



# DRB CASE ACTION LOG (Preliminary/Final)

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

DRB Application No.: 11DRB-70108 Project # 1008268  
Project Name: CACU  
Agent: TERRAMETRICS of New Mexico Phone No.:

\*\*Your request was approved on 5-11-11 by the DRB with delegation of signature(s) to the following departments.\*\*

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: - show special Flood Hazard Zone

PARKS / CIP:

PLANNING (Last to sign): verify zoning & to record

**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
- Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

**8268**

### DXF Electronic Approval Form

DRB Project Case #: 1008268

Subdivision Name: CACY BLOCK E LOT 7A

Surveyor: PHILIP W TURNER

Contact Person: PHILIP W TURNER

Contact Information: 881-2903

DXF Received: 5/6/2011

Hard Copy Received: 5/6/2011

Coordinate System: NMSP Grid (NAD 83)

  
Approved

05-06-2011  
Date

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

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**AGIS Use Only**  
Copied fc8268 to agiscov on 5/6/2011 Contact person notified on 5/6/2011



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

CITY ENGINEER / AMAFCA: - show special Flood Hazard zone  
\_\_\_\_\_  
\_\_\_\_\_

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

PLANNING (Last to sign): verify zoning & to record  
\_\_\_\_\_  
\_\_\_\_\_

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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

HEARING DATE: 5-11-11 (P&F)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 13, 2011

### **Project# 1008268**

11DRB-70064 VACATION OF PUBLIC UTILITY EASEMENT

TERRAMETRICS OF NEW MEXICO agent(s) for MICHAEL HOSNI/ HOSNI COLLECTIONS LLC request(s) the referenced/ above action(s) for all or a portion of Lot 7, Block E, **CACY ADDITION** zoned O-1, located on the south side of PHEASANT AVE NW between COORS BLVD NW and CORONA DR NW containing approximately .1766 acre. (G-11)

At the April 13, 2011 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

### Findings

The vacation request was filed by the owner of the entire tract of the proposed vacation.

The public welfare is in no way served by retaining the way or easement, based on the proposed replat and redevelopment of the property.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Utility companies and 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.

### CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
2. Franchised utilities shall acknowledge the vacation and the provision of adequate easements by their signature on the replat.

If you wish to appeal this decision, you must do so by April 28, 2011 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.)

A handwritten signature in black ink, appearing to read "Jack Cloud", written in a cursive style.

Jack Cloud, DRB Chair

Cc: Terrametrics NM - 4175 Montgomery Blvd NE – Albuquerque, NM 87109  
Michael Hosni – 2922 Coors Blvd,NW – Albuquerque, NM 87122  
Marilyn Maldonado  
Scott Howell  
file



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 13, 2011

**Project# 1008268**  
11DRB-70064 VACATION OF PUBLIC UTILITY EASEMENT

TERRAMETRICS OF NEW MEXICO agent(s) for MICHAEL HOSNI/ HOSNI COLLECTIONS LLC request(s) the referenced/ above action(s) for all or a portion of Lot 7, Block E, **CACY ADDITION** zoned O-1, located on the south side of PHEASANT AVE NW between COORS BLVD NW and CORONA DR NW containing approximately .1766 acre. (G-11)

<b>AMAFCA</b> No comments
<b>COG</b> No comments
<b>TRANSIT</b> No comments
<b>ZONING ENFORCEMENT</b> No comments
<b>NEIGHBORHOOD COORDINATION</b>
<b>APS</b> No comments
<b>POLICE DEPARTMENT</b> No comments
<b>FIRE DEPARTMENT</b> No comments
<b>PNM ELECTRIC &amp; GAS</b>
<b>COMCAST</b> No comments
<b>QWEST</b> Concerning the subject case number(s), Qwest has buried facilities within the lot of the vacation request; Qwest has no objections to the vacation, however Qwest will relocate upon receipt of payment. If specific information is required regarding the above request, you may contact Beverly Young at 245-5934. Prior to any final plat approval, we will need a copy for review.
<b>ENVIRONMENTAL HEALTH</b> No comments

<b>M.R.G.C.D</b> No adverse comments
<b>OPEN SPACE DIVISION</b> No comments
<b>CITY ENGINEER</b> Is there a more recent plat?
<b>TRANSPORTATION DEVELOPMENT</b> No objection to vacation request.
<b>PARKS AND RECREATION</b>
<b>ABCWUA</b> No comments
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies/ utilities plus any public hearing comments regarding proposed vacation.

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



HEARING DATE: 4-13-11 (VPE)



**DEVELOPMENT REVIEW BOARD**

**Action Sheet**

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

August 4, 2010 9:00 AM

MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1007131**  
10DRB-70182 VACATION OF PUBLIC  
RIGHT-OF-WAY

DOUG SMITH SURVEYING, INC. agent(s) for SLATE STREET PARTNERS, LLC. request(s) the referenced/ above action(s) for all or a portion of the NORTH-SOUTH ALLEY adjacent to Lot(s) 24-27, Block(s) 9, **HOMESTEAD & GARDENSPOT ADDITION** [zoned SU-2/ C], located on the north side of SLATE ST NW between 2ND ST NW and 3RD ST NW containing approximately .6132 acre(s). (J-14)[*Deferred from 7/21/10,7/28/10*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

2. ~~**Project#-1008268**~~  
10DRB-70192 VACATION OF PUBLIC  
RIGHT-OF-WAY

MASTERWORKS ARCHITECTS INC agent(s) for MICHAEL HOSNI request(s) the referemced/ above action(s) for a portion of PHEASANT AVENUE NW adjacent to Lot 7, Block E, **CACY ADDITION** , located on the southeast corner of the intersection of COORS BLVD NW and PHEASANT AVE NW containing approximately .0734 acre. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 4, 2010

**Project# 1008268**

10DRB-70192 VACATION OF PUBLIC RIGHT-OF-WAY

MASTERWORKS ARCHITECTS INC agent(s) for MICHAEL HOSNI request(s) the referenced/ above action(s) for a portion of PHEASANT AVENUE NW adjacent to Lot 7, Block E **CACY ADDITION**, located on the southeast corner of the intersection of COORS BLVD NW and PHEASANT AVE NW containing approximately .0734 acre. (G-11)

At the August 4, 2010, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

### Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

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

### CONDITIONS:

3. Final disposition shall be through the City Real Estate Office.
4. 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 August 19, 2010 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: Masterworks Architects Inc. – 516 11<sup>th</sup> St NW – Albuquerque, NM 87102

Cc: Michael Hosni – 2922 Coors Blvd NW – Albuquerque, NM 87120

Marilyn Maldonado

File



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 4, 2010

**Project# 1008268**  
10DRB-70192 VACATION OF PUBLIC RIGHT-OF-WAY

MASTERWORKS ARCHITECTS INC agent(s) for MICHAEL HOSNI request(s) the referemced/  
above action(s) for a portion of PHEASANT AVENUE NW adjacent to Lot 7, Block E, **CACY**  
**ADDITION**, located on the southeast corner of the intersection of COORS BLVD NW and  
PHEASANT AVE NW containing approximately .0734 acre. (G-11)

<b>AMAFCA</b> No comments.
<b>COG</b> No comments.
<b>TRANSIT</b> Adjacent and nearby routes Route #96, Commuter Crosstown route, Route #155, Coors route, and Route 790, Rapid Ride Blue Line route pass the site on Coors.  Adjacent bus stops Bus stop serving the NB Routes #96 and #155, is located on Coors 200' south from the south west corner of the property. Bus Stop serving the SB Routes #96 and #155 is located 250' north and across from the property on Coors.  Site plan requirements None  Large site TDM suggestions None.  Other information None.
<b>ZONING ENFORCEMENT</b> No comments.
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: <b>West Bluff NA (R)</b>
<b>APS</b> This will have no adverse impacts to the APS district.
<b>POLICE DEPARTMENT</b> No comments.
<b>FIRE DEPARTMENT</b> No comments.
<b>PNM ELECTRIC &amp; GAS</b> No comments.
<b>COMCAST</b> No comments.

<b>QWEST</b> Concerning the subject case number(s), Qwest has no objection to the vacation of public right-of-way. Prior to any final plat approval, we will need a copy for review.
<b>ENVIRONMENTAL HEALTH</b> No comments.
<b>M.R.G.C.D</b> No Adverse Comments
<b>OPEN SPACE DIVISION</b> No comments.
<b>CITY ENGINEER</b> No objection
<b>TRANSPORTATION DEVELOPMENT</b> No objection to vacation request.
<b>PARKS AND RECREATION</b> No objection
<b>ABCWUA</b> No Adverse Comments
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies/ Transportation Development plus any public hearing comments regarding proposed vacation.

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

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

**Meeting Date:** August 4, 2010  
**Zone Atlas Page:** G-11  
**Notification Radius:** 100 Ft.

**Project #** 1008268  
**App#** 10DRB-70192

**Cross Reference and Location:** southeast corner of the intersection of COORS BLVD  
NW and PHEASANT AVE NW


**Applicant:** MICHAEL HOSNI  
2922 COORS BLVD NW  
ALBUQUERQUE, NM 87102

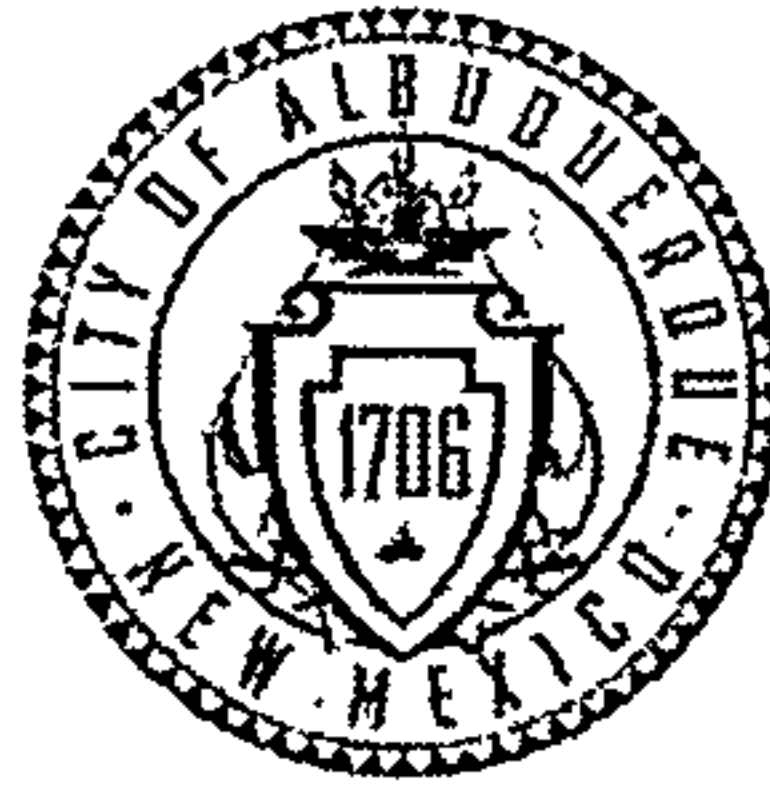
**Agent:** MASTERWORKS ARCHITECTS INC  
516 11TH ST NW  
ALBUQUERQUE, NM 87102

**Special Instructions:**

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

**Date Mailed:** July 16, 2010

**Signature:** 



**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, August 4, 2010**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project# 1008268**  
10DRB-70192 VACATION OF PUBLIC  
RIGHT-OF-WAY

MASTERWORKS ARCHITECTS INC agent(s) for MICHAEL HOSNI request(s) the referemced/ above action(s) for a portion of PHEASANT AVENUE NW adjacent to Lot 7, Block E, **CACY ADDITION**, located on the southeast corner of the intersection of COORS BLVD NW and PHEASANT AVE NW containing approximately .0734 acre. (G-11)

**Project# 1008415**  
10DRB-70191 MAJOR – SITE  
DEVELOPMENT PLAN FOR BUILDING  
PERMIT

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Lot 23, Block 11, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned RD, located on the north side of PALOMAS AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately .8699 acre. (D-18)

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, JULY 19, 2010.**



# City of Albuquerque



## DEVELOPMENT/PLAN REVIEW APPLICATION

### 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

### Supplemental form

#### S Z ZONING & PLANNING

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

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

### APPLICATION INFORMATION:

Professional/Agent (if any): MASTERWORKS ARCHITECTS INC PHONE: 242-1866  
 ADDRESS: 516 11th St. NW FAX: 242-1802  
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: info@masterworksarchitects.com

APPLICANT: MICHAEL HOSNI PHONE: 235-3050  
 ADDRESS: 2922 COOPS BLVD NW FAX: 839-1117  
 CITY: ABQ STATE NM ZIP 87120 E-MAIL: debbie@mandfabco.com

Proprietary interest in site: owner List all owners: FADI HOSNI

DESCRIPTION OF REQUEST: Vacation of City 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. 7 (seven) Block: E Unit: -  
 Subdiv/Addn/TBKA: CACY  
 Existing Zoning: O-1 Proposed zoning: O-1 MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): 9-11 UPC Code: 101 106 026 600 330 410

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX\_Z, V, S, etc.):  
10DRB-70123 Project No. 1008268

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO LOT 7 = 0.1766ac  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): R.O.W = 0.0734ac  
 LOCATION OF PROPERTY BY STREETS: On or Near: SE CORNER COOPS & PHEASANT NW  
 Between: COOPS RD NW and PHEASANT AVE. NW

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 28 APRIL 2010

SIGNATURE James B Clark DATE 9 July 10  
 (Print) JAMES B. CLARK, MWA Inc. Applicant  Agent

### FOR OFFICIAL USE ONLY

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

#### Application case numbers

10DRB 70192

#### Action

VRW  
ADU  
CME

#### S.F.

✓

#### Fees

\$ 300.00  
\$ 75.00  
\$ 70.00

#### Total

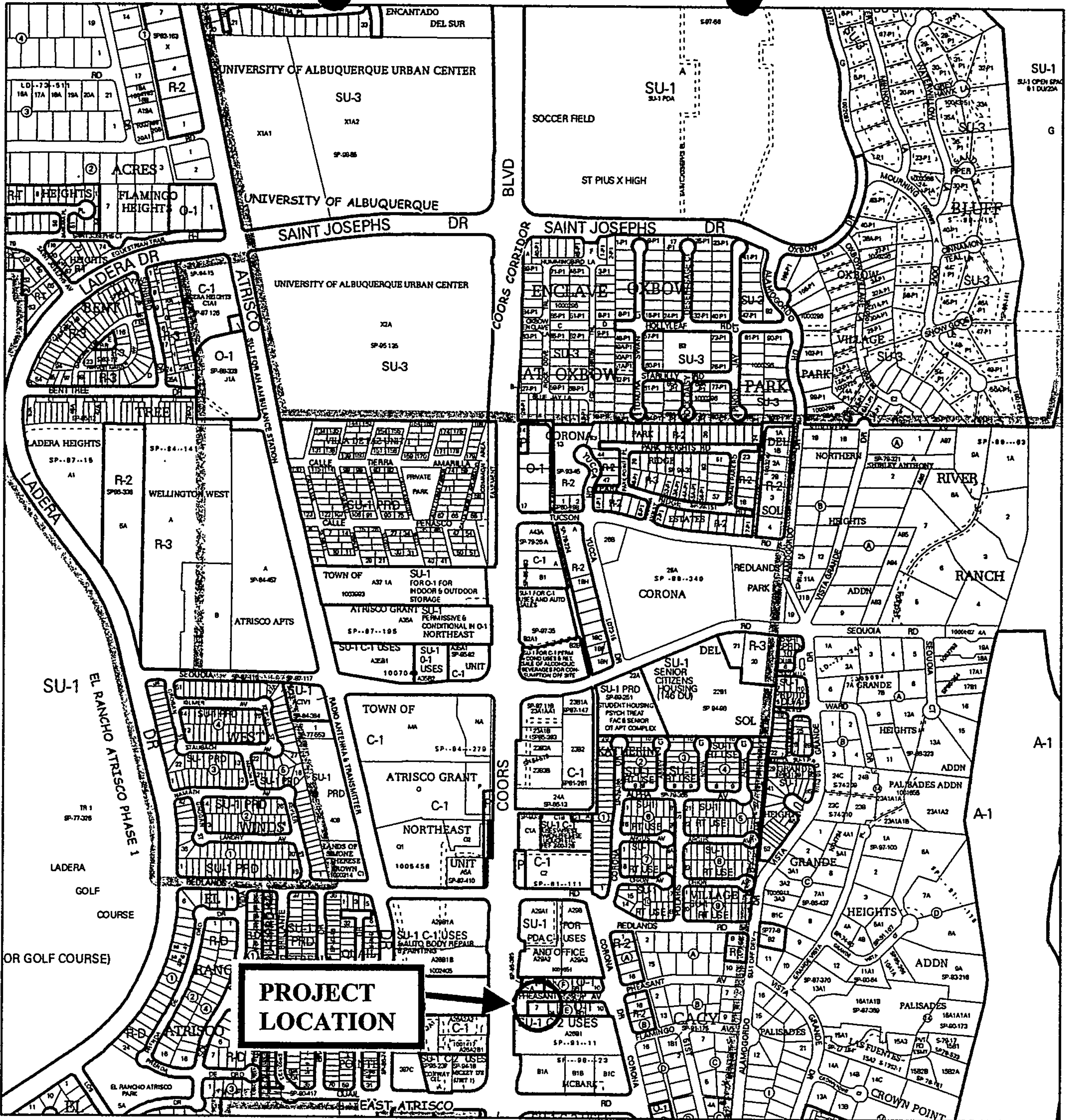
\$ 395.00

Hearing date 08-04-10

Sandy Handley 07-09-10  
Planner signature / date

Project # 1008268

Form revised 4/07



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits


Zone Atlas Page:  
**G-11-Z**

Selected Symbols

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

0 750 1,500 Feet

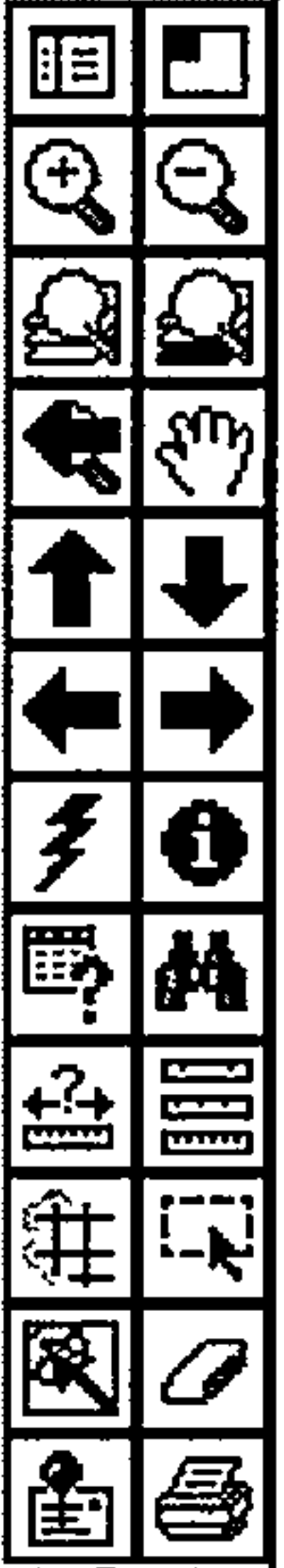


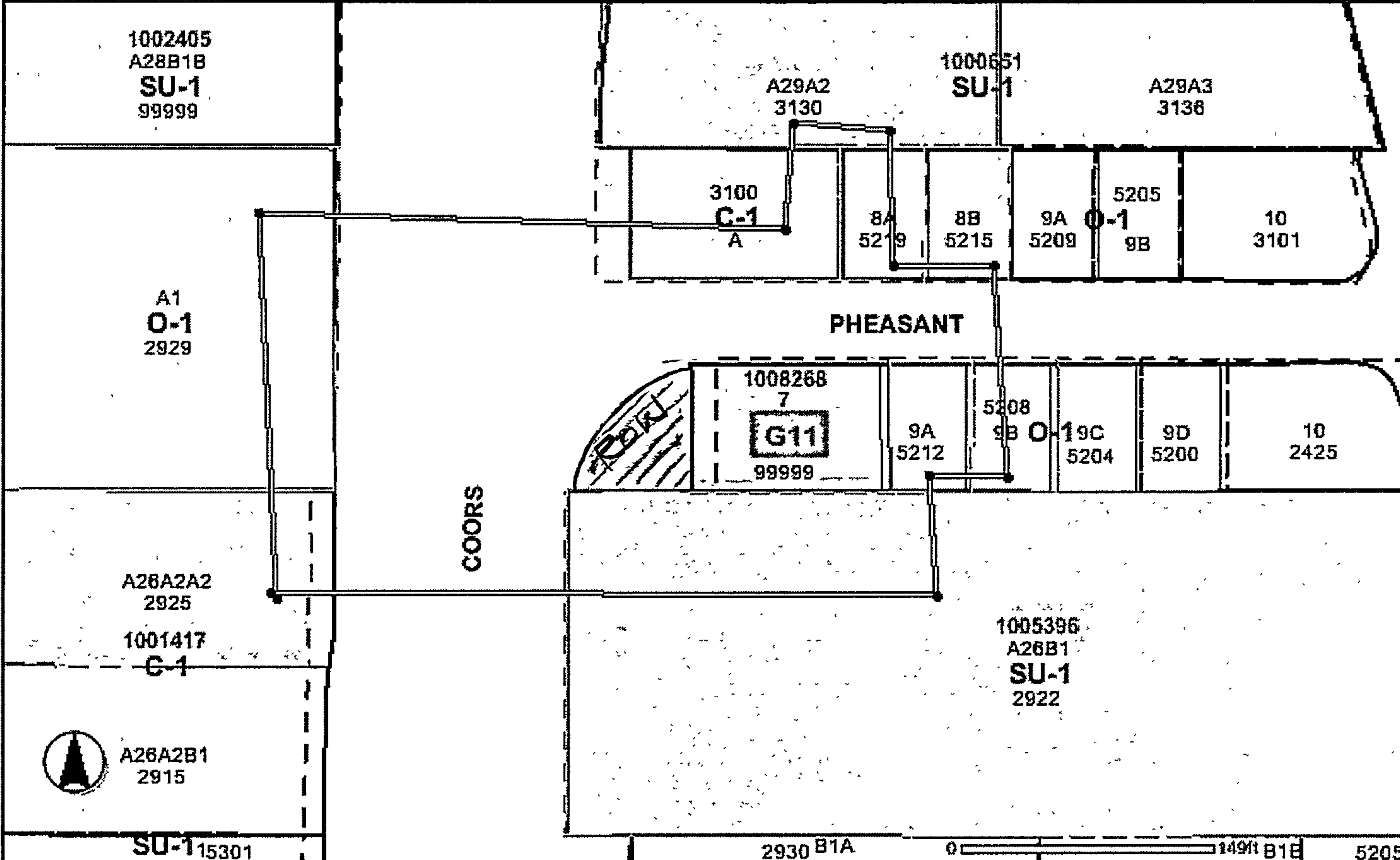


**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE





**LAYERS**

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
  - CITY LANDMARKS
  - HISTORIC PLACES
  - CASE TRACKING
  - CASE HISTORY
  - CENTERS
  - CRP LOCATIONS
  - CITY FACILITIES
  - RECYCLE DROPS
  - PUBLIC ART
  - BUILDING PERMIT
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2008 AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

