



# City of Albuquerque

## Action Summary

### City Council

Albuquerque/Bernalillo  
County  
Government Center  
One Civic Plaza  
Albuquerque, NM 87102

*Council President, Don Harris, District 9*  
*Vice-President, Rey Garduño, District 6*

*Ken Sanchez, District 1; Debbie O'Malley, District 2*  
*Isaac Benton, District 3; Brad Winter, District 4*  
*Dan Lewis, District 5; Michael D. Cook, District 7*  
*Trudy E. Jones, District 8*

Monday, December 19, 2011

5:07 PM

Vincent E. Griego Chambers  
One Civic Plaza  
Albuquerque/Bernalillo County  
Government Center

- EC-11-515** Approval of Employment Agreement for IRO  
**Motion:** *Postpone, due back on January 18, 2012*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Lewis, Cook, Benton, Garduño, Harris, Jones, O'Malley, Sanchez and Winter
- EC-11-580** Recommendation of Award to Genuine Parts Company/NAPA to Provide "Parts Room Management Services"  
**Motion:** *Postpone, due back on January 18, 2012*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter
- O-11-64** Amending The Provisions Of Sections 14-16-2-16(A)(7) And 14-16-2-17(A)(8) ROA 1994, To Allow And Encourage Residential Dwelling Units In Appropriate Locations In C-1 Neighborhood Commercial And C-2 Community Commercial Zones (Jones, by request)  
**Motion:** *Postpone, due back on January 4, 2012*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter
- EC-11-558** Independent Review Office 2011 Second Quarter Report  
**Motion:** *Postpone, due back on January 18, 2012*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter

**R-11-308** Directing The Administration To Study Non-Automated Enforcement Methods Of Increasing Traffic Safety For All Traffic Signals Owned And Or Operated By The City Of Albuquerque, Including The Establishment Of A Universal Yellow Phase And An All-Red Interval Of Adequate Length; Inviting The County Of Bernalillo And The New Mexico Department Of Transportation To Participate In The Study (Sanchez, Lewis)

**Motion:** *Withdrawn by Sponsor*

**Status:** Passed

**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter

**EC-11-581** FY/09 Department of Family & Community Services, Goal 1, Priority Objective #21 Report to the Mayor and City Council Regarding Day Shelter Services for Homeless Women

**Motion:** *Receipt Be Noted*

**Status:** Passed

**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter

**EC-11-582** FY/11 Department of Family & Community Services, Goal 1, Priority Objective #5 Report to the Mayor and City Council Regarding a Community Resource Information Board

**Motion:** *Receipt Be Noted*

**Status:** Passed

**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter

**EC-11-583** FY/11 Department of Family & Community Services, Goal 1, Priority Objective #9 Report to the Mayor and City Council Regarding Utilization of Funding for Homeless Services

**Motion:** *Receipt Be Noted*

**Status:** Passed

**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter

**EC-11-584** FY/10 Department of Family & Community Services, Priority Objective #10 Report to Mayor and City Council Regarding a Community Needs Assessment

**Motion:** *Receipt Be Noted*

**Status:** Passed

**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter

**EC-11-586** FY 2012 State Certification of Budget

**Motion:** *Receipt Be Noted*

**Status:** Passed

**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter

- EC-11-587** Report of FY/11 Outstanding Encumbrances Reappropriated in FY/12  
**Motion:** *Receipt Be Noted*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter
- EC-11-591** FY11 Annual Objectives Report: Governmental Excellence and Effectiveness Goal, Objective 7 - ERP Implementation  
**Motion:** *Receipt Be Noted*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter
- EC-11-592** FY11 Annual Objectives Report: Governmental Excellence and Effectiveness Goal, Objective 2 - ERP Phase II Implementation  
**Motion:** *Receipt Be Noted*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter
- EC-11-593** Recommendation of Award to Cobb Fendley and Associates to Provide "Subsurface Utility Locating Services"  
**Motion:** *Approve*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter
- EC-11-594** Project# 1008281/ 11DRB-70181 Vacation of Public Right-of-Way, Tierra West LLC Agent for Brogdon LLC Requests Vacation for the East-West Alley Adjacent to Lots 1, 2, 3A, 6, & 23, Block 10, Fair Grounds Addition, Located South of Acoma Rd SE Between California St SE and Arizona St SE, Containing Approximately 1.37 acres  
**Motion:** *Approve*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter
- EC-11-611** Mayor's Reappointment of Ms. Amy M. Elrod-Lahti to the Metropolitan Parks & Recreation Advisory Board  
**Motion:** *Confirm*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Jones, Lewis, Sanchez, Harris, Benton, Garduño, Cook, O'Malley and Winter

HEARING DATE: 10-26-11 (EP)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 27, 2011

**Project# 1008281**

11DRB-70181 VACATION OF PUBLIC RIGHT-OF-WAY

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

On July 27, 2011, the Development Review Board held an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on Exhibit "B" in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

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

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted alley for roadway or other purposes based on the surrounding ownership by the applicant, subject to provision of adequate utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

**CONDITIONS:**

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

3. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

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**PROTEST:** IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY August 11, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Brogdon, LLC – Albuquerque, NM 87108  
Marilyn Maldonado  
file

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 27, 2011

**Project# 1008281**

11DRB-70181 VACATION OF PUBLIC RIGHT-OF-WAY

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

<b>AMAFCA</b> No comment.
<b>COG</b> No comment.
<b>TRANSIT</b> No comment.
<b>ZONING ENFORCEMENT</b> No comment.
<b>NEIGHBORHOOD COORDINATION</b>
<b>APS</b> No comment.
<b>POLICE DEPARTMENT</b> No comment.
<b>FIRE DEPARTMENT</b> No comment.
<b>PNM</b> Vacation of Public ROW: PNM has existing overhead facilities located with this ROW. A P.U.E. will be required to allow our existing facilities and equipment to remain if the Vaca approved.
<b>NMGCO</b> No comment.
<b>COMCAST</b> Comcast has facilities within the public ROW, arrangement to continue via a PUE will need to be provided.
<b>QWEST</b> Concerning the subject case number(s), Qwest has aerial facilities within the alley of the vacation request as illustrated on the attached sketch. Qwest has no objections to the vacation request, however Qwest will need to retain a 10' PUE for the aerial line from Pole #6504 west to the pole on the west side of Arizona St, and also for the aerial line from Pole #6409 crossing the alley south between Lots 23 & 6. If specific information is required regarding the above request, you may contact Rick Redman at 245-6098. Prior to any final plat approval, we will need a copy for review.
<b>ENVIRONMENTAL HEALTH</b> No comment.
<b>M.R.G.C.D</b> No adverse comments

<p><b>OPEN SPACE DIVISION</b> No comment.</p>
<p><b>CITY ENGINEER</b> Comments, if any, will be provided at the meeting</p>
<p><b>TRANSPORTATION DEVELOPMENT</b> No adverse comments.</p>
<p><b>PARKS AND RECREATION</b> No comment.</p>
<p><b>ABCWUA</b> No adverse comment.</p>
<p><b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation. The Subdivision Ordinance now requires that these vacations involving full width rights of way to be approved by the City Council, subject to recommendation by the Development Review Board.</p>

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



11. **Project# 1008281**  
10DRB-70287 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 6-A, & 23-A, Block(s) 10, Tract(s) , **FAIR GROUNDS ADDITION SECTION 24 T. 10N., R. 3 E., N.M.P.M. Unit(s)** , zoned C-3, located on ACOMA RD SE BETWEEN CALIFORNIA ST SE AND ARIZONA ST SE containing approximately .835 acre(s). [REF: ] (K-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SITE SKETCH AND RIGHT-OF-WAY OR PUBLIC ROADWAY EASEMENT, AND TO PLANNING FOR UTILITY COMPANY SIGNATURES, TO RECORD AND AGIS DXF FILE.**

12. Other Matters: None  
ADJOURNED: 9:55

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**October 13, 2010  
DRB Comments**

**ITEM # 11**


**PROJECT # 1008281**

**APPLICATION # 10-70287**

**RE: Lots 1-A, 6-A & 23-A, Block 10, Fair Grounds Addition**

Franchised utility companies need to sign-off on the plat or acknowledge their approval of the plat in writing. AGIS needs to approve the .dxf file prior to Planning sign-off.

The Planning Department must record this plat to complete the vacation.



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

HEARING DATE 10-13-10 (A, F)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 5, 2010

**Project# 1008281**

10DRB-70119 VACATION OF PUBLIC RIGHT-OF-WAY

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

At the May 5, 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), (2) and (3) of the Subdivision Ordinance.

Findings

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

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

(B)(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; the removal of the existing public right of way will provide a net benefit to the public welfare by decreasing potential public maintenance responsibilities.

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

If you wish to appeal this decision, you must do so by May 20, 2010 in the manner described below.

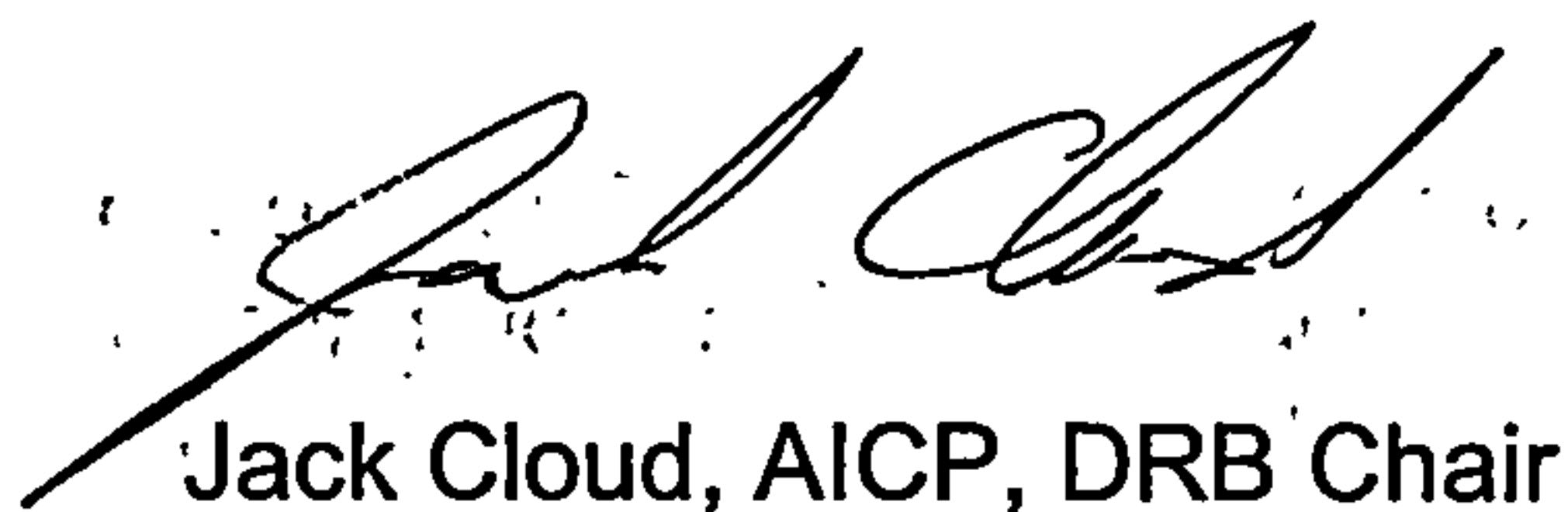
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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.

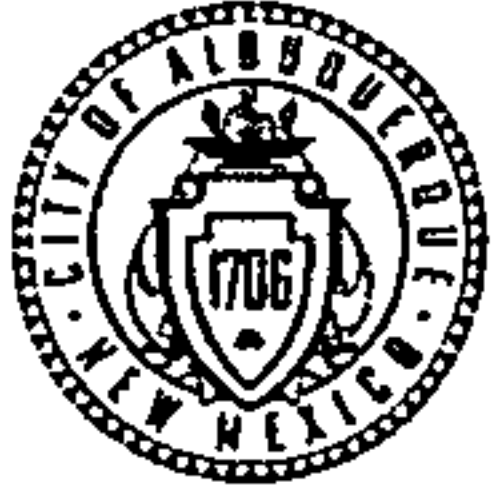
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Brogdon, LLC – 6409 Acoma SE – Albuquerque, M 87108  
Marilyn Madonado  
File



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

May 5, 2010

**Project# 1008281**  
 10DRB-70119 VACATION OF PUBLIC RIGHT-OF-WAY

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

<p><b>AMAFCA</b>          No comment.</p>
<p><b>COG</b>          No comments.</p>
<p><b>TRANSIT</b>  <b>Project # 1008281</b>  <b>10DRB-70119</b>  <b>VACCATION OF PUBLIC RIGHT-OF-WAY</b>          Adjacent and nearby routes          Route #34, Peak Hour San Pedro route passes the site on San Pedro, approximately 380' west from the Northwest corner of the property.</p> <p>Adjacent bus stops          Nearest bus stops, serving Route #34, are located on San Pedro serving Route #34, approximately 500' west from the northwest corner of the property on Acoma.Rd.</p> <p>Site plan requirements          None</p> <p>Large site TDM suggestions          None.</p>
<p><b>ZONING ENFORCEMENT</b>          No comments provided.</p>
<p><b>NEIGHBORHOOD COORDINATION</b>          Letters sent to: <b>South San Pedro NA (R)</b></p>
<p><b>APS</b>          This will have no adverse impacts to the APS district.</p>
<p><b>POLICE DEPARTMENT</b>          See file for informational comments.</p>
<p><b>FIRE DEPARTMENT</b>          No comments.</p>
<p><b>PNM ELECTRIC &amp; GAS</b>          PNM is okay with the vacation of the alley with the <b>retention of an easement</b> to allow</p>

maintenance and access of the existing electric facilities in the area of the vacation.

**COMCAST**

No comments.

**QWEST**

Concerning the subject case number(s), Qwest has no objection to the vacation of public right-of-way; however, Qwest will require an easement for a pole line in the alley which has an existing aerial cable. Prior to any final plat approval, we will need a copy for review.

**ENVIRONMENTAL HEALTH**

No comments.

**M.R.G.C.D**

No Adverse Comments.

**OPEN SPACE DIVISION**

No comments.

**CITY ENGINEER**

The Hydrology section has no objection to the vacation request.

**TRANSPORTATION DEVELOPMENT**

No objection to vacation request

**PARKS AND RECREATION**

Defer to Transportation.

**ABCWUA**

No comments.

**PLANNING DEPARTMENT**

Refer to comments from affected agencies 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:** Wednesday, May 5, 2010  
**Zone Atlas Page:** (K-18)  
**Notification Radius:** 100 Ft.

**Project# 1008281**  
**App# 10DRB-70119**

**Cross Reference and Location:** located on ACOMA SE BETWEEN CALIFORNIA ST  
SE AND ARIZONA ST SE

**Applicant:** BROGDON, LLC  
6409 ACOMA SE  
ALBUQUERQUE NM 87108

**Agent:** RONALD BOHANNAN  
TIERRA WEST LLC  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE NM 87109

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

**Date Mailed:** April 16, 2010  
**SIGNATURE:** Anita Tavasci





**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, May 5, 2010**, beginning at **9:00 a.m.** for the purpose of considering the following:

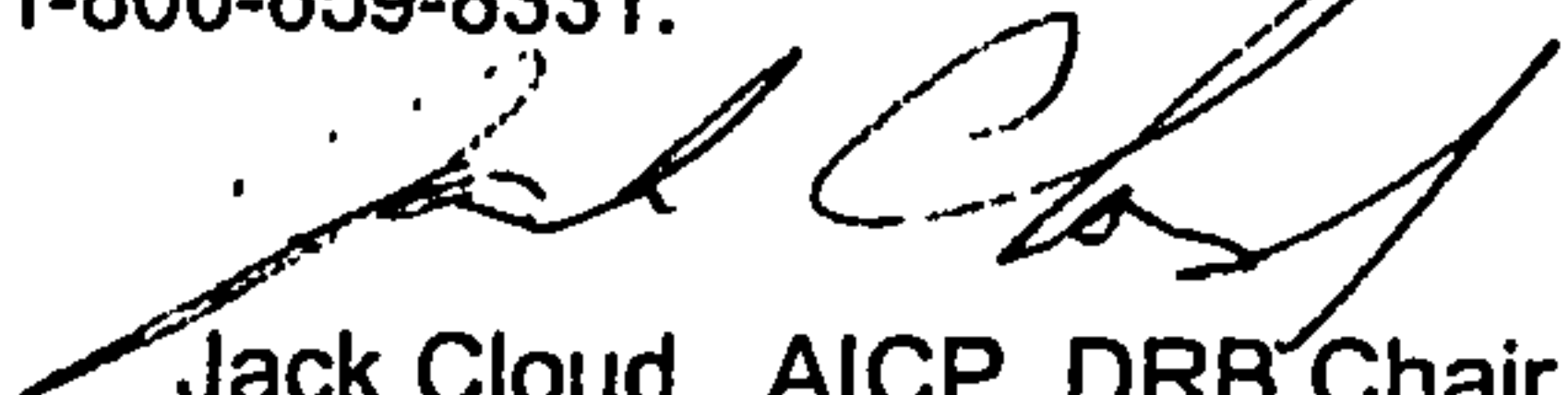
**Project# 1008265**  
10DRB-70109 MAJOR – SITE  
DEVELOPMENT PLAN FOR BUILDING  
PERMIT

CLAUDIO VIGIL ARCHITIECTS agent(s) for  
BRUNACINI DEVELOPMENT LLC request(s) the  
referenced/ above action(s) for all or a portion of Lots A-2-A  
and A-3-A, **JOURNAL CENTER PHASE 2, UNIT 2**  
zoned IP, located north of RUTLEDGE RD NE and west of  
SNAPROLL ST NE containing approximately 5.41 acre(s).  
(D-16, D-17)

**Project# 1008281**  
10DRB-70119 VACATION OF PUBLIC  
RIGHT-OF-WAY

TIERRA WEST LLC agent(s) for BROGDON, LLC  
request(s) the referenced/ above action(s) for the east-west  
alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR  
GROUNDS ADDITION** located south of ACOMA RD SE  
between CALIFORNIA ST SE and ARIZONA ST SE  
containing approximately 1.37 acre(s). (K-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, APRIL 19, 2010.**

Rec	UPC CODE	OWNER	OWNER ADDRESSES	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	101805 734204 440314	COOK BETTY LOUISE & IRIS L KIRSCH & HOLLY Y COOK	633 FLOR IDA SE	ALBU QUER QUE	N M	871 08	R	A1 A	* 022 011FAIR GROUNDS	0.10 194 956
2	101805 730308 040907	CANADAY ROBOT DAVID TRU STEE CANADAY TRUST & GO RDON DALE JONES	PO DRA WER K	ALBU QUER QUE	N M	871 03	C	A1 A	* 019 008FAIR GROUNDS	0.16 317 523
3	101805 731004 740216	BROGDON LLC	6409 ACO MA RD S E	ALBU QUER QUE	N M	871 08	C	A1 A	* 023 010FAIR GROUNDS	0.23 373 029
4	101805 729004 140109	DAVIS JIMMIE W TRUSTEES DAVIS JIMMIE W & LINDA V RV T TRUST	321 ARIZ ONA SE B	ALBU QUER QUE	N M	871 08	R	A1 A	* 009 009FAIR GROUNDS	0.15 553 849
5	101805 729108 140905	CANADAY ROBERT DAVID TR USTEE CANADAY TRUST & G ORDON DALE JONES	PO DRA WER K	ALBU QUER QUE	N M	871 03	C	A1 A	* 021 008FAIR GROUNDS L21 & L22	0.32 190 985
6	101805 732148 640211	BROGDON LLC	6409 ACO MA RD S E	ALBU QUER QUE	N M	871 08	C	A1 A	LT 3-A BLK 10 PLAT OF LOT 3- A BLOCK 10 FAIRGROUNDSADD ITION CONT .5290 AC	0.52 899 917
7	101805 736807 241012	EL SUENO COMMUNITES LLC	10705 CO CHITI RD SE	ALBU QUER QUE	N M	871 23	R	A1 A	0007LOTS 13 THRU 24 FAIR GR OUNDS ADDN	1.91 442 668
8	101805 732304 740210	BROGDON LLC	6409 ACO MA RD S E	ALBU QUER QUE	N M	871 08	V	A1 A	* 006 010FAIR GROUNDS	0.18 152 807
9	101805 731105 940214	BROGDON LLC	6409 ACO MA RD S E	ALBU QUER QUE	N M	871 08	V	A1 A	* 002 010FAIR GROUNDS	0.17 471 282
10	101805 728806 040112	DOUGHERTY ALTON & PATRI CIA	2501 PUN TA DE VI STA NE	ALBU QUER QUE	N M	871 12	C	A1 A	* 004 009FAIR GROUNDS L4 & L 5	0.29 172 255
11	101805 730808 040908	CANADAY ROBERT DAVID TR USTEE CANADAY TRUST & G ORDON DALE JONES	PO DRA WER K	ALBU QUER QUE	N M	871 03	C	A1 A	* 018 008FAIR GROUNDS	0.16 603 462
12	101805 731003 040220	PALMER ROBERT C	2480 DON A ANA RD SW	DEMI NG	N M	880 30	R	A1 A	LOTS 18 THRU 22 BLK 10 FAIR G ROUNDS ADD	0.75 506 301
13	101805 729004 940110	MOZLEY NORMAN A III & HAR RIET V CO- TRUST OF MOZLEY TRUST B	8933 AZT EC NE	ALBU QUER QUE	N M	871 11	C	A1 A	* 007 009FAIR GROUNDS L7 & L 8	0.32 489 118
14	101805 734203 140317	COOK BETTY LOUISE & IRIS L KIRSCH & HOLLY Y COOK	633 FLOR IDA SE	ALBU QUER QUE	N M	871 08	R	A1 A	* 019 011FAIR GROUNDS	0.15 219 216
15	101805 733705 040312	K L HOUSE CONSTRUCTION C O INC	6409 ACO MA RD S E	ALBU QUER QUE	N M	871 08	V	A1 A	LT 1-A BLK 11 PLAT OF LOT 1- A A REPLAT OF LOT 1 & LOT 2B LOCK 11 FAIRGROUNDS ADDITI ON CONT .3526 AC	0.33 562 889
16	101805 729002 540105	COSGROVE JOHN A & MARY L	327 ARIZ ONA ST S E	ALBU QUER QUE	N M	871 08	C	A1 A	TR A BLK 9 SUMMARY PLAT TR A BLK 9 BEING A REPL OF LTS 1 1 12 & 13 BLK 9 FAIR- GROUNDS ADDN	0.49 992 839
17	101805 732303 640208	SANCHEZ CHARLES R OR FR ANCIS	8114 SAN JUAN AV E NE	ALBU QUER QUE	N M	871 08	V	A1 A	* 8 10 FAIR GROUNDS ADDN	0.15 223 708
18	101805 732007 940910	K L HOUSE CONST CO INC	6409 ACO MA RD S E	ALBU QUER QUE	N M	871 08	C	A1 A	* 014 008FAIR GROUNDS L14 TH RU L17	0.61 453 818
19	101805 732302 640206	CHAVEZ PETER & LINDELL M	323 CALI FORNIA S T SE	ALBU QUER QUE	N M	871 08	C	A1 A	* 010 010FAIR GROUNDS	0.15 288 025
20	101805 729908 140906	CANADAY ROBERT DAVID TR USTEE CANADAY TRUST & G ORDON DALE JONES	PO DRA WER K	ALBU QUER QUE	N M	871 03	C	A1 A	* 020 008FAIR GROUNDS	0.16 313 937
21	101805 729506 040111	BROGDON MICHAEL O	6409 ACO MA SE	ALBU QUER QUE	N M	871 08	C	A1 A	* 006 009FAIR GROUNDS	0.14 317 072

2 2	101805 734204 140315	COOK BETTY LOUISE & IRIS L KIRSCH & HOLLY Y COOK	633 FLOR IDA SE	ALBU QUER QUE	N M	871 08	R	A1 A	* 021 011FAIR GROUNDS	0.15 305 747
2 3	101805 730706 040215	BROGDON LLC	6409 ACO MA RD S E	ALBU QUER QUE	N M	871 08	V	A1 A	* 001 010FAIR GROUNDS	0.17 989 357
2 4	101805 732304 140209	SANCHEZ CHARLES R OR FR ANCIS	8114 SAN JUAN AV E NE	ALBU QUER QUE	N M	871 08	V	A1 A	* 007 010FAIR GROUNDS	0.15 292 818
2 5	101805 732303 140207	CHAVEZ PETE & LINDELL M	323 CALI FORNIA S E	ALBU QUER QUE	N M	871 08	C	A1 A	* 009 010FAIR GROUNDS	0.15 526 407
2 6	101805 734203 640316	COOK BETTY LOUISE & IRIS L KIRSCH & HOLLY Y COOK	633 FLOR IDA SE	ALBU QUER QUE	N M	871 08	R	A1 A	* 020 011FAIR GROUNDS	0.14 627 699
2 7	101805 729003 640108	DAVIS JIMMIE W TRUSTEES D AVIS JIMMIE W & LINDA V RVT TRUST	321 ARIZ ONA SE	ALBU QUER QUE	N M	871 08	R	A1 A	* 010 009FAIR GROUNDS	0.14 213 663

OR CURRENT RESIDENT  
101805731004740216  
BROGDON LLC  
6409 ACOMA RD SE  
ALBUQUERQUE NM 87108

OR CURRENT RESIDENT  
101805732302640206  
CHAVEZ PETER & LINDELL M  
323 CALIFORNIA ST SE  
ALBUQUERQUE NM 87108

OR CURRENT RESIDENT  
101805729004140109  
DAVIS JIMMIE W TRUSTEES DAVIS JI  
MMIE W & LINDA V RVT TRUST  
321 ARIZONA SE B  
ALBUQUERQUE NM 87108

