



**DRB CASE ACTION LOG**  
*(Preliminary & final plat)*

Comp #5 1/23/10

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-70284

Project # 1008533

Project Name: *The Knolls of Paradise*

Agent: *Alpha Professional Surveying Inc.*

Phone No.:

\*\*Your request was approved on 10-27-10 by the DRB with delegation of signature(s) to the following departments.\*\*

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:**

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

**ABCWUA:** \_\_\_\_\_

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

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

**PLANNING (Last to sign):** *- AMAFCA & Hilb Co signatures*

**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.**

SARAH  
417-4855



## 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-70284

Project # 1008533

Project Name: *The Knolls of Paradise*

Agent: *Alpha Professional Surveying Inc.*

Phone No.:

\*\*Your request was approved on 10-27-10 by the DRB with delegation of signature(s) to the following departments.\*\*

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TRANSPORTATION:

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

ABCWUA:

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

CITY ENGINEER / AMAFCA:

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

PARKS / CIP:

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

PLANNING (Last to sign):

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

3. **Project# 1003747**  
10DRB-70283 MAJOR – 1 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(1YR SIA)
- TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the referenced/ above action(s) for all or a portion of Parcel 1-A, **WYOMING MALL** zoned C-2 (SC), located on the east side of WYOMING BLVD NE between MENUAL BLVD NE AND NORTHEASTERN ST NE containing approximately 22.2080 acre(s). (H-20) **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
4. **Project# 1008533**  
10DRB-70284 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
10DRB-70285 VACATION OF PUBLIC  
UTILITY EASEMENT
- ALPHA PROFESSIONAL SURVEYING INC agent(s) for MICHELLE & REMIJIO BARELA request(s) the referenced/ above action(s) for all or a portion of Lot(s) 22 & 23, Block(s) 29, **THE KNOLLS OF PARADISE HILLS Unit(s) 2**, zoned R-1, located on the norths side of BUCKEYE ST NW east of CHANTILLY RD NW containing approximately .3105 acre(s). (B-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND UTILITY COMPANIES SIGNATURE. PLANNING MUST RECORD AND A COPY OF THE AGIS DXF FILE IS REQUIRED.**
5. **Project# 1003674**  
10DRB-70260 VACATION OF PUBLIC  
DRAINAGE EASEMENTS
- CARA HAMMOND request(s) the referenced/above action(s) for all or a portion Lot 9, **RICH COURT SUBDIVISION**, zoned RD, located on RICH CT NE north of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately .168 acre(s). (C-20)[*Deferred from 9/29/10, 10-6-10, 10/13/10*]**DEFERRED TO 11/3/10 AT THE AGENT'S REQUEST.**
6. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC  
EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [*Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/16/08, 8/6/08, 8/20/08, 9/3/0, 9/24/08, 11/5/08, 12/17/08, 1/21/09, 2/4/09, 3/11/09, 4/1/09, 6/3/09, 8/5/09, 10/7/09, 11/12/09, 2/3/10, 4/14/10, 5/26/10, 6/23/10, 7/21/10, 9/8/10, 10/13/10*]**THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND TO PLANNING FOR AMAFCA SIGNATURE, UTILITY COMPANIES SIGNATURE, TO RECORD, AND FOR AGIS DXF FILE.**

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1008533 AGENDA# 4 DATE: 10/27/10

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 27, 2010

**Project# 1008533**

10DRB-70284 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  
 10DRB-70285 VACATION OF PUBLIC UTILITY EASEMENT

ALPHA PROFESSIONAL SURVEYING INC agent(s) for MICHELLE & REMIJIO BARELA request(s) the referenced/ above action(s) for all or a portion of Lot(s) 22 & 23, Block(s) 29, **THE KNOLLS OF PARADISE HILLS Unit(s) 2**, zoned R-1, located on the north side of BUCKEYE ST NW east of CHANTILLY RD NW containing approximately .3105 acre(s). (B-13)

|  |
|--|
| <b>AMAFCA</b><br>No comments   |
| <b>COG</b><br>MRCOG has no comment on the proposed application.  |
| <b>TRANSIT</b><br>No comments  |
| <b>ZONING ENFORCEMENT</b><br>No comments   |
| <b>NEIGHBORHOOD COORDINATION</b><br>Letters sent to: Paradise Hills Civic (R)  |
| <b>APS</b><br>This action will have no adverse impacts to the APS district.  |
| <b>POLICE DEPARTMENT</b><br>No comments  |
| <b>FIRE DEPARTMENT</b><br>No comments  |
| <b>PNM ELECTRIC &amp; GAS</b><br>No comments   |
| <b>COMCAST</b><br>No comments  |
| <b>QWEST</b><br>Concerning the subject case number(s), Qwest has no objections to the vacation of public utility easement. Prior to any final plat approval, we will need a copy for review. |
| <b>ENVIRONMENTAL HEALTH</b><br>No comments   |
| <b>M.R.G.C.D</b><br>No comments  |

|   |
|---|
| <b>OPEN SPACE DIVISION</b><br>Open Space has no adverse comments  |
| <b>CITY ENGINEER</b>  |
| <b>TRANSPORTATION DEVELOPMENT</b><br>No adverse comments.   |
| <b>PARKS AND RECREATION</b><br>No objection.  |
| <b>ABCWUA</b><br>No objection.  |
| <b>PLANNING DEPARTMENT</b><br>Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation. If the vacation is approved, the Planning Dept must record the plat after expiration of the appeal period. |