**OWNERSHIP**

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWN
1	101106027401530411	EVANS JONATHAN L	PO BOX 382	CORR

Select Line/Polygon
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[MAIN PAGE](#)
[CONTACT GIS TEAM](#)

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROP CLASS	TAX DISTRICT
8	101106028004530000	ASTAR CHA NM1 LLC C/O EPROPERTY DEPT 114	PO BOX 4900	SCOTTSDALE	AZ	85261	C	A1A
1	101106027401530000	EVANS JONATHAN L	PO BOX 382	CORRALES	NM	87048	R	A1A
2	101105922452621000	HEIGHTS PROPERTIES LLP	6179 E BROADWAY BLVD	TUCSON	AZ	85711	C	A1A
6	101105927252711000	HOSNIS COLLECTION LLC	2922 COORS RD NW	ALBUQUERQUE	NM	87120	C	A1A
9	101106021001830000	LONG JAMES M & SMITH PETER W & NORTH P E & MONTA NO J & E A & ETAL	201 3RD ST NW SUITE 1900	ALBUQUERQUE	NM	87102	C	A1A
3	101106026101630000	MASADA LTD CO	3316 VISTA DEL SUR NW	ALBUQUERQUE	NM	87120	C	A1A
4	101106027201630000	SANCHEZ STEPHANIE ANN	5219 PHEASANT NW	ALBUQUERQUE	NM	87120	R	A1A
7	101106027701630000	TAYLOR DELMONE & TAYLOR TILMON	5215 PHEASANT AVE NW	ALBUQUERQUE	NM	87120	R	A1A
5	101106028001530000	WILLIFORD S TRUSTEE 5208 PHEASANT TRUST	PO BOX 10221	ALBUQUERQUE	NM	87184	R	A1A

	PO BOX 4900
	PO BOX 382
	2922 COORS RD NW
	201 3RD ST NW SUITE 1900
	3316 VISTA DEL SUR NW
	5219 PHEASANT NW

OR CURRENT OWNER  
ASTAR CHA NM1 LLC C/O EPROPERTY DEPT  
114  
PO BOX 4900  
SCOTTSDALE, AZ 85261

OR CURRENT OWNER  
EVANS JONATHAN L  
PO BOX 382  
CORRALES, NM 87048

OR CURRENT OWNER  
HEIGHTS PROPERTIES LLP  
6179 E BROADWAY BLVD  
TUCSON, AZ 85711

OR CURRENT OWNER  
HOSNIS COLLECTION LLC  
2922 COORS RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
LONG JAMES M & SMITH PETER W & NORTH P  
E & MONTANO J & E A & ETAL  
201 3RD ST NW SUITE 1900  
ALBUQUERQUE, NM 87102

OR CURRENT OWNER  
MASADA LTD CO  
3316 VISTA DEL SUR NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
SANCHEZ STEPHANIE ANN  
5219 PHEASANT NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
TAYLOR DELMONE & TAYLOR TILMON  
5215 PHEASANT AVE NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
WILLIFORD S TRUSTEE 5208 PHEASANT TRUST  
PO BOX 10221  
ALBUQUERQUE, NM 87184

HEARING DATE 8-4-10 (WRW)

3. **Project# 1007958**  
10DRB-70096 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
10DRB-70097 EPC APPROVED SDP  
FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the above action(s) for all or a portion of Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION** zoned C-2, located on LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE containing approximately 5 acre(s). (K-19)  
*[Deferred from 3/31/10, 4/7/10, 4/14/10, 4/21/10]*  
**DEFERRED TO 5/5/10 AT THE AGENT'S REQUEST.**

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

4. **Project# 1000947**  
10DRB-70124 SKETCH PLAT REVIEW  
AND COMMENT

FRANK SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 217b, zoned M-2, located on 2335 2ND ST SW BETWEEN BRIDGE SW AND RIO BRAVO SW containing approximately 4.75 acre(s). **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. ~~**Project# 1008268**~~  
10DRB-70123 SKETCH PLAT REVIEW  
AND COMMENT

MASTERWORKS ARCHITECT INC agent(s) for MICHAEL HOSNI request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) E, **CACY** zoned O-1, located on COORS BLVD NW BETWEEN QUAIL AVE NW AND PHEASANT AVE NW (G-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. Approval of the Development Review Board Minutes for 4/21/10.

Other Matters: None.

ADJOURNED: 10:00



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**April 7, 2010  
DRB Comments**

**ITEM # 5**

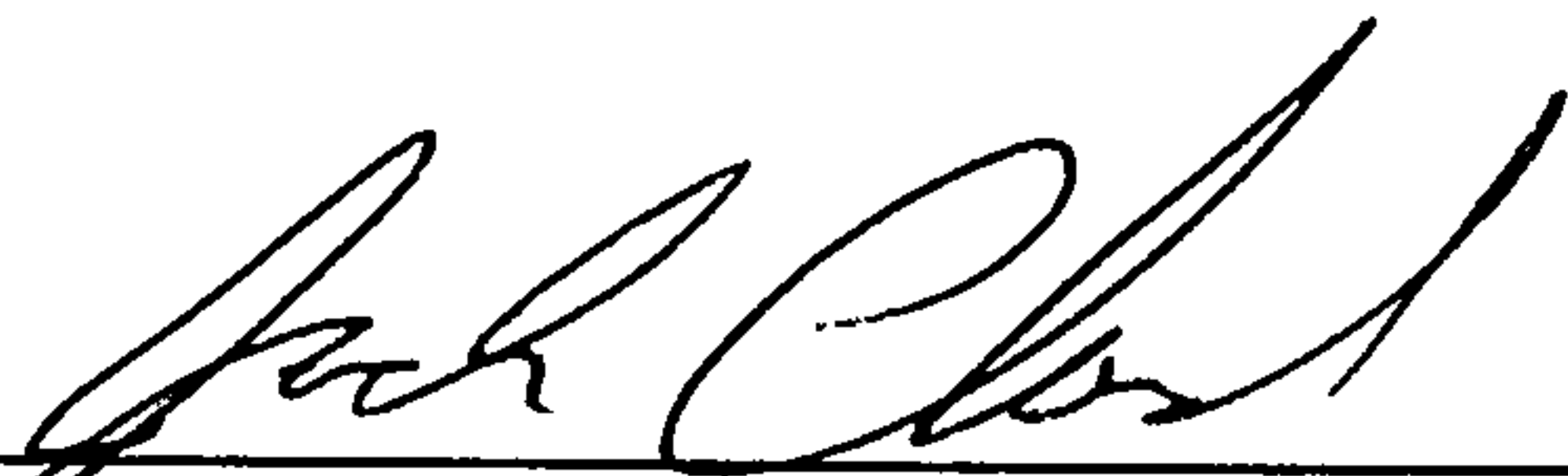
**PROJECT # 1008268**

**APPLICATION # 10-70123**

**RE: Lot 7, Block E, Cacy Subdivision**

The subject property is zoned O-1; Zoning Enforcement should be contacted regarding proposed use, as this would likely require a zone change.

Typically the City must retain 10 feet of right of way from the back of the curb, so it appears some right of way dedication would be required in the corner of the lot—refer to comments from Transportation Development.



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Jack Cloud AICP, DRB Chairman  
505-24-3880/ jcloud@cabq.gov

HEARING DATE 4-28-10 (SK)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 13, 2011

**Project# 1008268**

11DRB-70064 VACATION OF PUBLIC UTILITY EASEMENT

TERRAMETRICS OF NEW MEXICO agent(s) for MICHAEL HOSNI/ HOSNI COLLECTIONS LLC request(s) the referenced/ above action(s) for all or a portion of Lot 7, Block E, **CACY ADDITION** zoned O-1, located on the south side of PHEASANT AVE NW between COORS BLVD NW and CORONA DR NW containing approximately .1766 acre. (G-11)

At the April 13, 2011 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

Findings

The vacation request was filed by the owner of the entire tract of the proposed vacation.

The public welfare is in no way served by retaining the way or easement, based on the proposed replat and redevelopment of the property.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Utility companies and 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.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
2. Franchised utilities shall acknowledge the vacation and the provision of adequate easements by their signature on the replat.

If you wish to appeal this decision, you must do so by April 28, 2011 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, DRB Chair

Cc: Terrametrics NM - 4175 Montgomery Blvd NE – Albuquerque, NM 87109  
Michael Hosni – 2922 Coors Blvd,NW – Albuquerque, NM 87122  
Marilyn Maldonado  
Scott Howell  
file

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

05/03/2011 Issued By: BLDAVM 108031

### STANDARD APPLICATION, Paper Plans Required

**Permit Number:** 2011 070 108 **Category Code 910**

**Application Number:** 11DRB-70108, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** PHEASANT AVE NW BETWEEN COORS BLVD NW AND CORONA ST NW

**Project Number:** 1008268

**Applicant**  
 MICHAEL HOSN DBA HOSNI COLLECTIONS LLC  
  
 2922 COORS BLVD NW  
 ALBUQUERQUE NM 87122

**Agent / Contact**  
 Terrametrics Of New Mexico  
 Phil Turner  
 4175 Montgomery Blvd Ne  
 Albuquerque NM 87109  
  
 pturner1001@qwest.net

**Application Fees**

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$215.00
<b>TOTAL:</b>		<b>\$235.00</b>

City Of Albuquerque  
 Treasury Division

5/3/2011 10:34AM LDC: ANNX  
 4983000 TRANS# 0017  
 RECEIPT # 013111-013111  
 PERMIT# 2011070108 TFS:HP  
 4983000 \$235.00  
 Conflict Manag. Fee \$20.00  
 DRB Actions \$215.00  
 TOTAL \$235.00  
 PAID \$0.00  
 Trans. Fee

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

03/18/2011 Issued By: E08375 103678

94  
94  
94

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**STANDARD APPLICATION, Paper Plans Required**

**Permit Number: 2011 070 064** **Category Code 910**

**Application Number: 11DRB-70064, Vacation Of Public Easement**

**Address:**

**Location Description: PHEASANT AVE NW BETWEEN COORS BLVD NW AND CORONA ST NW**

**Project Number: 1008288**

**Applicant**  
MICHAEL HOSHI HOSHI COLLECTIONS LLC

2522 COORS BLVD NW  
ALBUQUERQUE NM 87122  
839-2288

**Agent / Contact**  
Terrametrics Of New Mexico  
Phil Turner  
4175-A Montgomery Blvd Ne  
Albuquerque NM 87109

pturner1001@qwest.net

**Application Fees**

441018/4943000	APN Fee	\$75.00
441032/3418000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$45.00
<b>TOTAL:</b>		<b>\$140.00</b>

City Of Albuquerque  
Treasury Division

3/18/2011 1:21PM LOC: ANNX  
WS# 006 TRANS# 0027  
RECEIPT# 00131007-00131007  
PERMIT# 2011070064 TRSANB  
Trans Amt \$140.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$45.00  
VI \$140.00  
CHANGE \$0.00

Thank You

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

07/09/2010 Issued By: PLNSDH 81570

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**Permit Number:** 2010 070 192 **Category Code 910**  
**Application Number:** 10DRB-70192, Vacation Of Public Right-Of-Way  
**Address:**  
**Location Description:** SE CORNER OF COORS NW AND PHEASANT NW  
**Project Number:** 1008268

**Applicant**  
MICHAEL HOSNI  
  
2922 COORS BLVD NW  
ALBUQUERQUE NM 87120  
235-3050

**Agent / Contact**  
Masterworks Architect Inc  
James B Clark  
516 11th St Nw  
Albuquerque NM 87102  
  
info@masterworksarchitects.com

**Application Fees**

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

City Of Albuquerque  
Treasury Division

7/9/2010 11:18AM LOC: ANNX  
WS# 006 TRANSH 0023  
RECEIPT# 00122677-00122677  
PERMIT# 2010070192 TRSLJS  
Trans Amt \$395.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$300.00  
CK \$395.00  
CHANGE \$0.00

Thank You

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

04/06/2010 Issued By: E08375 72664

**Permit Number: 2010 070 111** **Category Code 910**

**Application Number:** 10DRB-70111, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** VALVERDE DR SE BETWEEN LEAD AVE SE AND MESA GRANDE PL SE

**Project Number:** 1008268

**Applicant**  
Dan Martinez

**Agent / Contact**  
Rhombus Consulting

310 Val Verde Se  
Albuquerque NM 87108  
410-2502

2620 San Mateo Ne Suite B  
Albuquerque NM 87110  
881-8880

**Application Fees**

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

City Of Albuquerque  
Treasury Division

4/6/2010 12:10PM LOC: ANNX  
WS# 006 TRANS# 0028  
RECEIPT# 00118360-00118360  
PERMIT# 2010070111 TRSLJS  
Trans Amt \$305.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$285.00  
CK \$235.00  
CA \$70.00  
CHANGE \$0.00

Thank You



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST

Meeting Date: April 13, 2011

Project# 1008268

Zone Atlas Page: G-11

App# 11DRB-70064

Notification Radius: 150'

Cross Reference and Location: Pheasant Ave NW Between

Coors Blvd NW and Corona St NW

Applicant: Michael Hoshi-dba Hoshi Collections LLC.

2922 Coors Blvd NW

Albq., NM 87122

Agent: Terra Metrics NM

4175 Montgomery Blvd NE

Albq., NM 87109

**Special Instructions:**

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

Date Mailed: 3-25-11

Signature:



Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101106027401530000	EVANS JONATHAN L	PO BOX 382	CORRALES	NM	87048	R	A1A	LT 9-A BLK E PLAT SHOWING LTS 9-A, 9-B, 9-C & 9-D (A REPL OF LOTS 8 & 9) BLK E CACY SUB'D CONT 0.0880 AC M/L OR 3,833 SF/M/L	
2	101106028201630000	MILLER TONY H & ALEX J TRUJILLO & ROB J ROGERS	8842 GUADALUPE TRL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 9A PLAT OF LTS 8A, 8B, 9A & 9B BLK FCACY SUBD CONT 3,846 SF OR 0.088 AC	
3	101106026600330000	HOSNI FADI	5415 VISTA DEL CERRO NE	ALBUQUERQUE	NM	87111	V	A1A	* 007 E CACY ADD	
4	101106028701630000	MARTINEZ ROBIN J	5205 PHEASANT AVE NW	ALBUQUERQUE	NM	87120	R	A1A	LT 9B PLAT OF LTS 8A, 8B, 9A & 9B BLK FCACY SUBD CONT 3,846 SF OR 0.088 AC	
5	101106026101630000	MASADA LTD CO	3316 VISTA DEL SUR NW	ALBUQUERQUE	NM	87120	C	A1A	LOT A A PLAT OF LOT A CACY SUBD (BEING A REPL OF THE EAST 60.01 FT OF LOT 6 & ALL OF LOT 7 IN BLK F) CONT 0.2845 AC	
6	101106027201630000	SANCHEZ STEPHANIE ANN	5219 PHEASANT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 8A PLAT OF LTS 8A, 8B, 9A & 9B BLK FCACY SUBD CONT 3,847 SF OR 0.088 AC	
7	101106029704930000	AIDAN LLC	3138 COORS BLVD NW	ALBUQUERQUE	NM	87120	C	A1A	TR A-29A-3 PLAT OF TRACTS A-29A-1, A-29A-2 & A-29A-3 NORTHEAST UNIT TOWN OF ATRISCO GRANT CONT 1.2391 AC	
8	101106028001530000	WILLIFORD S TRUSTEE 5208 PHEASANT TRUST	PO BOX 10221	ALBUQUERQUE	NM	87184	R	A1A	LT 9-B BLK E PLAT SHOWING LTS 9-A, 9-B, 9-C & 9-D (A REPL OF LOTS 8 & 9) BLK E CACY SUB'D CONT 0.0880 AC M/L OR 3,833 SF/M/L	
9	101106028501530000	TORRES LEANDRO	5204 PHEASANT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 9-C BLK E PLAT SHOWING LTS 9-A, 9-B, 9-C & 9-D (A REPL OF LOTS 8 & 9) BLK E CACY SUB'D CONT 0.0880 AC M/L OR 3,833 SF/M/L	
10	101106029001530000	VIGIL DONALD F L	900 ORTEGA RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 9-D BLK E PLAT SHOWING LTS 9-A, 9-B, 9-C & 9-D (A REPL OF LOTS 8 & 9) BLK E CACY SUB'D CONT 0.0880 AC M/L OR 3,833 SF/M/L	
11	101105927252711000	HOSNIS COLLECTION LLC	2922 COORS RD NW	ALBUQUERQUE	NM	87120	C	A1A	TR A-26-B1 REDIVISION OF TR A-26-B NORTHEAST UNIT (NOW COMPRISING TRS A-26-B1, A-26-B2 & A-26-B3 NORTHEAST UNIT) CONT 2.4303 AC	
12	101106027701630000	TAYLOR DELMONE & TAYLOR TILMON	5215 PHEASANT AVE NW	ALBUQUERQUE	NM	87120	R	A1A	LT 8B PLAT OF LTS 8A, 8B, 9A & 9B BLK FCACY SUBD CONT 3,846 SF OR 0.088 AC	
13	101106028004530000	ASTAR CHA NM1 LLC C/O EPROPERTY DEPT 114	PO BOX 4900	SCOTTSDALE	AZ	85261	C	A1A	TR A-29A-2 PLAT OF TRACTS A-29A-1, A-29A-2 & A-29A-3 NORTHEAST UNIT TOWN OF ATRISCO GRANT CONT .9876 AC	



OR CURRENT OWNER  
AIDAN LLC  
3136 COORS BLVD NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
ASTAR CHA NM1 LLC C/O EPROPERTY DEPT  
114  
PO BOX 4900  
SCOTTSDALE, AZ 85261

OR CURRENT OWNER  
EVANS JONATHAN L  
PO BOX 382  
CORRALES, NM 87048

OR CURRENT OWNER  
HOSNI FADI  
5415 VISTA DEL CERRO NE  
ALBUQUERQUE, NM 87111

OR CURRENT OWNER  
HOSNIS COLLECTION LLC  
2922 COORS RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
MARTINEZ ROBIN J  
5205 PHEASANT AVE NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
MASADA LTD CO  
3316 VISTA DEL SUR NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
MILLER TONY H & ALEX J TRUJILLO & ROB J  
ROGERS  
8842 GUADALUPE TRL NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
SANCHEZ STEPHANIE ANN  
5219 PHEASANT NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
TAYLOR DELMONE & TAYLOR TILMON  
5215 PHEASANT AVE NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
TORRES LEANDRO  
5204 PHEASANT NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
VIGIL DONALD F L  
900 ORTEGA RD NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
WILLIFORD S TRUSTEE 5208 PHEASANT TRUST  
PO BOX 10221  
ALBUQUERQUE, NM 87184

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): TERRAMETRICS NM PHONE: 881-2903  
 ADDRESS: 4175 MONTGOMERY BLVD NE FAX: 881-2591  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: p.turner@tm-nm.com

APPLICANT: MICHAEL HOSNI dba HOSNI COLLECTIONS LLC PHONE: 839-2299  
 ADDRESS: 2922 COORS BLVD NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: HOSNI COLLECTIONS LLC

DESCRIPTION OF REQUEST: REPLAT OF LOT 7, BLOCK E OF CACY SUBDIVISION TO ATTACH A PORTION OF VACATED RIGHT OF WAY, COMPLETING VACATION PROCESS

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 7 Block: BLOCK E Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: CACY SUBDIVISION  
 Existing Zoning: O-1 Proposed zoning: SAME MRGCD Map No N/A  
 Zone Atlas page(s): 9-11 UPC Code: 101106026101630607

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
1008268, DRB10-70192

**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): 0.2482  
 LOCATION OF PROPERTY BY STREETS: On or Near: PHEASANT AVE. NW  
 Between: COORS BLVD NW and CORONA ST. NW