OR CURRENT RESIDENT  
101805732007940910  
K L HOUSE CONST CO INC  
6409 ACOMA RD SE  
ALBUQUERQUE NM 87108

OR CURRENT RESIDENT  
101805732303640208  
SANCHEZ CHARLES R OR FRANCIS  
8114 SAN JUAN AVE NE  
ALBUQUERQUE NM 87108

OR CURRENT RESIDENT  
101805729108140905  
CANADAY ROBERT DAVID TRUSTEE CANA  
DAY TRUST & GORDON DALE JONES  
PO DRAWER K  
ALBUQUERQUE NM 87103

OR CURRENT RESIDENT  
101805734204440314  
COOK BETTY LOUISE & IRIS L KIRSCH  
& HOLLY Y COOK  
633 FLORIDA SE  
ALBUQUERQUE NM 87108

OR CURRENT RESIDENT  
101805728806040112  
DOUGHERTY ALTON & PATRICIA  
2501 PUNTA DE VISTA NE  
ALBUQUERQUE NM 87112

OR CURRENT RESIDENT  
101805729004940110  
MOZLEY NORMAN A III & HARRIET V  
CO-TRUST OF MOZLEY TRUST B  
8933 AZTEC NE  
ALBUQUERQUE NM 87111

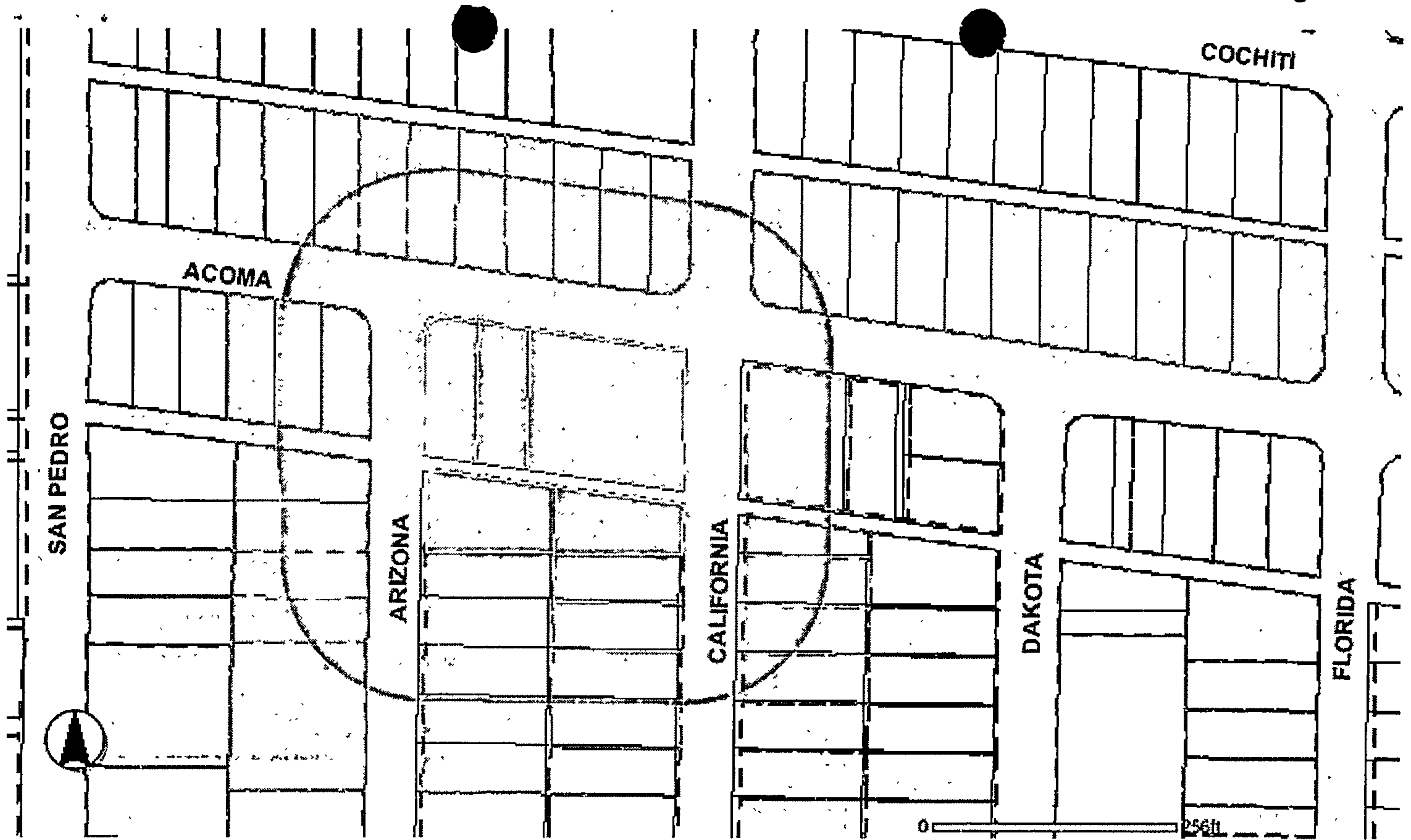
TIERRA WEST LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM  
PROJECT # 1008281

OR CURRENT RESIDENT  
101805732303140207  
CHAVEZ PETE & LINDELL M  
323 CALIFORNIA SE  
ALBUQUERQUE NM 87108

OR CURRENT RESIDENT  
101805729002540105  
COSGROVE JOHN A & MARY L  
327 ARIZONA ST SE  
ALBUQUERQUE NM 87108

OR CURRENT RESIDENT  
101805736807241012  
EL SUENO COMMUNITES LLC  
10705 COCHITI RD SE  
ALBUQUERQUE NM 87123

OR CURRENT RESIDENT  
101805731003040220  
PALMER ROBERT C  
2480 DONA ANA RD SW  
DEMING NM 88030



HEARING

DATE

5-5-10 (VPR)

Complete



### DRB CASE ACTION LOG (Preliminary/Final Plat)

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.: 10DRB-70287	Project # 1008281
Project Name: <i>Fair grounds addition section 24 T. 10N., R. 3 E N.M.P.M</i>	
Agent: <i>Alpha Professional Surveying Inc.</i>	Phone No.:

\*\*Your request was approved on 10-13-10 by the DRB with delegation of signature(s) to the following departments.\*\*

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

**TRANSPORTATION:** - NEED SITE SKETCH - R/W OR PUBLIC ROADWAY EASEMENT MAY BE REQ'D.

**ABCWUA:**

**CITY ENGINEER / AMAFCA:**

**PARKS / CIP:**

**PLANNING (Last to sign):** *Utility company signatures, planning needs to file this PLAT.*

**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.

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST

Meeting Date: July 27 2011

Project# 1008281

Zone Atlas Page: k-18

App# 11DRB 70181

Notification Radius: 157'

Cross Reference and Location: Acoma SE Between

California St SE and Arizona St SE

Applicant: Brogdon, LLC

6409 Acoma SE

Alb NM 87108

Agent: Tierra West LLC

5571 Midway Park NE

Alb NM 87109

**Special Instructions:**


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

Date Mailed: July 8, 2011

Signature:



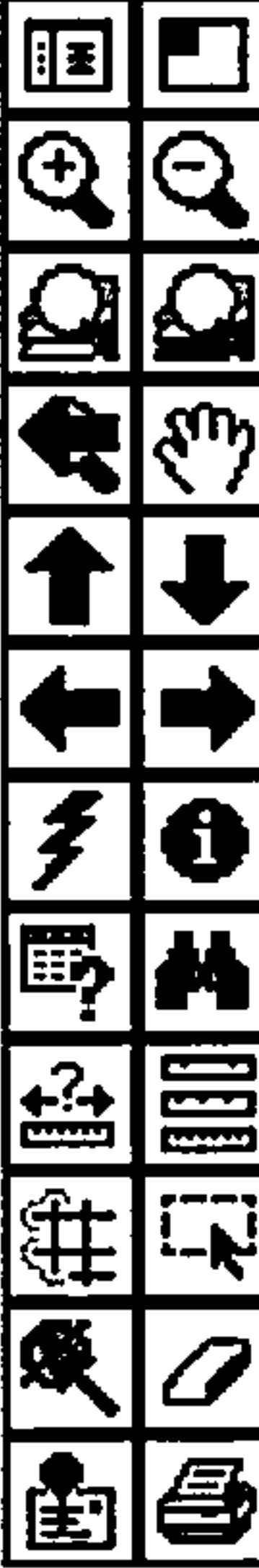





**CITY OF ALBUQUERQUE**  
www.cabq.gov

# 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
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO
  - 2008 AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

**Refresh Map**

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible
- Visible group/layer, click to hide.
- Layer not visible at this scale.

**OWNERSHIP**

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPER CLASS
26	101805732302640206	CHAVEZ PETER & LINDELL M	323 CALIFORNIA ST SE	ALBUQUERQUE	NM	87108	C
27	101805734204140315	COOK BETTY LOUISE & IRIS L KIRSCH & HOLLY Y COOK	633 FLORIDA SE	ALBUQUERQUE	NM	87108	R

Previous 25 Records

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[REFRESH](#)
[HELP](#)
[MAIN PAGE](#)
[CONTACT GIS TEAM](#)

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	1 01806E+17	CANADAY ROBERT DAVID TRUSTEE CANADAY TRUST & GORDON DALE JONES	PO DRAWER K	ALBUQUERQUE	NM	87103	C	A1A	* 020 008FAIR GROUNDS	0 16313937
2	1 01806E+17	BROGDON LLC	6409 ACOMA RD SE	ALBUQUERQUE	NM	87108	V	A1A	* 006 010FAIR GROUNDS	0 18152807
3	1 01806E+17	CHAVEZ PETE & LINDELL M	323 CALIFORNIA SE	ALBUQUERQUE	NM	87108	C	A1A	* 009 010FAIR GROUNDS	0 15526407
4	1 01806E+17	CANADAY ROBERT DAVID TRUSTEE CANADAY TRUST & GORDON DALE JONES	PO DRAWER K	ALBUQUERQUE	NM	87103	C	A1A	* 018 008FAIR GROUNDS	0 16603462
5	1 01806E+17	PALMER ROBERT C TRUSTEE PALMER LVT	2480 DONA ANA RD SW	DEMING	NM	88030	R	A1A	LOTS 18 THRU 22 BLK 10 FAIR GROUNDS ADD	0 75506301
6	1 01806E+17	DOUGHERTY ALTON & PATRICIA	2501 PUNTA DE VISTA NE	ALBUQUERQUE	NM	87112	C	A1A	* 004 009FAIR GROUNDS L4 & L5	0 29172255
7	1 01806E+17	CANADAY ROBERT DAVID TRUSTEE CANADAY TRUST & GORDON DALE JONES	PO DRAWER K	ALBUQUERQUE	NM	87103	C	A1A	* 019 008FAIR GROUNDS	0 16317523
8	1 01806E+17	BROGDON LLC	6409 ACOMA RD SE	ALBUQUERQUE	NM	87108	C	A1A	* 023 010FAIR GROUNDS	0 23373029
9	1 01806E+17	COSGROVE JOHN A & MARY L	327 ARIZONA ST SE	ALBUQUERQUE	NM	87108	C	A1A	TR A BLK 9 SUMMARY PLAT TR A BLK 9 BEING A REPL OF LTS 11 12 & 13 BLK 9 FAIR-GROUNDS ADDN	0 49992839
10	1 01806E+17	SANCHEZ CHARLES R OR FRANCIS	8114 SAN JUAN AVE NE	ALBUQUERQUE	NM	87108	V	A1A	* 8 10 FAIR GROUNDS ADDN	0 15223708
11	1 01806E+17	COOK BETTY LOUISE & IRIS L KIRSCH & HOLLY Y COOK	633 FLORIDA SE	ALBUQUERQUE	NM	87108	R	A1A	* 020 011FAIR GROUNDS	0 14627699
12	1 01806E+17	DAVIS JIMMIE W TRUSTEES DAVIS JIMMIE W & LINDA V RVT TRUST	321 ARIZONA SE	ALBUQUERQUE	NM	87108	R	A1A	* 010 009FAIR GROUNDS	0 14213663
13	1 01806E+17	BROGDON LLC	6409 ACOMA RD SE	ALBUQUERQUE	NM	87108	V	A1A	* 001 010FAIR GROUNDS	0 17989357
14	1 01806E+17	K L HOUSE CONSTRUCTION CO INC	6409 ACOMA RD SE	ALBUQUERQUE	NM	87108	V	A1A	LT 1-A BLK 11 PLAT OF LOT 1-A A REPLAT OF LOT 1 & LOT 2 BLOCK 11 FAIRGROUNDS ADDITION CONT 3526 AC	0 33562889
15	1 01806E+17	BROGDON LLC	6409 ACOMA RD SE	ALBUQUERQUE	NM	87108	C	A1A	LT 3-A BLK 10 PLAT OF LOT 3-A BLOCK 10 FAIRGROUNDS ADDITION CONT 5290 AC	0 52899917
16	1 01806E+17	SANCHEZ CHARLES R OR FRANCIS	8114 SAN JUAN AVE NE	ALBUQUERQUE	NM	87108	V	A1A	* 007 010FAIR GROUNDS	0 15292818
17	1 01806E+17	EL SUENO COMMUNITES LLC	10705 COCHITI RD SE	ALBUQUERQUE	NM	87123	R	A1A	0007LOTS 13 THRU 24 FAIR GROUNDS ADDN	1 91442668
18	1 01806E+17	COOK BETTY LOUISE & IRIS L KIRSCH & HOLLY Y COOK	633 FLORIDA SE	ALBUQUERQUE	NM	87108	R	A1A	* 019 011FAIR GROUNDS	0 15219216
19	1.01806E+17	CANADAY ROBERT DAVID TRUSTEE CANADAY TRUST & GORDON DALE JONES	PO DRAWER K	ALBUQUERQUE	NM	87103	C	A1A	* 021 008FAIR GROUNDS L21 & L22	0 32190985
20	1 01806E+17	MOZLEY NORMAN A III & HARRIET V CO-TRUST OF MOZLEY TRUST B	8933 AZTEC NE	ALBUQUERQUE	NM	87111	C	A1A	* 007 009FAIR GROUNDS L7 & L8	0 32489118
21	1 01806E+17	COOK BETTY LOUISE & IRIS L KIRSCH & HOLLY Y COOK	633 FLORIDA SE	ALBUQUERQUE	NM	87108	R	A1A	* 022 011FAIR GROUNDS	0 10194956
22	1 01806E+17	BROGDON LLC	6409 ACOMA RD SE	ALBUQUERQUE	NM	87108	V	A1A	* 002 010FAIR GROUNDS	0 17471282
23	1 01806E+17	BROGDON MICHAEL O	6409 ACOMA SE	ALBUQUERQUE	NM	87108	C	A1A	* 006 009FAIR GROUNDS	0 14317072
24	1 01806E+17	DAVIS JIMMIE W TRUSTEES DAVIS JIMMIE W & LINDA V RVT TRUST	321 ARIZONA SE B	ALBUQUERQUE	NM	87108	R	A1A	* 009 009FAIR GROUNDS	0 15553849
25	1 01806E+17	K L HOUSE CONST CO INC	6409 ACOMA RD SE	ALBUQUERQUE	NM	87108	C	A1A	* 014 008FAIR GROUNDS L14 THRU L17	
26	1 01806E+17	CHAVEZ PETER & LINDELL M	323 CALIFORNIA ST SE	ALBUQUERQUE	NM	87108	C	A1A	* 010 010FAIR GROUNDS	0 15288025
27	1 01806E+17	COOK BETTY LOUISE & IRIS L KIRSCH & HOLLY Y COOK	633 FLORIDA SE	ALBUQUERQUE	NM	87108	R	A1A	* 021 011FAIR GROUNDS	0 15305747

EL SUENO COMMUNITES LLC  
10705 COCHITI RD SE  
ALBUQUERQUE, NM 87123

PALMER ROBERT C TRUSTEE PALMER LVT  
2480 DONA ANA RD SW  
DEMING, NM 88030

DOUGHERTY ALTON & PATRICIA  
2501 PUNTA DE VISTA NE  
ALBUQUERQUE, NM 87112

DAVIS JIMMIE W TRUSTEES DAVIS JIMMIE W  
& LINDA V RVT TRUST  
321 ARIZONA SE  
ALBUQUERQUE, NM 87108

CHAVEZ PETE & LINDELL M  
323 CALIFORNIA SE  
ALBUQUERQUE, NM 87108

COSGROVE JOHN A & MARY L  
327 ARIZONA ST SE  
ALBUQUERQUE, NM 87108

COOK BETTY LOUISE & IRIS L KIRSCH &  
HOLLY Y COOK  
633 FLORIDA SE  
ALBUQUERQUE, NM 87108

BROGDON LLC  
6409 ACOMA RD SE  
ALBUQUERQUE, NM 87108

SANCHEZ CHARLES R OR FRANCIS  
8114 SAN JUAN AVE NE  
ALBUQUERQUE, NM 87108

MOZLEY NORMAN A III & HARRIET V CO-  
TRUST OF MOZLEY TRUST B  
8933 AZTEC NE  
ALBUQUERQUE, NM 87111

CANADAY ROBERT DAVID TRUSTEE  
CANADAY TRUST & GORDON DALE JONES  
PO DRAWER K  
ALBUQUERQUE, NM 87103

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

04/09/2010 Issued By: E08375 73010

22  
22  
22

**Permit Number: 2010 070 119** **Category Code 910**

**Application Number: 10DRB-70119, Vacation Of Public Right-Of-Way**

**Address:**

**Location Description: ACOMA SE BETWEEN CALIFORNIA ST SE AND ARIZONA ST SE**

**Project Number: 1008281**

**Applicant**

*Brogdon, Llc*

6409 Acoma Se  
Albuquerque NM 87108  
268-4361

**Agent / Contact**

*Tierra West Llc*  
Ronald Bohannon  
5571 Midway Park Pl Ne  
Albuquerque NM 87108

[twllc@tierrawestllc.com](mailto:twllc@tierrawestllc.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

4/9/2010 10:31AM LOC: ANNX  
WS# 008 TRANS# 0022  
RECEIPT# 00117241-00117241  
PERMIT# 2010070119 TRSBLC  
Trans Amt \$395.00  
APN Fee \$75.00  
Conflict Manaq. Fee \$20.00  
DRB Actions \$300.00  
CK \$395.00  
CHANGE \$0.00

Thank You

9  
1  
1

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

10/05/2010 Issued By: E08375 89462

-----

**Permit Number: 2010 070 287** **Category Code 910**

**Application Number:** 10DRB-70287, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** ACOMA RD SE BETWEEN CALIFORNIA ST SE AND ARIZONA ST SE

**Project Number:** 1008281

**Applicant**  
BROGDON, LLC  
  
8409 ACOMARD SE  
ALBUQUERQUE NM 87108  
288-4381

**Agent / Contact**  
Tierra West Llc  
Ronald Bohannan  
5571 Midway Park Pl Ne  
Albuquerque NM 87108  
  
twllc@tierrawestllc.com

**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

10/5/2010 11:01AM LOC: ANNX  
WS# 006 TRANS# 0011  
RECEIPT# 00125422-00125422  
PERMIT# 2010070287 TRSCCS  
Trans Amt \$305.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$285.00  
CK \$305.00  
CHANGE \$0.00

Thank You

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

06/30/2011 Issued By: BLDAVM 114227

Category Code **910**  
**2011 070 181**

**Application Number:** 11DRB-70181, Vacation Of Public Right-Of-Way

**Address:**

**Location Description:** ACOMA SE BETWEEN CALIFORNIA AND ARIZONA

**Project Number:** 1008281

**Applicant**  
BROGDON, LLC

6409 ACOMA SE  
ALBUQUERQUE NM 87108

**Agent / Contact**  
TIERRA WEST LLC

5571 MIDWAY PARK PL NE  
ALBUQUERQUE NM 87109

### Application Fees

441018/4943000	APN Fee	<b>\$75.00</b>
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$300.00</b>
<b>TOTAL:</b>		<b>\$395.00</b>

City Of Albuquerque  
Treasury Division

6/30/2011 4:44PM LOC: ANNX  
WSH 006 TRANS# 0056  
RECEIPT# 00135446-00135446  
PERMIT# 2011070181 TRSSVG  
Trans Amt \$395.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$300.00  
OK \$395.00  
CHANGE \$0.00

Thank You

**8281**

### DXF Electronic Approval Form

DRB Project Case #: 1008281

Subdivision Name: FAIR-GROUNDS ADDITION, LOTS 1A, 6A, & 23A

Surveyor: MICHAEL E BEYER

Contact Person: CYNTHIA ABEYTA

Contact Information: 505-858-3100

DXF Received: 9/28/2011

Hard Copy Received: 9/28/2011

Coordinate System: Ground rotated to NMSP Grid

  
\_\_\_\_\_  
Approved

9/28/11  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**

Copied fc8281 to agiscov on 9/28/2011 Contact person notified on 9/28/2011



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 5, 2010

### **Project# 1008281**

**10DRB-70119 VACATION OF PUBLIC RIGHT-OF-WAY**

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

At the May 5, 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), (2) and (3) of the Subdivision Ordinance.

### Findings

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

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

(B)(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; the removal of the existing public right of way will provide a net benefit to the public welfare by decreasing potential public maintenance responsibilities.

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

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.



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

If you wish to appeal this decision, you must do so by May 20, 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: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Brogdon, LLC – 6409 Acoma SE – Albuquerque, M 87108  
Marilyn Madonado  
File

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

### STANDARD APPLICATION, Paper Plans Required

#### DEVELOPMENT REVIEW BOARD

10/18/2011 Issued By: BLDAVM 126011

Category Code **910**  
**2011 070 291**

**Application Number:** 11DRB-70291, Ext Of Major Preliminary Plat

**Address:**

**Location Description:** ACOMA BETWEEN CALIFORNIA AND ARIZONA

**Project Number:** 1008281

**Applicant**  
BROGDON, LLC

6409 ACOMA RD SE  
ALBUQUERQUE NM 87108  
268-4361

**Agent / Contact**

TIERRA WEST LLC  
JOHN NISKI  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE NM 87109  
505-858-3100

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$50.00</b>
<b>TOTAL:</b>		<b>\$70.00</b>

City Of Albuquerque  
Treasury Division

10/18/2011 12:08PM LOC: ANNX  
WSR 008 TRANS# 0006  
RECEIPT# 00138990-00138990  
PERMIT# 2011070291 TRSSVC  
Trans Amt \$70.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CK: \$70.00  
CHANGE \$0.00

Thank You

DATE September 29, 2011

Originating Department/Division Planning

Departments affected by this Legislation Development Review Board

Contact for Content Jack Cloud, Development Review Board Chair 924-3880

Contact for Routing Dora Henry Phone 924-3883

Legislation Type (circle one) Resolution Ordinance

EC

Legislation Title (as per subject line from cover memo)

Project #1008281/11DRB-70181 VACATION OF PUBLIC RIGHT-OF-WAY. TIERRA WEST LLC agent(s) for BROGDON, LLD request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, FAIR GROUNDS ADDITION located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

If requiring immediate action, please state reason \_\_\_\_\_

For Resolutions & Ordinances: Fiscal Impact Analysis \_\_\_\_\_ & Disk

For ALL Legislation: Cover Analysis \_\_\_\_\_

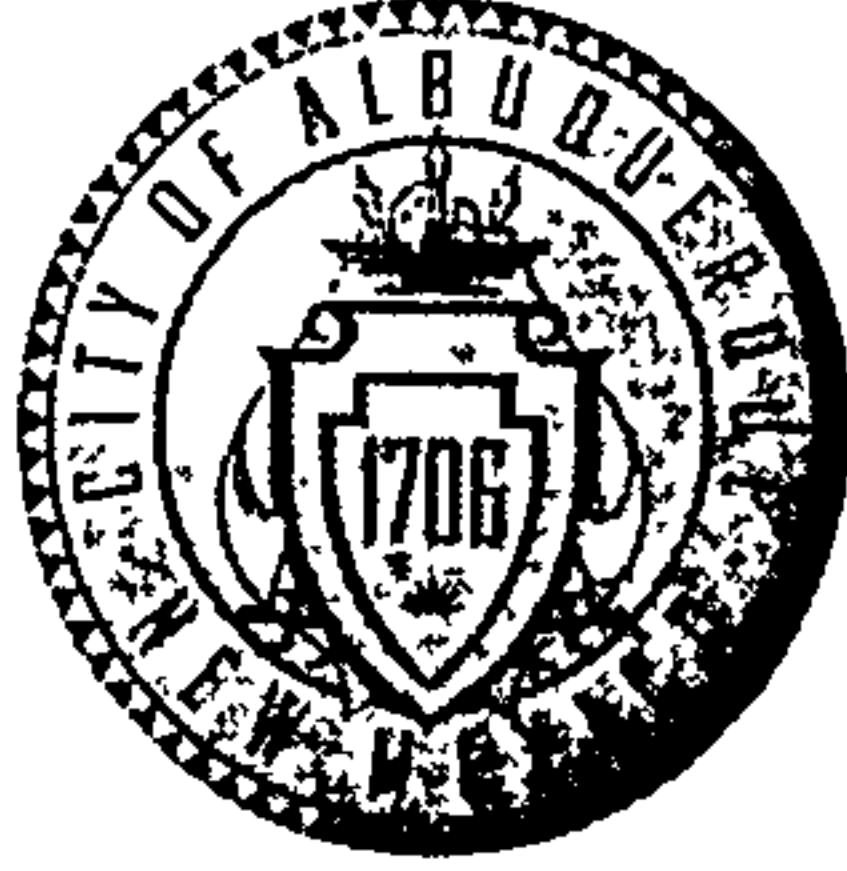
For Legislation with large attachments:

Duplicating & Supply Requisition with Activity No. and authorized signature \_\_\_\_\_

Please insure that the following departments/individuals have signed legislation before it reaches the Mayor's office for signature:

*Originating department(s) director(s)*  
*Budget Officer (if needed)*  
*City Attorney's Office*

For further information, call Gilbert Montano, 768-3317 or gmontano@cabq.gov



# City of Albuquerque PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

September 22, 2011

**To: Don Harris, President, City Council**

**From: Richard J. Berry, Mayor**

**Subject: Project# 1008281/ 11DRB-70181 VACATION OF PUBLIC RIGHT-OF-WAY - TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, FAIR GROUNDS ADDITION located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)**

Request: This is a request for vacation of public right of way for a full alley section within a developed near Central Avenue and San Pedro Boulevard. This is a commercial and industrial area zoned C-3, and the applicant owns all the property abutting the alley.