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

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

**Meeting Date: October 23, 2010**  
**Zone Atlas Page: B-13**  
**Notification Radius: 100 Ft.**

**Project # 1008533**  
**App# 10DRB-70285**

**Cross Reference and Location:** on BUCKEYE ST NW between CHANTILLY RD NW  
and BRYAN AVE NW

**Applicant:** MICHELLE & REMIJIO BARELA  
5151 ROSE QUARTZ AVE NW  
RIO RANCHO, NM 87174

**Agent:** ALPHA PROFESSIONAL SURVEYING INC  
PO BOX 46316  
ALBUQUERQUE, NM 87109

**Special Instructions:**

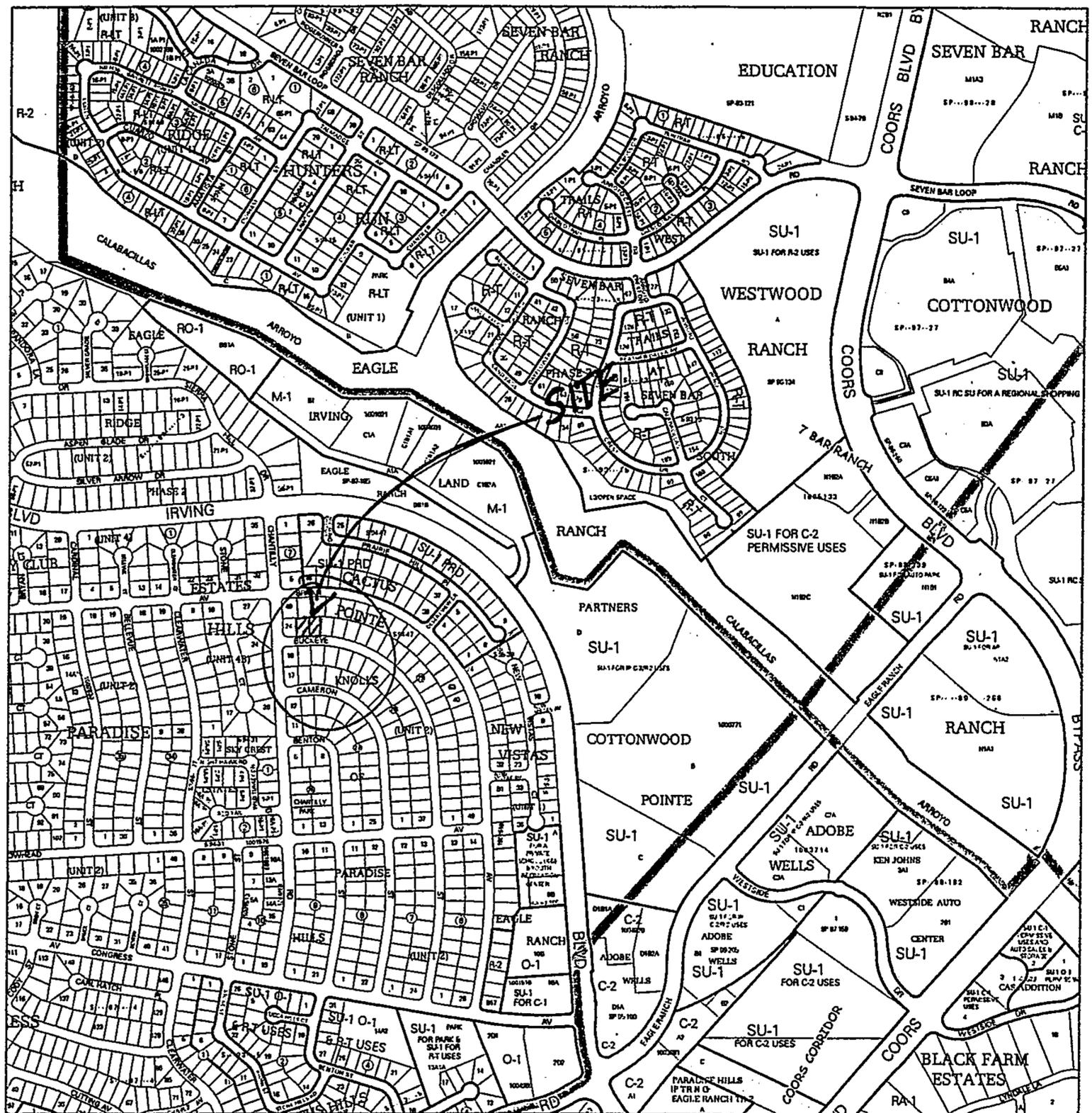
**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed: October 8, 2010**