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

SIGNATURE Philip W. Turner DATE 5-3-11  
 (Print) PHILIP W. TURNER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>11 DRB - 70108</u>	<u>P&amp;F</u>		<u>\$ 215.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>May 11, 2011</u>			Total <u>\$ 235.00</u>

[Signature]

5-3-11  
Planner signature / date

Project # 1008268

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

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

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

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

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

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

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

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

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

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

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

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

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

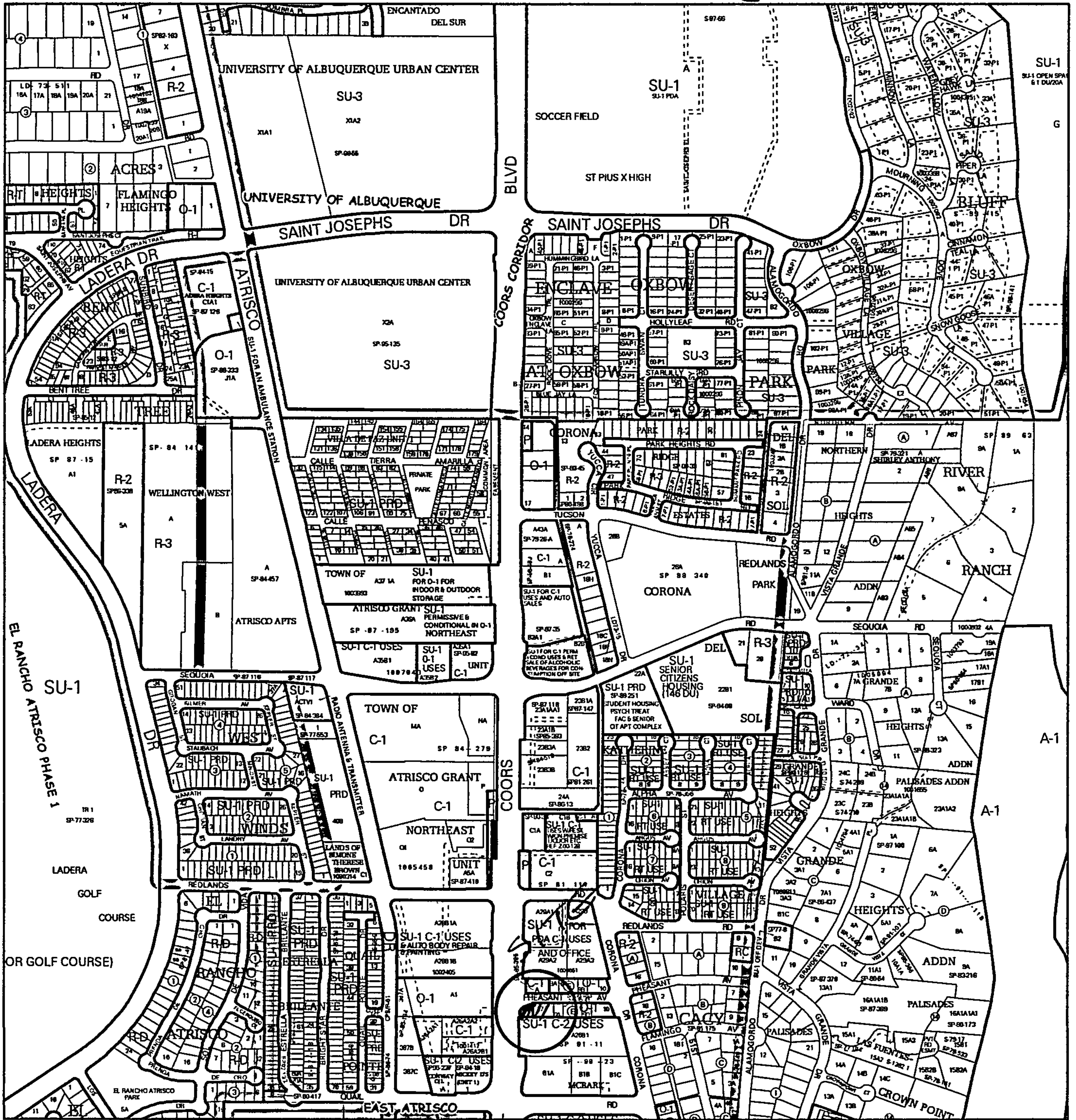
*Philip W. Turner*  
 Applicant name (print)  
*Philip W. Turner* 5-3-11  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 11DRB- \_\_\_\_\_ - 70108

*[Signature]* 5-3-11  
 Planner signature / date  
 Project # 1008268



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-11-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

***Terrametrics of New Mexico***  
*Professional Land Surveying*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301  
[p.turner@tm-nm.com](mailto:p.turner@tm-nm.com)

May 3, 2011

City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

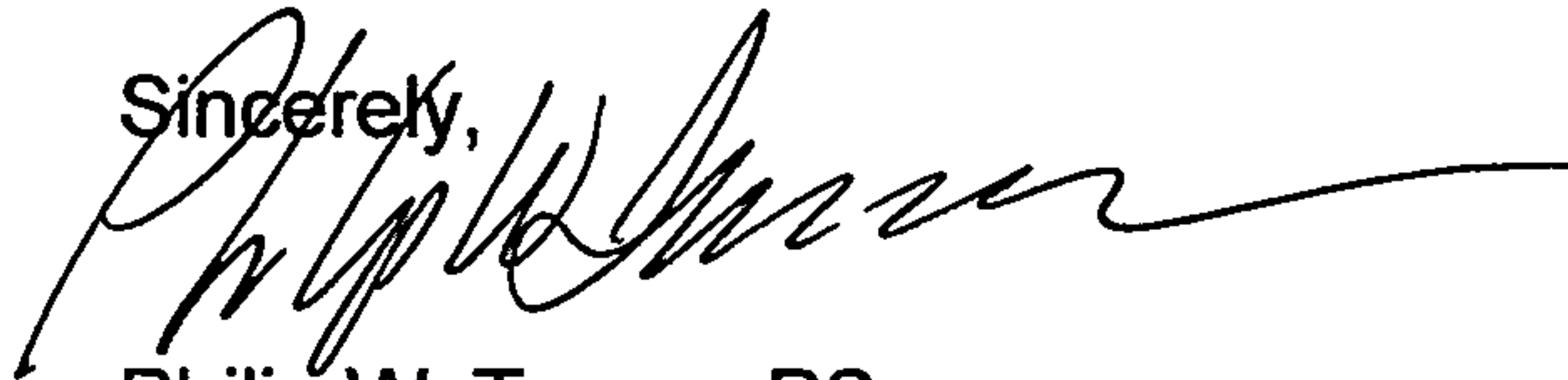
Re: Replat of Lot 7, of Block E Cacy Subdivision Project 1008268

Ms. Angela Gomez/City of Albuquerque Planning Department:

Terrametrics of New Mexico, as the agent for Michael Hosni of Hosni Collections LLC requests preliminary and final plat approval for the referenced property in order to complete the vacation of a portion of Coors Boulevard right of way (DRB10-70192). The property is situated in the southeast quadrant of the intersection of Pheasant Avenue and Coors Boulevard Northwest. The present City of Albuquerque zoning is O-1.

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS  
Terrametrics of New Mexico





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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): TERRAMETRICS NM PHONE: 881-2903  
 ADDRESS: 415 MONTGOMERY BLVD NE FAX: 881-2591  
 CITY: ALBUQUERQUE STATE: NM ZIP: 87109 E-MAIL: p.turner@terra-nm.com

APPLICANT: MICHAEL HOSHI dba HOSHI COLLECTIONS LLC PHONE: 839-2299  
 ADDRESS: 2922 COORS BOULEVARD NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE: NM ZIP: 87122 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: HOSHI COLLECTIONS LLC

DESCRIPTION OF REQUEST: VACATION OF 51 P.C.E. ALONG REAR LINE OF LOT 7 BLOCIE CACY SUBDIVISION

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. 7 Block: E Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: CACY  
 Existing Zoning: O-1 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G 11 UPC Code: 101106026101630607

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1008268

**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): 0.1766  
 LOCATION OF PROPERTY BY STREETS: On or Near: PHEASANT AVE NW  
 Between: COORS BLVD NW and CORONA ST NW

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

SIGNATURE Philip W. Turner DATE 18 March 2011  
 (Print) PHILIP W. TURNER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70064</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
	Hearing date <u>April 13, 2011</u>			Total <u>\$ 140.00</u>

[Signature] 3-18-11  
 Planner signature / date

Project # 1008268

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.

Philip W. Turner  
 Applicant name (print)  
Philip W. Turner  
 Applicant signature / date  
 Form revised 4/07



- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed
- Application case numbers  
 1 DRB - 70064

3-18-11  
 Planner signature / date  
 Project # 10082108

# 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.

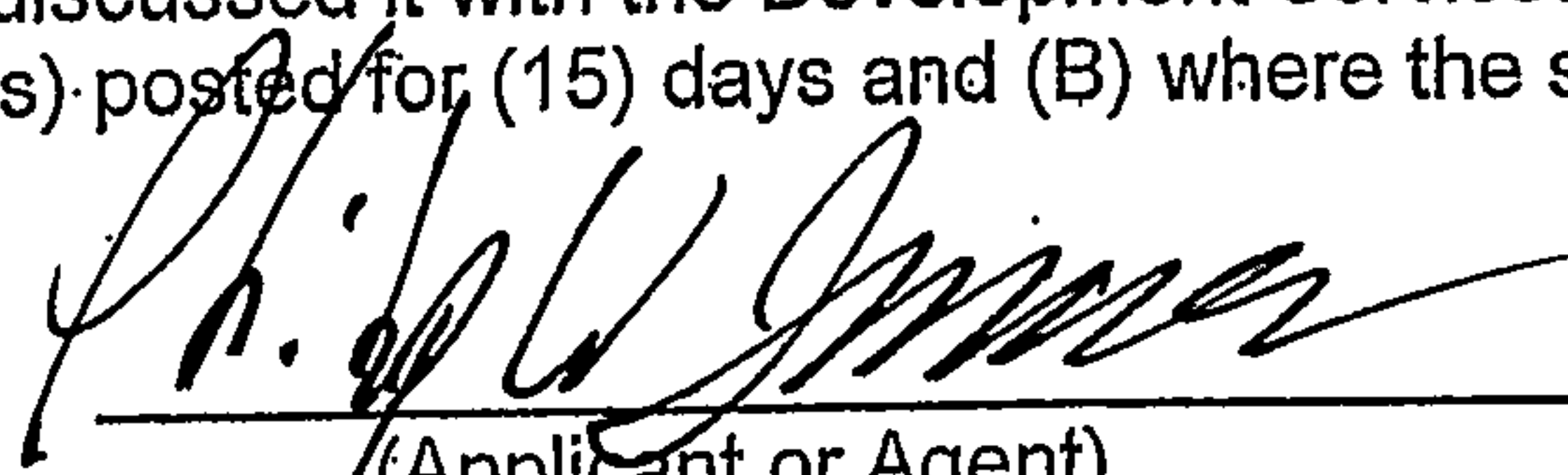
#### 4. TIME

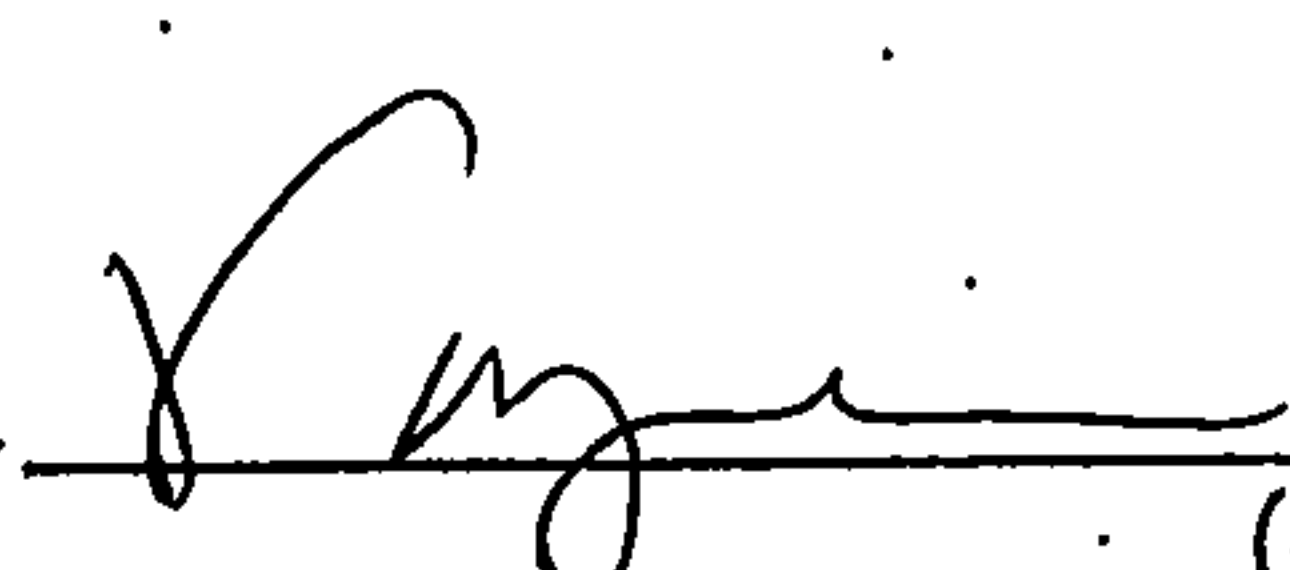
Signs must be posted from March 29 2011 To April 13, 2011

#### 5. REMOVAL

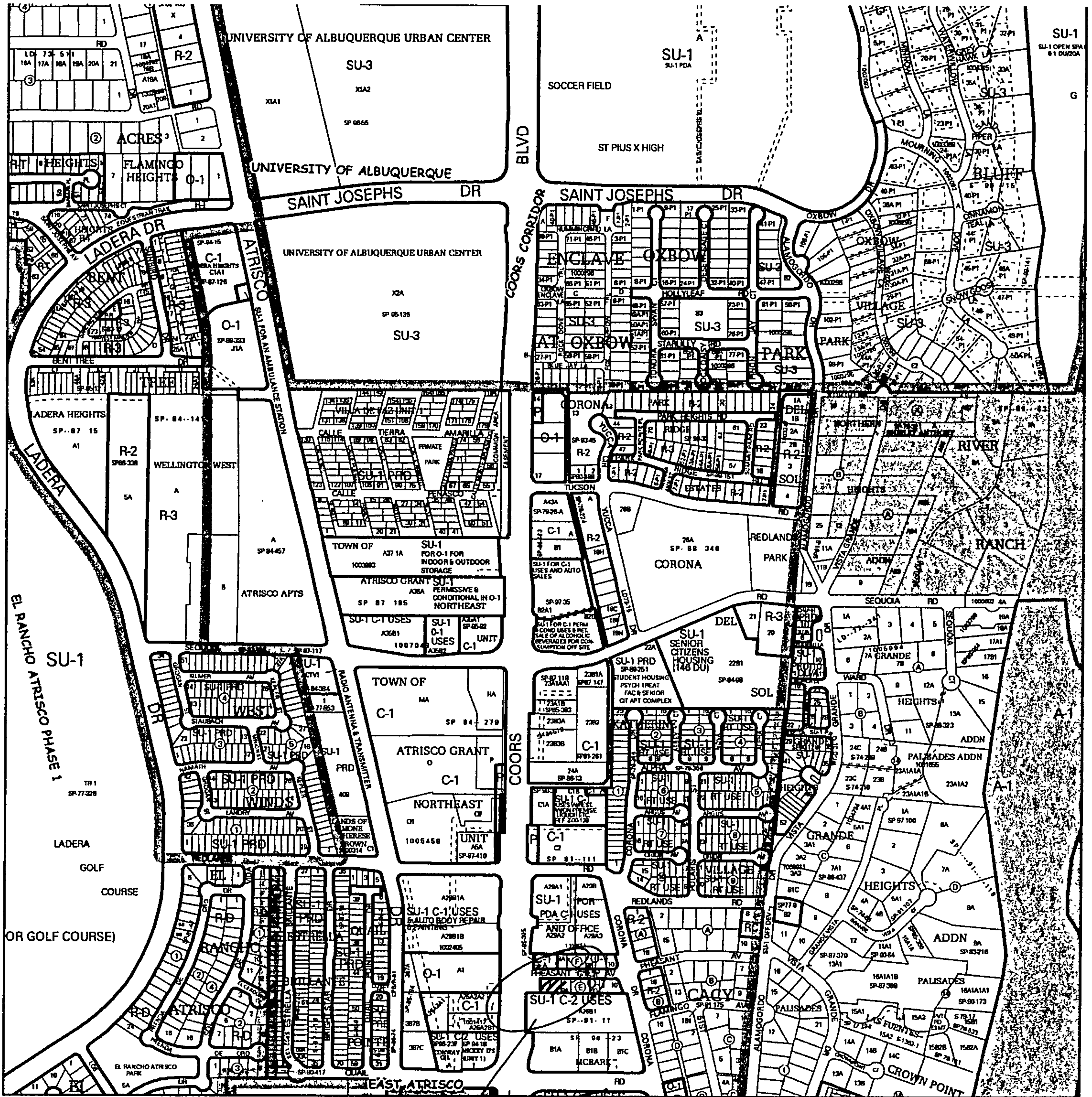
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

 3/18/11  
(Applicant or Agent) (Date)

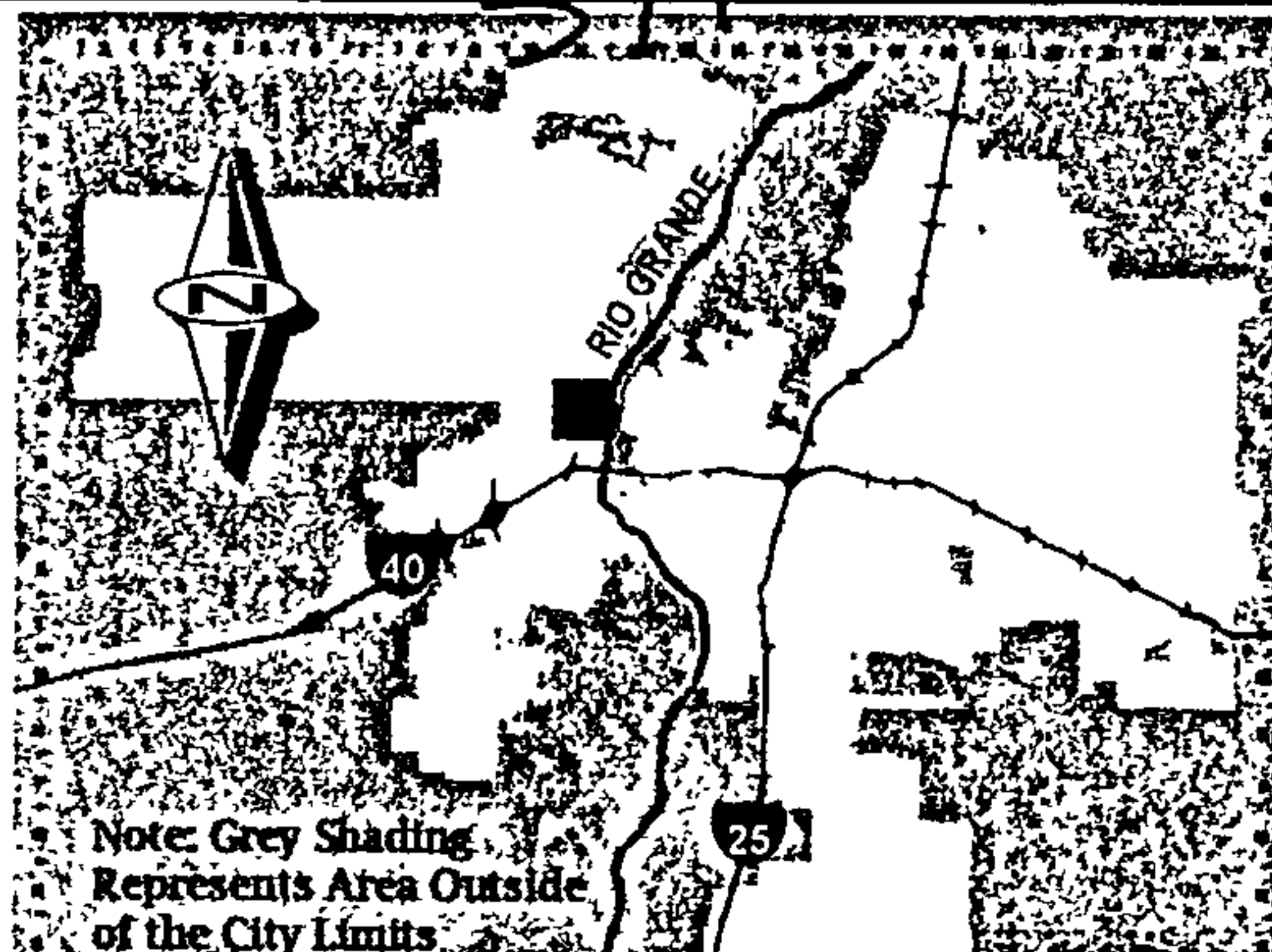
I issued 1 signs for this application, 3-18-11   
(Date) (Staff Member)

DRB PROJECT NUMBER: 1008268



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

Map amended through: 1/24/2011



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

**Terrametrics of New Mexico**  
*Professional Land Surveying*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301  
[p.turner@tm-nm.com](mailto:p.turner@tm-nm.com)

March 18, 2011

City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

Re: Vacation of 5' Public Utility Easement along the south boundary of Lot 7 of  
Cacy Subdivision. Reference Project #1008268.

