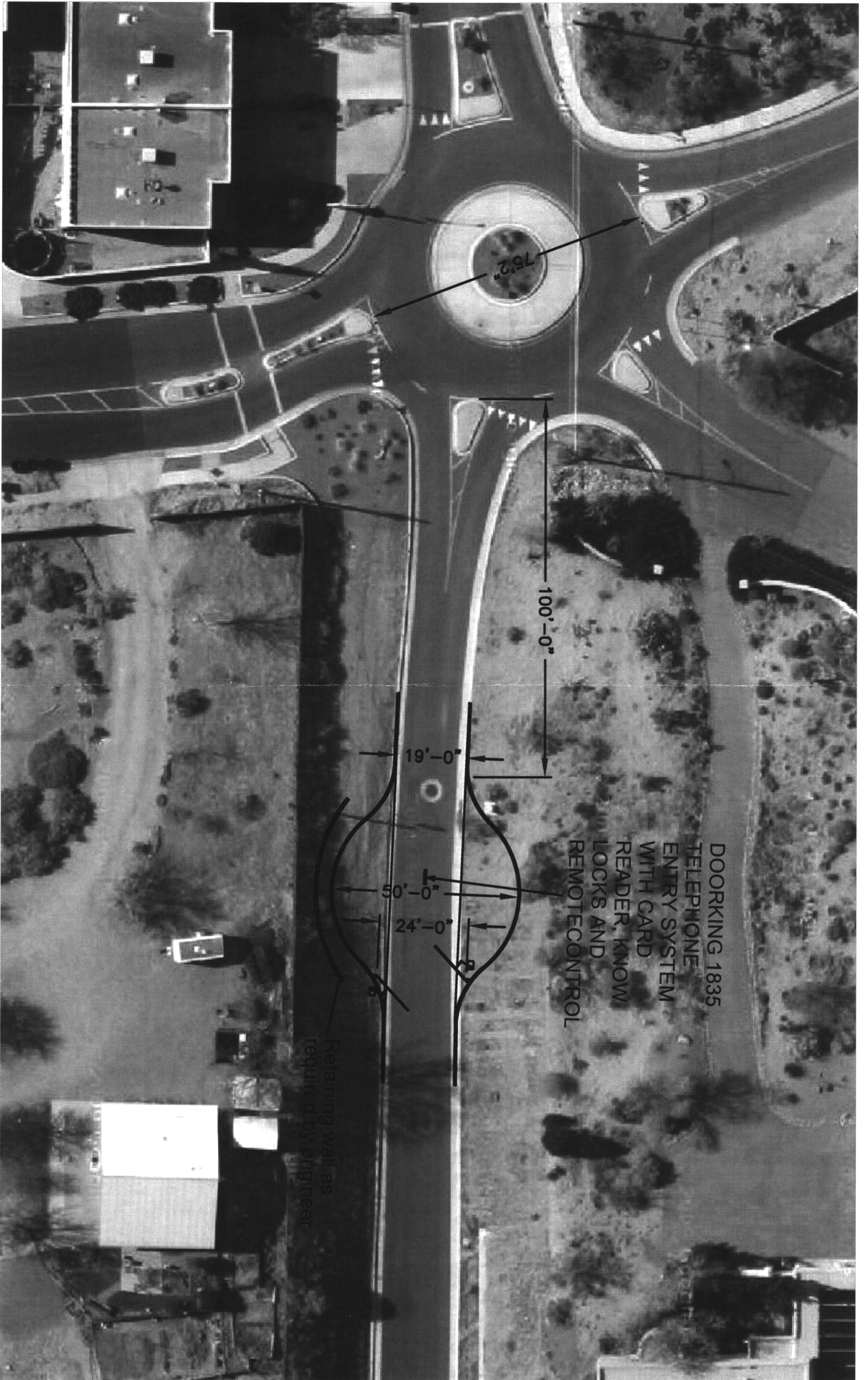
Dana Skaar  
Spokesperson for the River Terrace Homeowner Association  
3504 Sequoia Ct. NW  
Albuquerque, NM 87120  
242-5828, ext. 108  
Dana@nationalheat.com



West



Proposed Gate with retaining wall on South side of gate



DOORKING 1835  
TELEPHONE  
ENTRY SYSTEM  
WITH CARD  
READER, KNOW  
LOCKS AND  
REMOTECONTROL

Rotating walls  
required by engineer