**Signature:**

*Sandy Hardley*

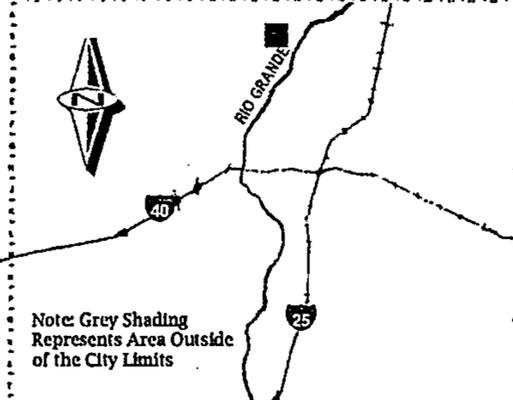




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

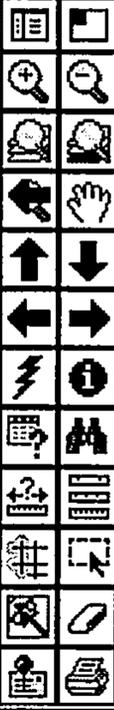
|                      |                        |
|----------------------|------------------------|
| SECTOR PLANS         | Escarpment             |
| Design Overlay Zones | 2 Mile Airport Zone    |
| City Historic Zones  | Airport Noise Contours |
| H-1 Buffer Zone      | Wall Overlay Zone      |
|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

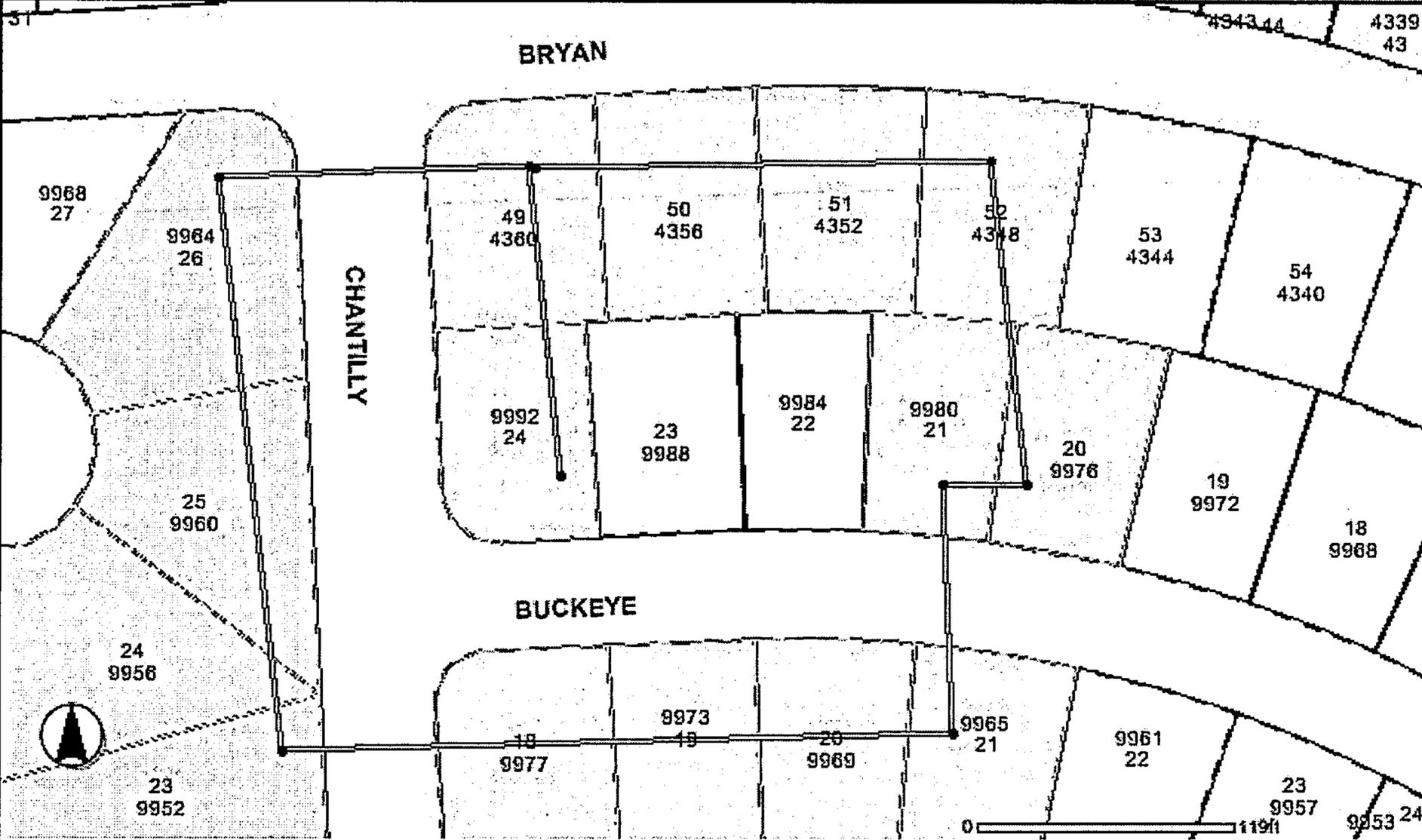
0 750 1,500 Feet



**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
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO REDEVELC
- DASZ
- DESIGN OVERLAY
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- MASTER DEVELOP
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS

**OWNERSHIP**

| Rec | UPC CODE           | OWNER  | OWNER ADDRESS      | OWNER CITY  | OL S |
|-----|--------------------|--|--------------------|-------------|------|
| 1   | 101306512219231520 | RUSSELL KURT & MELISSA                           | 9973 BUCKEYE ST NW | ALBUQUERQUE | NI   |
| 2   | 101306510020931231 | TWINING MICHAEL C & BARBARA A TRUSTEES TWING RVT | PO BOX 1214        | CORRALES    | NI   |
| 3   | 101306510000001000 | HOFF TERESA A                                    | PO BOX 07004       | ALBUQUERQUE | NI   |