City of Albuquerque Planning Department:

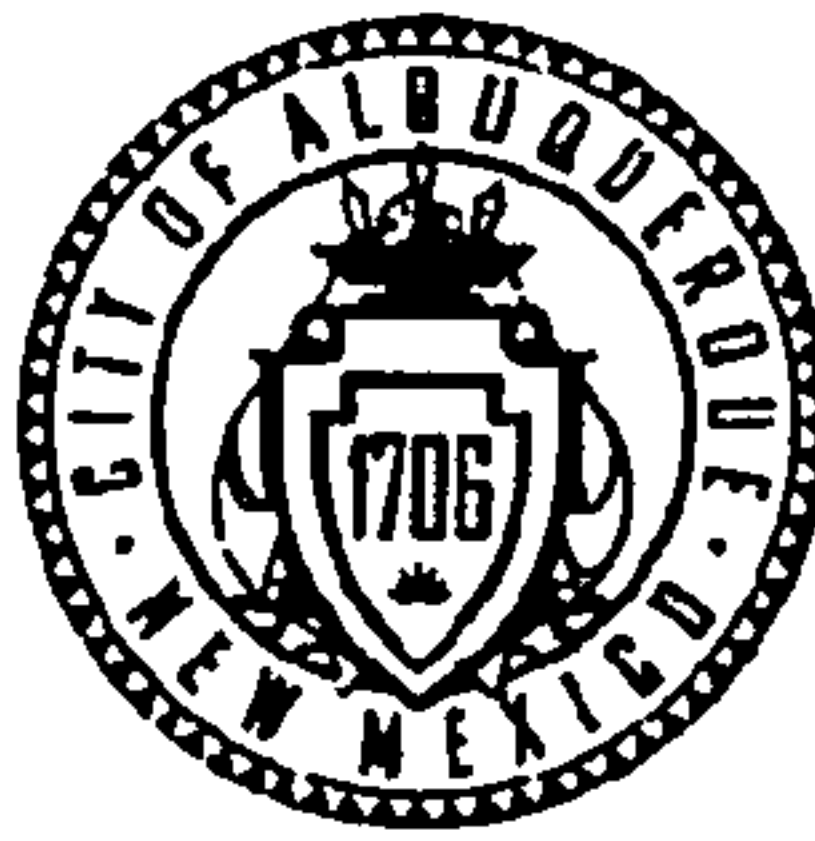
Terrametrics of New Mexico, as the agent for Michael Hosni, dba Hosni Collections  
LLC requests vacation of the platted 5' utility easement along the south line of the  
referenced Lot 7. The existing property is presently zoned O-1. The property lies  
along Pheasant Avenue, N.W. between Coors Boulevard and Corona Streets.

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS  
Terrametrics N M



City of Albuquerque

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

Date: 3-18-11

TO CONTACT NAME: Philip Turner
COMPANY/AGENCY: DeMamebas NM
ADDRESS/ZIP: 4175 Montgomery Blvd NE
PHONE/FAX #: 881-2903 881-2591

Thank you for your inquiry of 3/18/11 (date) requesting the names of ALL Affected Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Lot 7, Block E CACV Subdivision zone map page(s) 6-11.

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

WEST Bluff
Neighborhood or Homeowner Association
Contacts: [Handwritten signature]

Neighborhood or Homeowner Association
Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO {X}

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

Sincerely,
[Handwritten signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

**WEST BLUFF N.A. (WBF) "R"**

**\*John Landman** *e-mail: [ljcmdl@comcast.net](mailto:ljcmdl@comcast.net)*

2236 Ana Ct. NW/87120 831-2063 (h)

Dr. Joe Valles *e-mail: [joevalles@aol.com](mailto:joevalles@aol.com)*

5020 Grande Vista Ct. NW/87120 836-1847 (h) 720-0253 (c)

***Council District: 1***

***County District: 1***

***Police Beat: 635/NW***

***Zone Map: G-H-11-12***

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

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

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

1. The street address of the subject property.
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 amendments 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.
5. 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 and/or homeowner 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 Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

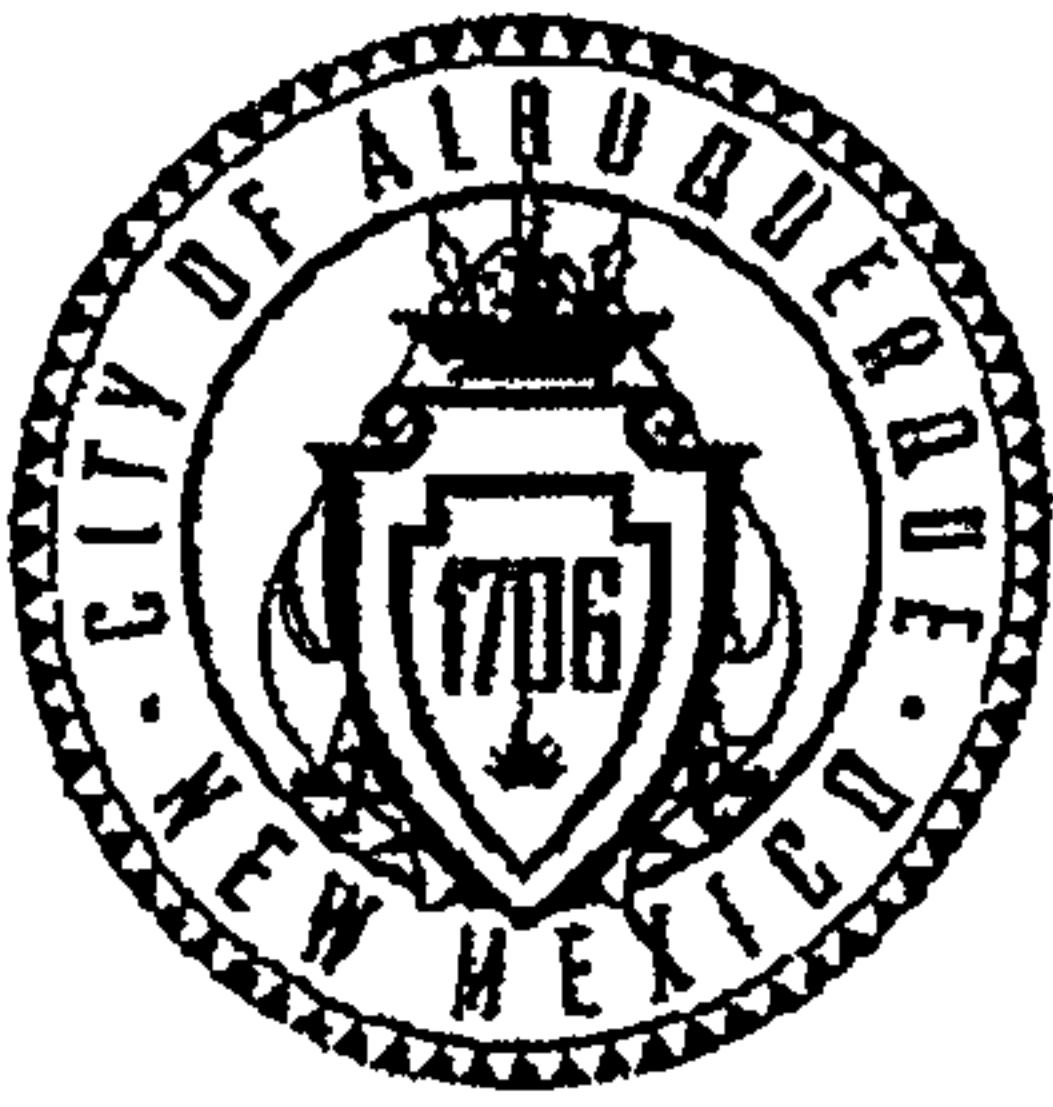
**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 3/18/11 Time Entered: 11:35 ONC Rep. Initials: R





# DEVELOPER INQUIRY SHEET

## (To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  EPC  DRB  LUCC  Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: Philip W. Turner

COMPANY NAME: TERRAMETRICS NM

ADDRESS/ZIP: 4175 MONTGOMERY BLVD NE

PHONE: 891-2903 FAX: 891-2591

### LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

LOT 7 BLOCK E CACY SUBDIVISION

#### LEGAL DESCRIPTION

LOCATED ON PHEASANT AVE NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN COORSTBLVD NW AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

CORONA ST NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (G11).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)

2595 4154 9006 0000 0070 9002

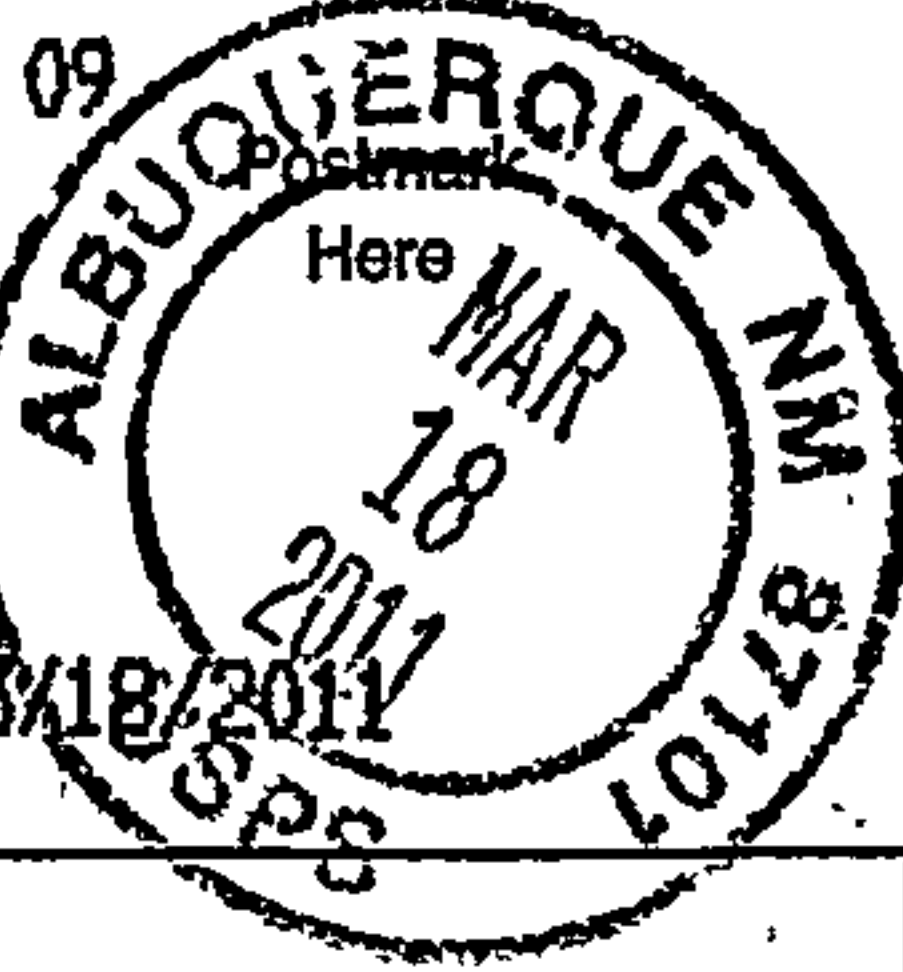
U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87120  
**OFFICIAL USE**

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>

0101



Sent To

Street, Apt. No.;  
or PO Box No.  
City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

9990 27EE 5000 0070 9002

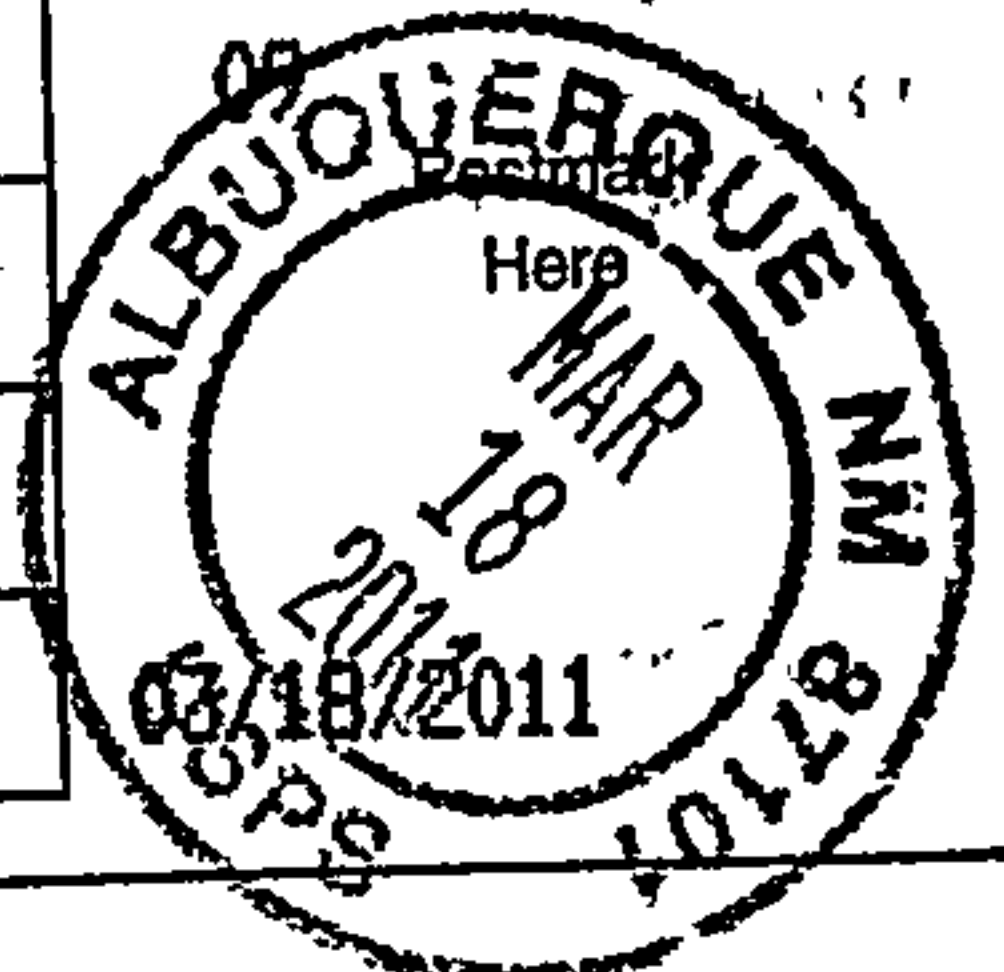
U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87120  
**OFFICIAL USE**

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>

0101



Sent To

Street, Apt. No.;  
or PO Box No.  
City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

**Terrametrics of New Mexico**  
*Professional Land Surveyor*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

March 18, 2011

John Landman  
West Bluff Neighborhood Association  
2236 Ana Court. NW  
Albuquerque, NM 87120

Re: Vacation of 5' Public Utility Easement, Lot 7, Block E Cacy Subdivision

Mr. Landman:

The owners of the referenced properties, Michael Hosni, dba Hosni Collections LLC, are requesting that the City of Albuquerque Development Review Board grant a vacation of a platted 5' utility easement along the back line of the referenced property. The property is zoned O-1 and is situate on Pheasant, NW and immediately west of Coors Blvd, NW. The existing is vacant.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS

***Terrametrics of New Mexico***  
***Professional Land Surveyor***  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

March 18, 2011

Dr. Joe Valles  
West Bluff Neighborhood Association  
5020 Grande Vista Court. NW  
Albuquerque, NM 87120

Re: Vacation of 5' Public Utility Easement, Lot 7, Block E Cacy Subdivision

Dr. Valles:

The owners of the referenced properties, Michael Hosni, dba Hosni Collections LLC, are requesting that the City of Albuquerque Development Review Board grant a vacation of a platted 5' utility easement along the back line of the referenced property. The property is zoned O-1 and is situate on Pheasant, NW and immediately west of Coors Blvd, NW. The existing is vacant.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### 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

### Supplemental form

### S Z ZONING & PLANNING

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

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

### APPLICATION INFORMATION:

Professional/Agent (if any): MASTERWORKS ARCHITECTS INC PHONE: 242-1866  
 ADDRESS: 516 11<sup>th</sup> ST. NW FAX: 242-1802  
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: info@masterworksarchitects.com

APPLICANT: MICHAEL HOSNI PHONE: 235-3050  
 ADDRESS: 2922 COORS BLVD NW FAX: 889-1117  
 CITY: ABQ STATE NM ZIP 87120 E-MAIL: debbie@mandfauto.com

Proprietary interest in site: owner List all owners: FADI HOSNI

DESCRIPTION OF REQUEST: Vacation of City 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. 7 (seven) Block: E Unit: -  
 Subdiv/Addn/TBKA: CACY  
 Existing Zoning: O-1 Proposed zoning: O-1 MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): 4-11 UPC Code: 101 106 026 600 330 410

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
10DRB-70123 Project No. 1008268

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO LOT 7 = 0.1766ac  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): RO.W = 0.0734ac  
 LOCATION OF PROPERTY BY STREETS: On or Near: SE CORNER COORS & PHEASANT NW  
 Between: COORS RD NW and PHEASANT AVE. NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 28 APRIL 2010

SIGNATURE James B Clark DATE 9 July 10  
 (Print) JAMES B. CLARK, MWA Inc. Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- 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

10DRB 70192  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Action

VRW  
ADU  
CME

### S.F.

V

### Fees

\$ 300.00  
 \$ 75.00  
 \$ 20.00  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Total  
 \$ 395.00

Hearing date 08-04-10

Sandy Handley 07-09-10  
 Planner signature / date

Project # 1008268

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.

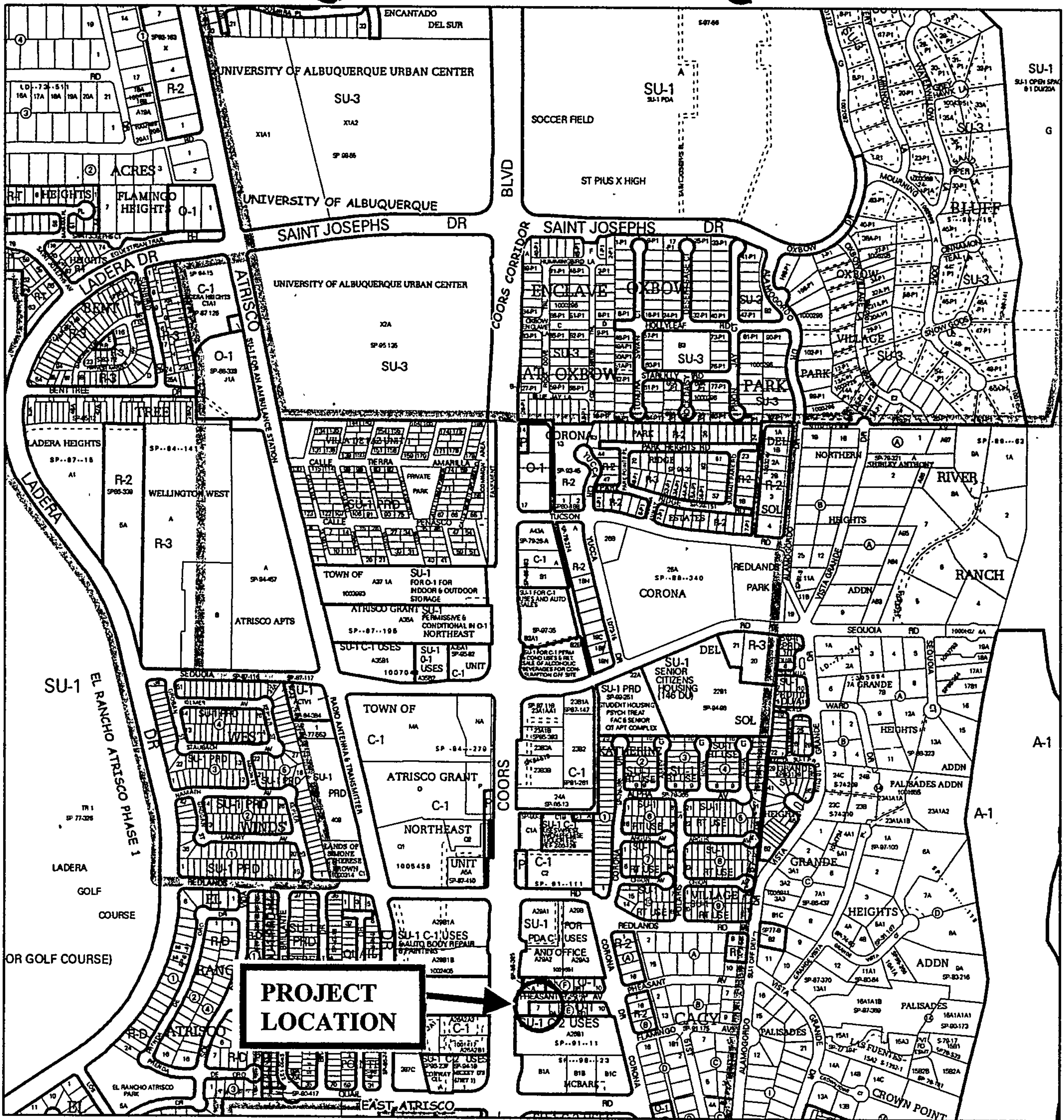
JAMES B. CLARK  
 Applicant name (print)  
James B. Clark 9/09/10  
 Applicant signature / date



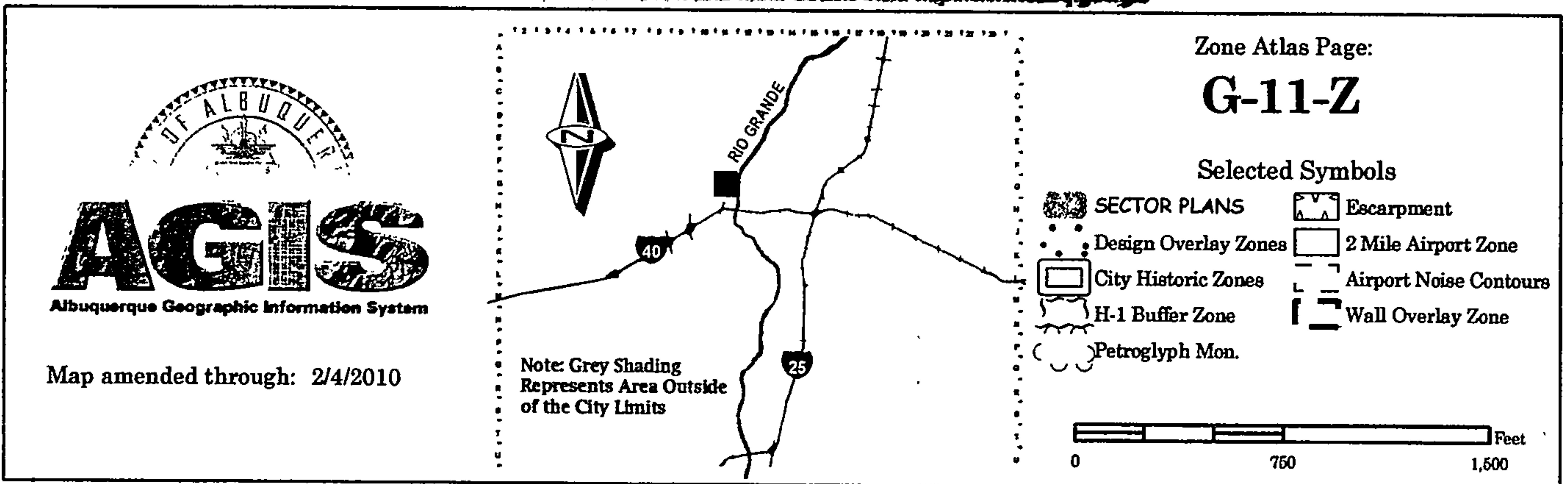
- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed

Application case numbers  
 1008268 - 70192

Form revised 4/07  
Sandy Handley 07.09.10  
 Planner signature / date  
 Project # 1008268



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



Project MW 9003  
7 July 2010

Development Review Board  
City of Albuquerque, Planning Department  
600 Second St. NW  
Albuquerque, New Mexico 87102

Re: Lot 7, Block 'E', Cacy Subdivision  
Vacation of Right-Of-Way  
Case #10DRB 70123, Project #1008268

This property, Lot 7, Block 'E', was recently purchased by the owner of the existing M&F Auto Sales Company located on the adjacent property to the south at 2922 Coors Blvd. NW.