At an advertised public hearing, the Development Review Board concurred to recommend APPROVAL to the City Council of the proposed vacation as shown on the Exhibit "VACATION PLAT OF ST. JOSEPH'S AVENUE" in the Planning file, based on the recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Per section 14-14-7-2(F)(3)(b) of the Subdivision Ordinance, this matter is being forwarded to the City Council to be placed on the consent agenda to determine if the vacation shall occur.

Title/ Subject of Legislation: Fairgrounds Addition Alley Vacation:  
11-DRB-70180, DRB RECOMMENDATION FOR APPROVAL

Project 1007081 –

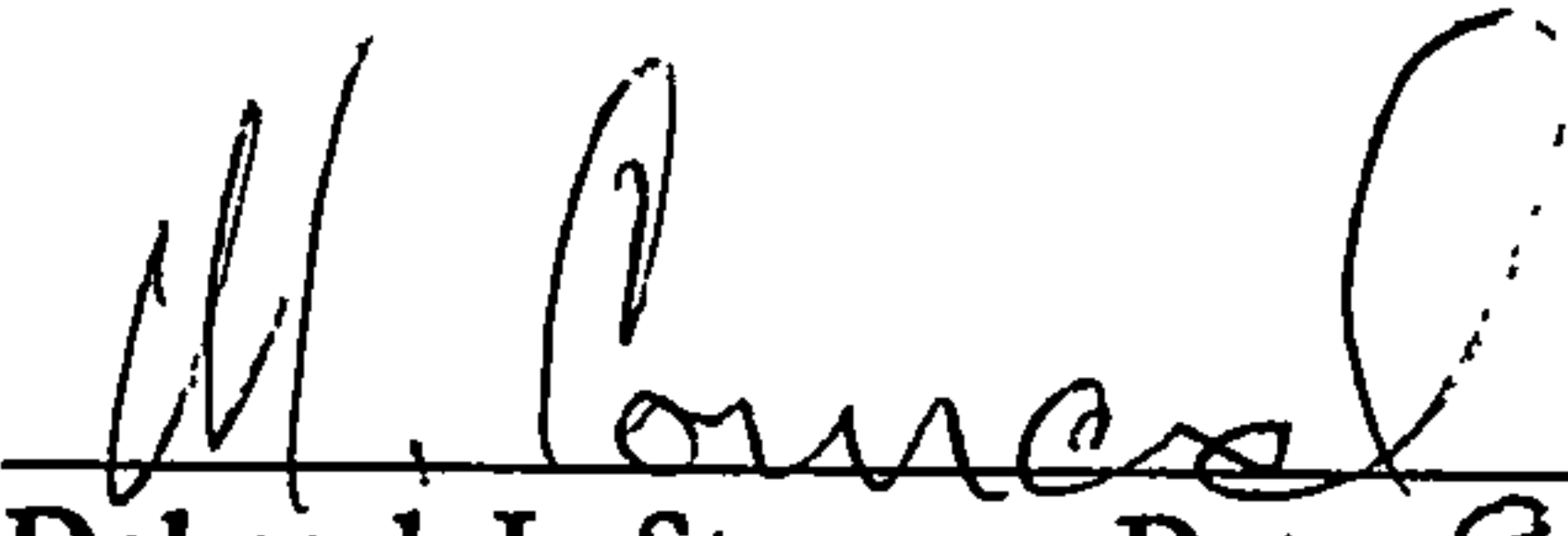
Approved:

Approved as to Legal Form:

\_\_\_\_\_  
Robert J. Perry                      Date  
Chief Administrative Officer

\_\_\_\_\_  
Robert D. Kidd                      Date  
Interim City Attorney

Recommended:

*FOR*   
\_\_\_\_\_  
Deborah L. Stover    Date 9/26/11  
Planning Department Director



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 27, 2011

**Project# 1008281**

11DRB-70181 VACATION OF PUBLIC RIGHT-OF-WAY

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

On July 27, 2011, the Development Review Board held an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on Exhibit "B" in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

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

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted alley for roadway or other purposes based on the surrounding ownership by the applicant, subject to provision of adequate utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

**CONDITIONS:**

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

3. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

---

**PROTEST:** IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY August 11, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109

Cc: Brogdon, LLC – Albuquerque, NM 87108

Marilyn Maldonado

file

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 27, 2011

**Project# 1008281**  
11DRB-70181 VACATION OF PUBLIC RIGHT-OF-WAY

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

<b>AMAFCA</b> No comment.
<b>COG</b> No comment.
<b>TRANSIT</b> No comment.
<b>ZONING ENFORCEMENT</b> No comment.
<b>NEIGHBORHOOD COORDINATION</b>
<b>APS</b> No comment.
<b>POLICE DEPARTMENT</b> No comment.
<b>FIRE DEPARTMENT</b> No comment.
<b>PNM</b> Vacation of Public ROW: PNM has existing overhead facilities located with this ROW. A P.U.E. will be required to allow our existing facilities and equipment to remain if the Vaca approved.
<b>NMGCO</b> No comment.
<b>COMCAST</b> Comcast has facilities within the public ROW, arrangement to continue via a PUE will need to be provided.
<b>QWEST</b> Concerning the subject case number(s), Qwest has aerial facilities within the alley of the vacation request as illustrated on the attached sketch. Qwest has no objections to the vacation request, however Qwest will need to retain a 10' PUE for the aerial line from Pole #6504 west to the pole on the west side of Arizona St, and also for the aerial line from Pole #6409 crossing the alley south between Lots 23 & 6. If specific information is required regarding the above request, you may contact Rick Redman at 245-6098. Prior to any final plat approval, we will need a copy for review.
<b>ENVIRONMENTAL HEALTH</b> No comment.
<b>M.R.G.C.D</b> No adverse comments



<b>OPEN SPACE DIVISION</b> No comment.
<b>CITY ENGINEER</b> Comments, if any, will be provided at the meeting
<b>TRANSPORTATION DEVELOPMENT</b> No adverse comments.
<b>PARKS AND RECREATION</b> No comment.
<b>ABCWUA</b> No adverse comment.
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation. The Subdivision Ordinance now requires that these vacations involving full width rights of way to be approved by the City Council, subject to recommendation by the Development Review Board.

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



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Brogdon, LLC PHONE: 505-268-4361  
 ADDRESS: 6409 Acoma SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Public Right-Of-Way

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

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

Lot or Tract No. Lots 1, 2, 3A, 6 & 23 Block: 10 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Fair Grounds Addition  
 Existing Zoning: C-3 Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-18 UPC Code: 101805730706040215/101805731105940214/101805732148640211  
101805731004740216/101805732304740210

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): #1008281

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 5 No. of proposed lots: 5 Total area of site (acres): +/-1.370

LOCATION OF PROPERTY BY STREETS: On or Near: Acoma SE  
 Between: California St. SE and Arizona St. SE

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

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print) Ronald R. Bohannon, P.E. Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>110RB - 70181</u>			\$ <u>300.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		\$ <u>75.00</u>
<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>July 27, 2011</u>			Total \$ <u>395.00</u>

[Signature]  
 6-30-11  
 Planner signature / date

Project # 1008281

Form revised 4/07

**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.

Ronald R. Bohannon, P.E.  
 \_\_\_\_\_  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 110RB - 70161

Form revised 4/07  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1008281

# SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order 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 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 7-12-11 To 7-27-11.

### 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Keeli D. Krueger, June 28, 2011  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 6-30-11, [Signature]  
(Date) (Staff Member)

gail

# TIERRA WEST, LLC

June 28, 2011

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC <sup>R-O-W</sup>~~EASEMENTS~~  
LOTS 1, 2, 3A, 6 AND 23  
ZONE ATLAS PAGE K-18  
PROJECT # 1008281**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Brogdon, LLC, requests approval of the vacation of Public Right-of-Way for the above-referenced site. The site is zoned C-3 and contains +/- 1.370 acres and is the location of existing buildings associated with KL House Construction, which is situated across the street. The vacation action was approved at DRB on May 5, 2010 and recently expired before the plat could be completed. Property on both sides of the alley is owned by the same party and they request the vacation of the alleyway which would allow them to purchase the vacated right-of-way from the City of Albuquerque and incorporate it into their property. Coordination with the City's Real Property division for the purchase of the vacated right-of-way is currently under way. As there are readily accessible streets on all sides of the site, vacating the alley right-of-way would not harm the best interest of the public.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

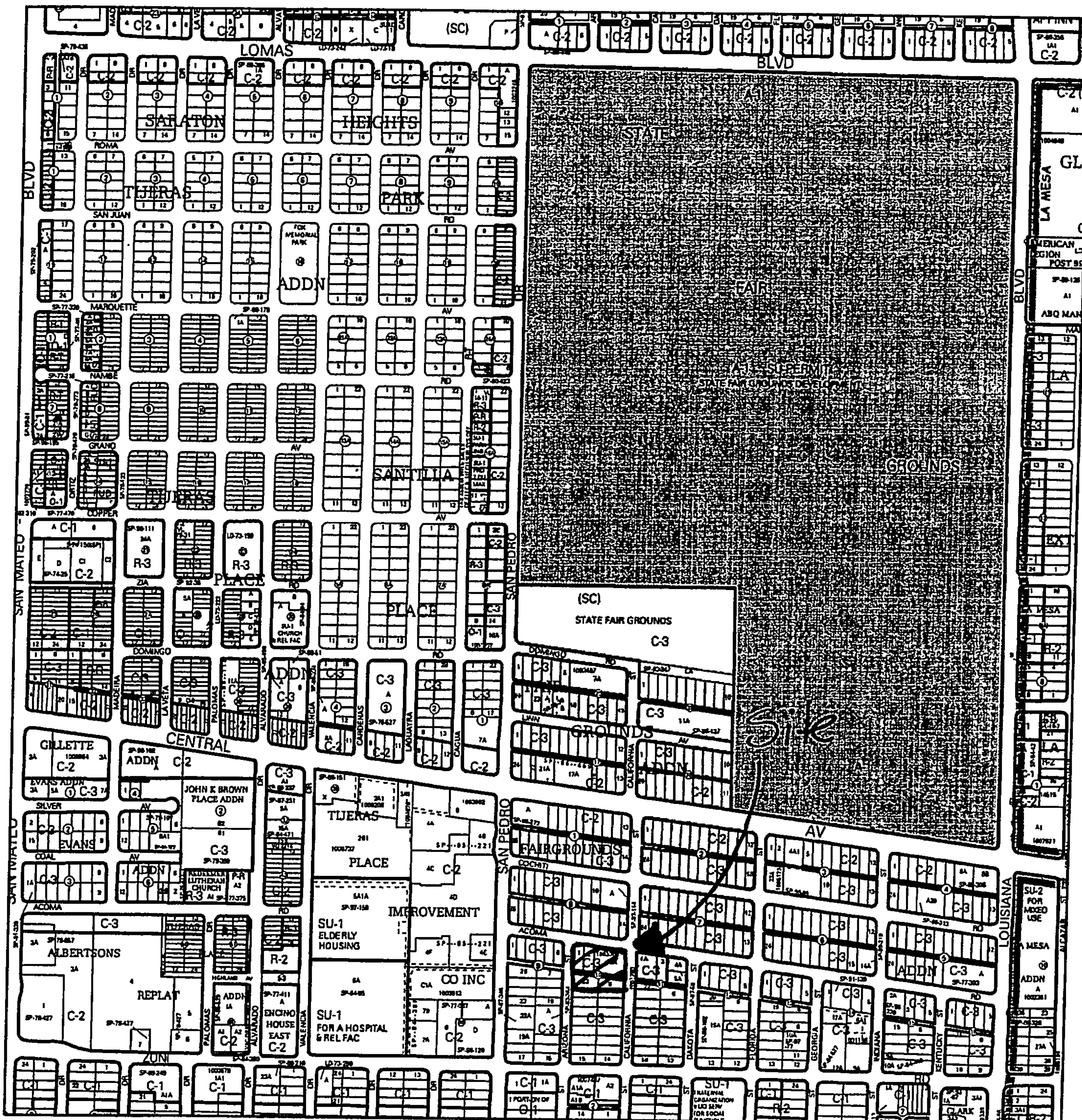


Ronald R. Bohannon, P.E.

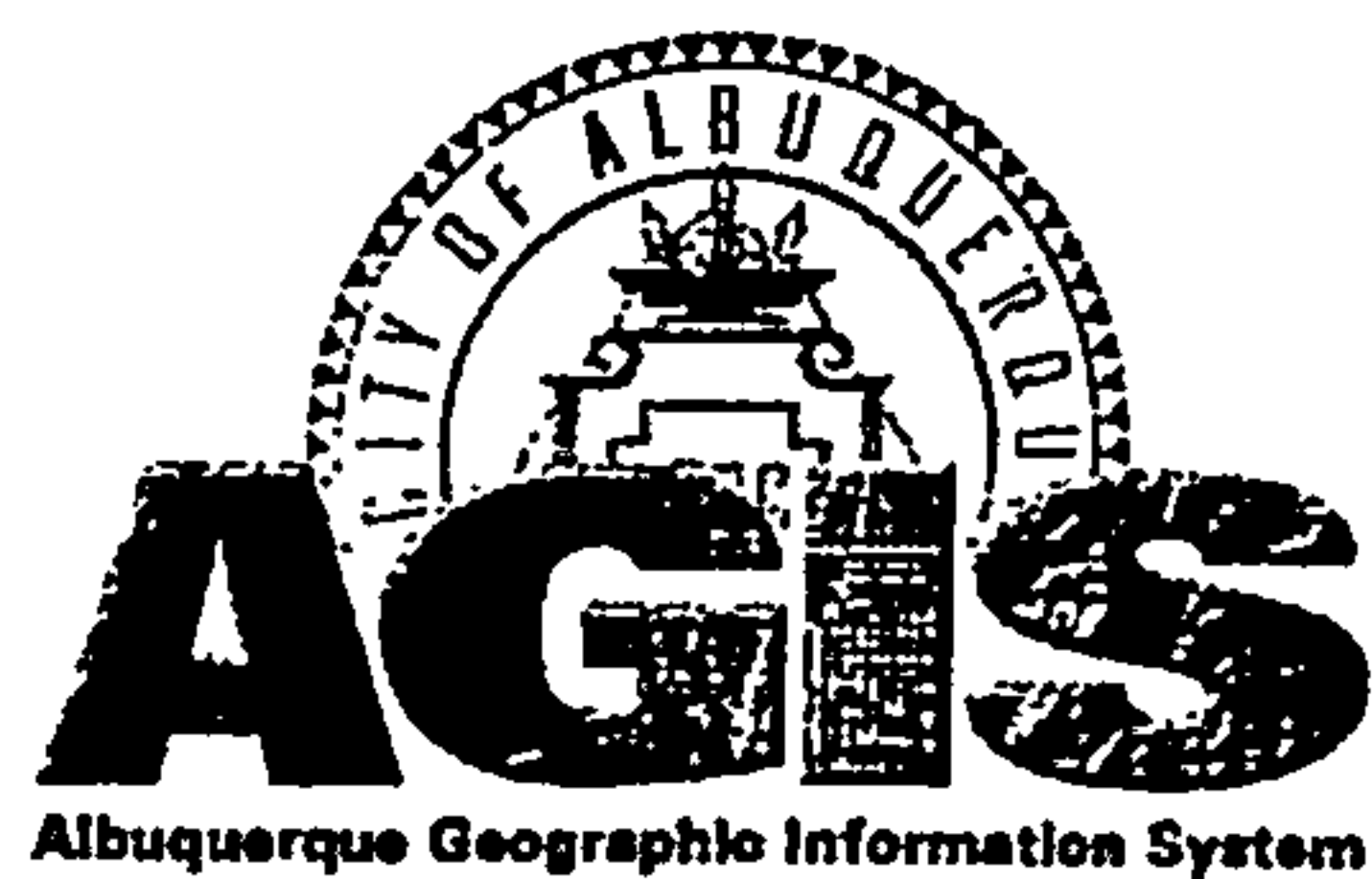
cc: Mike Brogdon  
Donna Orozco-Geist, South San Pedro N.A.  
Enrique Cardiel, South San Pedro N.A.

JN: 2010019  
RRB/kdk

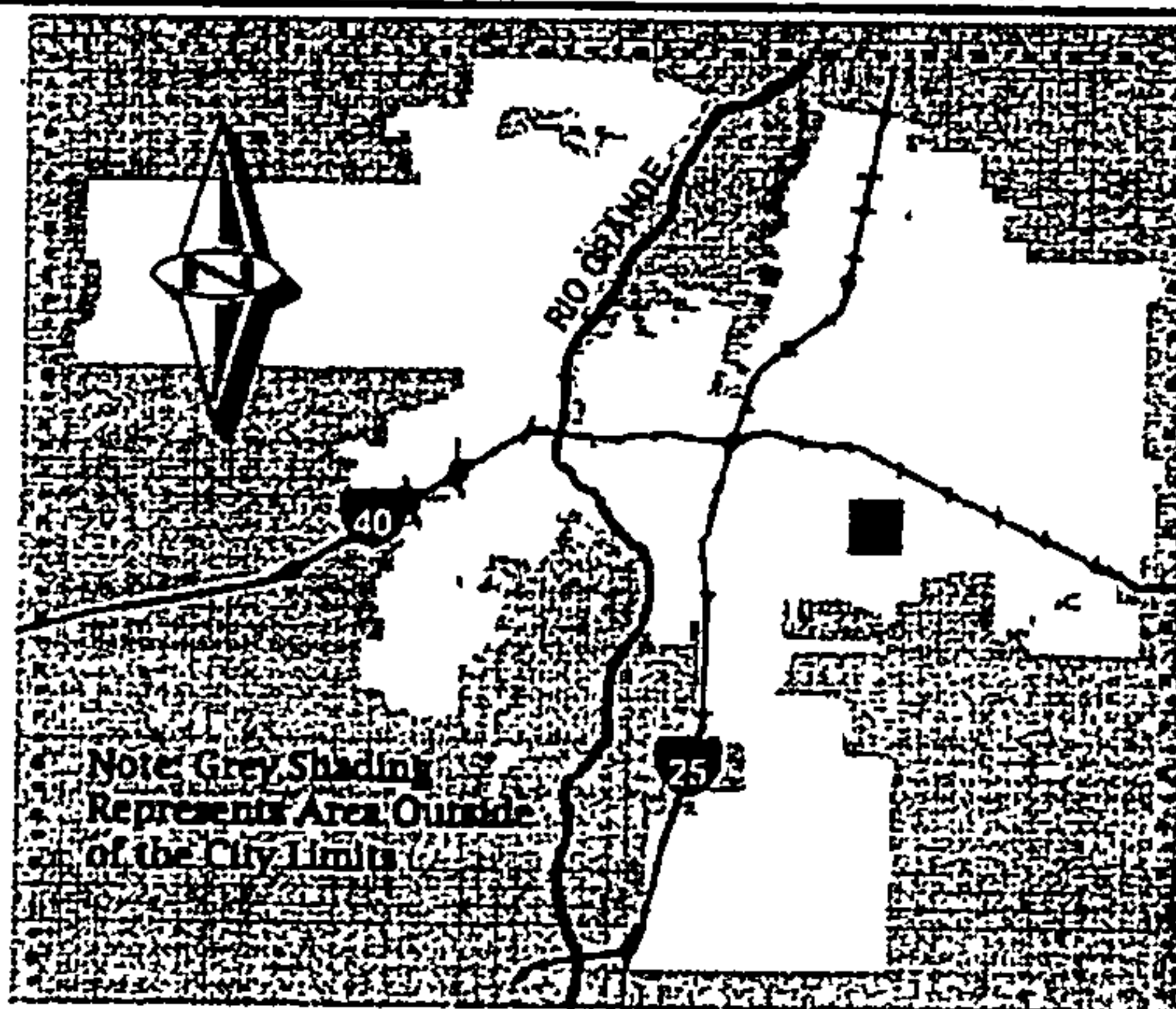
5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



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



Map amended through: 2/4/2010

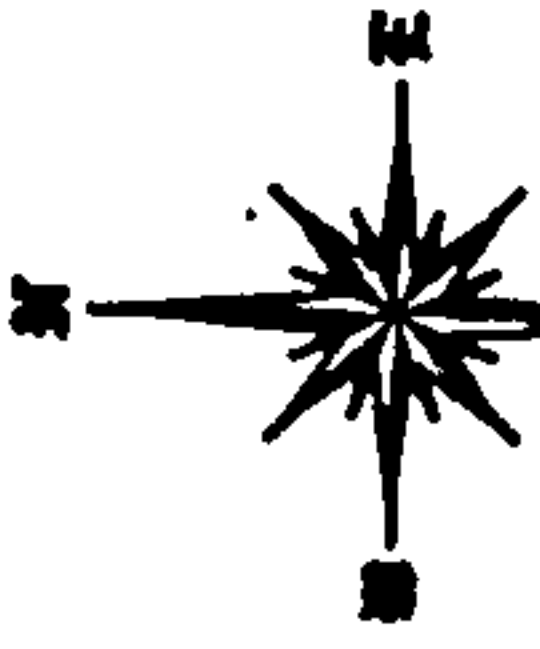


Zone Atlas Page:  
**K-18-Z**

Selected Symbols

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





Sketch for  
Vacation of 16' Wide Alley  
Fair-Grounds Addition  
Block 10

Lots 1, 2, 3-A, 6 & 23  
Section 24, T. 10 N., R. 3 E., N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico

Scale: 1"=50'

**Acoma Road S.E.**  
60' R.O.W.

Arizona Street S.E.  
60' R.O.W.

California Street S.E.  
60' R.O.W.



Legend

⊕ survey marker found



# 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 Submittal:  Free-Standing Tower -OR-  Concealed Tower  
 EPC Submittal  DRB Submittal  LUCC Submittal  Liquor Submittal  
 Administrative Amendments (AA's) Submittal  City Project Submittal

---

CONTACT NAME: Keli Krueger

COMPANY NAME: Tierra West LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque, NM 87109

PHONE: 505-858-3100 FAX: 505-858-1118

---

## LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:  
Lots 1, 2, 3A, 6 and 23, Block 10, Fair Grounds Addition

---

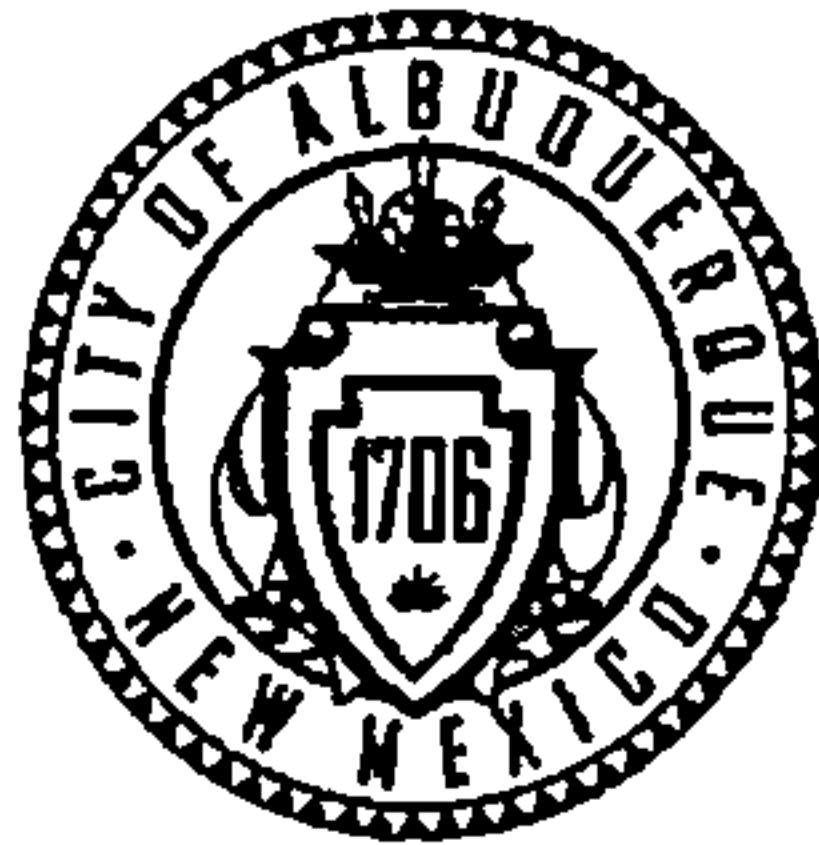
LOCATED ON Acoma Street SE LEGAL DESCRIPTION  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN California Street SE AND  
STREET NAME OR OTHER IDENTIFYING LANDMARK

Arizona Street SE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (K-18).  
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)  
(Zone Map **MUST** be provided with request)





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 23, 2011

Keli Krueger  
Tierra West, LLC  
5571 Midway Park Place NE/87109  
Phone: 505-858-3100/Fax: 505-858-1118  
Email: [KKrueger@tierrawestllc.com](mailto:KKrueger@tierrawestllc.com)

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

Dear Keli:

Thank you for your inquiry of June 23, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOTS 1,2,3A,6 AND 23, BLOCK 10, FAIR GROUNDS ADDITION, LOCATED ON ACOMA STREET SE BETWEEN CALIFORNIA STREET SE AND ARIZONA STREET SE** zone map **K-18**.