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

| UPC CODE           | OWNER  | OWNER ADDRESS      | OWNER CITY  | OWNER STATE | OWNER ZIP | OWNER R/O | TAX DIS | LEGAL   | ACRES    |
|--------------------|--|--------------------|-------------|-------------|-----------|-----------|---------|---|----------|
| 101306512219231000 | RUSSELL KURT & MELISSA   | 9973 BUCKEYE ST NW | ALBUQUERQUE | NM          | 87114     | R         | A1A     | * 019 028KNOLLS PARADISE HILLS NO 2   | 0.160217 |
| 101306510020931000 | TWINING MICHAEL C & BARBARA A TRUST<br>EES TWINING RVT                 | PO BOX 1214        | CORRALES    | NM          | 87048     | R         | X1A     | * 26 PARADISE HILLS COUNTRY CLUB ESTATES U<br>NIT 4B                          | 0.272068 |
| 101306513320631000 | HOFF TERESA A  | PO BOX 67094       | ALBUQUERQUE | NM          | 87193     | R         | A1A     | * 021 029KNOLLS PARADISE HILLS NO 2   | 0.145638 |
| 101306512819231000 | GUIZAR RAUL & BAYRAKTAR ILKER  | PO BOX 44          | IRVINE      | CA          | 92650     | V         | A1A     | * 020 028KNOLLS PARADISE HILLS NO 2   | 0.162545 |
| 101306514120631000 | SICKENGER RODNEY W & SHIRLEY   | 9976 BUCKEYE ST NW | ALBUQUERQUE | NM          | 87114     | R         | A1A     | * 020 029KNOLLS PARADISE HILLS NO 2   | 0.157074 |
| 101306509818331000 | VELASCO JUAN F JR  | 9952 STONE CT NW   | ALBUQUERQUE | NM          | 87114     | R         | X1A     | NIT 4B  | 0.277279 |
| 101306511420631000 | BEERS-ASHOO LORI   | 9992 BUCKEYE ST NW | ALBUQUERQUE | NM          | 87114     | R         | A1A     | * 024 029KNOLLS PARADISE HILLS NO 2   | 0.157061 |
| 101306510019631000 | GRUNDY NORMAN  | 9960 STONE CT NW   | ALBUQUERQUE | NM          | 87114     | R         | X1A     | NIT 4B  | 0.227792 |
| 101306512721631000 | AN HAYES RHOADES CO-<br>TR CTB & SHR TRUST                             | 4352 BRYAN AVE NW  | ALBUQUERQUE | NM          | 87114     | R         | A1A     | LT 51 PLAT OF SURVEY CACTUS POINTE SUBD CO<br>NT 0.1727 AC M/LOR 7,523 SF M/L | 0.174964 |
| 101306513619131000 | CHENG CORY & CINDY   | PO BOX 4085        | ALBUQUERQUE | NM          | 87196     | V         | A1A     | * 021 028KNOLLS PARADISE HILLS 2  | 0.167476 |
| 101306509718831000 | SMITH FLOYD M & VIRGINIA P   | 9956 STONE CT NW   | ALBUQUERQUE | NM          | 87114     | R         | X1A     | NIT 4B  | 0.300706 |
| 101306512121631000 | MCCASH CHARLES & SEWELL DIANE  | 4356 BRYAN NW      | ALBUQUERQUE | NM          | 87114     | R         | A1A     | NT 0.1810 AC M/LOR 7,884 SF M/L   | 0.177529 |
| 101306511421631000 | PODNAR KRISTOPHER A & AMY L  | 4360 BRYAN AVE NW  | ALBUQUERQUE | NM          | 87114     | R         | A1A     | NT 0.1895 AC M/LOR 8,255 SF M/L   | 0.188614 |
| 101306511519131000 | ESSARY ROSA & VALERIE DOMBROWSKI C<br>O-TRS & ETAL C/O ANGELINA GARCIA | 9828 CHANTILLY NW  | ALBUQUERQUE | NM          | 87114     | R         | A1A     | * 018 028KNOLLS PARADISE HILLS NO 2   | 0.192336 |
| 101306513521631000 | VON TUNGELN PEGGY S SUITE 110-280                                      | 2001 E LOHMAN AVE  | LAS CRUCES  | NM          | 88001     | R         | A1A     | NT 0.1726 AC M/LOR 7,518 SF M/L   | 0.171933 |

OR CURRENT OWNER  
BARBER CHRISTOPHER TRIMPE TR & SUSAN  
HAYES RHOADES CO-TR CTB & SHR TRUST  
4352 BRYAN AVE NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
BEERS-ASHOO LORI  
9992 BUCKEYE ST NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
CHENG CORY & CINDY  
PO BOX 4085  
ALBUQUERQUE, NM 87196

OR CURRENT OWNER  
ESSARY ROSA & VALERIE DOMBROWSKI CO-  
TRS & ETAL C/O ANGELINA GARCIA  
9828 CHANTILLY NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
GRUNDY NORMAN  
9960 STONE CT NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
GUIZAR RAUL & BAYRAKTAR ILKER  
PO BOX 44  
IRVINE, CA 92650