The owner purchased Lot 7 in order to expand his business operations and would use the additional property from the vacation of the right-of-way on the west edge as part of that expansion.

This DRB Application submittal drawing Sheet A1 describes the City owned public right-of-way that is on the west side of the subject property that we are requesting to be vacated.

A search of the City's Plat Files did not locate the subdivision map for this Lot 7 property.

Respectfully submitted,



James B. Clark, RA  
President

Encl: R.O.W. Vacation Site Plan Layout Sheet A1  
Grading & Drainage Plan Lot 7  
Redivision of Tract A-26-B1



**MASTERWORKS ARCHITECTS, INC**

516 Eleventh Street NW • Albuquerque, New Mexico 87102

505-242-1866 • FAX 505-242-1802

[www.masterworksarchitects.com](http://www.masterworksarchitects.com)

[info@masterworksarchitects.com](mailto:info@masterworksarchitects.com)



# 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 JULY 20, 2010 To AUGUST 4, 2010

#### 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.

James B Clark  
(Applicant or Agent)

9 July 10  
(Date)

I issued 1 signs for this application, 07-09-10  
(Date)

Sandy Handley  
(Staff Member)

DRB PROJECT NUMBER: 1008268



# City of Albuquerque

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

Date: July 9, 2010

TO CONTACT NAME: Janis B. Clark  
 COMPANY/AGENCY: Masterworks Architects Inc.  
 ADDRESS/ZIP: 516 11th St. NW 87102  
 PHONE/FAX #: 242-1846 / 242-1802

Thank you for your inquiry of 7/9/10 (date) requesting the names of **ALL Affected**

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 7, Block E, Cacy Subdivision located on Pleasant Ave NW zone map page(s) 4-11.

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

West Bluff  
 Neighborhood or Homeowner Association  
 Contact: John Landman  
2236 Ana Ct. NW 87120  
831-2063 (h)  
Dr Joe Valles  
5020 Grande Vista Ct. NW  
836-1847(h) 720-0253 (c) 87120

Neighborhood or Homeowner Association  
 Contact: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

YES ( ) NO (X)

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

Sincerely,

Dalaina A. Carrasco  
 OFFICE OF NEIGHBORHOOD COORDINATION

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

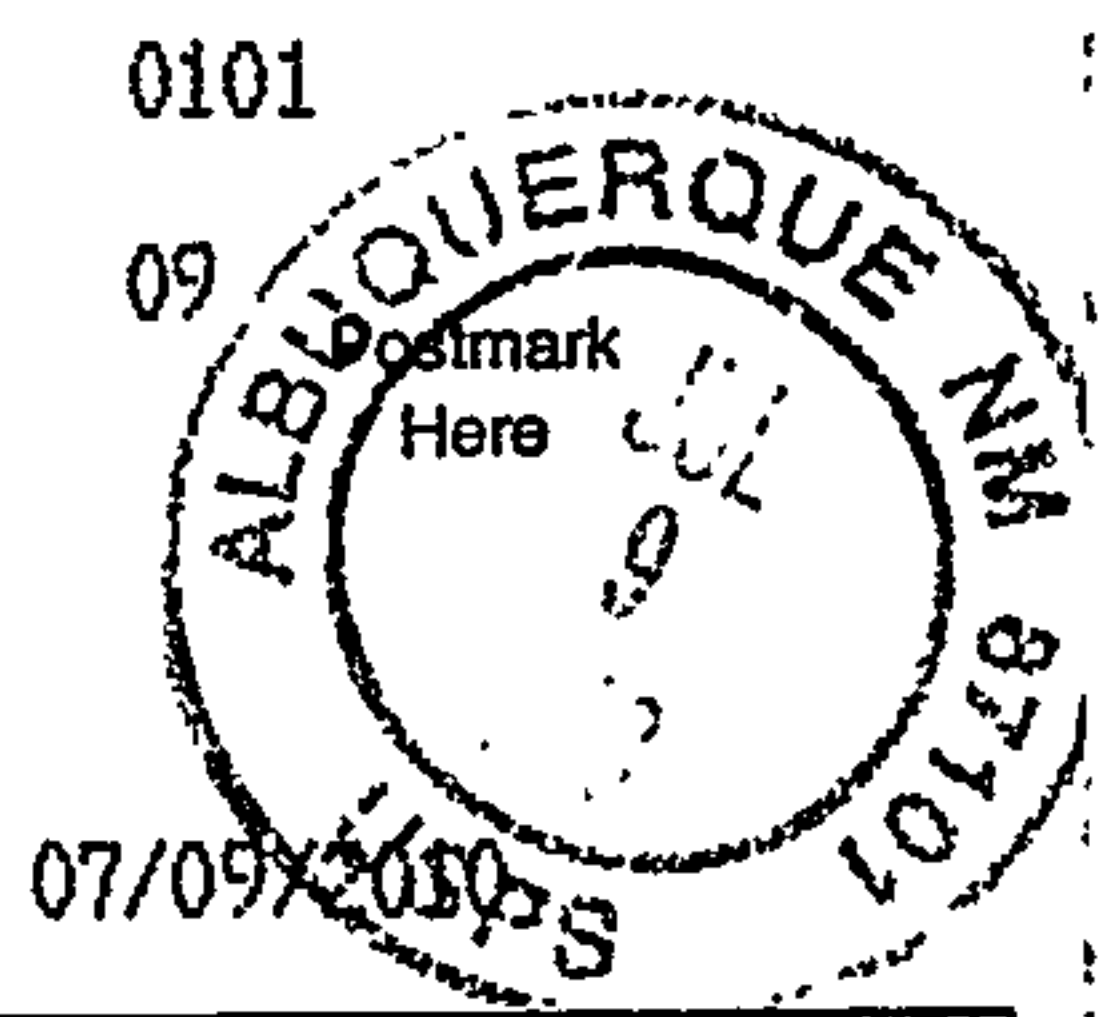
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ALBUQUERQUE NM 87120 **OFFICIAL USE**

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>



Sent To *John Landman*  
 Street, Apt. No., or PO Box No. *2236 Ana Ct. NW*  
 City, State, ZIP+4 *Alb NM 87120*

PS Form 3800, August 2006 See Reverse for Instructions

80 0001 7429 9091

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**CERTIFIED MAIL™ RECEIPT**  
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ALBUQUERQUE MOW  
 ALBUQUERQUE, New Mexico  
 871010001  
 3401500101-0093  
 07/09/2010 (800)275-8777 10:31:17 AM

=====

===== Sales Receipt =====

Product Description	Sale Unit Qty Price	Final Price
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ALBUQUERQUE NM 87120 Zone-0 First-Class Letter 0.70 oz. Expected Delivery: Sat 07/10/10		\$0.44
Return Rcpt (Green Card) Certified		\$2.30
Label #:	70090080000174299091	\$2.80

Issue PVI: \$5.54

ALBUQUERQUE NM 87120 Zone-0 First-Class Letter 0.70 oz. Expected Delivery: Sat 07/10/10		\$0.44
Return Rcpt (Green Card) Certified		\$2.30
Label #:	70090080000174299107	\$2.80

Issue PVI: \$5.54

Total: \$11.08

Paid by:

7 July 2009  
Project MW 0925

John Landman  
2236 Ana Ct. NW  
Albuquerque, NM 87120

831-2063 (h)

Dr. Joe Valles  
5020 Grande Vista Ct. NW  
Albuquerque, NM 87120

836-1847 (h) 720-0253 (c)

Hello:

Re: Lot 7, Block 'E', Cacy Subdivision  
Vacation of Right-Of-Way

This property, Lot 7, Block 'E', was recently purchased by the owner of the existing M&F Auto Sales Company located on the adjacent property to the south at 2922 Coors Blvd. NW.

The owner purchased Lot 7 in order to expand his business operations and would use the additional property from the vacation of the right-of-way on the west edge as part of that expansion.

This DRB Application submittal describes the City owned public right-of-way that the adjacent property owner wishes to have vacated.

On the enclosed aerial photograph and the Sketch Plat Site Plan Layout drawing, I have indicated the area of right-of-way under consideration.

The applicants would be glad to meet with you at your request in advance of the formal City hearings to discuss this request and answer any of your questions or concerns.

Thank you for your consideration of this request.

Sincerely,



James B. Clark, RA  
Vice President

Encl

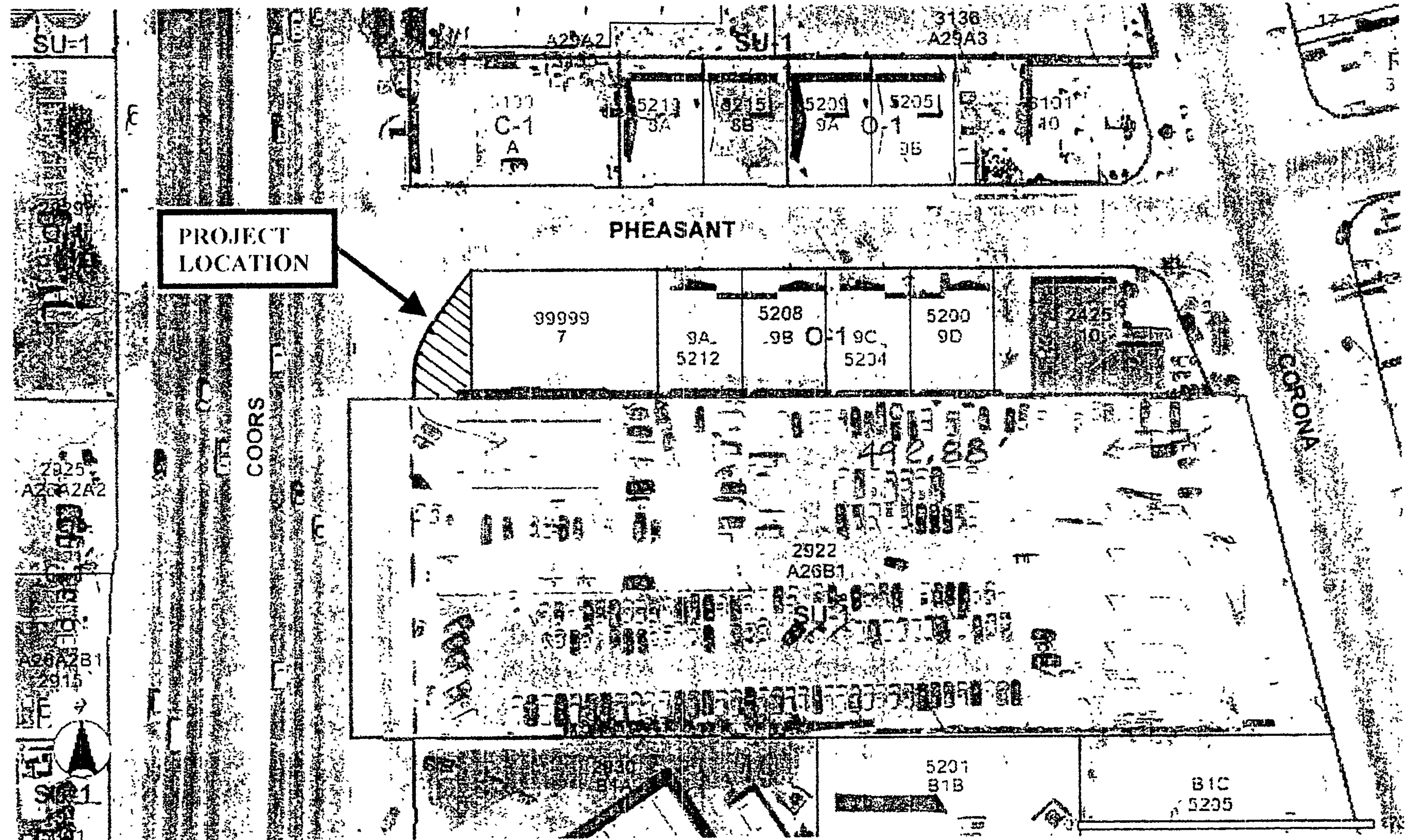


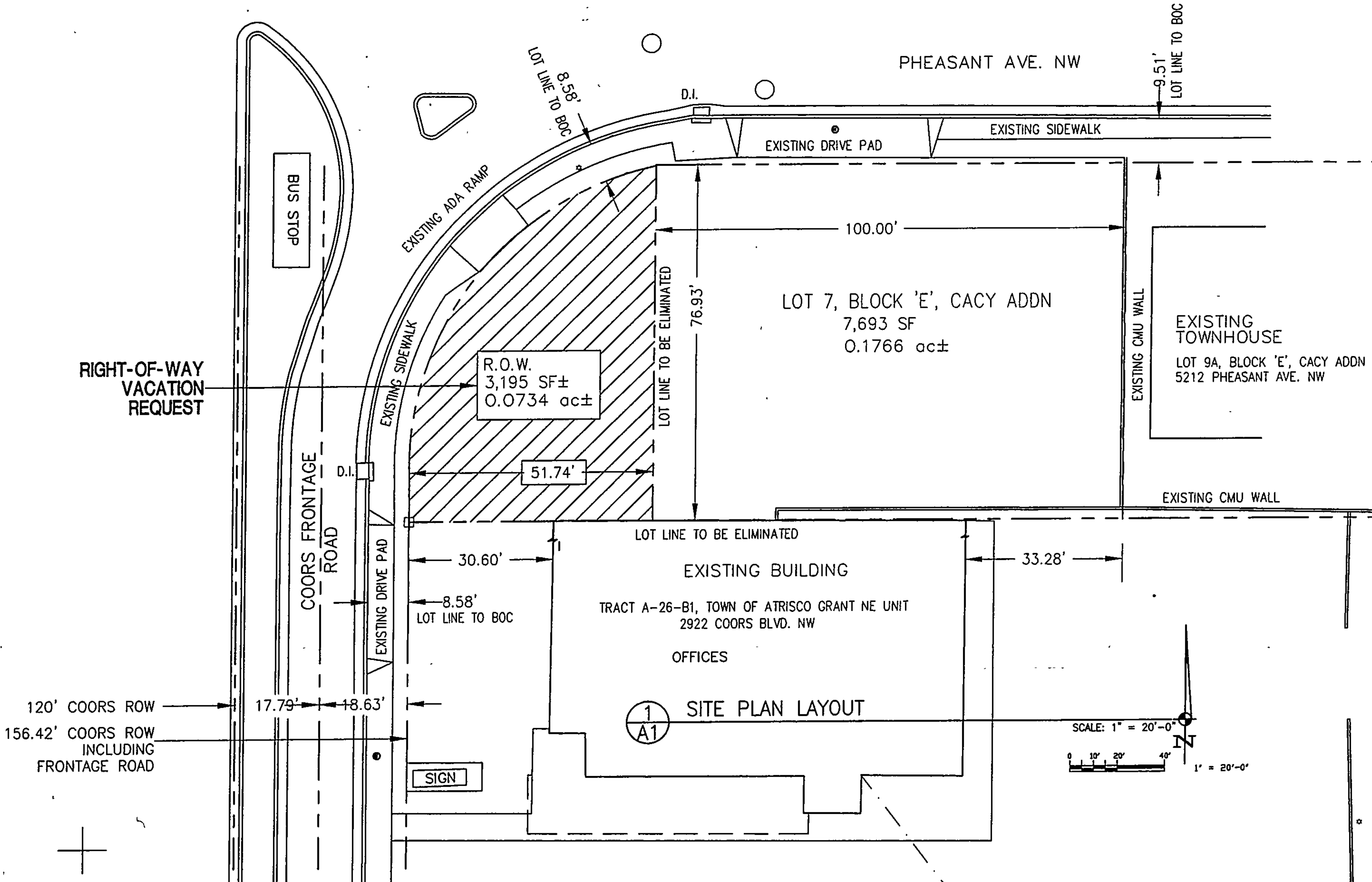
**MASTERWORKS ARCHITECTS, INC**

516 Eleventh Street NW · Albuquerque, New Mexico 87102

505-242-1866 · FAX 505-242-1802

[www.masterworksarchitects.com](http://www.masterworksarchitects.com)    [info@masterworksarchitects.com](mailto:info@masterworksarchitects.com)





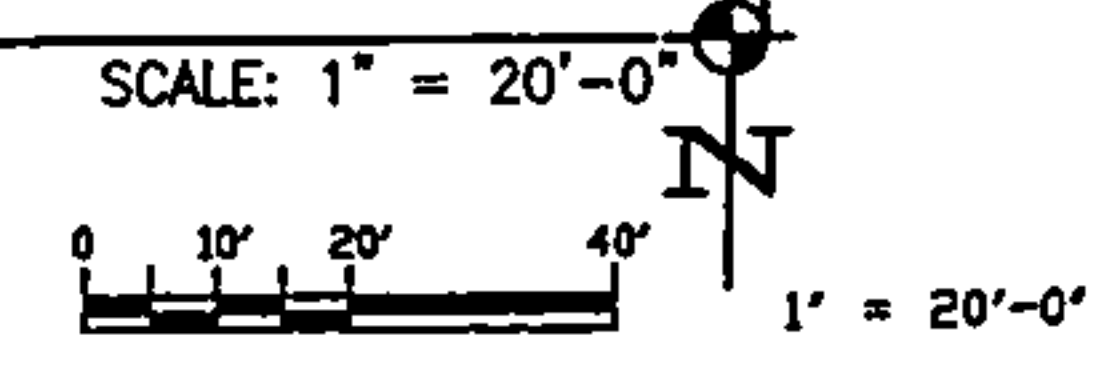
**MASTERWORKS ARCHITECTS, INC**  
 4200 WYOMING BLVD. NE SUITE B-1  
 ALBUQUERQUE, NM 87111 242-1866