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

### **SOUTH SAN PEDRO N.A. "R"**

\***Enrique Cardiel**, 420 Indiana SE/87108 925-7393 (w)

Donna Orozco-Geist, 933 San Pedro SE/87108 265-2511 (h) 235-7088 (c)

\* **Denotes president of association.**

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

Sincerely,  
*Stephani Winklepleck*  
Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# !!!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 amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: **06/23/11** Time Entered: **2:40 p.m.** ONC Rep. Initials: **siw**

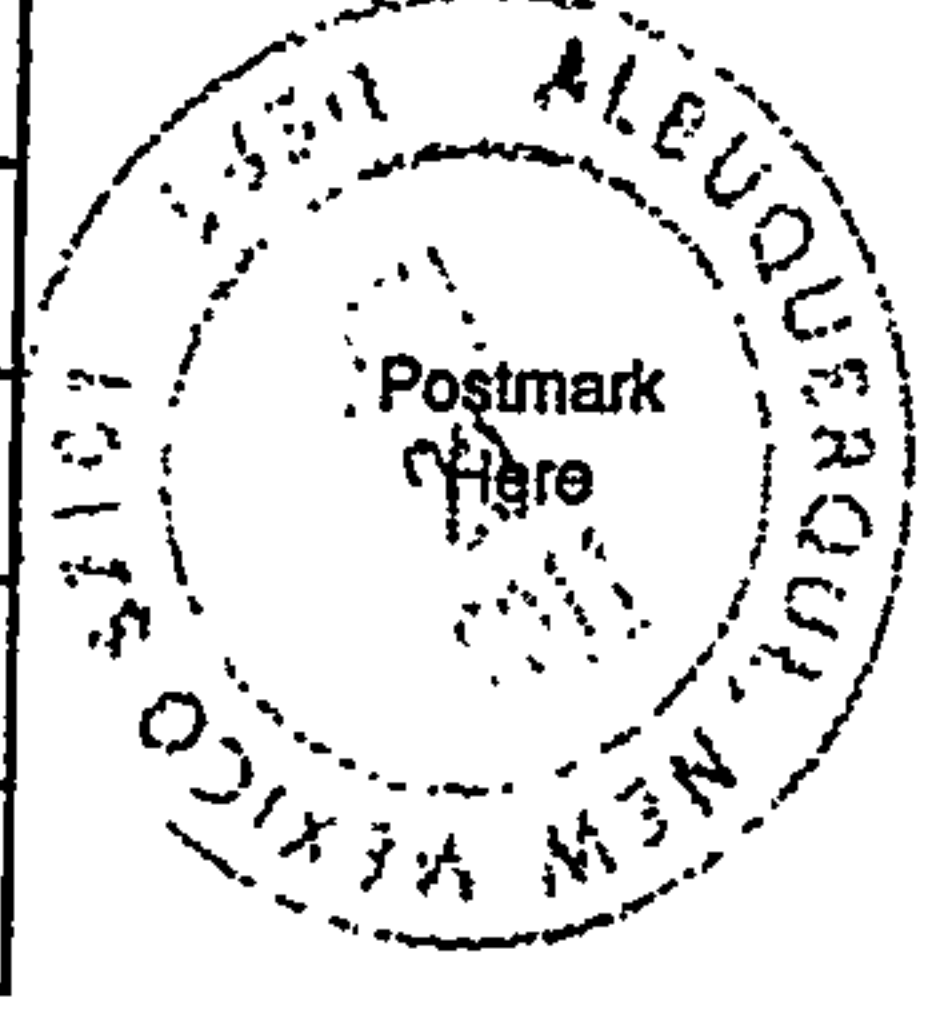
7009 2820 0000 7580 1090

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

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

**OFFICIAL USE**

Postage	\$ .88
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.03</b>



Sent To \_\_\_\_\_  
 Street, Apt. No.; or PO Box No. Enrique Cardiel  
 South San Pedro N.A.  
 City, State, ZIP+4 420 Indiana SE  
 Albuquerque, NM 87108

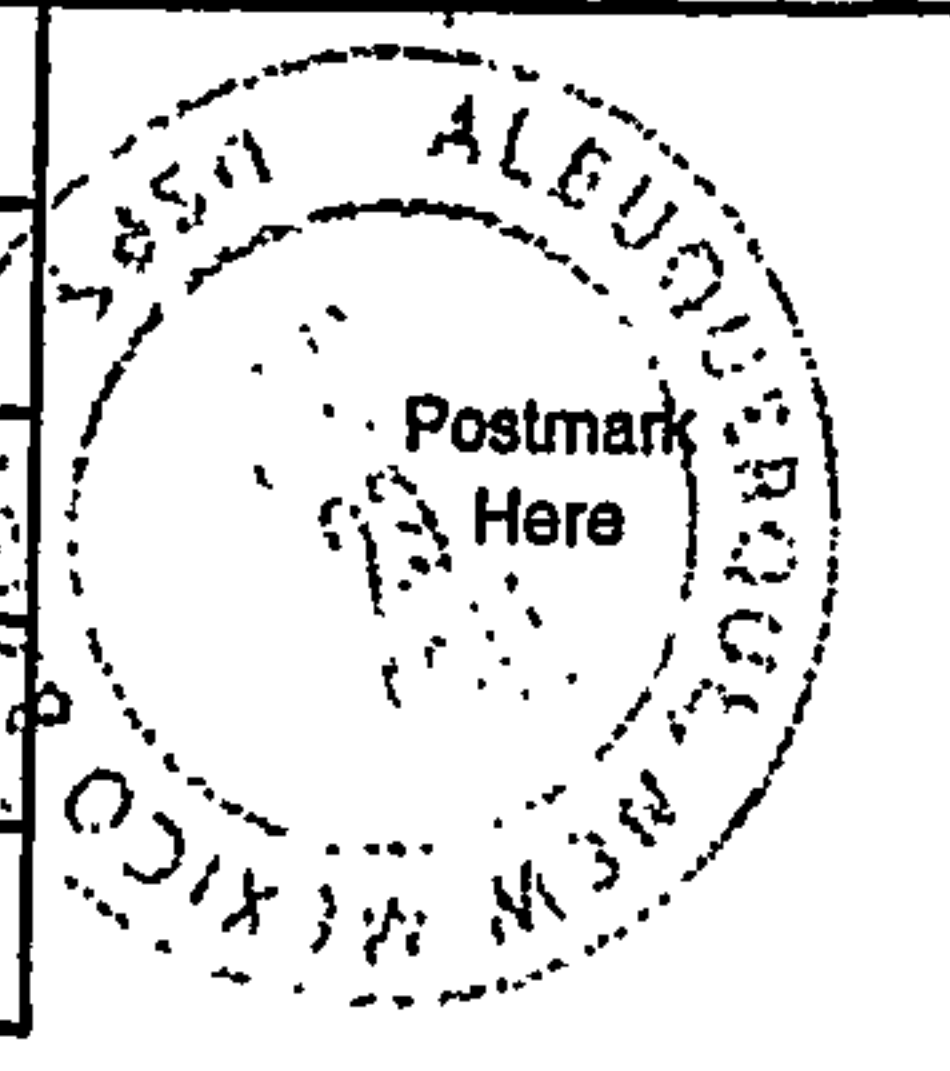
7009 2820 0000 7580 1106

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

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

**OFFICIAL USE**

Postage	\$ .88
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.03</b>



Sent To \_\_\_\_\_  
 Street, Apt. No.; or PO Box No. Donna Orozco-Geist  
 South San Pedro N.A.  
 City, State, ZIP+4 933 San Pedro SE  
 Albuquerque, NM 87108

# Fairwest - Land Use and Zoning

## Community Visions:

Part of the City known for accentuating diversity, becoming a magnet for the City.

A healthy, vibrant, walkable, multi-generational community.

A refreshed neighborhood with EXPO as a "Central Park" with grassy areas that all can enjoy every day and with safe walking and biking areas.

## Community Goals:

**Goal: Clean up and refresh neighborhood.**

- Improve Copper to have bike paths, sidewalks, beautify roundabouts. (TRANS/CIP)
- Create fund for block by block xeric landscaping. (NA)
- modify zoning to address issues with car dealers, pay day loans. (ZONING)
- Provide zoning for farmers market. (ZONING)
- MR Provide services for mentally challenged and homeless. (FAM AND COM)
- Crack down on prostitution and vagrants. (APD/CODE ENFORCEMENT)
- Continue to attract families with young children. (Provide activities for families and youth. (CIP), Create linkages to Jerry Cline and Silver bike boulevard. (TRANS), Good schools – academic opportunities for all ages. (APS/FAM/COMM)

**Goal: Celebrate a diverse population/cultures that are working together for prosperity. Foster an International/Diverse neighborhood of acceptance.**

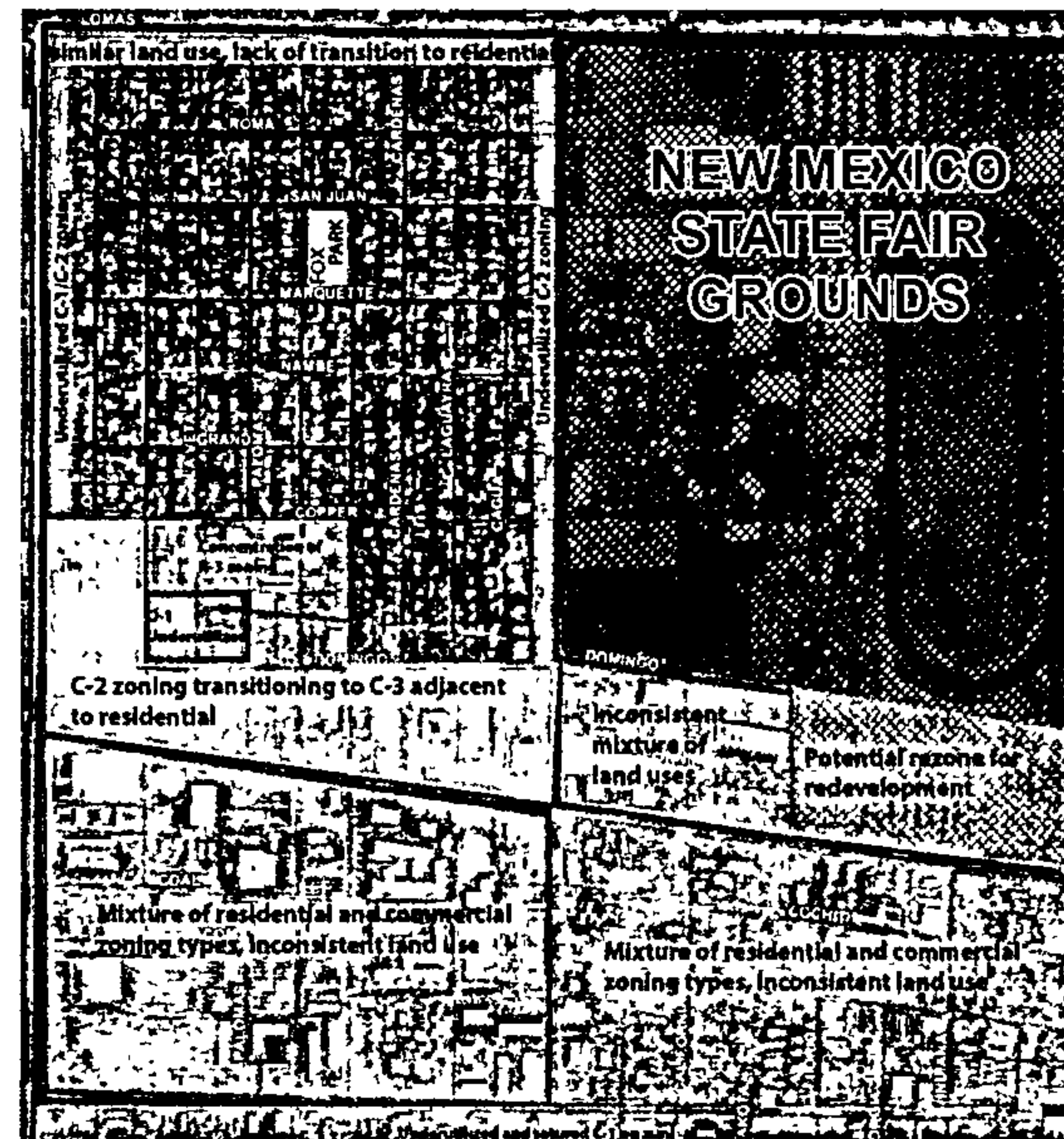
- Promote through exchange of food and activities for youth. (NA)
- Provide support for theater district type places like that at EXPO and Highland theater. (ZONING/MR)

**Goal: Fairgrounds as an anchor to the community.**

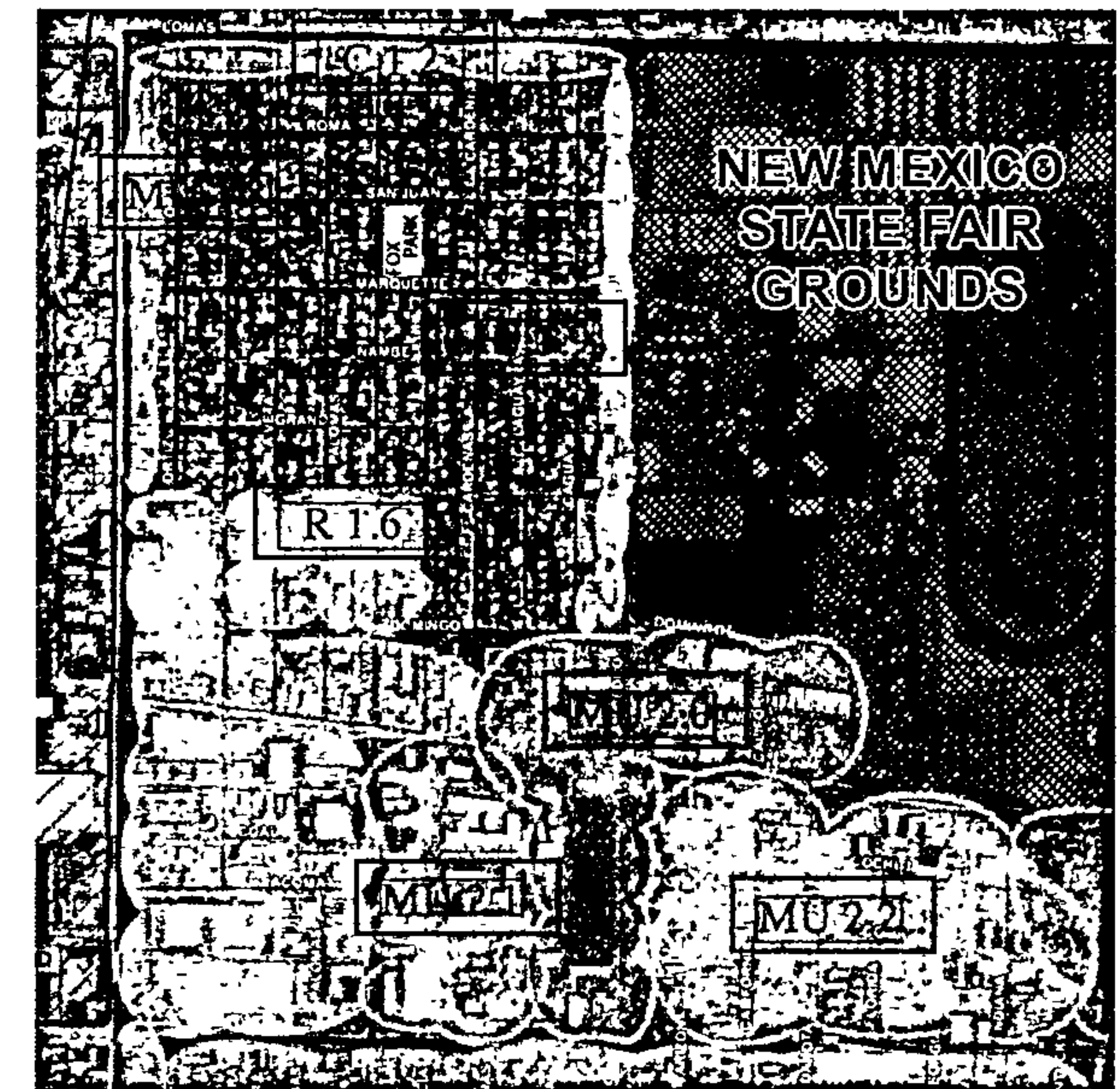
- Open to the public, Open year round shops on the grounds. Open grounds to public for daily use. Use grounds like Navy Pier in Chicago or Central Park in NY. (STATE)
- Open the Central side of the grounds. (STATE)
- Increase trees on grounds. (STATE)
- Activities/cultural centers on grounds which represent all cultures within the International District. (STATE)

**Goal: Improve businesses along Central.**

- Create an eating district. (ZONING)
- Encourage live/work, pedestrian friendly to create a safer environment.(ZONING)
- Improve Veterans site. (ZONING/MRA)
- Developing a "crawl" tour/event related to International restaurants. (NA)
- Create an International WiFi. (NA)
- Create incentives and a plan to attract small, local international business (MRA)
- Develop local branding for area (OFFICE OF TOURISM/ECON. DEVELOPMENT)
- Attract local businesses that keep neighbors connected. (walk to businesses, restaurants, entertainment, pubs, gathering places. (MRA)
- Help businesses expand – like comic book stores, grumpy guitar, foos ball place. (BUSINESS RECRUITMENT/MRA)
- Take advantage of local artistic talent and low rents to create art district( ZONING)



Existing Zoning and Land Use Analysis



Proposed zoning and land use strategies for redevelopment

## Key - Land Use/Zoning Strategies

**R 1.6** Create new tailored zoning for multi-family housing which provides design and landscape guidelines to create neighborhood friendly multifamily housing, recognizes narrow lot conditions and provides development consistency.

**MU 1.8** Create opportunities through zoning and design guidelines for both commercial and multi-family development.

**MU 1.9** Create opportunities through zoning and design guidelines for both commercial and multi-family development.

**MU 2.0** Create opportunities through zoning and design guidelines for a moderate density mixed use development which complements International Marketplace to the east.

**MU 2.1** Create opportunities through zoning and design guidelines for both commercial and multi-family development.

**MU 2.2** Create opportunities through zoning and design guidelines for Mixed Use development which is sensitive to the existing mixed land use pattern of multi-family and heavy commercial uses.

**C 1.2** Create tailored zoning to limit saturation of auto dealerships.

\*\*\*\*Blue areas require further study for redevelopment strategies



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Brogdon, LLC PHONE: 505-268-4361  
 ADDRESS: 6409 Acoma Road, SE FAX: 505-268-9266  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: mikeb@klhouse.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary Plat Extension

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

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

Lot or Tract No. Lots 1-A, 6-A & 23-A Block: 10 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Fair-Grounds Addition Section 24, T. 10N., R. 3 E., N.M.P.M.  
 Existing Zoning: C-3 Proposed zoning: no change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-18 UPC Code: 101805732304740210 / 101805731004740216  
101805730706040215 / 101805731105940214

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1008281

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 4 No. of proposed lots: 3 Total area of site (acres): 0.8350 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Acoma Road, SE  
 Between: California Street, SE and Arizona Street, SE

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

SIGNATURE [Signature] DATE October 18, 2011  
 (Print) Jonathan D. Niski, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>110RB - 70291</u>	<u>EPP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input 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>Oct. 26, 2011</u>			Total <u>\$ 70.00</u>

[Signature]  
 Planner signature / date 10-18-11

Project # 1008281

**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

MINOR

**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
- N/A Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

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

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

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

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

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

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

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

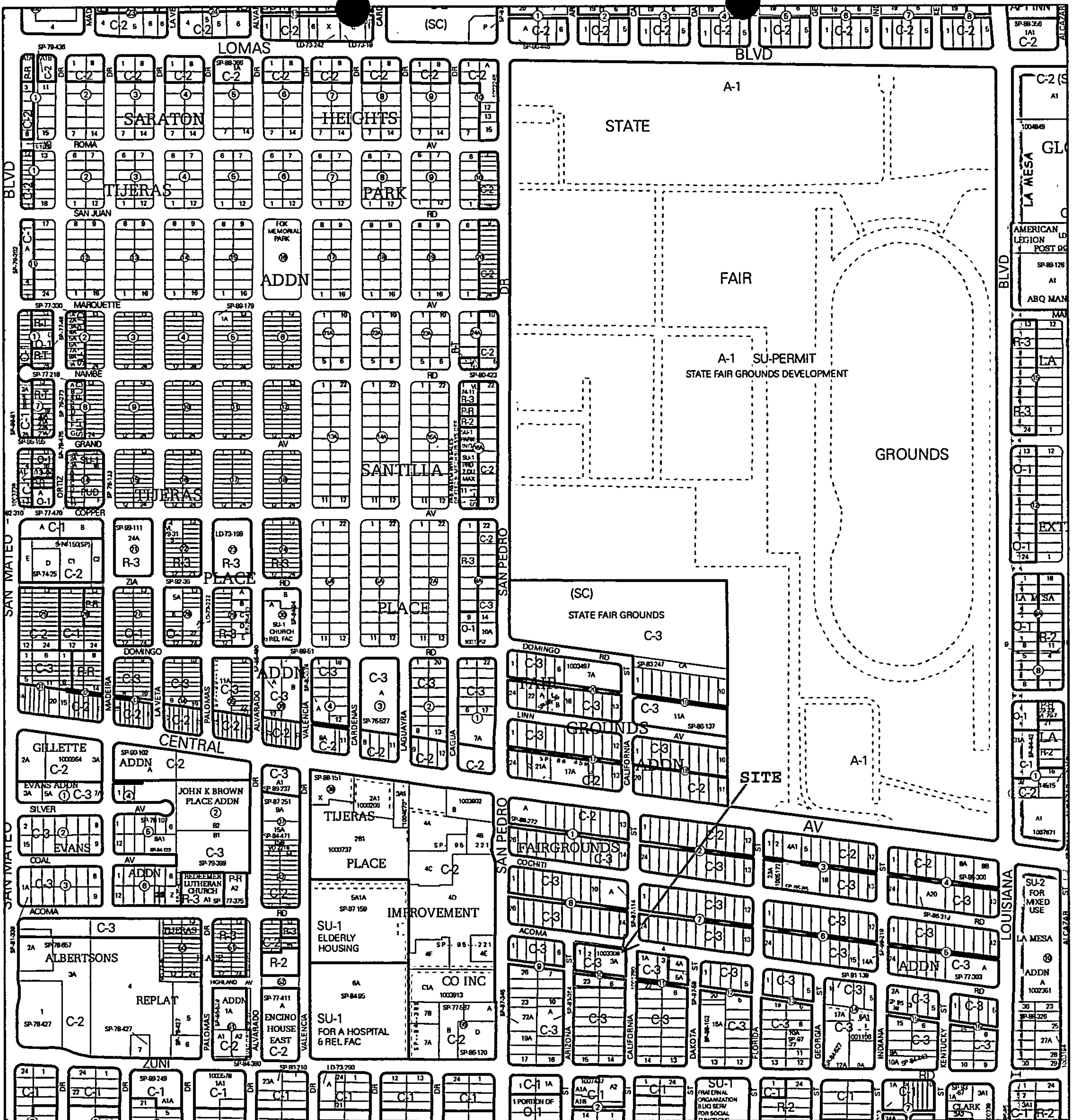
Jonathan D. Niski, PE  
 \_\_\_\_\_  
 Applicant name (print)  
 \_\_\_\_\_  
 October 18, 2011  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 110RB - 70291

\_\_\_\_\_  
 Planner signature / date  
 Project # 1008281



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-18-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

Map amended through: 2/4/2010

gan

# TIERRA WEST, LLC

October 18, 2011

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

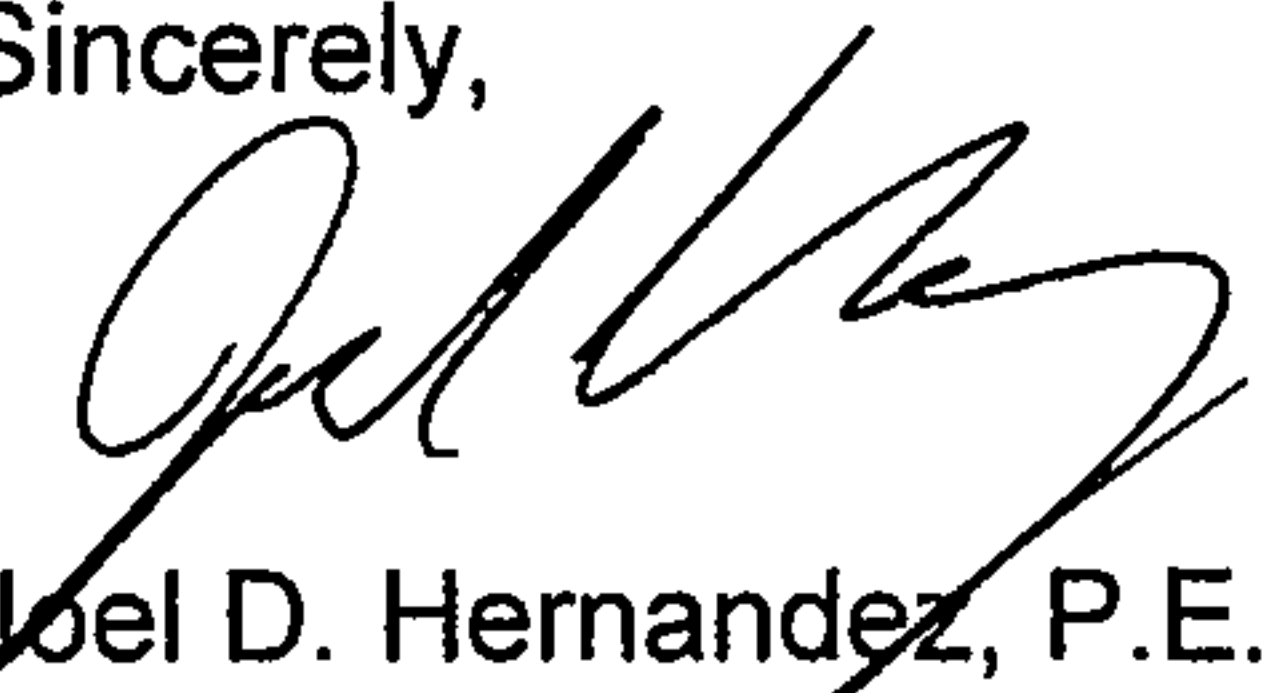
**RE: PRELIMINARY PLAT EXTENSION - 6409 ACOMA ROAD SE  
PROJECT # 1008281  
ZONE ATLAS PAGE K-18**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Brogdon LLC, requests approval of the Preliminary/Final Plat for the above-referenced site. The site is located at the southeast corner of Acoma Road SE and California SE and contains approximately .835 acres. The alleyway adjacent to the subject site was vacated earlier this year, under 10DRB-70119 and the accompanying plat proposes to incorporate the vacated land into the surrounding lots, all of which are owned by Brogdon LLC. We have been in correspondence with the City's Real Property Division for the purchase of the vacated alley and they have established a price for the property which is acceptable to our client. Easements necessary for dry utilities and for the Albuquerque Bernalillo County Water Utility Authority have been retained and are shown on the plat. The vacation request is on the Letter of Introduction agenda at the Oct 17 City Council meeting, to be heard (on the Consent Agenda) at the November 7 Council meeting. We are asking for a Preliminary Plat Extension for City Council to have time to review and approve the vacation request.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Joel D. Hernandez, P.E.