OR CURRENT OWNER  
HOFF TERESA A  
PO BOX 67094  
ALBUQUERQUE, NM 87193

OR CURRENT OWNER  
MCCASH CHARLES & SEWELL DIANE  
4356 BRYAN NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
PODNAR KRISTOPHER A & AMY L  
4360 BRYAN AVE NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
RUSSELL KURT & MELISSA  
9973 BUCKEYE ST NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
SICKENGER RODNEY W & SHIRLEY  
9976 BUCKEYE ST NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
SMITH FLOYD M & VIRGINIA P  
9956 STONE CT NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
TWINING MICHAEL C & BARBARA A  
TRUSTEES TWINING RVT  
PO BOX 1214  
CORRALES, NM 87048

OR CURRENT OWNER  
VELASCO JUAN F JR  
9952 STONE CT NW  
ALBUQUERQUE, NM 87114

OR CURRENT OWNER  
VON TUNGLN PEGGY S SUITE 110-280  
2001 E LOHMAN AVE  
LAS CRUCES, NM 88001



**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, October 27, 2010**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project# 1000762**

**10DRB-70281 MAJOR – 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(2YR SIA)**

BOHANNAN HUSTON INC agent(s) for FIRST BAPTIST CHURCH OF ALBUQUERQUE request(s) the referenced/ above action(s) for all or a portion of **TRACT I, FOUNTAIN HILLS PLAZA SUBDIVISION**, zoned SU-1 FOR IP USES W/ EXCEPTIONS, and located on the north side of PASEO DEL NORTE NW between RICHLAND HILLS RD NW and EAGLE RANCH RD NW containing approximately 13.8994 acre(s). (C-12)

**Project# 1002848**

**10DRB-70282 MAJOR – 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(2YR SIA)**

TIERRA WEST LLC agent(s) for LARRY H. MILLER/ AMERICAN TOYOTA request(s) the referenced/ above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA SUBDIVISION** zoned SU-2/ SU-1 AUTO SALES, located on the north side of ALAMEDA BLVD NE bewteen I-25/ PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6.9398 acre(s). (C-18)

**Project# 1003747**

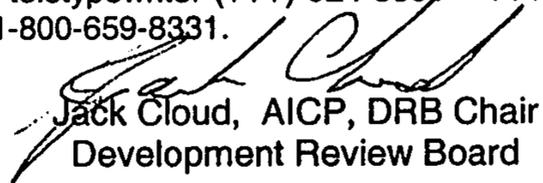
**10DRB-70283 MAJOR – 1 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(1YR SIA)**

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the referenced/ above action(s) for all or a portion of Parcel 1-A, **WYOMING MALL** zoned C-2 (SC), located on the east side of WYOMING BLVD NE between MENUAL BLVD NE AND NORTHEASTERN ST NE containing approximately 22.2080 acre(s). (H-20)

**Project# 1008533**  
10DRB-70284 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
10DRB-70285 VACATION OF PUBLIC  
UTILITY EASEMENT

ALPHA PROFESSIONAL SURVEYING INC agent(s) for  
MICHELLE & REMIJIO BARELA request(s) the  
referenced/ above action(s) for all or a portion of Lot(s) 22 &  
23, Block(s) 29, **THE KNOLLS OF PARADISE HILLS**  
**Unit(s) 2**, zoned R-1, located on the north side of  
BUCKEYE ST NW east of CHANTILLY RD NW  
containing approximately .3105 acre(s). (B-13)

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

  
Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 10, 2010.**

HEARING

DATE

10-27-10 (P, F, VPE)

**DRB/EPC/LUCC APPLICATION CHECKLIST**

Steve Sink  
APD Crime  
Prevention  
924.3600

A review of DRB Case 1008533 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/Explain:
- Traffic control devices/Explain:
- Burglaries/Explain:
- Speeding violations/Explain:
- Lighting issues/Explain:
- Maintenance of landscaping/Explain:
- Robbery/Explain:
- Assault/Explain:
- Shoplifting/Explain:
- Accidents in the parking lot/Explain:
- A higher probability of crimes during evening/weekend hours/Explain:
- Commercial burglary/Explain:
- Rape/Explain:
- Adequate security/Explain:
- Alarm security/Explain:
- Alarm response i.e. false alarms, etc/Explain:
- Transients/Explain:
- Need for neighborhood association/Explain:

Other: No Crime Prevention or CPTED comments concerning the proposed vacation of Public Easement at this time.

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

10/01/2010 Issued By: PLNSDH 89254

**Permit Number: 2010 070 284** **Category Code 910**

**Application Number:** 10DRB-70284, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** BUCKEYE ST NW BETWEEN CHANTILLY RD NW AND BRYAN AVE NW

**Project Number:** 1008533

**Applicant**  
MICHELLE & REMIJIO BARELA

5151 ROSE QUARTZ AVE NW  
ALBUQUERQUE NM 87114

**Agent / Contact**  
Alpha Professional Surveying Inc

Po Box 46316  
Rio Rancho NM 87174  
259-2003

**Application Fees**

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

City Of Albuquerque  
Treasury Division

10/1/2010 12:16PM LOC: ANNX  
WSH 008 TRANSH 0024  
RECEIPT# 00122938-00122938  
FFRMI# 2010070284 TRSDMG  
Trans Amt \$235.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$215.00  
CK \$235.00  
CHANGE \$0.00