9004CSITE  
 7 JUL 10

PROPERTY ACQUISITION  
**M&F AUTO SALES**  
 PHEASANT AVE. NW  
 ALBUQUERQUE, NEW MEXICO 87120

R.O.W. VACATION  
**SITE PLAN LAYOUT**

SHEET  
**A1**  
 OF 01

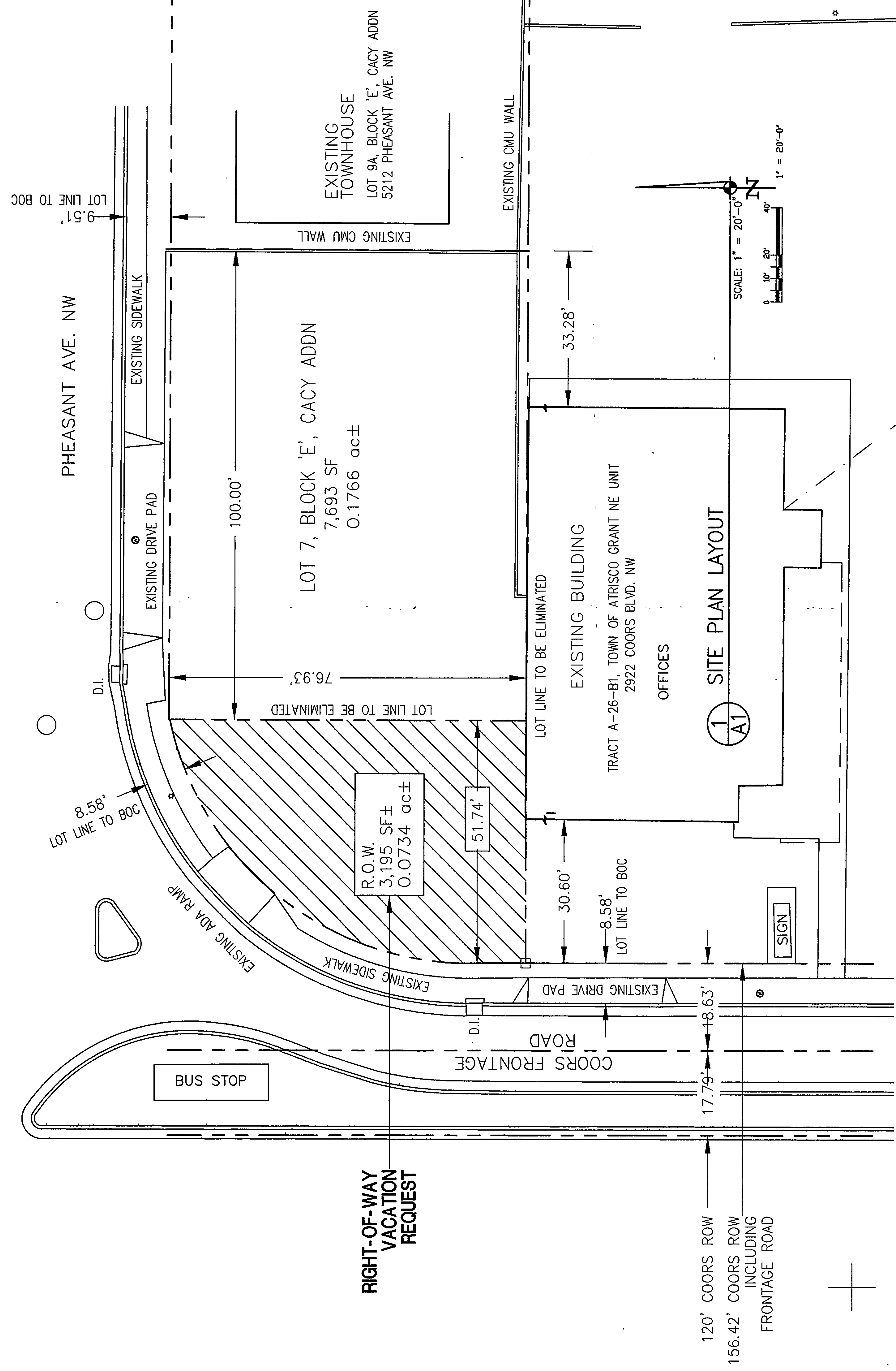


**MASTERWORKS ARCHITECTS, INC.**  
 4200 WYOMING BLVD, NE SUITE B-1  
 ALBUQUERQUE, NM 87111 242-1866

REF 9004CSITE  
 7 JUL 10

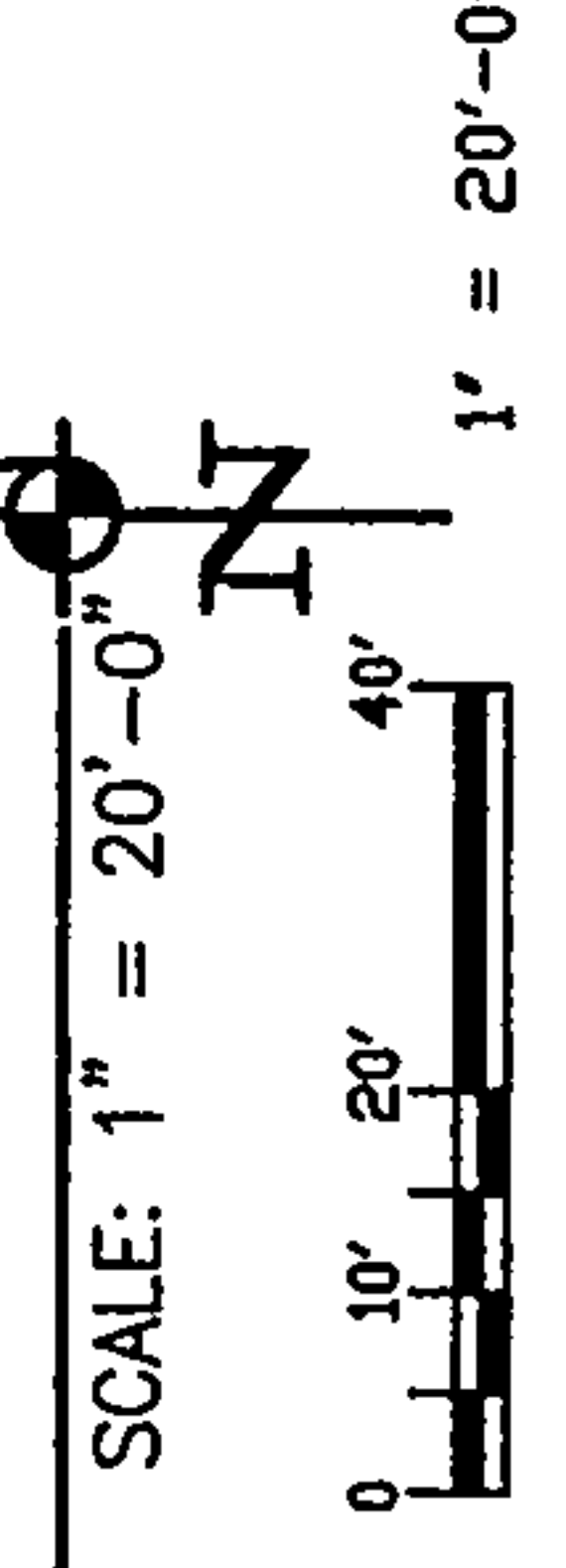
**M&F AUTO SALES**  
 PROPERTY ACQUISITION  
 PHEASANT AVE. NW  
 ALBUQUERQUE, NEW MEXICO 87120

**R.O.W. VACATION**  
**SITE PLAN LAYOUT**  
 SHEET **A1**  
 OF 01

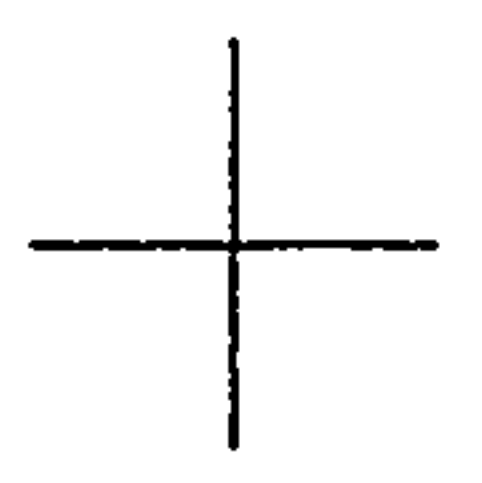


**RIGHT-OF-WAY VACATION REQUEST**

120' COORS ROW  
 156.42' COORS ROW INCLUDING FRONTAGE ROAD



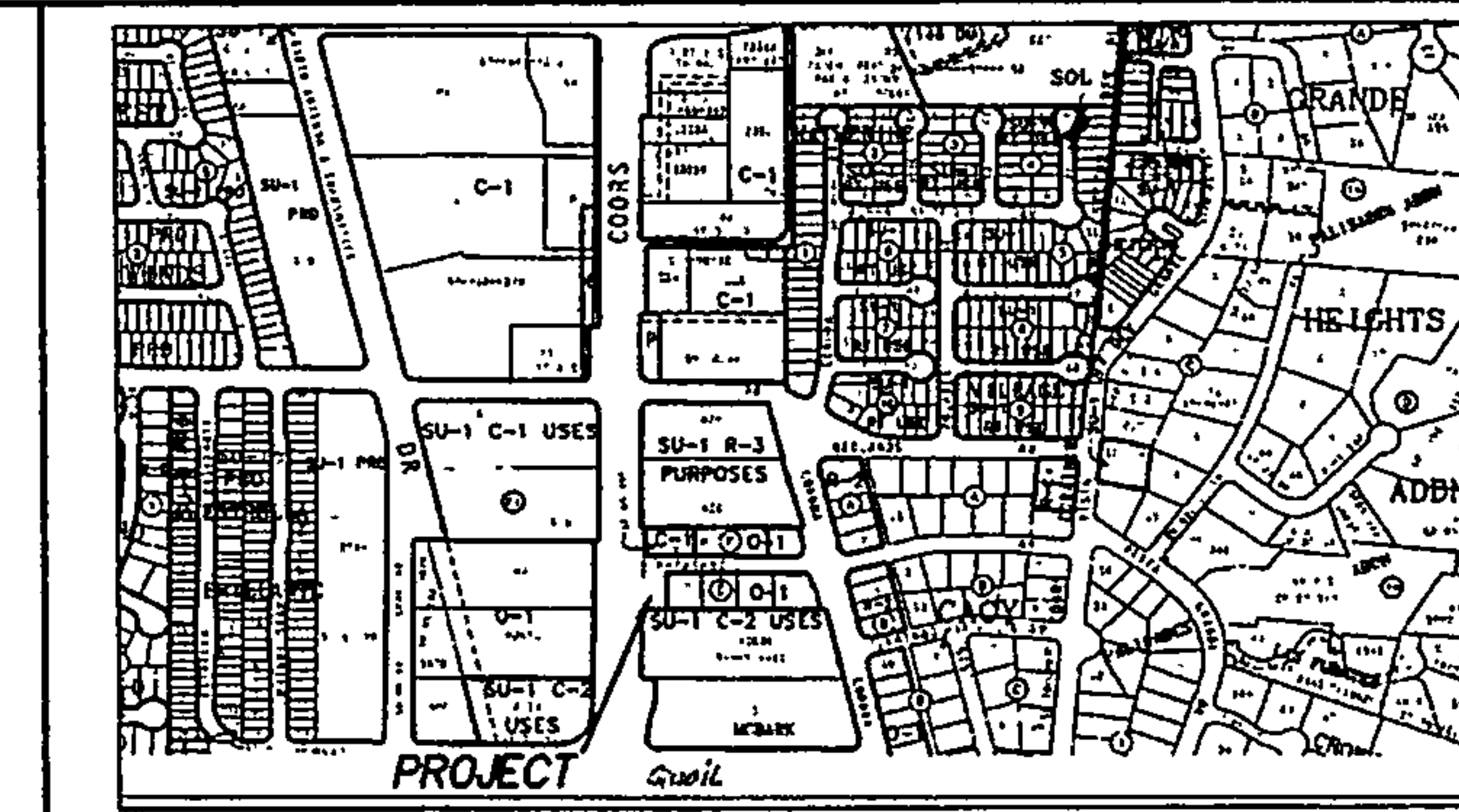
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 A1





AH FLOOD ZONE 5103

FIRM MAP PANEL # 327G



VICINITY MAP ZONE H-11 Scale: 1" = 700'

## GRADING & DRAINAGE PLAN

THE AUTO RETAIL SALES EXPANSION PROJECT IS LOCATED IN THE NORTHWEST AREA OF ALBUQUERQUE ON COORS BLVD. NORTH OF INTERSTATE 40/URRAY ROAD. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, 10-88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

- EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS.
- PROPOSED IMPROVEMENTS: 1000± SF (FOOTPRINT) BUILDING ADDITION INCLUDING CONSOLIDATION OF LOT 7 AND A-26-B1, ASPHALT DRIVE/PARKING, CONCRETE FLAT WORK, NEW GRADE ELEVATIONS, REFUSE LOCATION, AND LANDSCAPING.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE (LOT 7) IS A DIRT "HANDPAV" PAD SURFACE WITH SPARSE VEGETATION. THE SITE IS BOUNDED ON THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY, AND FALLS AT APPROXIMATELY 1% FROM THE WEST TO EAST. COORS BLVD. IS A PRINCIPAL ARTERIAL WITH 5 LANES, WITH CURB, CUTTER AND OFFSET/DETACHED SIDEWALK. SITE RUNOFF WILL BE ALLOWED TO EITHER DRAIN THROUGH THE SITE, AND/OR PONDED IN DEPRESSED LANDSCAPE AREAS. THE SITE HAS HISTORICALLY PONDED TO THE CENTER MA SHEET FLOW.

HISTORICAL DOWNSTREAM OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF SITE RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM CAPACITY EXISTS WITH THE MINIMAL INCREASE DUE TO DEVELOPMENT, AND COMPLIES WITH THE OVERALL CITY DRAINAGE ORDINANCE. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING.

## CALCULATIONS

**DESIGN CRITERIA**  
 HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO  
 DISCHARGE RATE:  $Q = \text{PEAK} \times \text{AREA}$ , Peak Discharge Rates For Small Watersheds  
 VOLUMETRIC DISCHARGE:  $\text{VOLUME} = \text{E} \times \text{AREA}$   
 $P_{100} = 2.20$  inches, Zone 1 Time of Concentration,  $T_C = 10$  Minutes  
 DESIGN STORM: 100-YEAR/8-HOUR, 10-YEAR/8-HOUR [ ] = 10 YEAR VALUES

**EXISTING CONDITIONS**  
 LOT AREA = 0.25 ACRES, WHERE EXCESS PRECIP. "C" = 0.89 in. (0.44)  
 PEAK DISCHARGE,  $Q_{100} = 0.7$  CFS (0.4) WHERE UNIT PEAK DISCHARGE "C" = 2.87 CFS/AC. (1.49)  
 THEREFORE,  $\text{VOLUME}_{100} = 0.96$  CF (369)

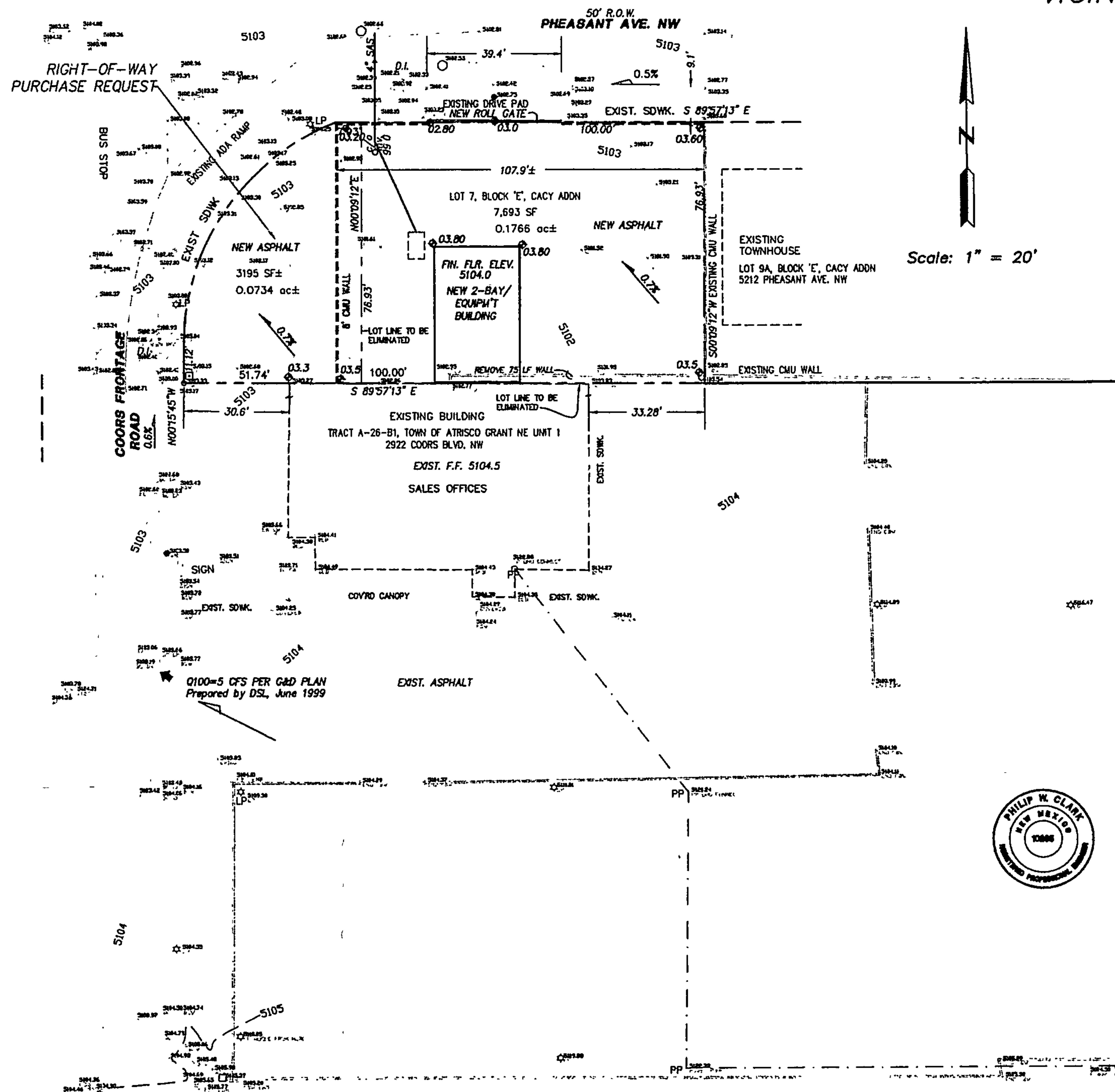
**DEVELOPED CONDITIONS**  
 DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	$\Omega$ Peak	E
UNDEVELOPED	A	1.29(0.24)	0.49(0.08)
LANDSCAPING	B	2.03(0.78)	0.67(0.22)
GRAVEL & COMPACTED SOIL	C	2.87(1.49)	0.89(0.44)
ROOF - PAVEMENT	D	4.42(2.90)	1.97(1.24)

THEREFORE:  $E_{\text{weighted}} = 1.75$  in. (1.05) &  
 $Q_{100} = 1.0$  CFS & VOLUME  $100 = 1588$  CF  
 $Q_{10} = 0.7$  CFS & VOLUME  $10 = 953$  CF

**DOWNSTREAM ANALYSIS**  
 A STORM SEWER SYSTEM IS PRESENT IN COORS. AN EXISTING SYSTEM/INLET IS LOCATED IN PHEASANT; SEE PLAN.

THIS FACILITY HAS CAPACITY AND THE PROJECT TIME TO PEAK IS MUCH LESS THAN OVERALL BASIN TIME TO PEAK & INCREASE DUE TO DEVELOPMENT IS MINIMAL (INCREASE FROM THE EXISTING EQUALS 0.35 CFS IN THE 100-Year Event)  
 NOTE: CURRENTLY, THE LARGER LOT TO BE CONSOLIDATED, TR. A-26 B-1, 2.4 ACRES, FREE-DISCHARGES RUNOFF DIRECTLY.



Scale: 1" = 20'

## NOTES

- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 8TH EDITION W/ UPDATES.
- AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO PROPOSED DRIVEWAY EXIT AT ALLEY.
- LANDSCAPING IRRIGATION SYSTEM SHALL BE DRIP-TYPE. CONTRACTOR SHALL INSTALL SYSTEM PRIOR TO PLACEMENT OF PAVING.
- CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
- REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
- MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

## LEGEND

- PROPERTY LINE
- EXIST. CURB/GUTTER
- EXIST. SPOT ELEVATION
- EXIST. CONTOUR
- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW SWALE
- DRAINAGE DIRECTION, EXISTING
- NEW CONCRETE CURB (0.5' HEIGHT)
- NEW P.C.C., CONCRETE
- TOP OF CURB, EXISTING
- FLOWLINE
- EXISTING POWER POLE
- FACE OF CURB/FACE OF CURB
- BACK OF CURB

## PROJECT DATA

ZONED, O-1, PROPOSED SU-1/C-1 USES  
**LEGAL DESCRIPTION**  
 LOT 7, BLOCK E, CACY ADDITION  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
**PROJECT BENCHMARK** - 12-H11, ON COORS BLVD.  
 3 1/4" ALUM DISK IN TOP OF CURB, IN TRAFFIC ISLAND  
 IN SE QUADRANT OF QUAIL & COORS, MSL ELEVATION = 5104.85  
 NAYD 88.  
**TOPOGRAPHIC DESIGN SURVEY**  
 PERFORMED BY GEOMETRIC SERVICES, APRIL 2010 UNDER  
 THE DIRECTION OF PHILIP W. TURNER, PS (TERRAMETRICS OF  
 NEW MEXICO).