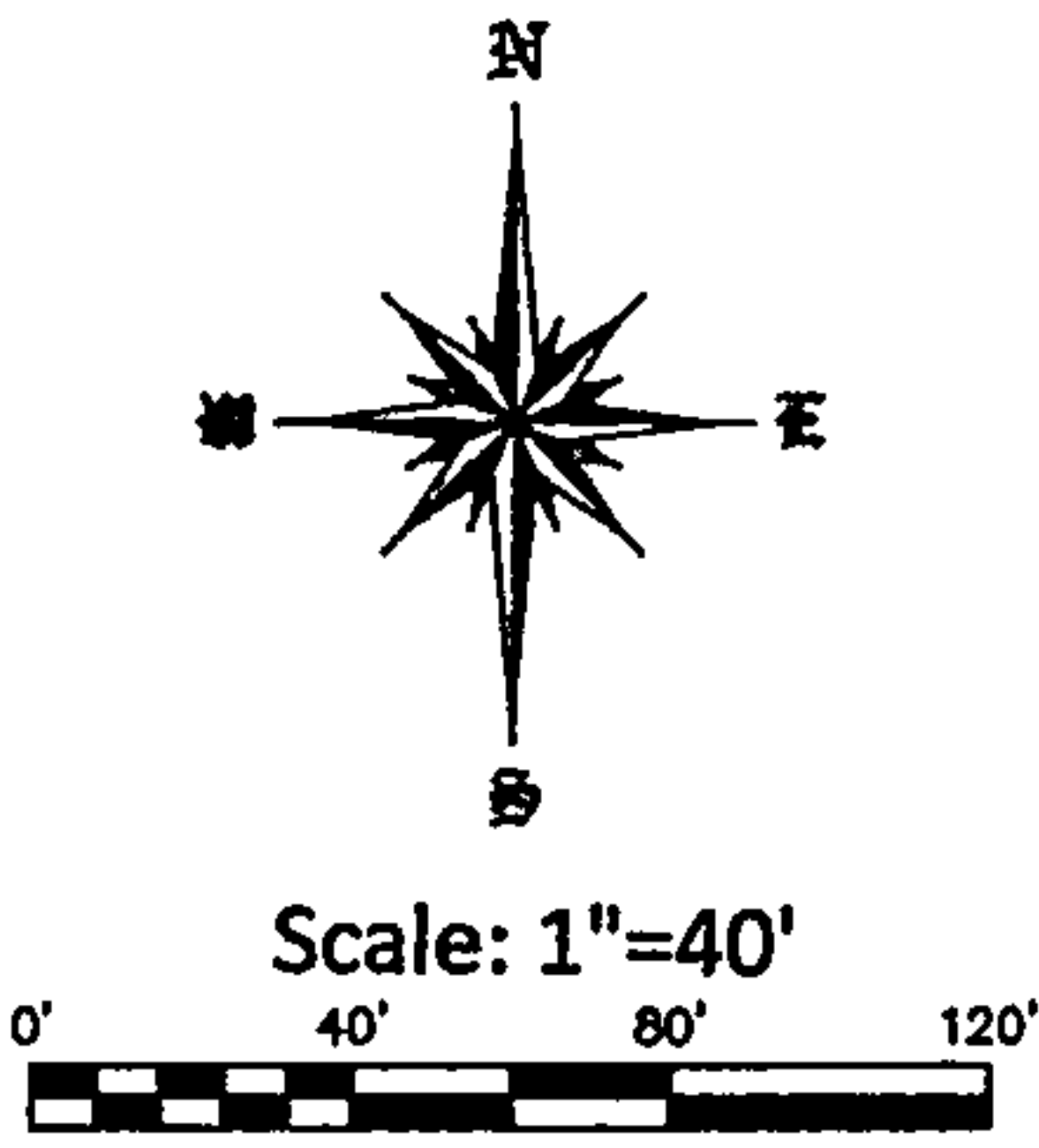
Enclosure/s

cc: Michael Brogdon, Brogdon, LLC

JN: 2010019  
RRB/cla

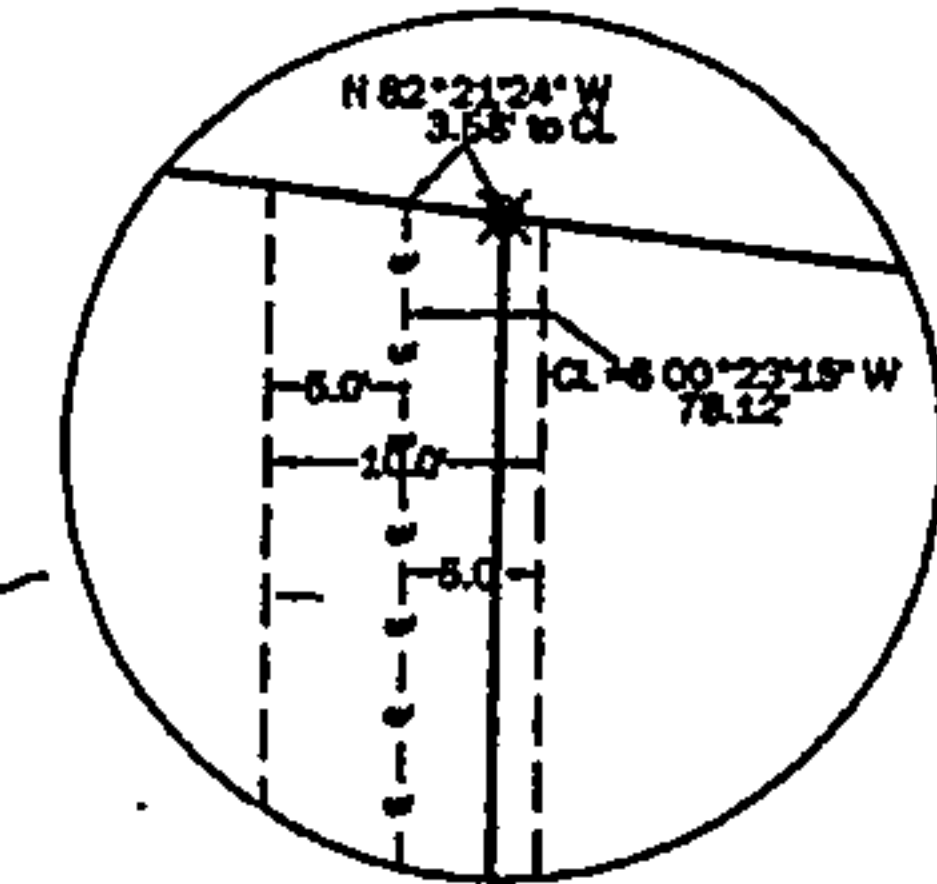
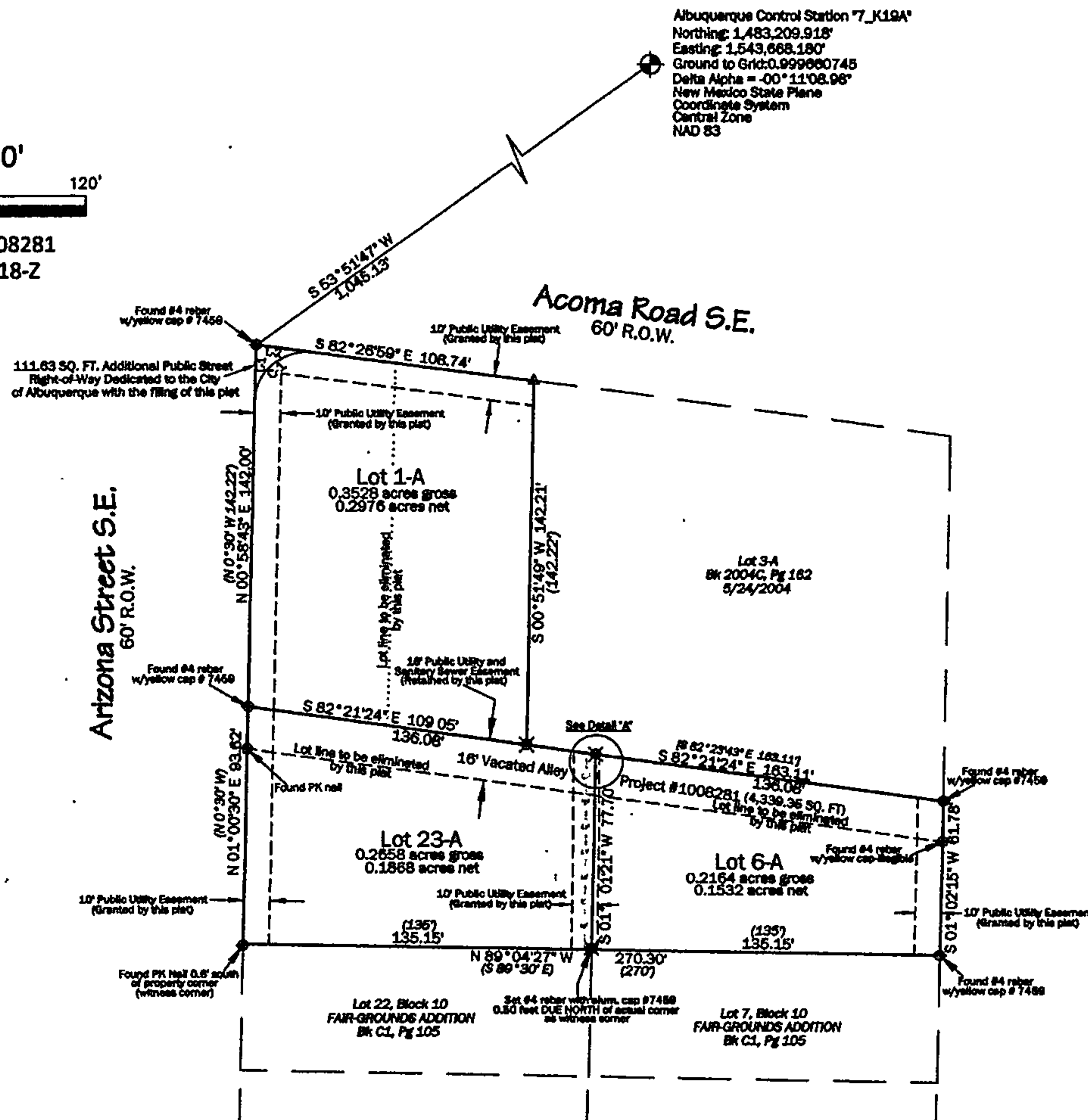
5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com





PROJECT NO. 1008281  
ZONE ATLAS K-18-Z

Plat  
of  
**Lots 1-A, 6-A & 23-A**  
Block 10  
**FAIR-GROUNDS ADDITION**  
Section 24, T. 10 N., R. 3 E., N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2010  
Sheet 2 of 2



Detail "A"  
(Not to Scale)

**Legend**

- ⊕ Control Station Found as Noted
- ◆ Found Survey Marker as noted
- ⊗ Set No. 4 Re-bar w/aluminum cap #7459
- △ Set PK Nail w/brass washer #7459 in header curb

**Line Data**

LINE	LENGTH	BEARING
L-1	22.44'	N 00° 58' 43" E
L-2	22.44'	S 82° 26' 59" E

**Curve Data**

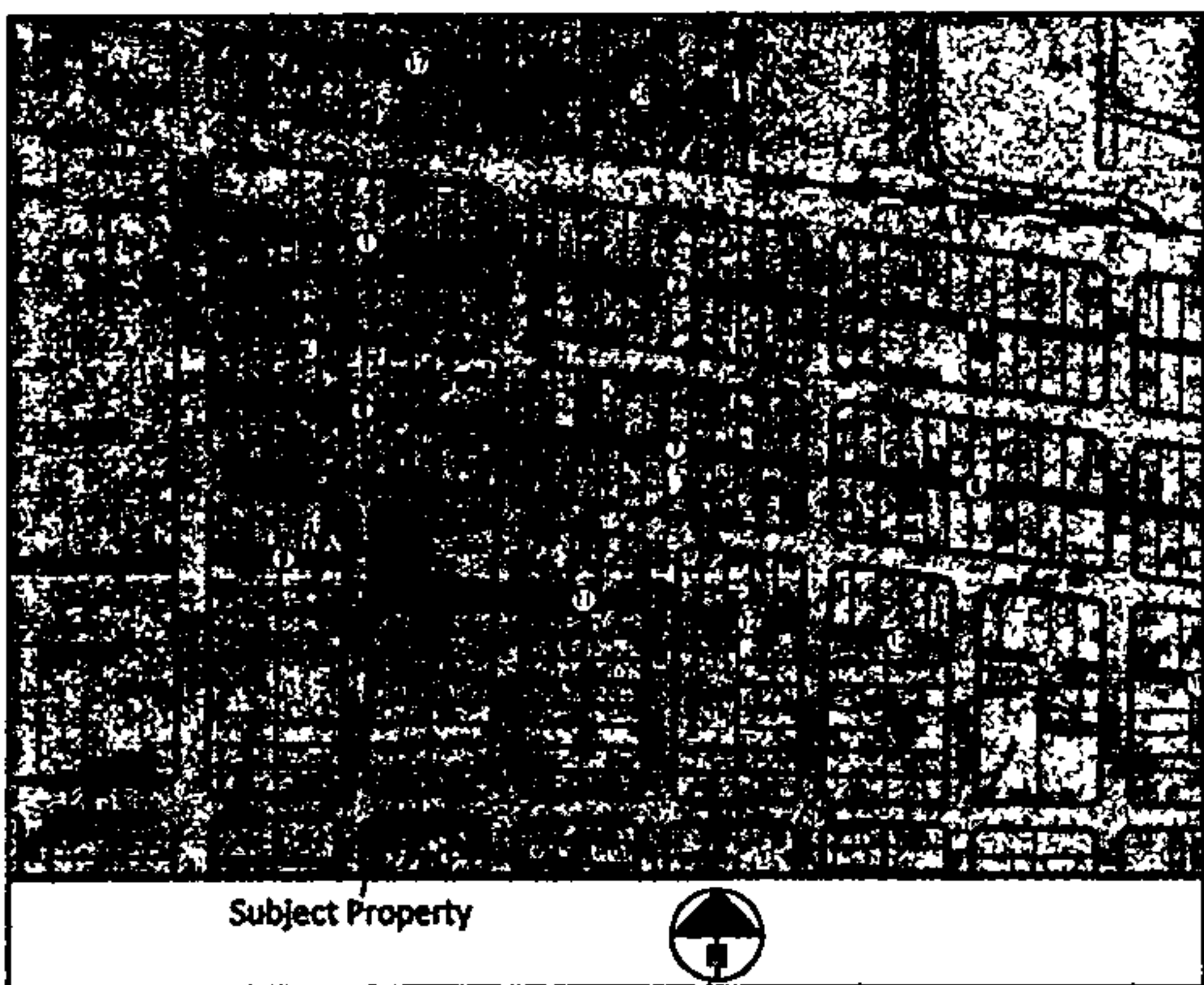
CURVE	RADIUS	ARC LENGTH	DELTA	CH BEARING	CH LENGTH
C-1	20.00'	33.72'	96° 34' 18"	N 49° 15' 52" E	29.86'

**THE BEAR COMPANY & ASSOCIATES, LLC**  
**ENGINEERING & SURVEYING**

19 Spring Court  
Edgewood, NM 87015  
File: 505-381-4519, Fax: 505-381-4549  
E-mail: mike.bearco@q.com

#1008281

Larry 453-8673



Subject Property

Vicinity Map (Not to Scale)

Zone Atlas Map K-18-Z

**Subdivision Notes**

- Plat is based on plats of record and actual field data.
- Bearings are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983.
- All distances shown are horizontal ground distances.
- Plat shows all known easements of record.
- Bearings and distances in parenthesis/italics are per Reference Document No.1.
- Bearings and distances shown in brackets/italics are per Reference Document No. 2.
- Gross Area: 0.8350 acres, more or less
- Number of existing Lots: 4
- Number of Lots created: 3
- Fieldwork performed 26 March and 31 August 2010.

**Owners Free Consent**

The undersigned owners and proprietor(s) of the property described hereon do hereby consent to the platting of said property as shown hereon and the same is with the free consent and in accordance with their desires and said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided, and do hereby grant any and all easements and dedicate additional public street Right-of-Way in fee simple with Warranty Covenants to the City of Albuquerque as shown hereon.

Michael Brogdon 9/23/2010  
 Michael Brogdon, Owner Date

MICHAEL BROGDON  
 Owner (Print Name)

6409 Acoma Rd. SE. ALB. NM  
 Address

**Acknowledgement**

State of New Mexico )  
 County of Bernalillo )

This instrument was acknowledged before me this

23rd day of September, 2010  
 OFFICIAL SEAL  
 Rebecca R. Mulbery  
 NOTARY PUBLIC - STATE OF NEW MEXICO  
 Notary Bond Filed with Secretary of State  
 My Commission Expires 02-11-13  
 by: Michael Brogdon  
 Notary public  
 My Commission expires 02-11-13

**Surveyor's Certification**

I, Michael E. Beyer, a duly qualified Registered Professional Land Surveyor, No.7459, under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

MICHAEL E. BEYER  
 New Mexico Professional Surveyor No. 7459  
 DATE 23 SEPT 2010

**Legal Description**

That certain tract or parcel of land situate within Section Twenty-Four (S24), Township 10 North (T10N), Range Three East (R3E), New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being comprised of all of Lots One (1), Two (2), Six (6), and Twenty-Three (23) in Block Ten (10) of the Fair-Grounds Addition as the same is shown and designated on the plat recorded on the 26 day of January, 1937 in Volume C1, Folio 105, together with the Sixteen (16) foot alley, vacated by Project No. 1008281, and being more particularly described as follows:

Beginning at the Albuquerque Control Station "7\_K19A" located on the southside of Central Avenue west of Florida Street S.E., a standard ACS brass disc stamped "7\_K19A ACS", having published New Mexico State Plane Coordinates, Central Zone, of Northing (Y)=1,483,209.918' and Easting (X)=1,543,668.180', NAD 83;  
 Thence S 53°51'47" W, 1,045.13' to an iron pin found in the northwest corner of tract herein described, also being a point on the south Right-of-Way line of Acoma Road S.E., being the POINT OF BEGINNING;  
 Thence, S 82°26'59" E, 108.74' along said Right-of-Way, and along the north boundary to a PK nail placed;  
 Thence, leaving said right-of-way, S 00°51'49" W, 142.21', to an Iron pin placed;  
 Thence, S 82°21'24" E, 163.11' to an iron pin found, being a point on the west right-of-way line of California Street S.E.;  
 Thence, continuing along said Right-of-Way, S 01°02'15" W, 61.78' to an iron pin found;  
 Thence, leaving said Right-of-Way and along the south boundary, N 89°04'27" W, 270.30' to a point in the southwest corner of tract herein described, also being a point on the east Right-of-Way line of Arizona Street S.E.;  
 Thence, along said Right-of-Way line and along the west boundary of tract herein described, N 01°00'30" E, 93.62' to an iron pin found;  
 Thence, N 00°58'43" E, 142.00' to the POINT OF BEGINNING, containing 0.8350 acres, more or less.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
  - NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
  - QWEST, FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
  - COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDINGS, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

**Reference Documents**

- Plat entitled "Plat of the Fair-Grounds Addition to the City of Albuquerque, New Mexico, filed for record on 26 January 1937 in Bk. C1, Pg. 105.
- Plat entitled "Plat of Lot 3-A Block 10, Fairgrounds Addition City of Albuquerque, New Mexico", filed for record on 24 May 2004 in Bk. 2004C, Pg. 162.

Plat  
 of  
 Lots 1-A, 6-A & 23-A  
 Block 10  
 FAIR-GROUNDS ADDITION  
 Section 24, T. 10 N., R. 3 E., N.M.P.M.  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2010  
 Sheet 1 of 2

**Disclosure Statement**

The purpose of this Plat is to eliminate lot lines between 4 existing lots creating 3 new lots, incorporating the vacated alley (DRB Project #1008281), and to grant easements and dedicate additional Public Street Right-of-Way as shown hereon.

**City Approvals:**

APPLICATION NO.	PROJECT NO.
10DRB-70119	1008281
GBH 10-13-11 CITY SURVEYOR 9-23-10	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE	09-13-11
Christina Sandoral PARKS & RECREATION DEPARTMENT DATE	10/13/10
Allan Peter A.B.C.W.U.A. DATE	10/13/10
Bradley & Birk A.M.A.F.C.A. DATE	10/13/10
Bradley & Birk CITY ENGINEER DATE	10/13/10
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE	9-2-11
REAL PROPERTY DIVISION DATE	1-4-2011
NEW MEXICO GAS COMPANY DATE	1-4-2011
QWEST TELECOMMUNICATIONS DATE	1-4-11
COMCAST CABLE DATE	1-4-11
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE	1-4-11

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON	
UPC # 1 018 057 323 047 402 10	PROPERTY OWNER OF RECORD: Brogdon, LLC
UPC # 1 018 057 310 047 402 16	PROPERTY OWNER OF RECORD: Brogdon, LLC
UPC # 1 018 057 307 060 402 15	PROPERTY OWNER OF RECORD: Brogdon, LLC
UPC # 1 018 057 311 059 402 14	PROPERTY OWNER OF RECORD: Brogdon, LLC
BERNALILLO COUNTY TREASURER'S OFFICE:	
DATE:	

THE BEAR COMPANY & ASSOCIATES, LLC  
 ENGINEERING & SURVEYING

12 Spring Court  
 Edgewood, NM 87015  
 P: 505-981-4519, Fax: 505-981-4549  
 E-mail: mike.bearco@q.com



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 5, 2010

**Project# 1008281**  
10DRB-70119 VACATION OF PUBLIC RIGHT-OF-WAY

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

At the May 5, 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), (2) and (3) of the Subdivision Ordinance.

### Findings

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

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

(B)(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; the removal of the existing public right of way will provide a net benefit to the public welfare by decreasing potential public maintenance responsibilities.

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

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

If you wish to appeal this decision, you must do so by May 20, 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: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Brogdon, LLC – 6409 Acoma SE – Albuquerque, M 87108  
Marilyn Madonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 26, 2011

**Project# 1008281**

11DRB-70291 EXT OF MAJOR PRELIMINARY PLAT

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 6-A & , 23-A, Block(s) 10, **FAIR-GROUND ADDITION SECTION 24, T. 10N., R. 3 E., N.M.P.M.** zoned C-3, located on ACOMA BETWEEN CALIFORNIA AND ARIZONA containing approximately .835 acre(s). (K-18)

At the October 26, 2011 Development Review Board meeting, the one-year extension of the preliminary plat was approved. Planning will take delegation for the completion of the vacation action. The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by November 3, 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 a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Tierra West  
Cc: Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 27, 2011

**Project# 1008281**  
11DRB-70181 VACATION OF PUBLIC RIGHT-OF-WAY

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

On July 27, 2011, the Development Review Board held an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on Exhibit "B" in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

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

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted alley for roadway or other purposes based on the surrounding ownership by the applicant, subject to provision of adequate utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

### CONDITIONS:

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

3. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

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PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY August 11, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Brogdon, LLC – Albuquerque, NM 87108  
Marilyn Maldonado  
file





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): Tierra West LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Brogdon, LLC PHONE: 505-268-4361  
 ADDRESS: 6409 Acoma SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Public Right-Of-Way

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

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

Lot or Tract No. Lots 1, 2, 3A, 6 & 23 Block: 10 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Fair Grounds Addition  
 Existing Zoning: C-3 Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-18 UPC Code: 101805730706040215/101805731105940214/101805732148640211  
101805731004740216/101805732304740210

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): #1008281

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 5 No. of proposed lots: 5 Total area of site (acres): +/-1.370  
 LOCATION OF PROPERTY BY STREETS: On or Near: Acoma SE  
 Between: California St. SE and Arizona St. SE

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

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print) Ronald R. Bohannon, P.E. 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  
110RB - 70181  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action	S.F.	Fees
		\$ 300.00
<u>CMF</u>		\$ 20.00
<u>ADV</u>		\$ 75.00
		\$ _____
		\$ _____
		Total
		\$ 395.00

Hearing date July 27, 2011

[Signature]  
6-30-11  
 Planner signature / date

Project # 1008281

**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.

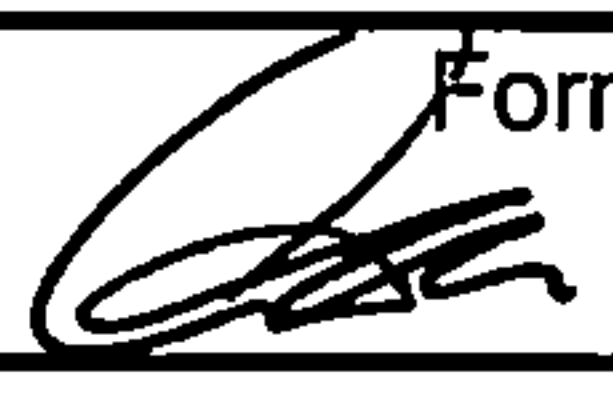
Ronald R. Bohannon, P.E.  
 \_\_\_\_\_  
 Applicant name (print)

  
 \_\_\_\_\_  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 110RB - 70181

Form revised 4/07

 **6-30-11**  
 \_\_\_\_\_  
 Planner signature / date

Project # 1008281

# SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 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 7-12-11 To 7-27-11.