Thank You

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

10/01/2010 Issued By: PLNSDH 89256

**Permit Number:** 2010 070 285 **Category Code 910**

**Application Number:** 10DRB-70285, Vacation Of Public Easement

**Address:**

**Location Description:** BUCKEYE ST NW BETWEEN CHANTILLY RD NW AND BRYAN AVE NW

**Project Number:** 1008533

**Applicant**  
MICHELLE & REMIJIO BARELA

**Agent / Contact**  
Alpha Professional Surveying Inc

5151 ROSE QUARTZ AVE NW  
ALBUQUERQUE NM 87114

Po Box 46316  
Rio Rancho NM 87174  
259-2003

**Application Fees**

|                |                     |                 |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification | \$75.00         |
| 441032/3424000 | Conflict Mgmt Fee   |                 |
| 441006/4983000 | DRB Actions         | \$45.00         |
| <b>TOTAL:</b>  |                     | <b>\$120.00</b> |

City Of Albuquerque  
Treasury Division

10/1/2010 12:17PM LOC: ANNX  
MSH 008 TRANSH 0025  
RECEIPT# 00122939-00122939  
PERMIT# 2010070285 TRSDMG  
Trans Amt \$120.00  
APN Fee \$75.00  
DRB Actions \$45.00  
CK \$120.00  
CHANGE \$0.00

Thank You

**8533**

### DXF Electronic Approval Form

DRB Project Case #: 1008533

Subdivision Name: THE KNOLLS OF PARADISE HILLS UNIT 2 BLOCK 29 LOT 22A

Surveyor: GARY E GRITSKO

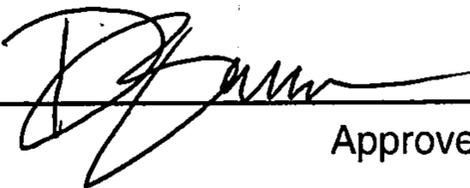
Contact Person: GARY E GRITSKO

Contact Information: 892-1076

DXF Received: 11/19/2010

Hard Copy Received: 11/19/2010

Coordinate System: NMSP Grid (NAD 83)

  
Approved

11-19-2010  
Date

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

**AGIS Use Only**  
Copied fc 8533 to agiscov on 11/19/2010 Contact person notified on 11/19/2010

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

Major Subdivision action  
 Minor Subdivision action  
 Vacation P.U.E  
 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): ALPHA PROFESSIONAL SURVEYING, INC PHONE: 259-2003  
 ADDRESS: P.O. BOX 46316 FAX: 892-5171  
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: gary@ALPHAPROSURVEYING.COM

APPLICANT: Michelle & Remigio Barela PHONE: \_\_\_\_\_  
 ADDRESS: 5151 ROSE QUARTZ AVE NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: N/A

DESCRIPTION OF REQUEST: VACATE EXISTING 14' P.U.E AND Create ONE Lot from TWO EXISTING LOTS.

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 22 & 23 Block: 29 Unit: 2  
 Subdiv/Addn/TBKA: THE KNOLLS OF PARADISE HILLS  
 Existing Zoning: R-1 Proposed zoning: N/A MRGCD Map No N/A  
 Zone Atlas page(s): B-13-Z UPC Code: 1-013-065-127-207-31629  
1-013-065-121-206-31628

### 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

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 0.3105 AC.  
 LOCATION OF PROPERTY BY STREETS: On or Near: Buckeye St NW  
 Between: Chantilly Rd NW and Bryan Ave NW

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

SIGNATURE Gary E Gritsko DATE 10/1/2010  
 (Print) Gary Gritsko Applicant:  Agent:

### FOR OFFICIAL USE ONLY

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

| Application case numbers | Action         | S.F.        | Fees             |
|--------------------------|----------------|-------------|------------------|
| <u>10DRB 70284</u>       | <u>P&amp;E</u> | <u>5(3)</u> | <u>\$ 215.00</u> |
| <u>10DRB 70285</u>       | <u>VPE</u>     | <u>Y</u>    | <u>\$ 45.00</u>  |
| _____                    | <u>ADV</u>     | _____       | <u>\$ 75.00</u>  |
| _____                    | <u>CMF</u>     | _____       | <u>\$ 20.00</u>  |
| _____                    | _____          | _____       | <u>\$ _____</u>  |
| _____                    | _____          | _____       | <u>\$ _____</u>  |
| Total                    |                |             | <u>\$ 355.00</u> |

Form revised 4/07

Hearing date OCT 27, 2010

Sandy Handley 10/01/10  
Planner signature / date

Project # 1008533

**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)** *14' P.U.E*
- 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.

Gary Gritsko  
Applicant name (print)

[Signature]  
Applicant signature / date



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

Application case numbers  
10DRB - 70785

Form revised 4/07

Sandy Handley 10/01/10  
Planner signature / date

Project # 1008533





# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from OCT. 12, 2010 To OCT. 27, 2010

#### 5. REMOVAL

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

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

Sarah Gibson  
(Applicant or Agent)

10-01-2010  
(Date)

I issued 1 signs for this application, 10/01/10 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1008533

**Alpha Professional Surveying Inc.**  
**P.O. Box 46316**  
**Rio Rancho, New Mexico 87174**  
**Office (505) 892-1076 Fax (505) 892-5171**  
**Email: gary@alphaprosurveying.com**

October 1, 2010

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NE  
ALBUQUERQUE, NM 87102

REF: LOT 22-A, BLOCK 29, UNIT 2, THE KNOLLS OF PARADISE HILLS

Dear Board Members:

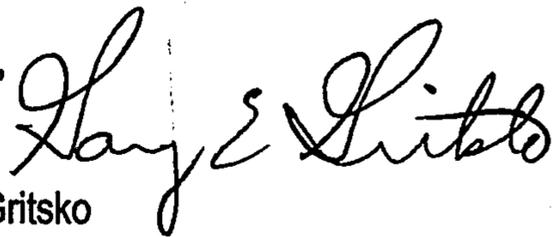
Alpha Professional Surveying Inc is requesting a vacation action and preliminary /final plat approval for the above referenced property.