I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NPE #10285

**Clark Consulting Engineers**  
 18 Ryan Road  
 Edgewood, New Mexico 87015  
 Tele: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION

LOT 7, BLK. E, CACY ADDITION  
 ALBUQUERQUE, NEW MEXICO  
**M & F AUTO SALES**  
**Grading & Drainage Plan**

DESIGNED BY: PWC	DRAWN BY: CCE	JOB # M&FAuto	C1 OF 1
CHECKED BY: PWC	DATE: 5/10/10	FILE # G/D	



91C-177(1)

91C-177(1)

91 3079

REDIVISION  
OF

TRACT A-26-B, NORTHEAST UNIT  
(NOW COMPRISING TRACTS A-26-B1, A-26-B2 & A-26-B3, NORTHEAST UNIT)

TOWN OF ATRISCO GRANT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 1987

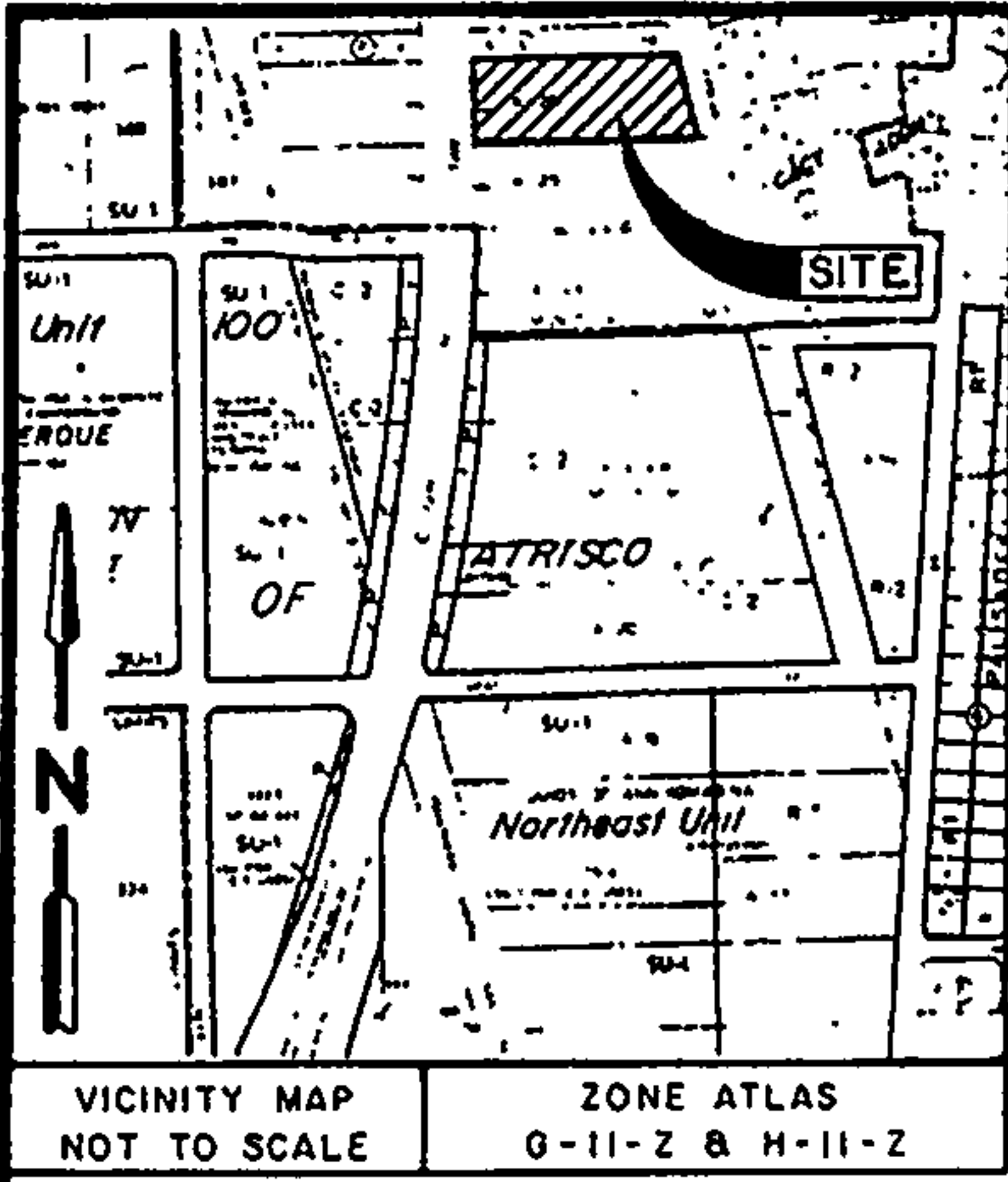
\* RIGHT-OF-WAY TO BE ACQUIRED BY CITY OF ALBUQUERQUE

State of New Mexico } SS  
County of Bernalillo }  
This Instrument was filed for record on

251 JAN 14 1991  
ALBUQUERQUE, NM  
of records of said County Folio  
of records of said County Clerk & Recorder  
Deputy Cler.



SCALE: 1" = 50'  
0 25 50 75 100

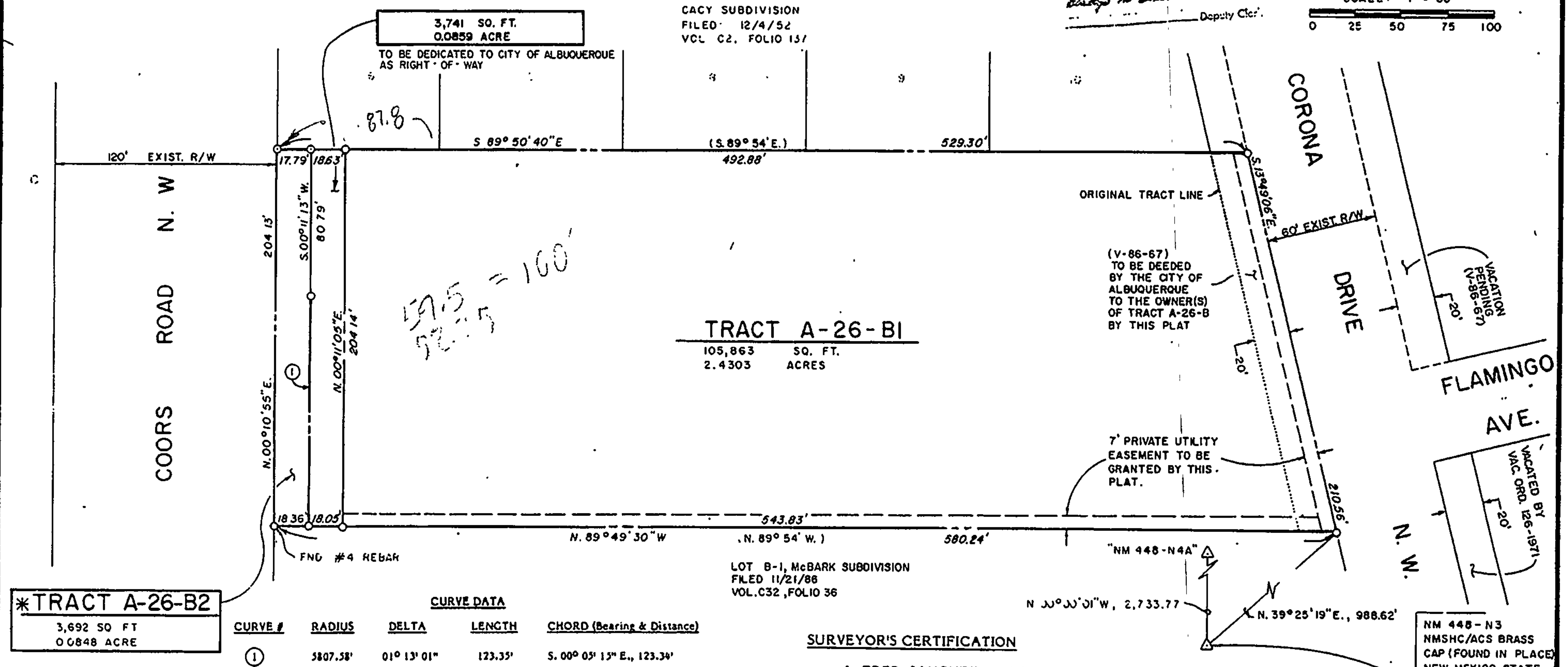


VICINITY MAP  
NOT TO SCALE

ZONE ATLAS  
G-11-2 & H-11-2

CADY SUBDIVISION  
FILED 12/4/52  
VOL. C2, FOLIO 157

3,741 SQ. FT.  
0.0859 ACRE  
TO BE DEDICATED TO CITY OF ALBUQUERQUE  
AS RIGHT-OF-WAY



TRACT A-26-B1  
105,863 SQ. FT.  
2.4303 ACRES

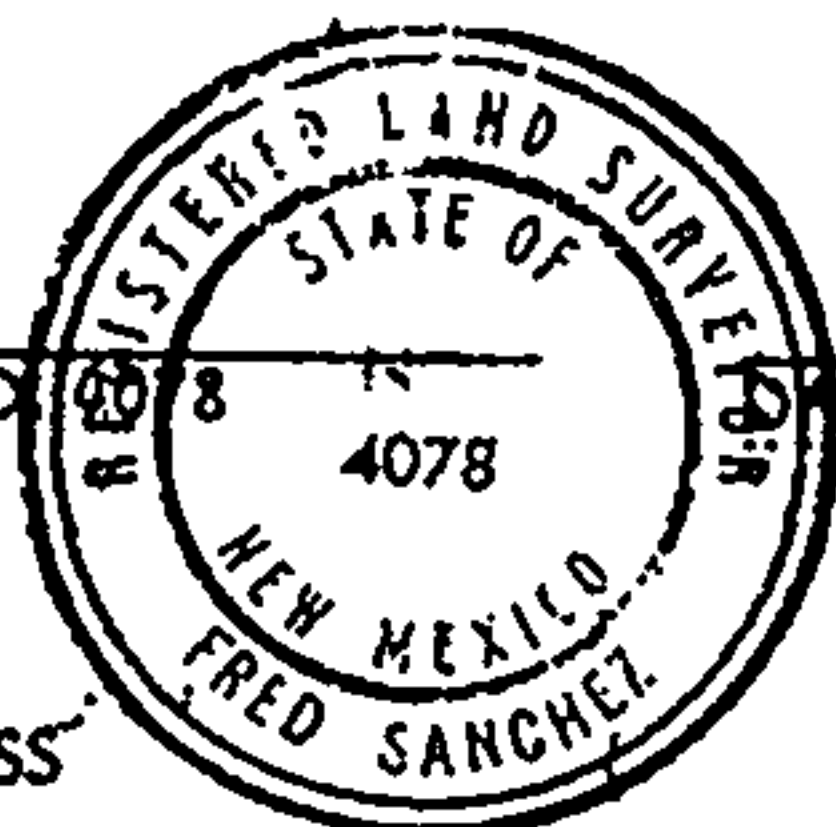
\*TRACT A-26-B2  
3,692 SQ. FT.  
0.0848 ACRE

CURVE #	RADIUS	DELTA	LENGTH	CHORD (Bearing & Distance)
1	5807.58'	01° 13' 01"	123.35'	S. 00° 05' 15" E., 123.34'

LOT B-1, McBARK SUBDIVISION  
FILED 11/21/88  
VOL. C32, FOLIO 36

SURVEYOR'S CERTIFICATION

I, FRED SANCHEZ, a duly qualified land surveyor registered under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direct supervision, shows all easements made known to me by the owner, utility companies, or other parties expressing an interest and that the survey meets the minimum requirements for monumentation and surveys of the City of Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.



FRED SANCHEZ, N.M.S. NO. 4078  
NOTARY:  
STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 5th day of Feb., 1987.

My Commission Expires: 2-28-91  
Yvonne M. Villescas  
Notary Public

PRIVATE UTILITY EASEMENTS:

PRIVATE UTILITY EASEMENTS shown on this plat are seven (7) feet wide and are granted for the common and joint use of:

- A. The Public Service Company of New Mexico for the installation, maintenance, and service of all overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. Mountain Bell for the 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 closures.
- C. Jones Intercable for the installation, maintenance, and service of all overhead and underground lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land hereon shown: Tract A-26-B, Northeast Unit, Town of Atrisco Grant; as said Tract A-26-B is shown and designated on "Replat of Tract A-26, Northeast Unit, TOWN OF ATRISCO GRANT, Bernalillo County, New Mexico", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on April 4, 1973, in Volume B8, Folio 8 (Now Comprising Tracts A-26-B1, A-26-B2 & A-26-B3, Northeast Unit); do hereby consent to the redivision shown; grant any easement shown (for the purpose shown and noted) including rights of ingress and egress for installation, and maintenance of services lines, and the right to trim interfering trees and shrubs; and hereby certify that this redivision is their free act and deed And dedicated ROW as shown.

Gabriel P. Pytel, owner  
2912 Avenida Nevada  
Albuquerque, New Mexico 87110

Thelma A. Pytel, owner  
2912 Avenida Nevada  
Albuquerque, New Mexico 87110

Steven S. Herrera, trustee  
1430 Gatewood, S.W.  
Albuquerque, New Mexico 87105

Michael P. Herrera, trustee  
1430 Gatewood, S.W.  
Albuquerque, New Mexico 87105

Eileen M. Deme, trustee  
1430 Gatewood, S.W.  
Albuquerque, New Mexico 87105

NOTARY:

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 12 day of March, 1987.

My Commission Expires: 7-20-90  
Notary Public

NOTES:

- Unless otherwise indicated all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
- Bearings shown are based on the New Mexico State Plane Coordinate System (Central Zone). Ground-to-Grid factor = 0.9996776
- Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
- Distances are ground distances.
- Total Gross Acreage = 113,296 square feet (2.6009 acres).
- The purpose of this plat is to divide Tract A-26-B, Northeast Unit, Town of Atrisco Grant, into Tracts A-26-B1, A-26-B2, & A-26-B3, As Part Of Right-of-way Improvements to Implement the Coors Corridor Plan.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UP TO: 1-011-059-265-520-11205 PROPERTY NO. 11205

DEME EILEEN - TRUSTEES  
Chris Simpson (1-11-91)

SP-91-11  
Subdivision Plat No.  
Chairman,  
Albuquerque/Bernalillo County  
Development Review Board

Traffic Engineer

Utilities Development Division  
City of Albuquerque Public Works

City Surveyor

90-0240  
DRB Case No. Zone Atlas Map No. City County

1-11-91  
Date A.M.A.F.C. 12/4/90  
Date

12-09-90  
Date City Engineer 12/9/90  
Date

12-4-90  
Date Parks & Recreation 12/4/90  
Date

021767  
Date Property Management 3/13/90  
Date 3/16/87  
Date

Plat & Survey By:  
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

Talco No. 9101111320150

91C-177(1)

91C-177(1)

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): MASTERWORKS ARCHITECTS INC PHONE: 242-1866  
 ADDRESS: 516 11<sup>th</sup> St. NW FAX: 242-1802  
 CITY: ALBQ STATE NM ZIP 87102 E-MAIL: info@masterworksarchitects.com

APPLICANT: MICHAEL HOSNI PHONE: 235-3050  
 ADDRESS: 2922 COORS BLVD NW FAX: 839-1117  
 CITY: ALBQ STATE NM ZIP 87120 E-MAIL: debbie@mandauto.com

Proprietary interest in site: owner List all owners: FADI HOSNI

DESCRIPTION OF REQUEST: to purchase city owned 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. 7 (seven) Block: E Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: CACY  
 Existing Zoning: O-1 Proposed zoning: O-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 9-11 UPC Code: 101106 026 600 330 410

**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): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW  
 Between: QUAIL AVE NW and PHEASANT AVE NW

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

SIGNATURE James B Clark DATE 19 APR 10  
 (Print) JAMES B CLARK Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>10DRB-70123</u>	<u>SK</u>		\$ <u>2</u>
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
Hearing date	<u>April 28, 2010</u>	Total	\$ <u>2</u>	
Planner signature / date	<u>4-19-10</u>	Project #	<u>10082168</u>	

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.

JAMES B CLARK, Agent  
 Applicant name (print)  
James B Clark  
 Applicant signature / date

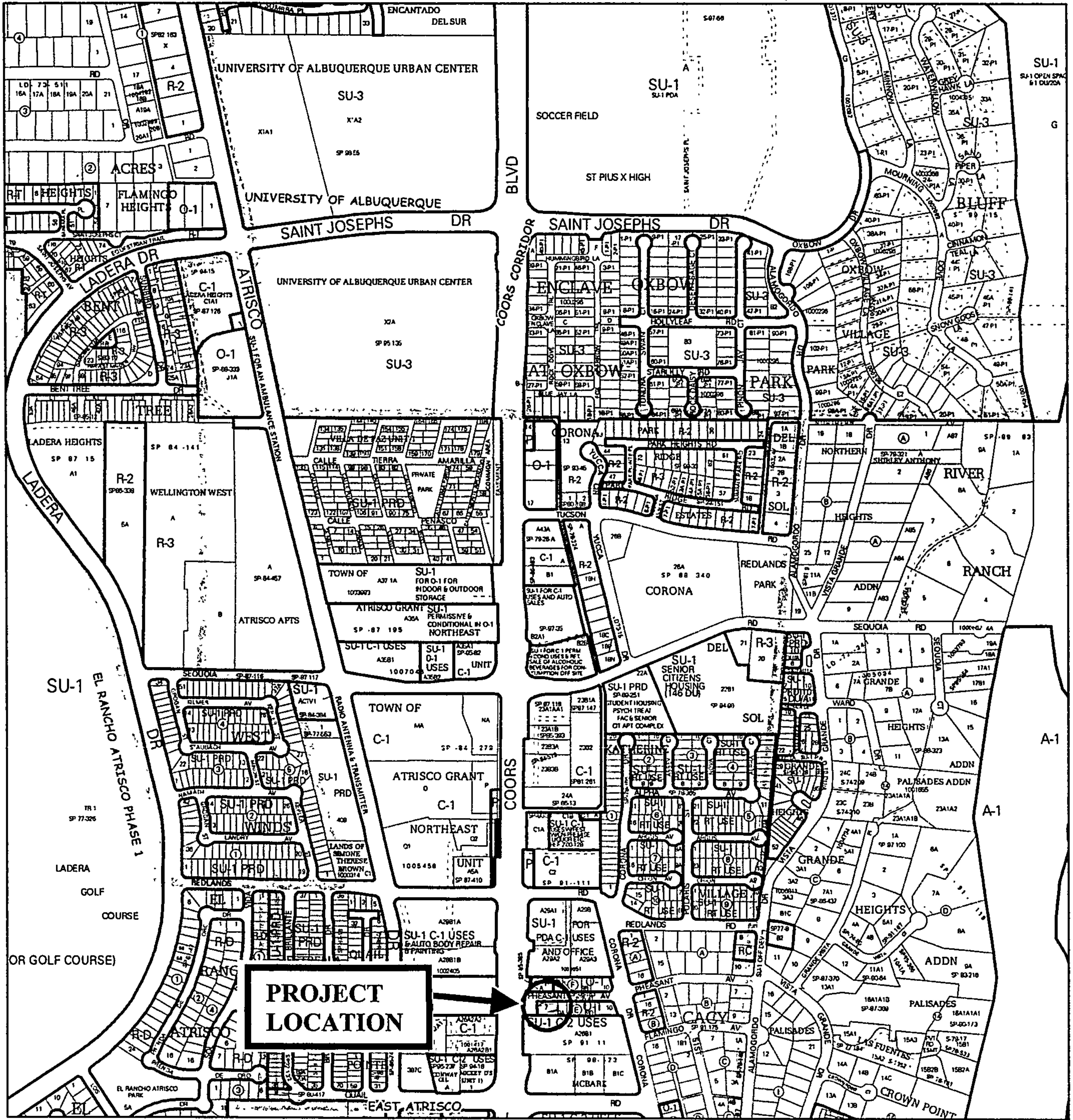


Form revised October 2007

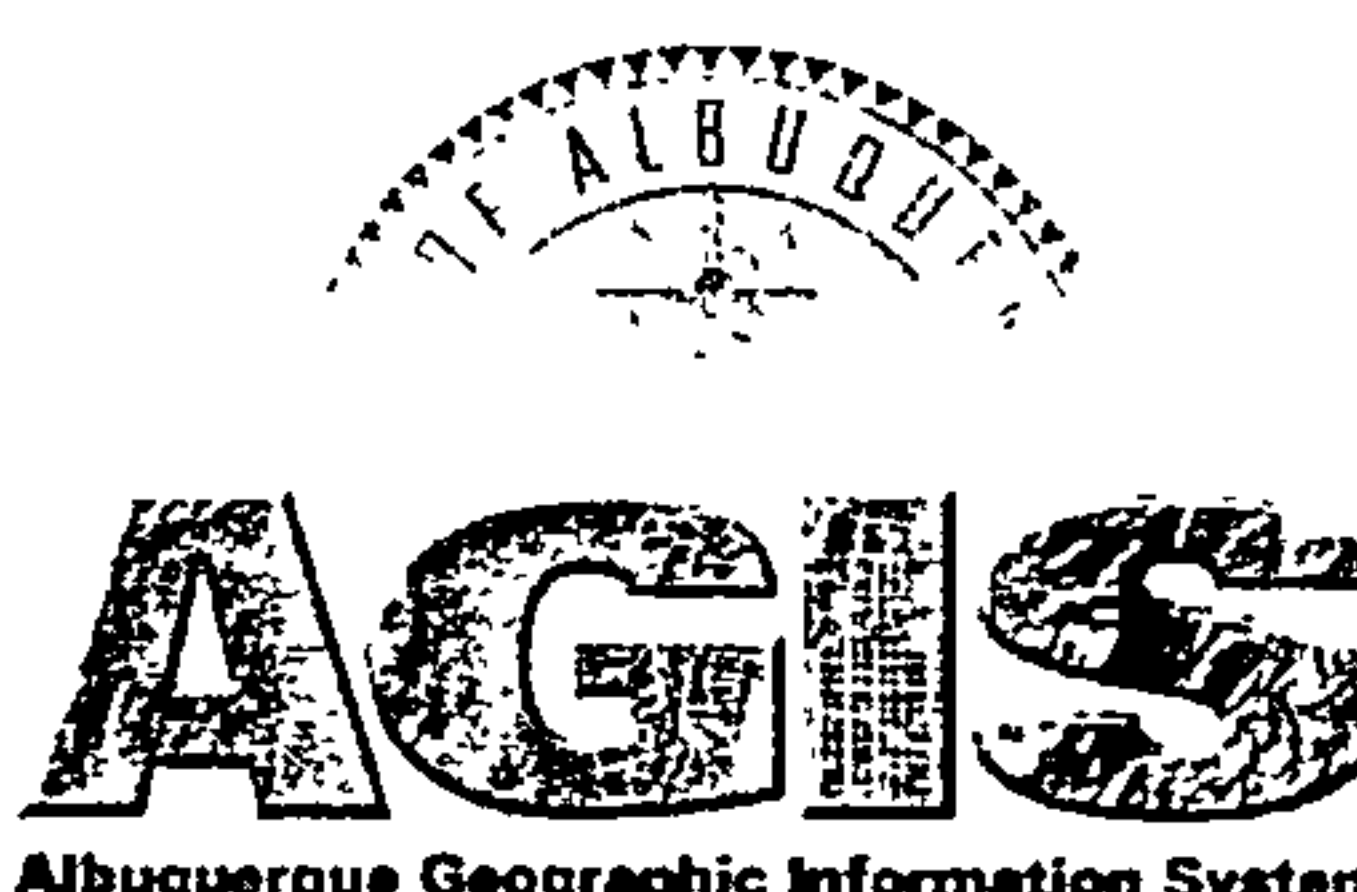
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 10DRB - \_\_\_\_\_ - 20123  
 \_\_\_\_\_  
 \_\_\_\_\_