### 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Keeli D. Krueger, June 28, 2011  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 6-30-11, [Signature]  
(Date) (Staff Member)

gaw

# TIERRA WEST, LLC

June 28, 2011

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

R-O-W

**RE: VACATION OF PUBLIC ~~EASEMENTS~~  
LOTS 1, 2, 3A, 6 AND 23  
ZONE ATLAS PAGE K-18  
PROJECT # 1008281**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Brogdon, LLC, requests approval of the vacation of Public Right-of-Way for the above-referenced site. The site is zoned C-3 and contains +/- 1.370 acres and is the location of existing buildings associated with KL House Construction, which is situated across the street. The vacation action was approved at DRB on May 5, 2010 and recently expired before the plat could be completed. Property on both sides of the alley is owned by the same party and they request the vacation of the alleyway which would allow them to purchase the vacated right-of-way from the City of Albuquerque and incorporate it into their property. Coordination with the City's Real Property division for the purchase of the vacated right-of-way is currently under way. As there are readily accessible streets on all sides of the site, vacating the alley right-of-way would not harm the best interest of the public.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

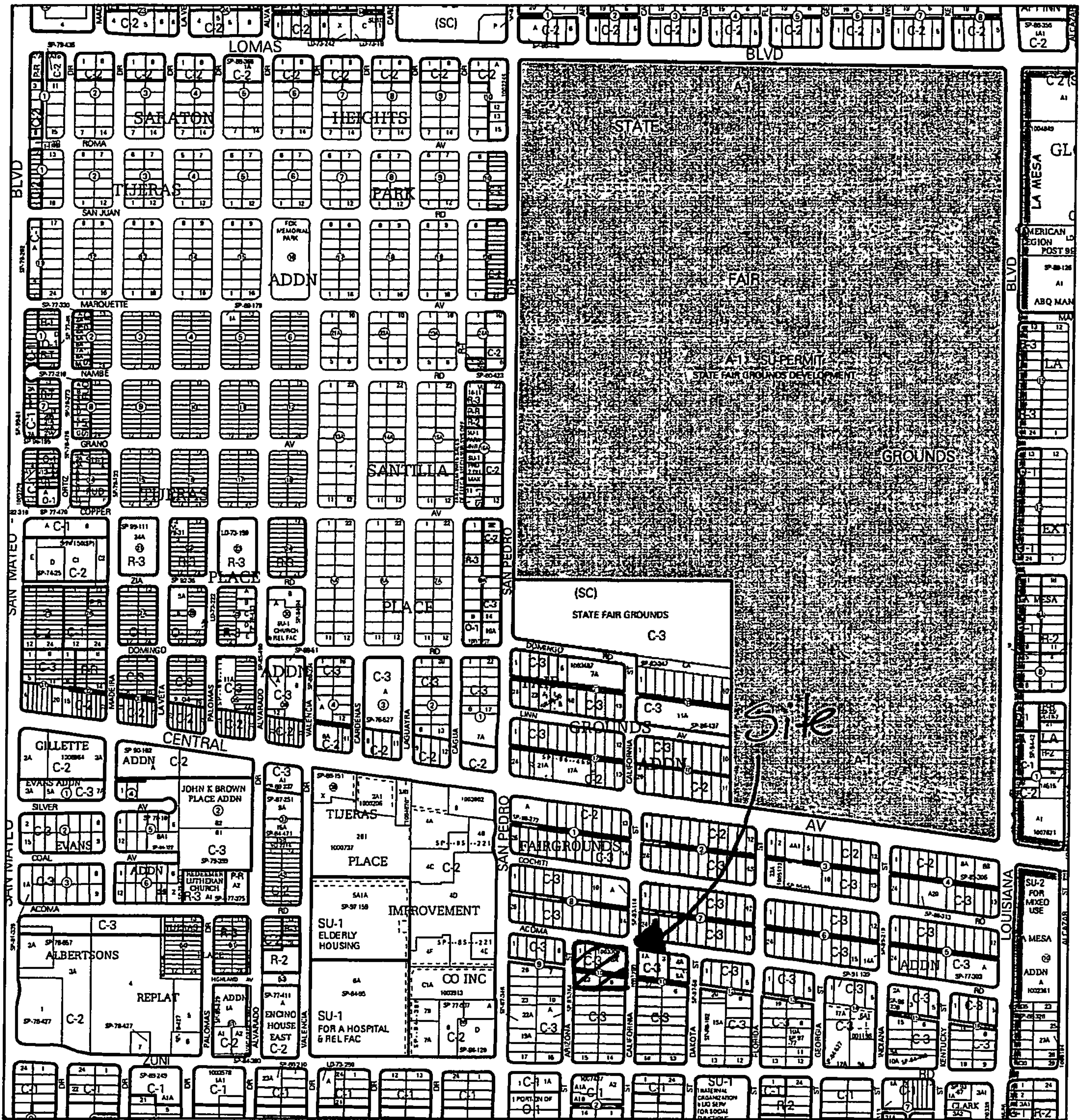


Ronald R. Bohannon, P.E.

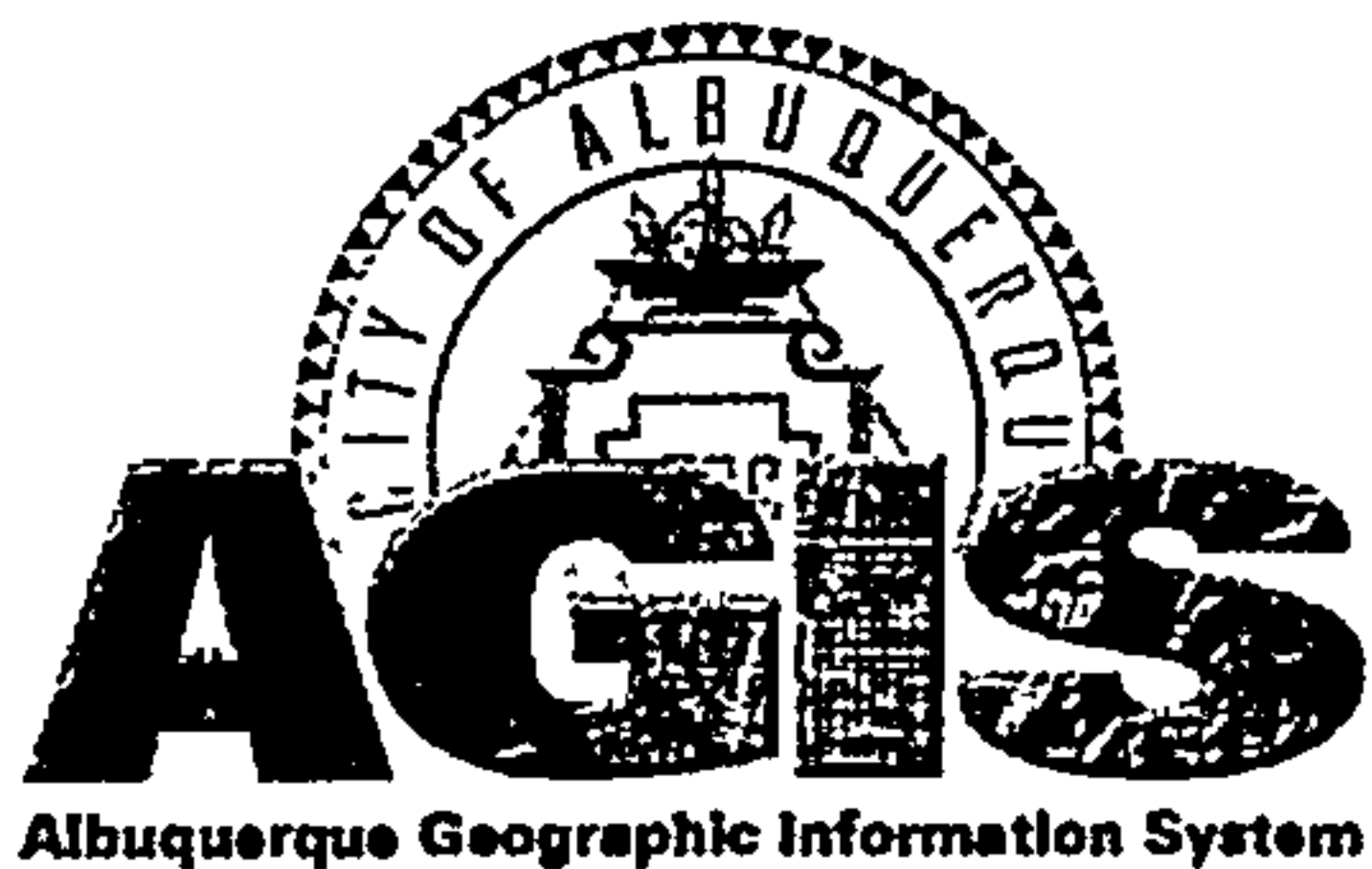
cc: Mike Brogdon  
Donna Orozco-Geist, South San Pedro N.A.  
Enrique Cardiel, South San Pedro N.A.

JN: 2010019  
RRB/kdk

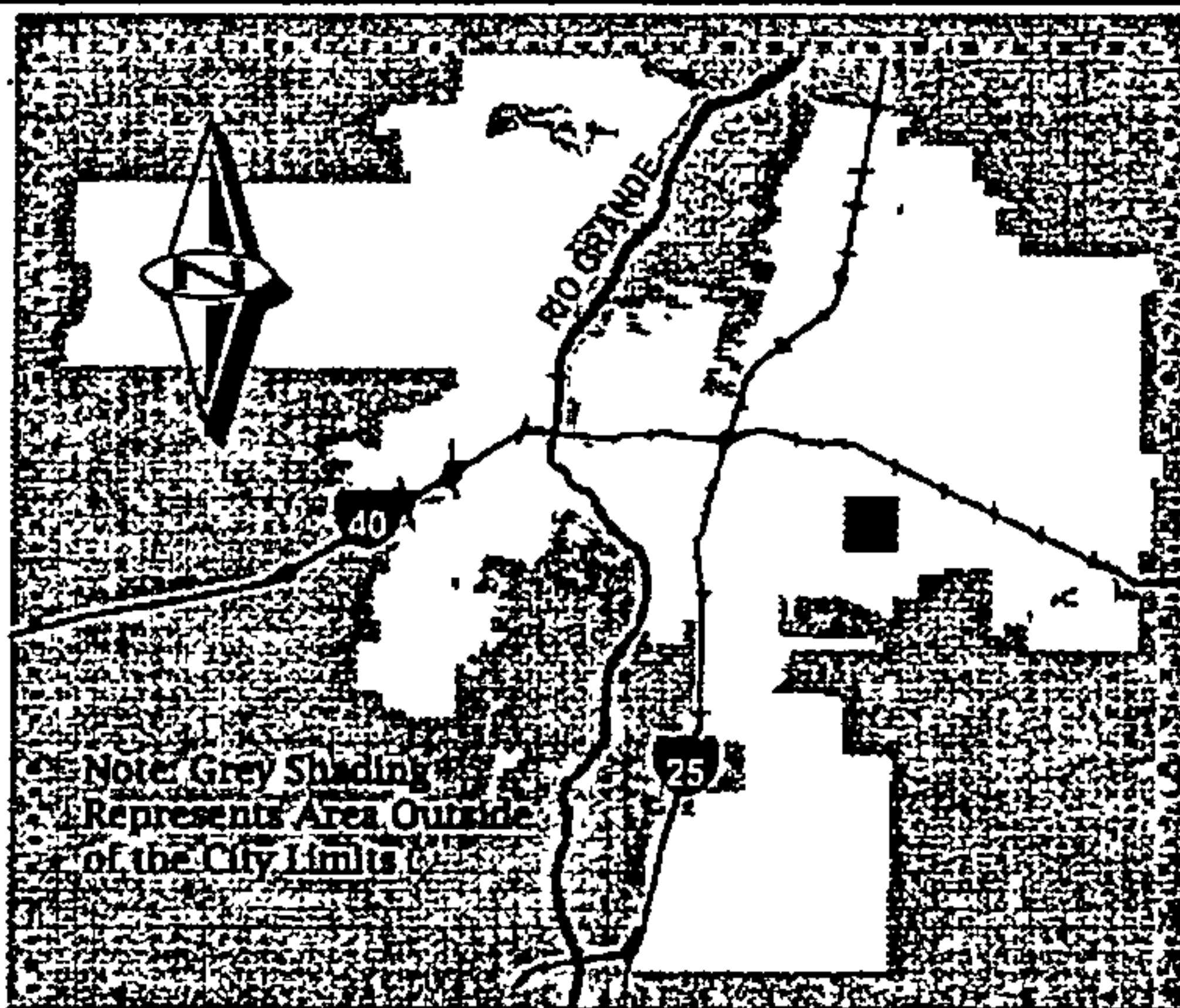
5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



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



Map amended through: 2/4/2010



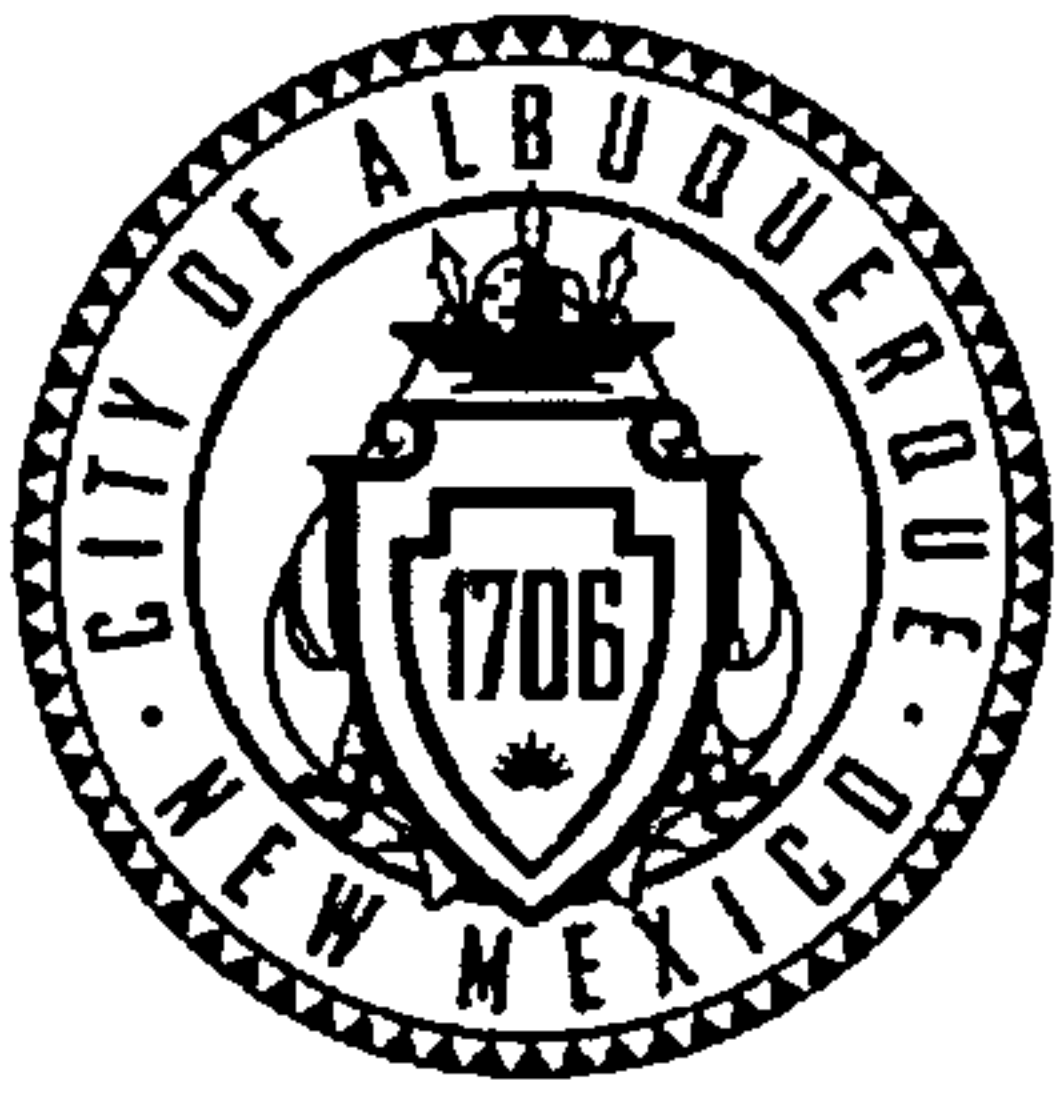
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-18-Z**

Selected Symbols

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





# 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 Submittal:  Free-Standing Tower -OR-  Concealed Tower  
 EPC Submittal  DRB Submittal  LUCC Submittal  Liquor Submittal  
 Administrative Amendments (AA's) Submittal  City Project Submittal

---

CONTACT NAME: Keli Krueger

COMPANY NAME: Tierra West LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque, NM 87109

PHONE: 505-858-3100 FAX: 505-858-1118

---

## LEGAL DESCRIPTION INFORMATION

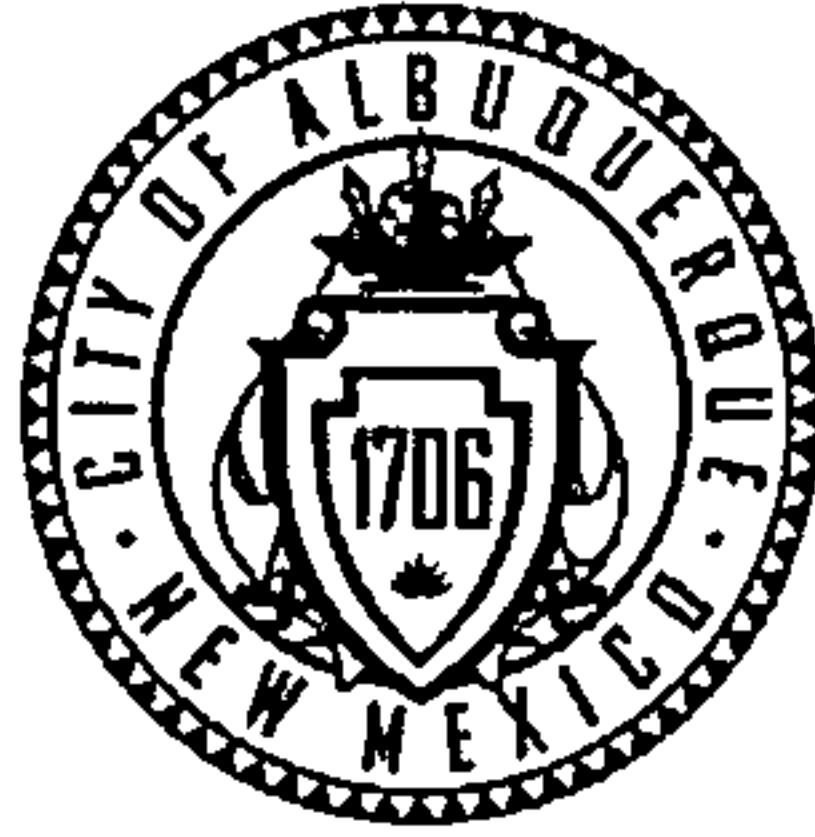
PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:  
Lots 1, 2, 3A, 6 and 23, Block 10, Fair Grounds Addition

LOCATED ON Acoma Street SE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN California Street SE AND  
STREET NAME OR OTHER IDENTIFYING LANDMARK

Arizona Street SE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (K-18).  
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)  
(Zone Map **MUST** be provided with request)



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

June 23, 2011

Keli Krueger  
Tierra West, LLC  
5571 Midway Park Place NE/87109  
Phone: 505-858-3100/Fax: 505-858-1118  
Email: [KKrueger@tierrawestllc.com](mailto:KKrueger@tierrawestllc.com)

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

Dear Keli:

Thank you for your inquiry of June 23, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 1,2,3A,6 AND 23, BLOCK 10, FAIR GROUNDS ADDITION, LOCATED ON ACOMA STREET SE BETWEEN CALIFORNIA STREET SE AND ARIZONA STREET SE** zone map **K-18**.

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

**SOUTH SAN PEDRO N.A. "R"**

\***Enrique Cardiel**, 420 Indiana SE/87108 925-7393 (w)

Donna Orozco-Geist, 933 San Pedro SE/87108 265-2511 (h) 235-7088 (c)

\* **Denotes president of association.**

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

Sincerely,  
*Stephani Winklepleck*  
Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# !!!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 amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: **06/23/11** Time Entered: **2:40 p.m.** ONC Rep. Initials: **siw**



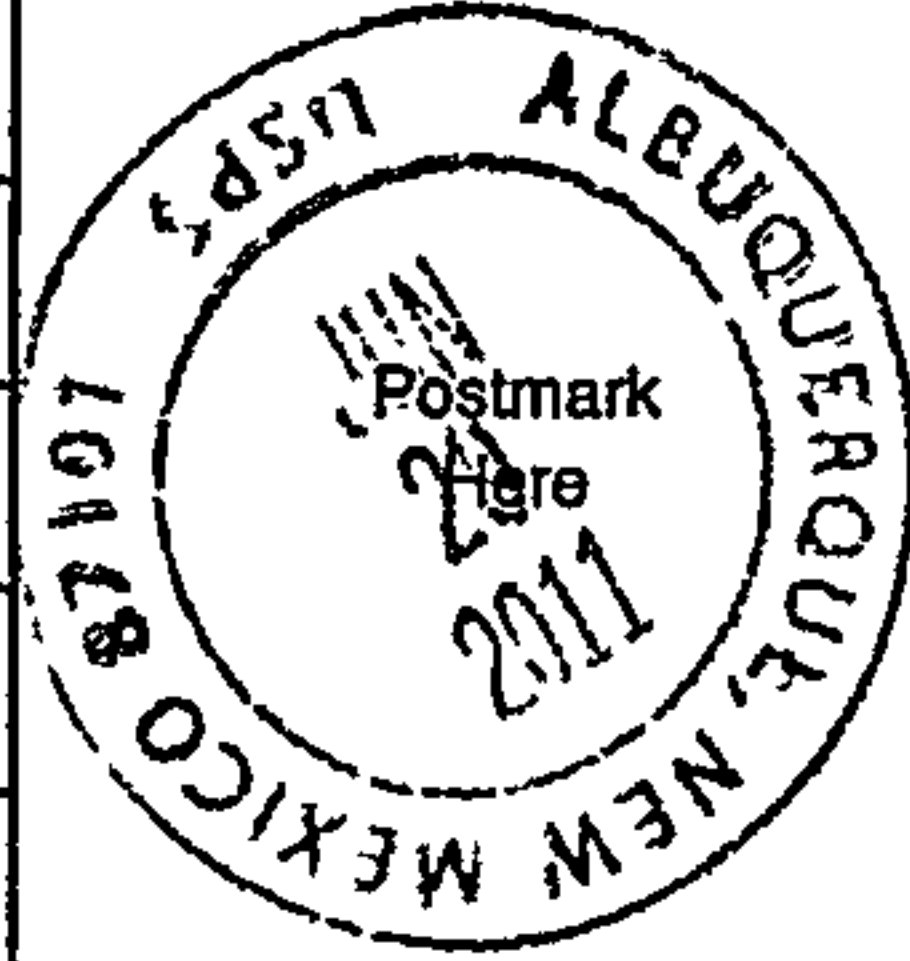
7009 2820 0000 7580 1090

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)

**OFFICIAL USE**

Postage	\$ .88
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.03</b>



Sent To \_\_\_\_\_  
 Street, Apt. No.; or PO Box No. Enrique Cardiel \_\_\_\_\_  
 South San Pedro N.A. \_\_\_\_\_  
 City, State, ZIP+4 420 Indiana SE \_\_\_\_\_  
 Albuquerque, NM 87108 \_\_\_\_\_

PS Form 3800, August 2006 See Reverse for Instructions

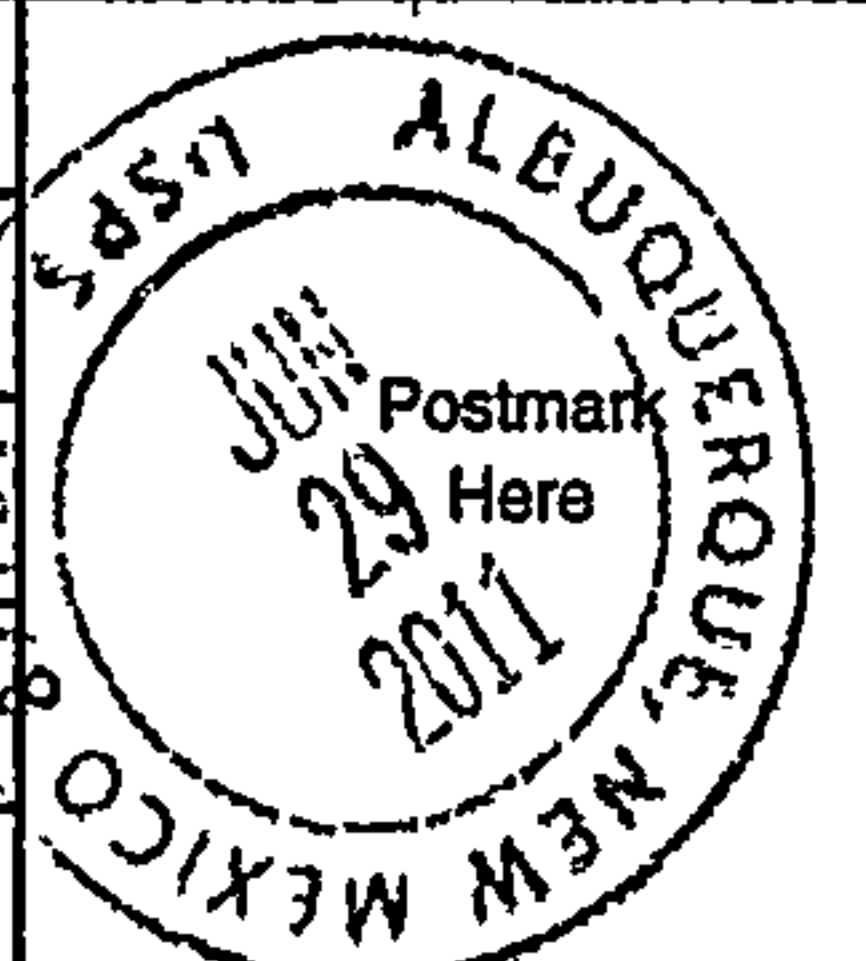
7009 2820 0000 7580 1106

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)

**OFFICIAL USE**


Postage	\$ .88
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.03</b>



Sent To \_\_\_\_\_  
 Street, Apt. No.; or PO Box No. Donna Orozco-Geist \_\_\_\_\_  
 South San Pedro N.A. \_\_\_\_\_  
 City, State, ZIP+4 933 San Pedro SE \_\_\_\_\_  
 Albuquerque, NM 87108 \_\_\_\_\_

PS Form 3800, August 2006 See Reverse for Instructions

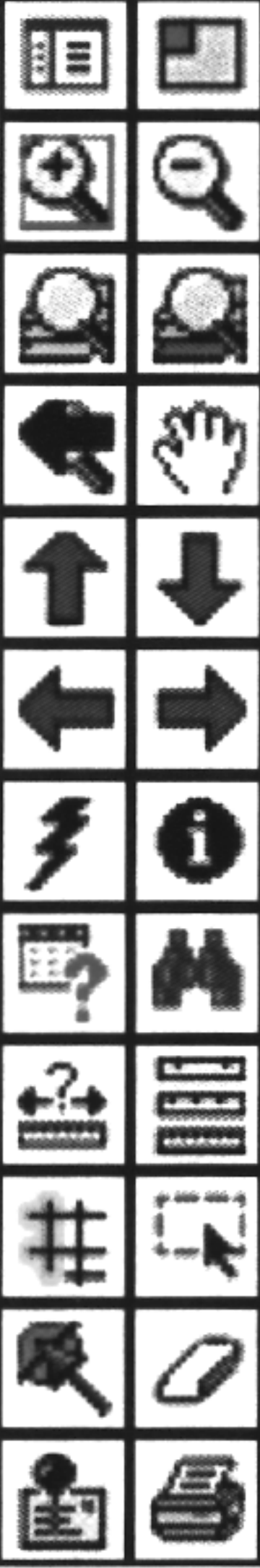
10128 JUN 29 2011




**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
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO
  - 2008 AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

**Refresh Map**

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.

### OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWN STATE
1	101405723125833709	GARNER RUSSELL C & GUARNERI RODNEY D & GUARNERI RICHARD P	500 2ND ST SW	ALBUQUERQUE	NM

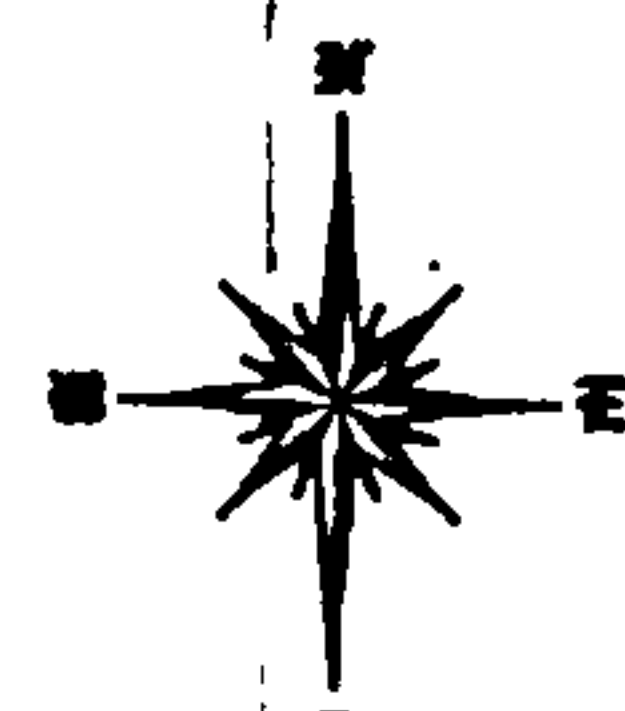
Zoom In

[SEARCH](#)   [REFRESH](#)   [HELP](#)   [MAIN PAGE](#)

[CONTACT GIS TEAM](#)

1008281

PROVIDED BY  
QUEST



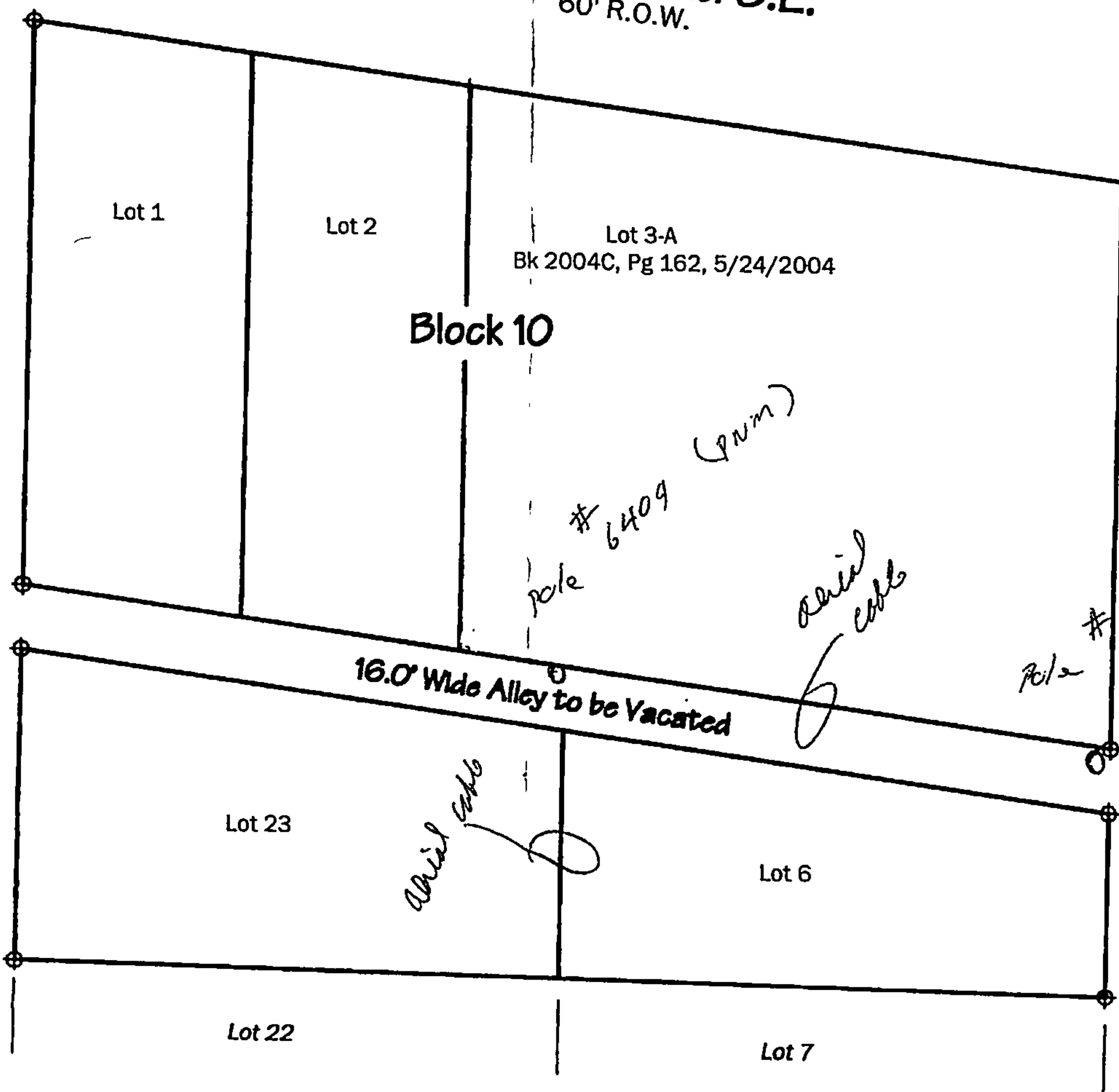
Sketch for  
Vacation of 16' Wide Alley  
Fair -Grounds Addition  
Block 10  
Lots 1,2,3-A, 6 & 23  
Section 24, T. 10 N., R. 3 E., N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico

Scale: 1"=50'

Acoma Road S.E.  
60' R.O.W.

Arizona Street S.E.  
60' R.O.W.

California Street S.E.  
60' R.O.W.



Legend  
⊕ survey marker found



## DRB CASE ACTION LOG (Preliminary/Final Plat)

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.: 10DRB-70287	Project # 1008281
Project Name: <i>Fair grounds addition section 24 T. 10N., R. 3 E N.M.P.M</i>	
Agent: <i>Alpha Professional Surveying Inc.</i>	Phone No.:

\*\*Your request was approved on 10-13-10 by the DRB with delegation of signature(s) to the following departments.\*\*

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** - *NEED SITE SKETCH - R/W or Public ROADWAY EASEMENT MAY BE REQD.*
- ABCWUA:**
- CITY ENGINEER / AMAFCA:**
- PARKS / CIP:**
- PLANNING (Last to sign):** *Utility company signatures, Planning needs to file this PLAT.*

**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.**



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)
- D 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): Tierra West LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Brogdon, LLC PHONE: 505-268-4361  
 ADDRESS: 6409 Acoma Road, SE FAX: 505-268-9266  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: mikeb@klhouse.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary /Final Plat approval

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

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

Lot or Tract No. Lots 1-A, 6-A & 23-A Block: 10 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Fair-Grounds Addition Section 24, T. 10N., R. 3 E., N.M.P.M.  
 Existing Zoning: C-3 Proposed zoning: no change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-18 UPC Code: 101805732304740210 / 101805731004740216  
101805730706040215 / 101805731105940214

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1008281

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: 4 No. of proposed lots: 3 Total area of site (acres): 0.8350 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Acoma Road, SE  
 Between: California Street, SE and Arizona Street, SE

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

SIGNATURE Keeli D. Krueger for DATE 10/5/10  
 (Print) Ronald R. Bohannon, P.E. Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB - 20287</u>	<u>RF</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>October 13, 2010</u>			Total <u>\$ 305.00</u>

[Signature] 10-5-10  
 Planner signature / date

Project # 1008281

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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

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

Ronald R. Bohannon, P.E.

Applicant name (print)

Keli D. Krueger for  
Applicant signature / date

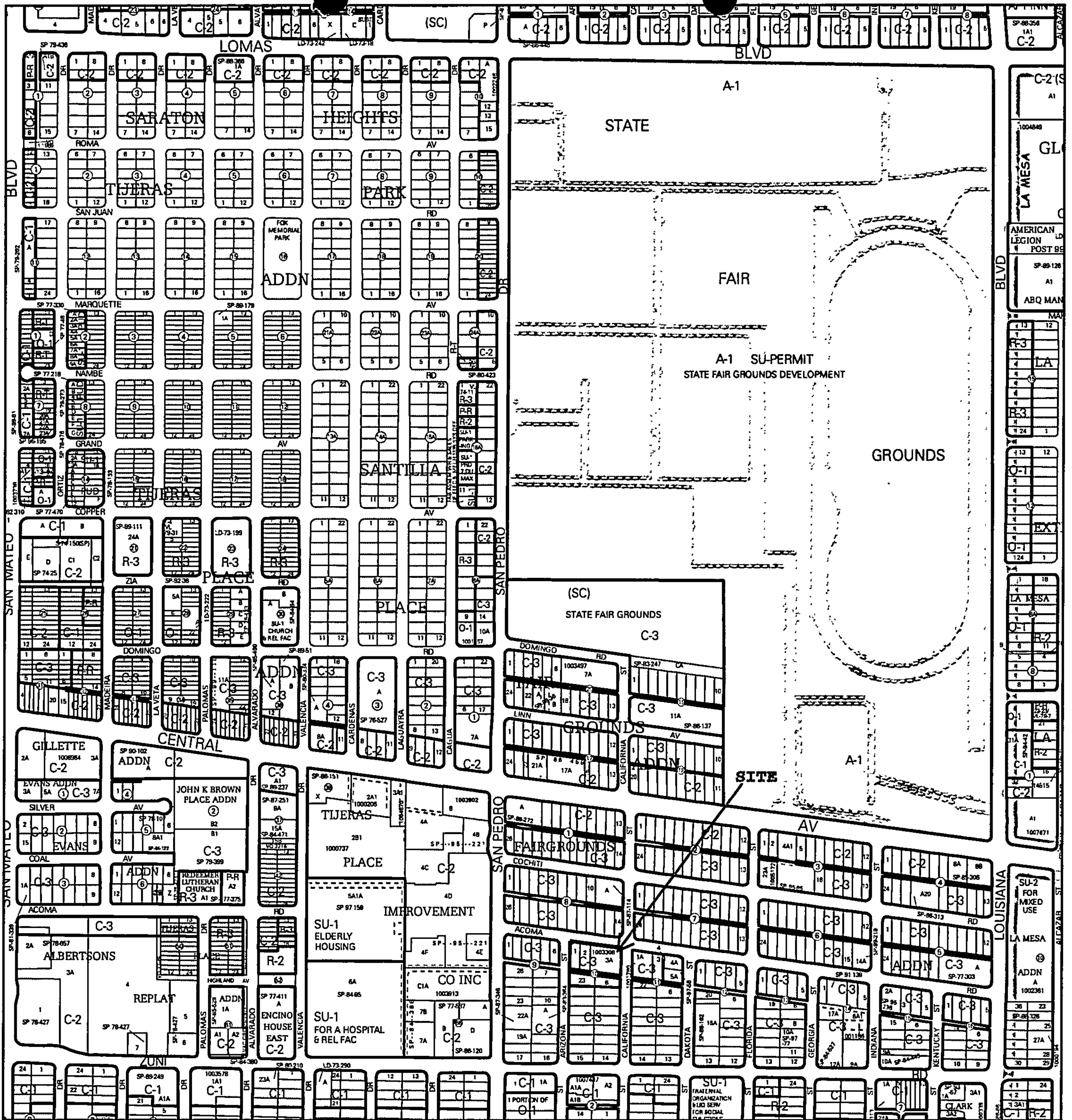


Form revised **October 2007**


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

Application case numbers  
10DRB - - 70287  
 - - -  
 - - -

[Signature] 10-3-10  
 Planner signature / date  
 Project # 1008281

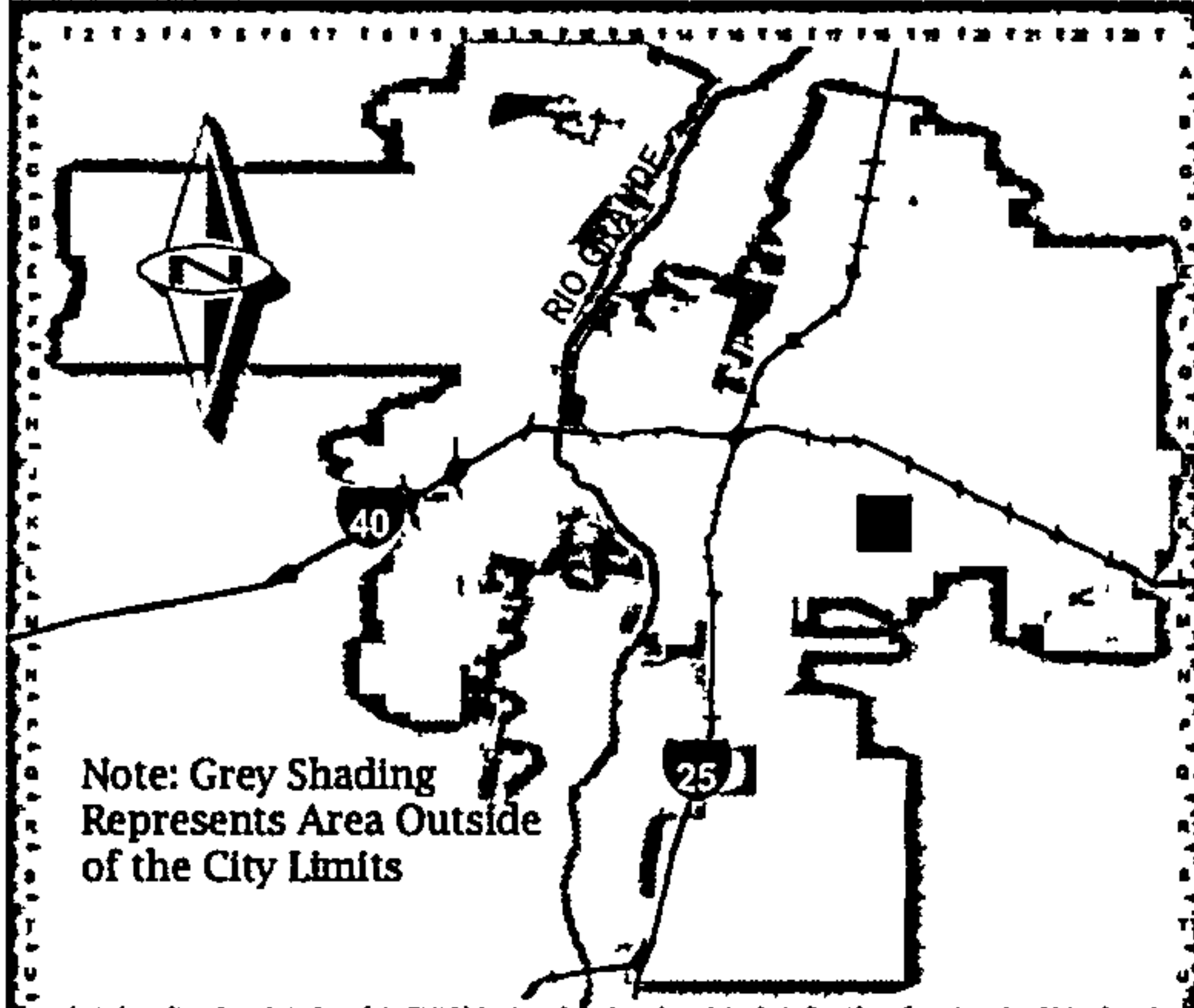


For more current information and more details visit: <http://www.cabq.gov/gis>



**AGIS**  
Albuquerque Geographic Information System


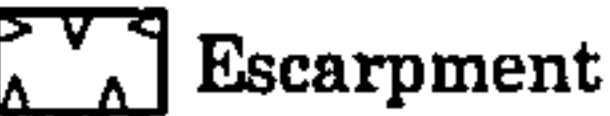







Map amended through: 2/4/2010




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-18-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

JDK

# TIERRA WEST, LLC

October 5, 2010

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

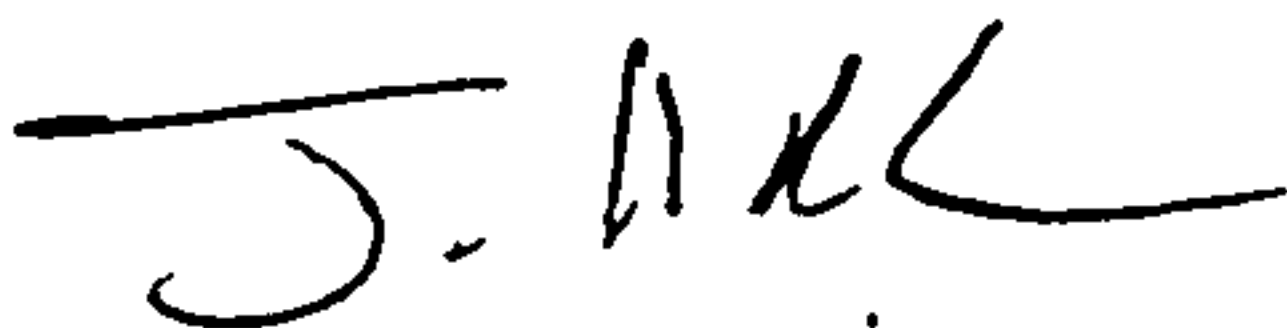
**RE: Preliminary/Final Plat Approval  
6409 Acoma Road SE  
Project # 1001008281  
Zone Atlas Page K-18**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Brogdon LLC, requests approval of the Preliminary/Final plat for the above-referenced site. The site is located at the southeast corner of Acoma Road SE and California SE and contains approximately .835 acres. The alleyway adjacent to the subject site was vacated earlier this year, under 10DRB-70119 and the accompanying plat proposes to incorporate the vacated land into the surrounding lots, all of which are owned by Brogdon LLC. Coordination with the City's Real Property Division for the purchase of the vacated alley is currently under way. Easements necessary for dry utilities and for the Albuquerque Bernalillo County Water Utility Authority have been retained and are shown on the plat.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Jonathan D. Niski, P.E.

Enclosure/s

cc: Michael Brogdon, Brogdon, LLC

JN: 2010019  
RRB/kdk

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 5, 2010

**Project# 1008281**  
**10DRB-70119 VACATION OF PUBLIC RIGHT-OF-WAY**

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18)

At the May 5, 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), (2) and (3) of the Subdivision Ordinance.

### Findings

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

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

(B)(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; the removal of the existing public right of way will provide a net benefit to the public welfare by decreasing potential public maintenance responsibilities.