The purpose of the replat is to vacate an existing 14' P.U.E. and eliminate the existing lot line, creating one new lot.

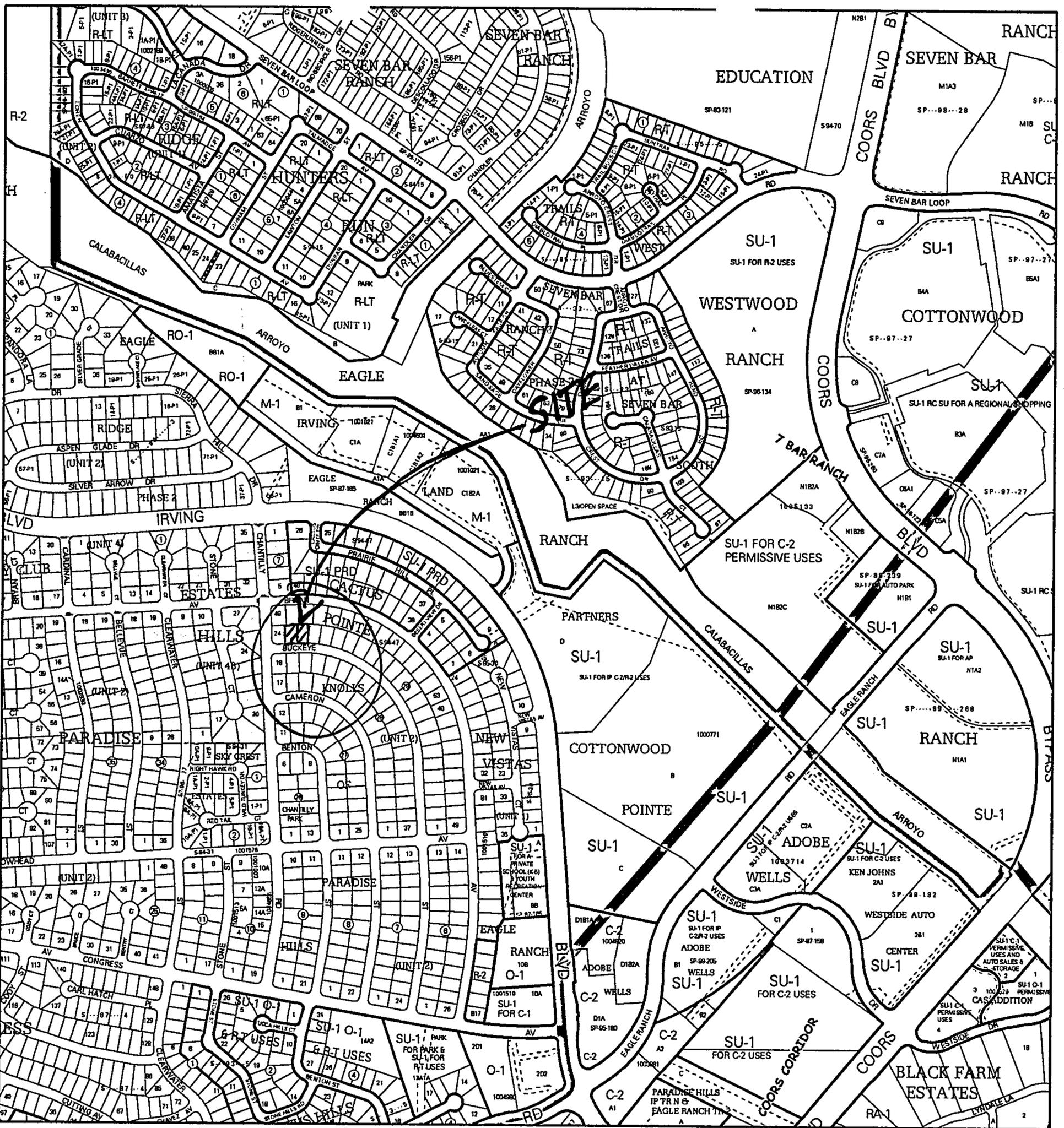
The owners wish to eliminate the lot line and the existing easement so that they will have a larger lot without any encumbrances upon development of the property. The property has existing easements to the north and south and is currently vacant with existing curb and sidewalks.

If you have any questions please feel free to contact me.