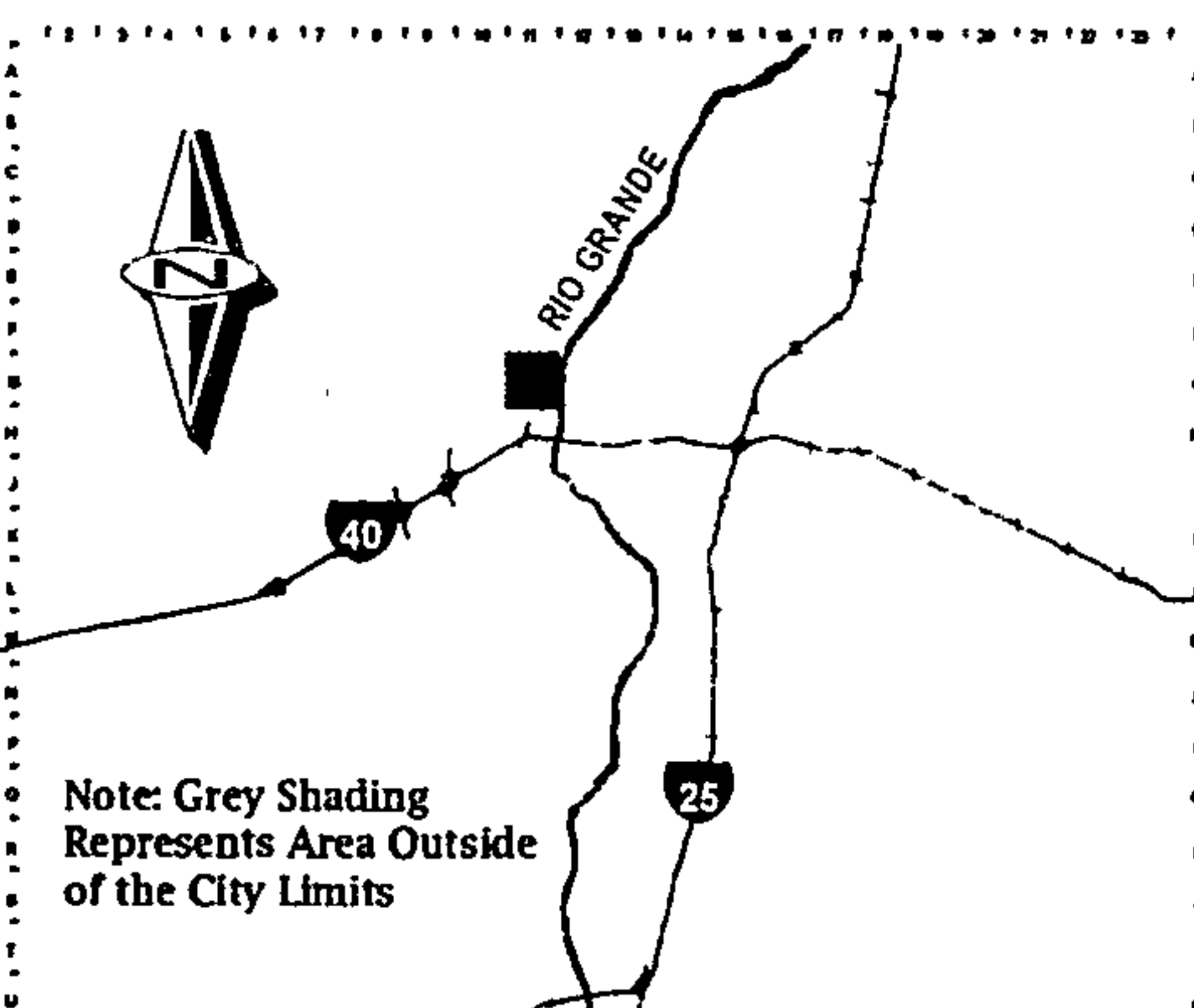
Project # 1008268  
 \_\_\_\_\_  
 Planner signature / date  
4-19-10



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-11-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

Project MW 9003  
20 April 2010

Development Review Board  
City of Albuquerque, Planning Department  
600 Second St. NW  
Albuquerque, New Mexico 87102

Re: Lot 7, Block 'E', Cacy Subdivision

This Sketch Plat submittal is to investigate the possibility of the property owner being allowed to purchase the unencumbered right-of way on the west side of the subject property from the City of Albuquerque.

This property was recently purchased by the owner of the existing M&F Auto Sales company located on the adjacent property to the south at 2922 Coors Blvd. NW.

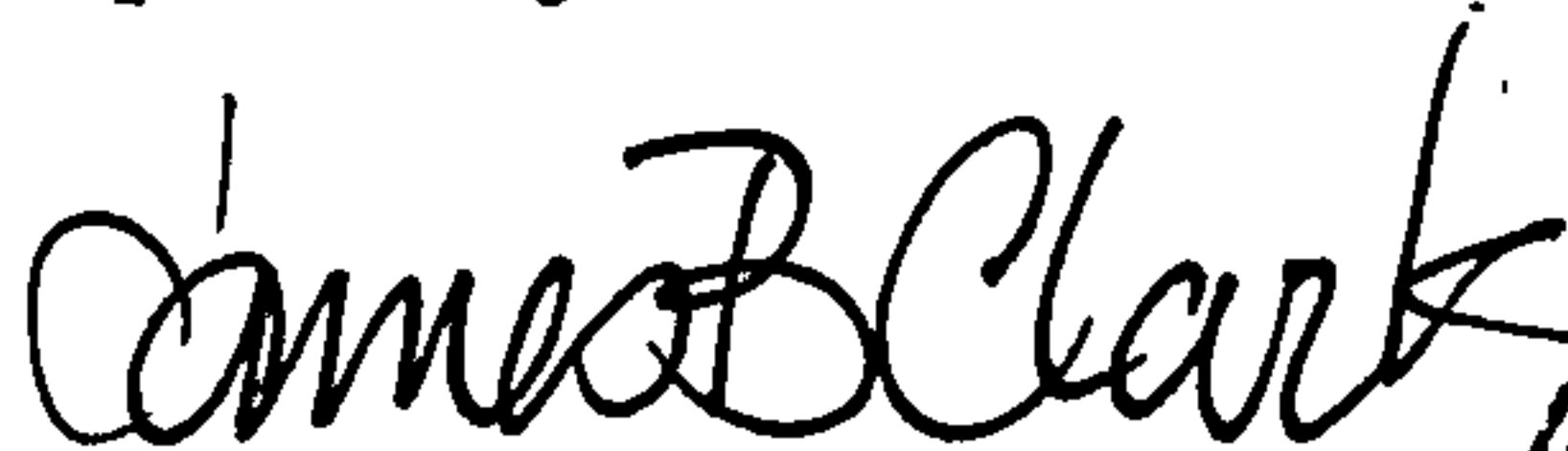
The owner purchased Lot 7 in order to expand his business operations and would use the additional property from the purchase of the right-of-way as part of that expansion.

A search of the City's Plat Files did not locate the subdivision map for this property.

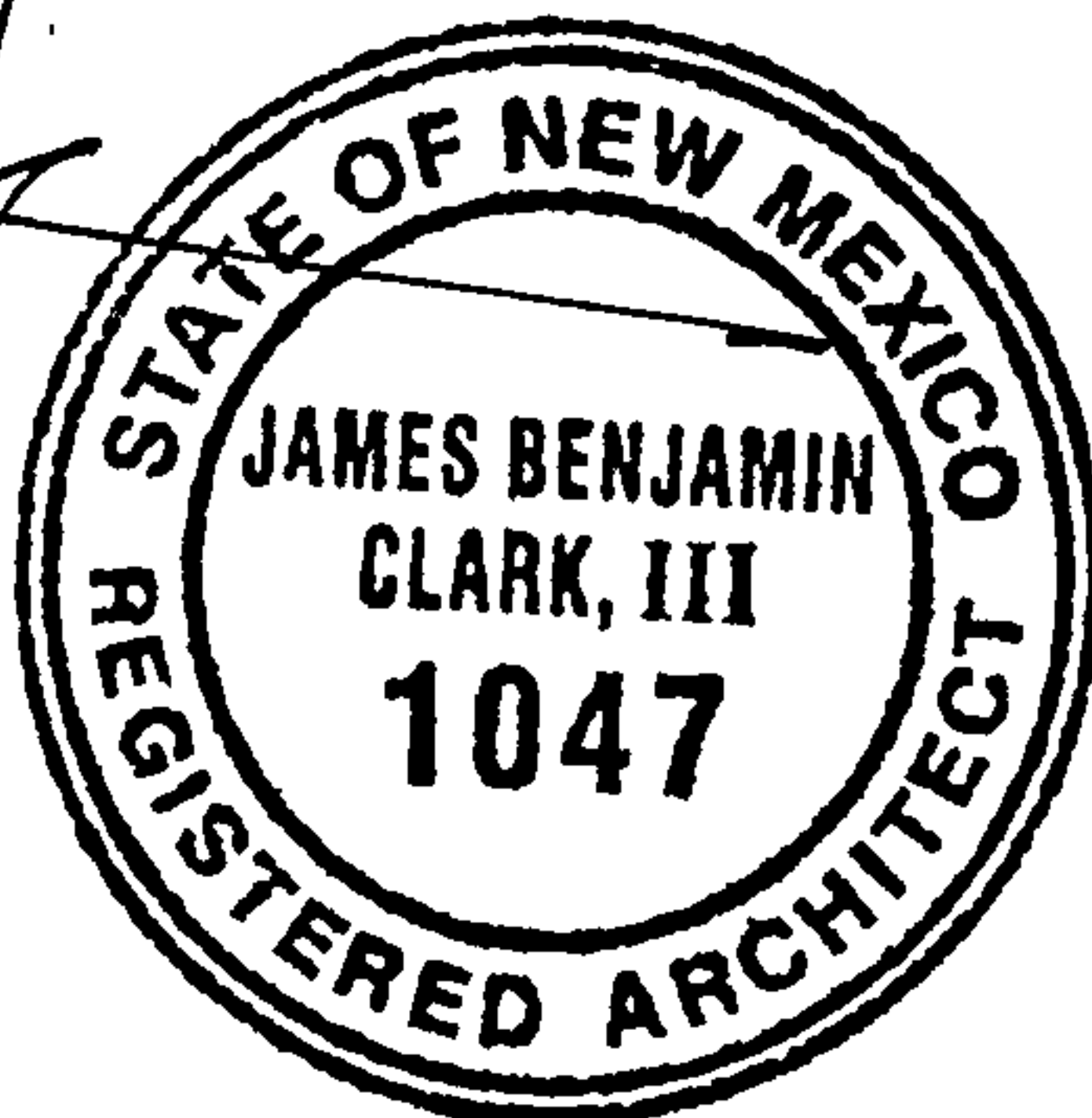
A preliminary staking survey was performed and is the basis of the site plan drawing enclosed with this application.

On the enclosed aerial photograph and the Sketch Plat Site Plan Layout drawing, I have indicated the area of right-of-way under consideration.

Respectfully submitted,



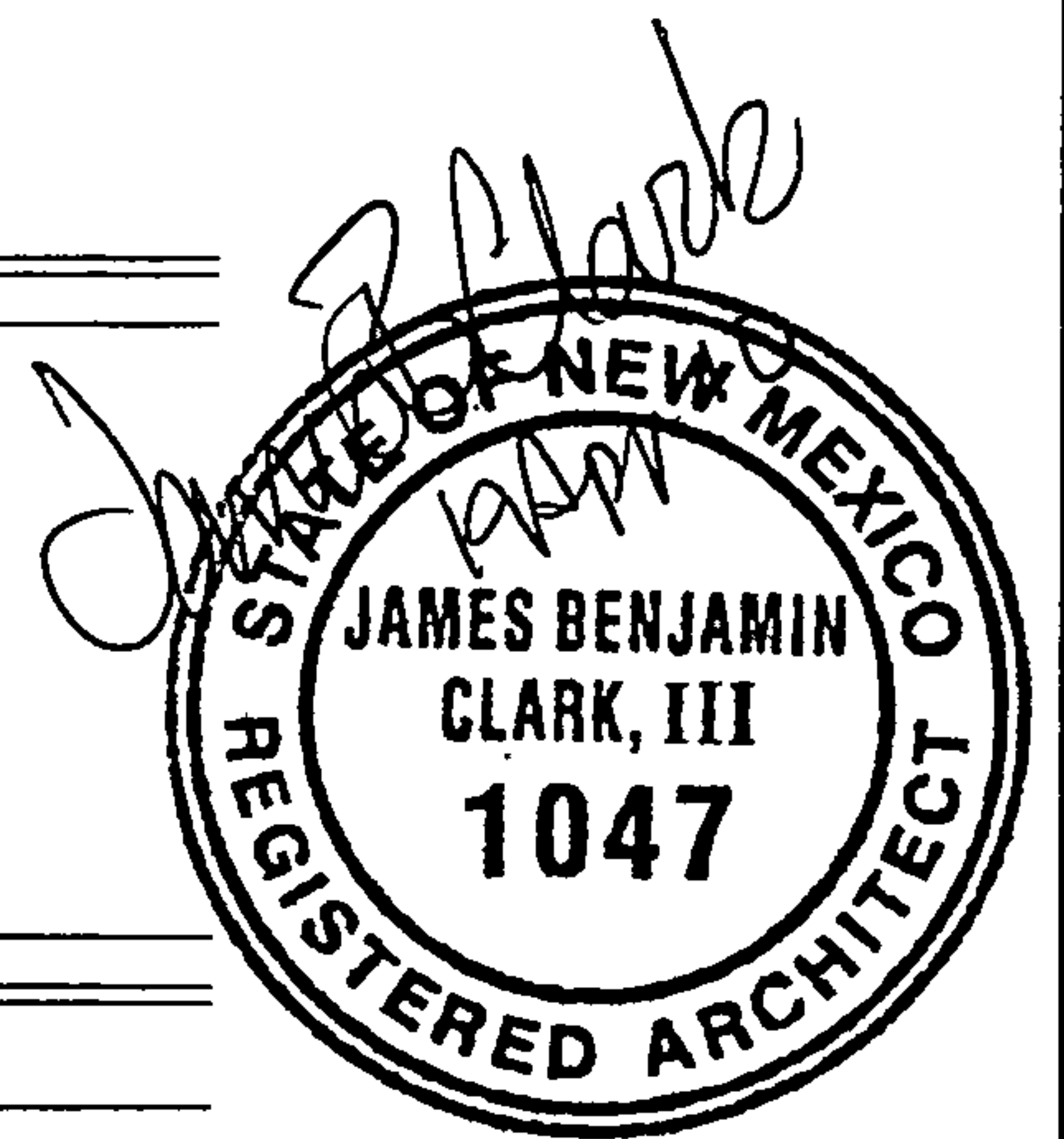
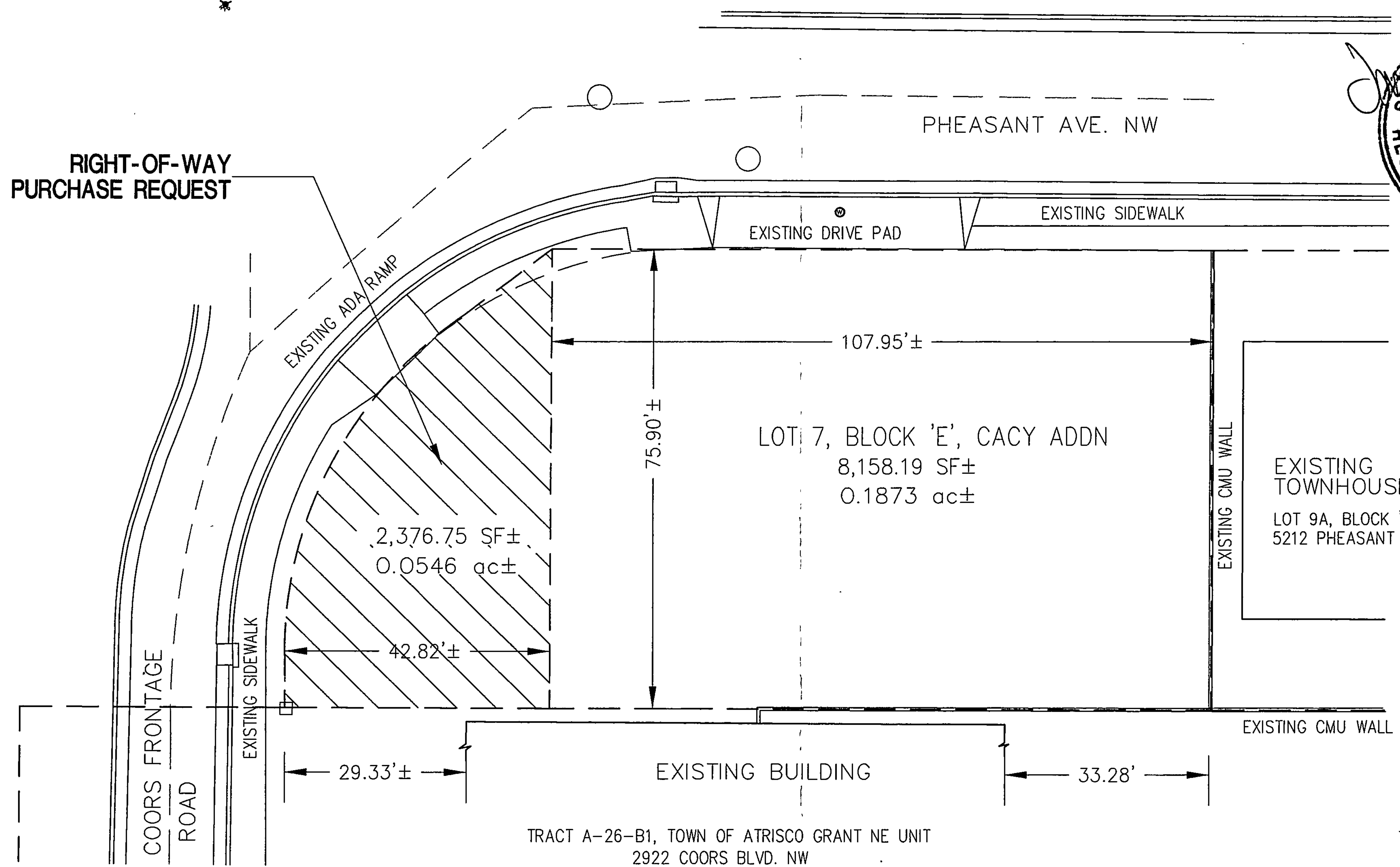
James B. Clark, RA  
President



**MASTERWORKS ARCHITECTS, INC**

516 Eleventh Street NW · Albuquerque, New Mexico 87102  
505-242-1866 · FAX 505-242-1802

www.masterworksarchitects.com info@masterworksarchitects.com



MASTERWORKS ARCHITECTS, INC  
4200 WYOMING BLVD. NE SUITE B-1  
ALBUQUERQUE, NM 87111 242-1866

RE/ 9002BSITE  
19 APR 10

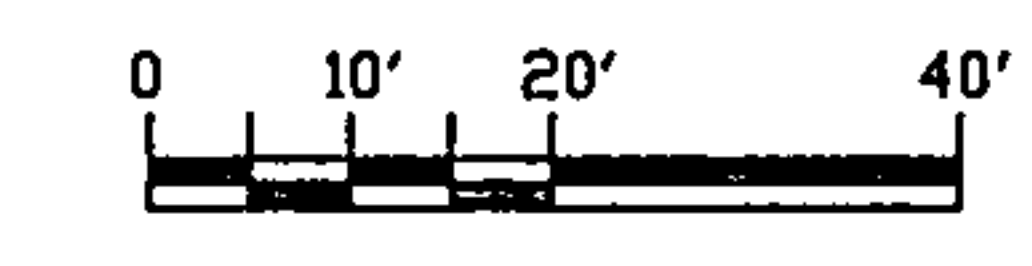
PROPERTY ACQUISITION  
M&F AUTO SALES  
PHEASANT AVE. NW  
ALBUQUERQUE, NEW MEXICO 87120

SKETCH PLAT SUBMITTAL  
SITE PLAN LAYOUT

SHEET  
**A1**  
OF 01

1 SITE PLAN LAYOUT  
A1

SCALE: 1" = 20'-0"



1" = 20'-0"