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

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

If you wish to appeal this decision, you must do so by May 20, 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: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Brogdon, LLC – 6409 Acoma SE – Albuquerque, M 87108  
Marilyn Madonado  
File

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Brogdon, LLC PHONE: 505-268-4361

ADDRESS: 6409 Acoma SE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: Vacation of Public Right-Of-Way

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

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

Lot or Tract No. Lots 1, 2, 3A, 6 & 23 Block: 10 Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Fair Grounds Addition

Existing Zoning: C-3 Proposed zoning: No Change MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): K-18 UPC Code: 101805730706040215/101805731105940214/101805732148640211  
101805731004740216/101805732304740210

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): None listed on AGIS

**CASE INFORMATION:**

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

No. of existing lots: 5 No. of proposed lots: 5 Total area of site (acres): +/-1.370

LOCATION OF PROPERTY BY STREETS: On or Near: Acoma SE

Between: California St. SE and Arizona St. SE

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

SIGNATURE Ronald R. Bohannon DATE \_\_\_\_\_

(Print) Ronald R. Bohannon, P.E. Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB - 70119</u>	<u>VPR</u>	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</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	_____	_____	_____	\$ _____
<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	_____	_____	_____	\$ _____
	Hearing date <u>May 5, 2010</u>			Total \$ _____

[Signature] 4-9-10  
Planner signature / date

Project # 1008281

**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.

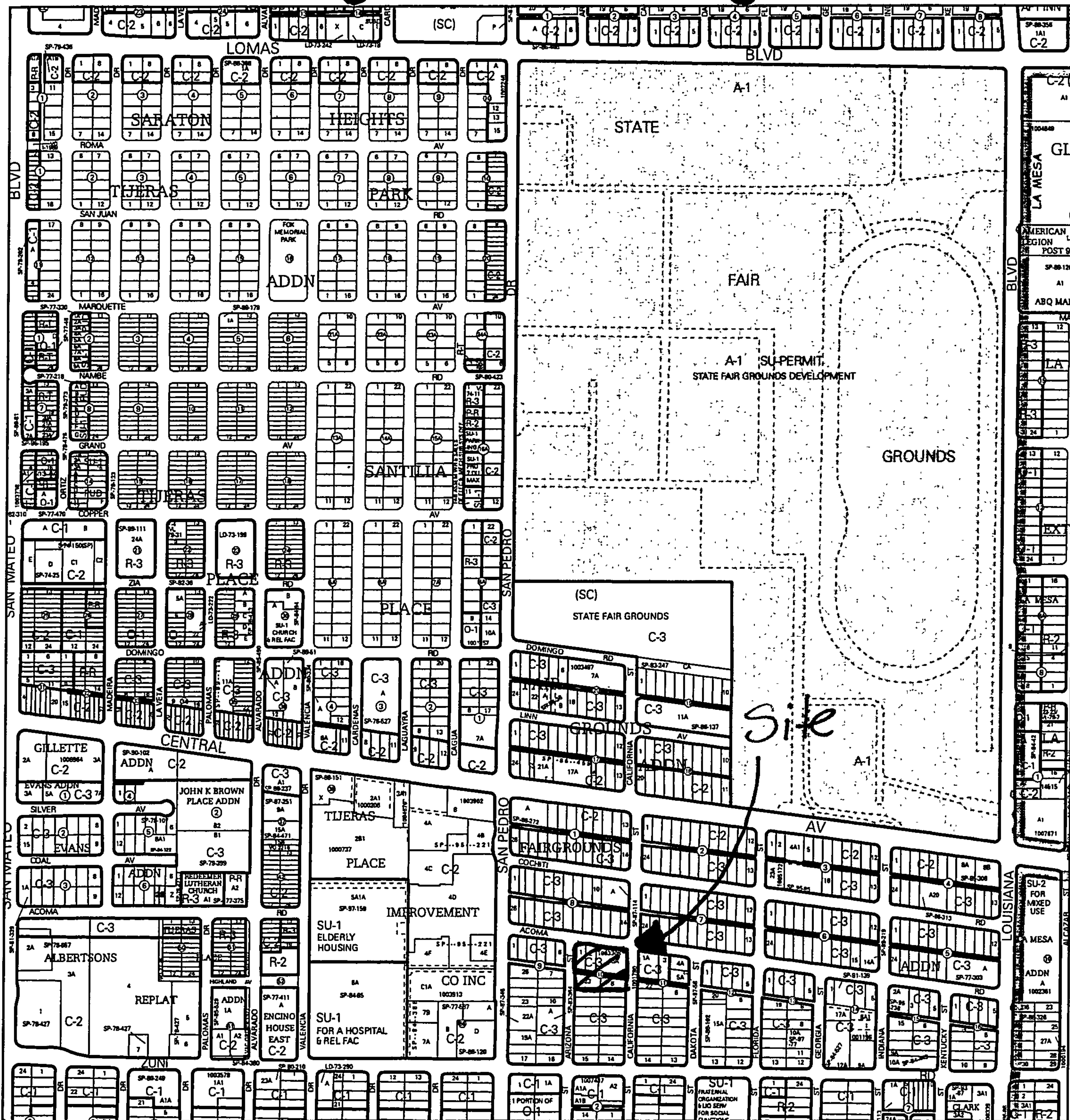
Ronald R. Bohannon, P.E.  
 \_\_\_\_\_  
 Applicant name (print)  
*Ronald R. Bohannon* 4.9.10  
 Applicant signature / date



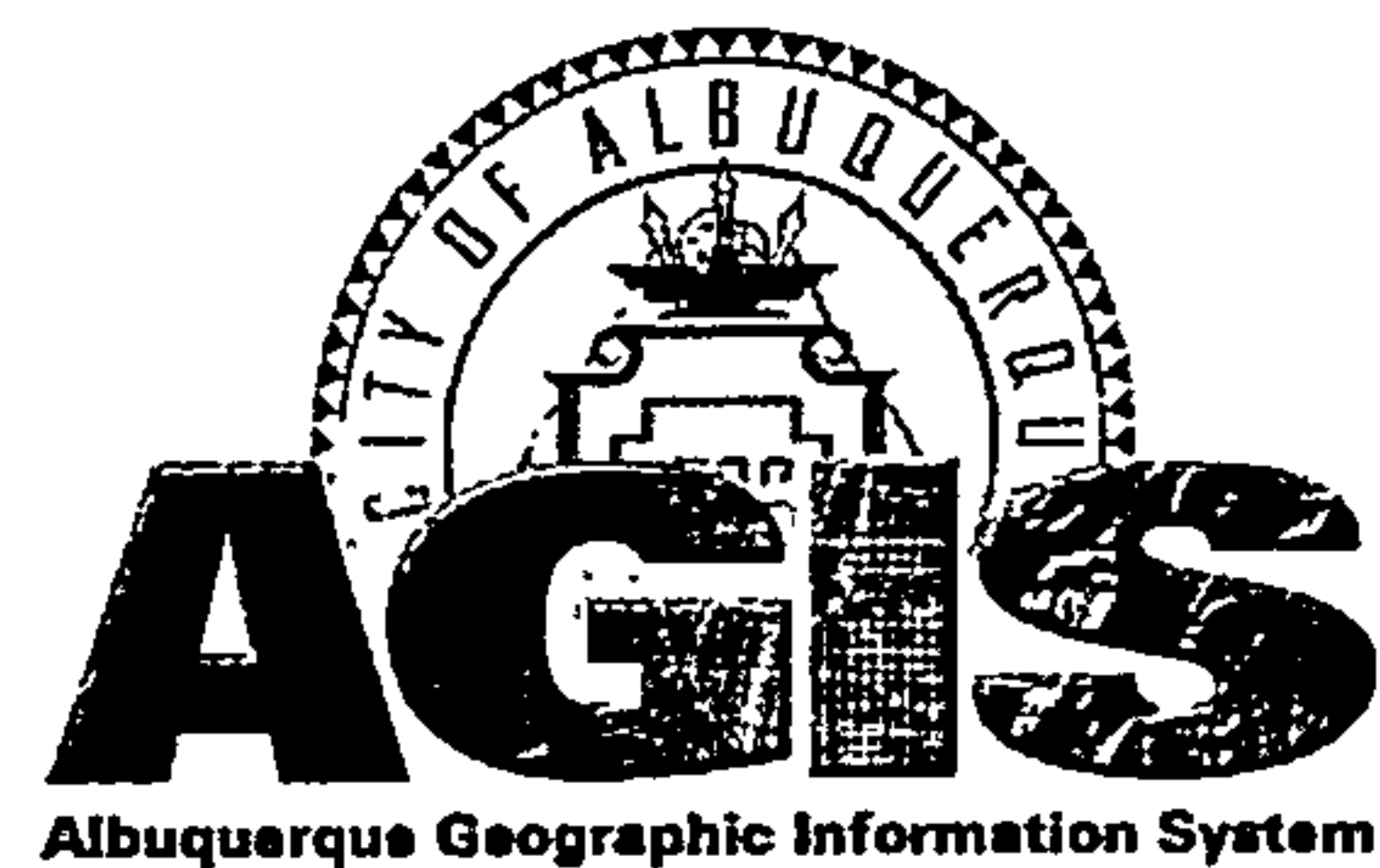
Form revised 4/07

- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed
- Application case numbers  
 1008281 - 70119  
 \_\_\_\_\_  
 \_\_\_\_\_

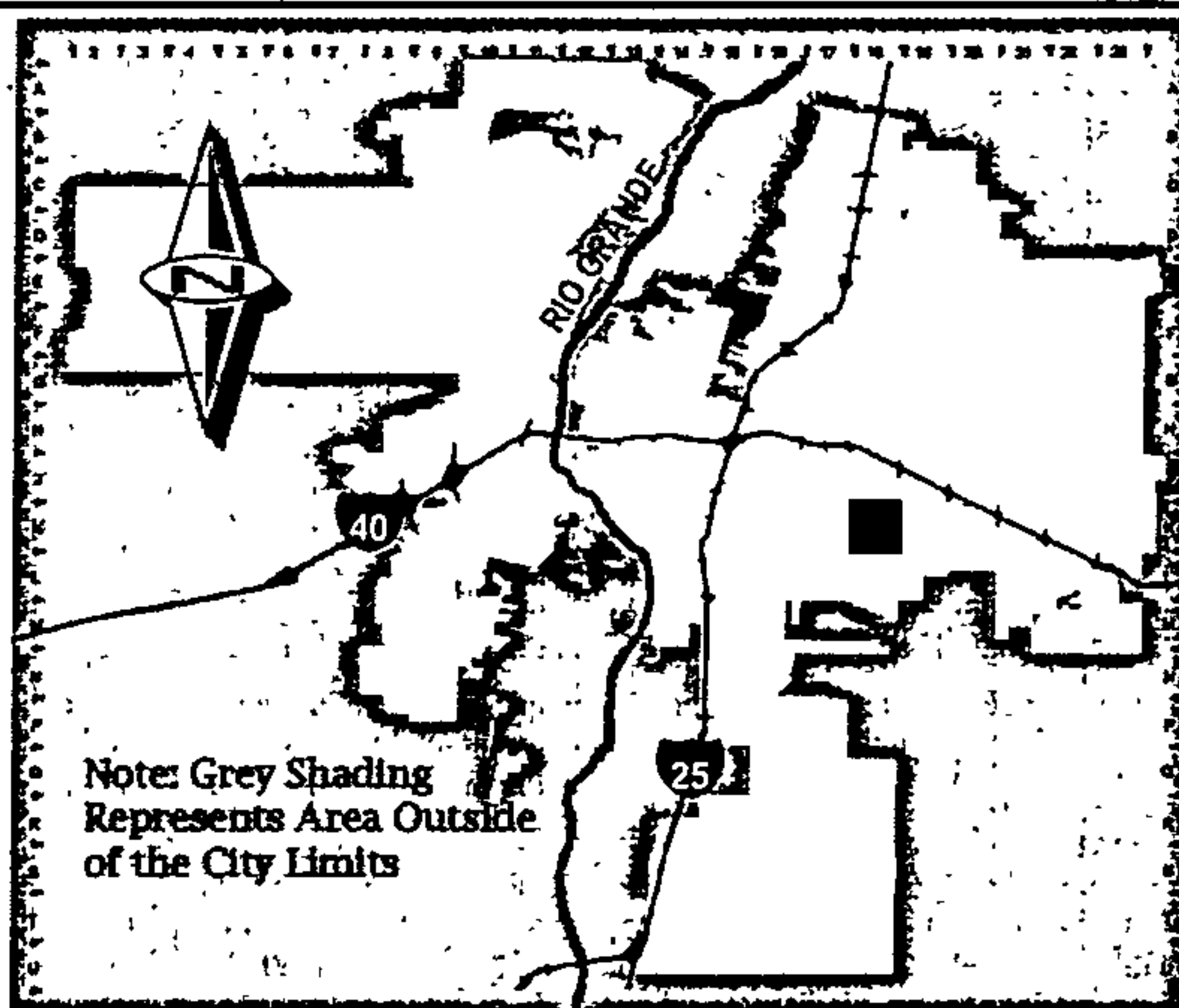
\_\_\_\_\_ 4-9-10  
 Planner signature / date  
 Project # 1008281



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



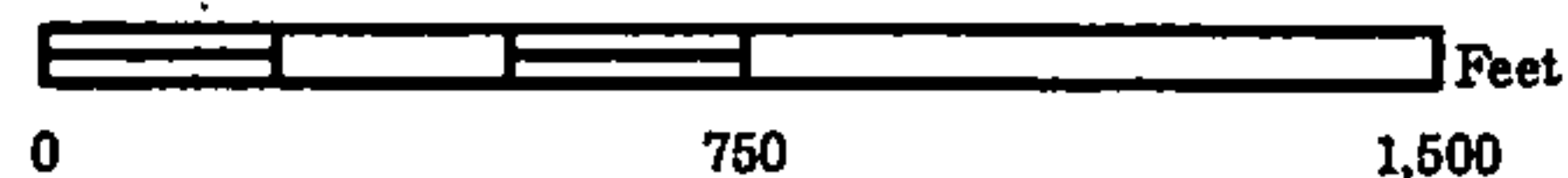
Map amended through: 2/4/2010



Zone Atlas Page:  
**K-18-Z**

Selected Symbols

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



gan

# TIERRA WEST, LLC

April 9, 2010

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Vacation of Public Easements  
Lots 1, 2, 3A, 6 and 23  
Zone Atlas Page K-18**

Dear Mr. Cloud:

Tierra West LLC on behalf of Brogdon, LLC, requests approval of the vacation of Public Right-of-way for the above-referenced site. The site is zoned C-3 and contains +/- 1.370 acres and is the location of existing buildings associated with KL House Construction which is situated across the street. Property on both sides of the alley is owned by the same party and they request the vacation of the alleyway which would allow them to purchase the vacated right-of-way from the City of Albuquerque and incorporate it into their property. As there are readily accessible streets on all sides of the site, vacating the alley right-of-way would not harm the best interest of the public. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

*for Donna Bohannon*  
for Ronald R. Bohannon, P.E.

cc: Mike Brogdon  
Reyna Luz Juarez, South San Pedro N.A.  
Enrique Cardiel, South San Pedro N.A.

JN: 2010019  
RRB/kdk

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



# 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 Submittal:  Free-Standing Tower -OR-  Concealed Tower  
 EPC Submittal  DRB Submittal  LUCC Submittal  Liquor Submittal  
 Administrative Amendments (AA's) Submittal  City Project Submittal

CONTACT NAME: Keli Krueger

COMPANY NAME: Tierra West LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque, NM 87109

PHONE: 505-858-3100 FAX: 505-858-1118

## LEGAL DESCRIPTION INFORMATION

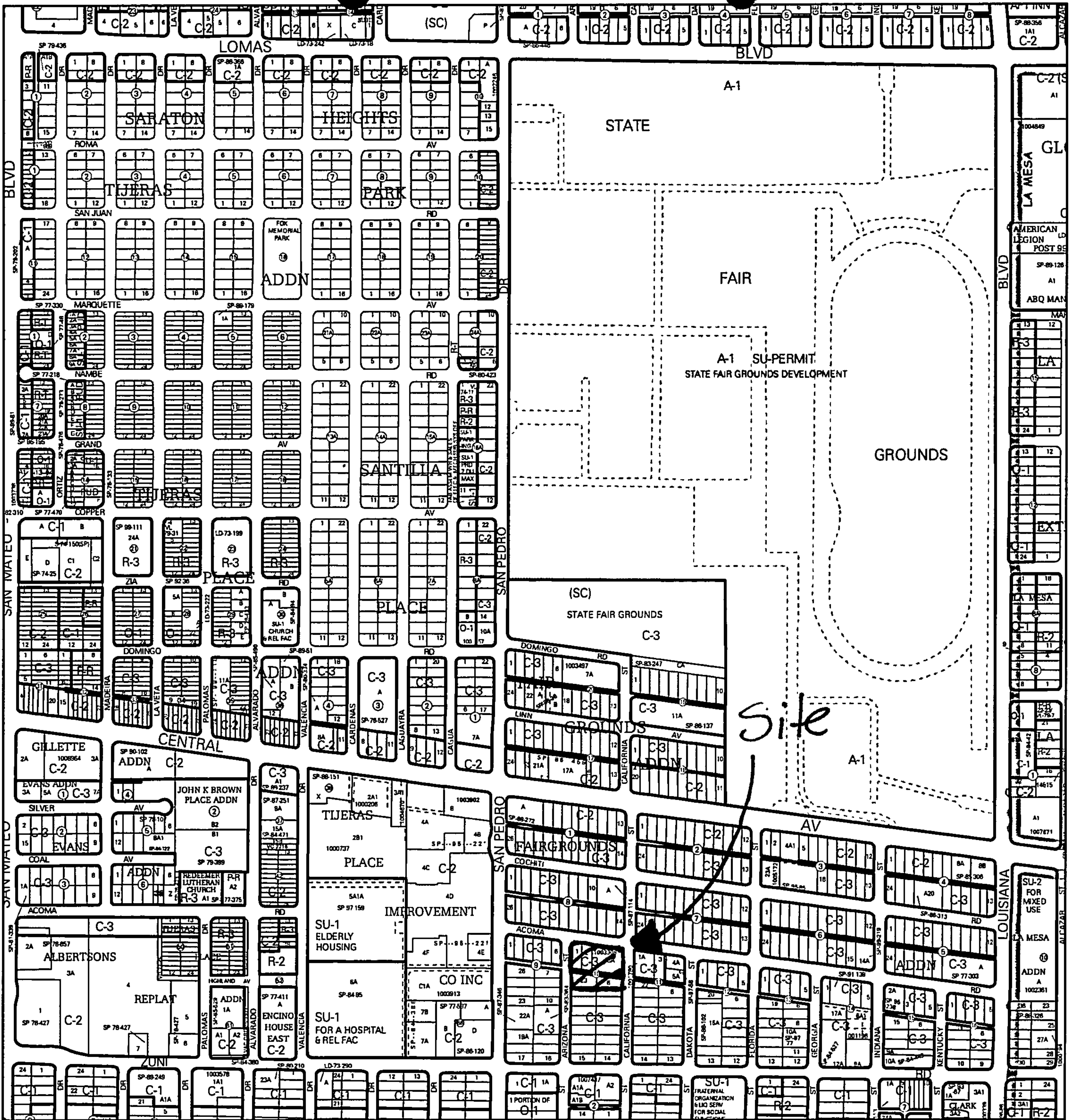
PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:  
Lots 1, 2, 3A, 6 and 23, Block 10, Fair Grounds Addition

LOCATED ON Acoma Street SE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN California Street SE AND  
STREET NAME OR OTHER IDENTIFYING LANDMARK

Arizona Street SE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (K-18).  
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)  
(Zone Map **MUST** be provided with request)



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

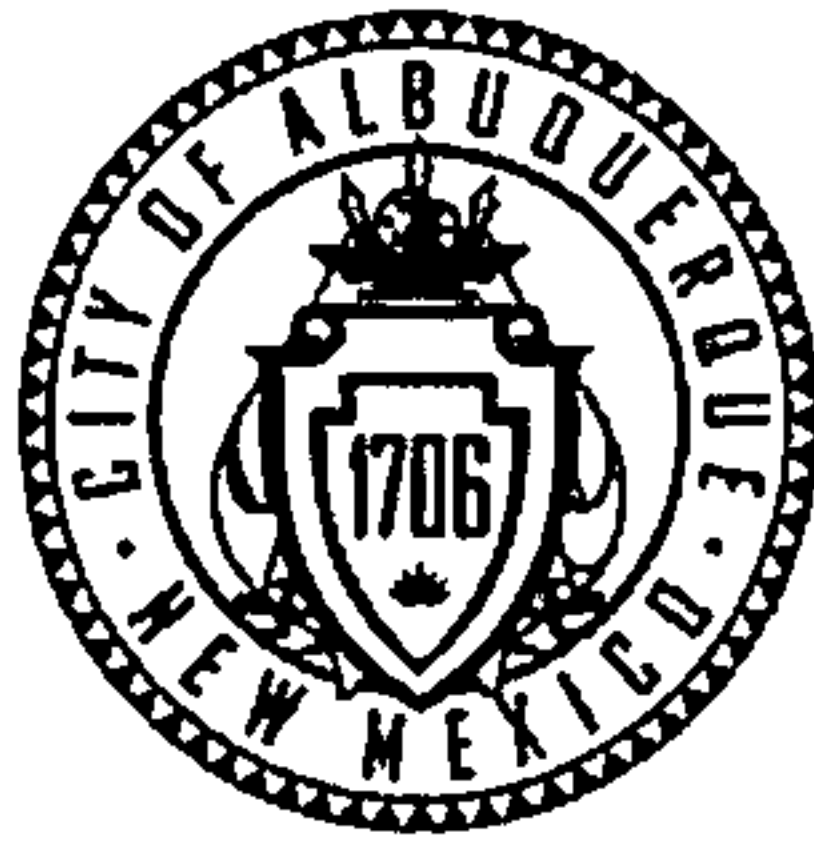
Zone Atlas Page:  
**K-18-Z**

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**  
P.O. Box 1293, Albuquerque, NM 87103

April 8, 2010

Keli Krueger  
Tierra West, LLC  
5571 Midway Park Place NE/87109  
Phone: 505-858-3100/Fax: 505-858-1118

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

Dear Keli:

Thank you for your inquiry of April 8, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 1,2, 3A, 6 AND 23, BLOCK 10, FAIR GROUNDS ADDITION, LOCATED ON ACOMA STREET SE BETWEEN CALIFORNIA STREET SE AND ARIZONA STREET SE** zone map **K-18**.

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

**SOUTH SAN PEDRO N.A. (SSP) "R"**  
Reyna Luz Juarez  
816 San Pedro SE/87108 254-2142 (h)  
Enrique Cardiel  
420 Indiana SE/87108 255-9312 (h)

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

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# !!!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 amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: **04/08/10** Time Entered: **3:15 p.m.** ONC Rep. Initials: **siw**

7005 1160 0000 097T 5001

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)

**OFFICIAL USE**

Postage	\$ 1.05	
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.15	

Sent To  
 Enrique Cardiel  
 Street, Apt. No., or PO Box No. South San Pedro N.A.  
 City, State, ZIP+4 420 Indiana St. SE  
 Albuquerque, NM 87108

7005 1160 0000 097T 5001

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)

**OFFICIAL USE**

Postage	\$ 1.05	
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.15	

Sent To  
 Reyna Luz Juarez  
 Street, Apt. No., or PO Box No. South San Pedro N.A.  
 City, State, ZIP+4 816 San Pedro SE  
 Albuquerque, NM 87108

# SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

### 4. TIME

Signs must be posted from April 20, 2010 To May <sup>5</sup>, 2010.

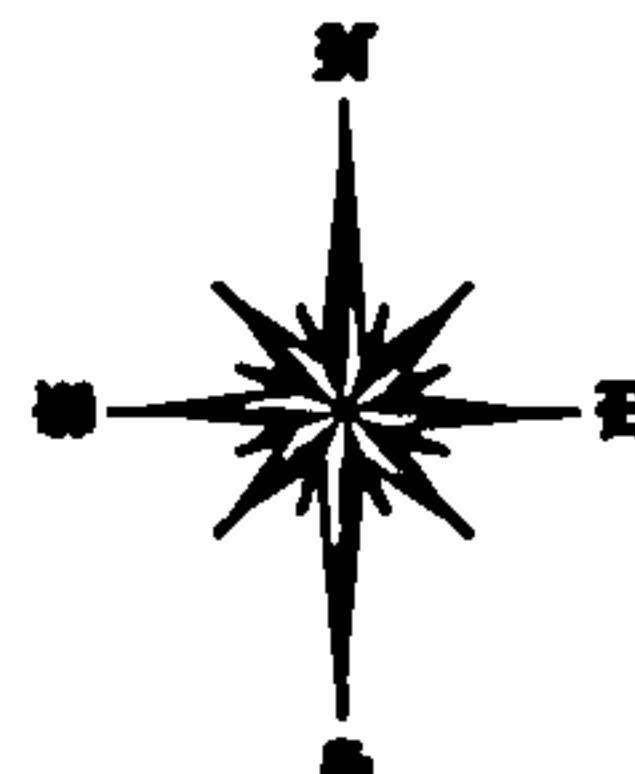
### 5. REMOVAL

- 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Keeli D. Krueger, 4/9/10  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 4-9-10, [Signature]  
(Date) (Staff Member)



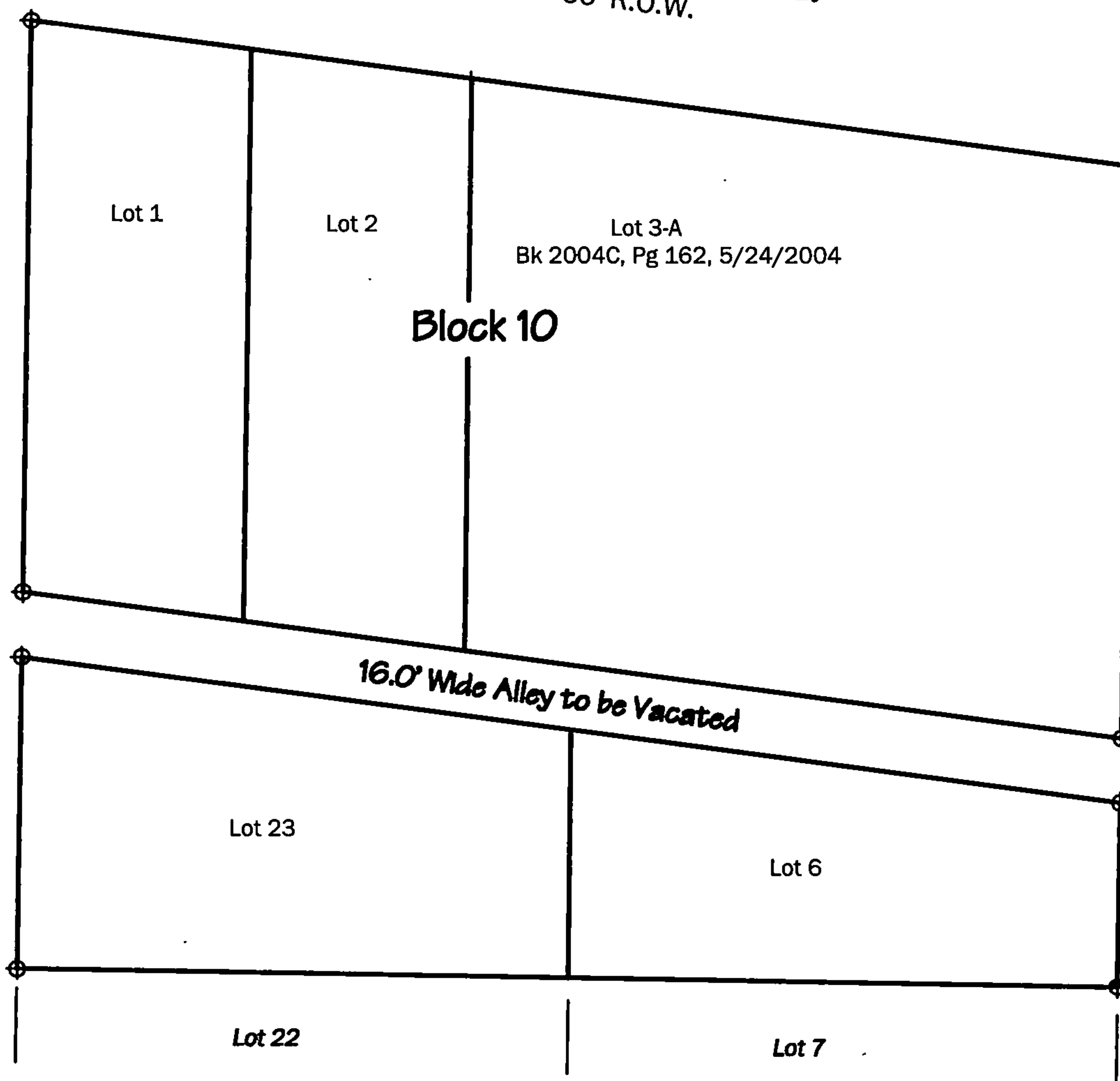
Scale: 1"=50'

Sketch for  
Vacation of 16' Wide Alley  
Fair -Grounds Addition  
Block 10  
Lots 1,2,3-A, 6 & 23  
Section 24, T. 10 N., R. 3 E., N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico

**Acoma Road S.E.**  
60' R.O.W.

**Arizona Street S.E.**  
60' R.O.W.

**California Street S.E.**  
60' R.O.W.



**Legend**

⊕ survey marker found