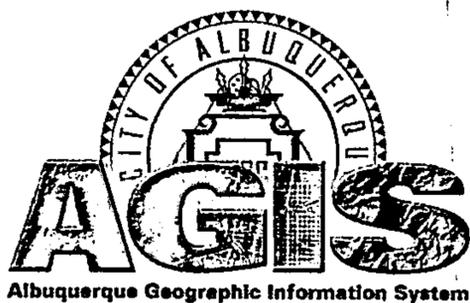
Sincerely,



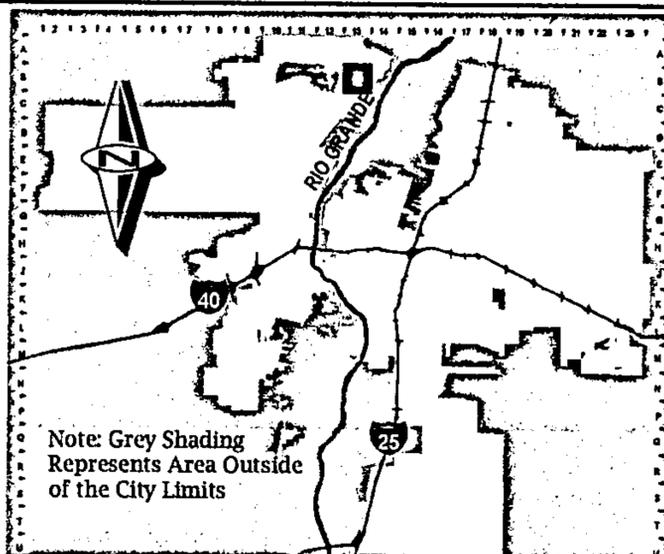
Gary E. Gritsko  
NMPS No. 8686



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



Map amended through: 2/4/2010



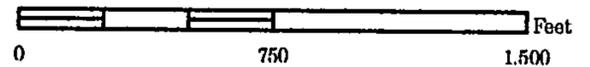
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**B-13-Z**

Selected Symbols

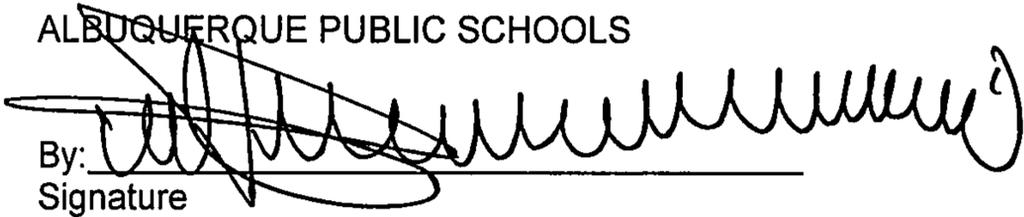
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



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

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot 22-A, Block 29, Knolls of Paradise Hills Unit 2 which is zoned as R-1, on September 21, 2010 submitted by Remijio and Michelle Barela, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) is eliminating original lots 22 and 23 to create one new lot 22-A. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

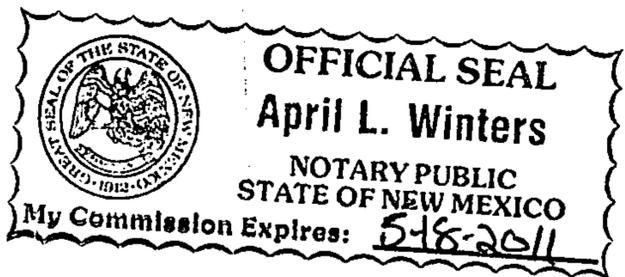
By:   
Signature

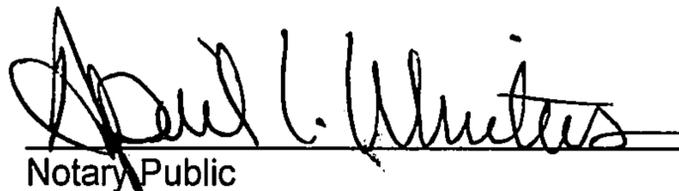
Kizito Wizenje, Director of Capital Master Plan  
Name (printed or typed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 21, 2010  
Kizito Wizenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)



  
Notary Public

My commission expires: May 18, 2011

**Alpha Professional Surveying Inc.**  
**P.O. Box 46316**  
**Rio Rancho, New Mexico 87174**  
**Office (505) 892-1076 Fax (505) 892-5171**  
**Email: [gary@alphaprosurveying.com](mailto:gary@alphaprosurveying.com)**

October 1, 2010

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NE  
ALBUQUERQUE, NM 87102

REF: LOT 22-A, BLOCK 29, UNIT 2, THE KNOLLS OF PARADISE HILLS

Dear Board Members:

Alpha Professional Surveying Inc is requesting a vacation action and preliminary /final plat approval for the above referenced property.

The purpose of the replat is to vacate an existing 14' P.U.E. and eliminate the existing lot line, creating one new lot.

The owners wish to eliminate the lot line and the existing easement so that they will have a larger lot without any encumbrances upon development of the property. The property has existing easements to the north and south and is currently vacant with existing curb and sidewalks.

If you have any questions please feel free to contact me.

Sincerely,



Gary E. Gritsko  
NMPS No. 8686



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

September 28, 2010

Gary Gritsko  
Alpha Professional Surveying  
P.O. Box 46316  
Rio Rancho, NM 87174  
Phone: 892-1076/Fax: 892-5171

**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 Gary:

Thank you for your inquiry of September 28, 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 22 AND 23, BLOCK 29, THE KNOLLS OF PARADISE HILLS, UNIT 2, LOCATED ON BUCKEYE STREET NW BETWEEN CHANTILITY ROAD NW AND BRYAN AVENUE NW** Zone Map: **B-13**.

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

**PARADISE HILLS CIVIC ASSOC. "R"**

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)

Thornton Schwenk

5125 Russell Dr. NW/87114 897-2382 (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.**

planningrnaform(05/22/08)

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

.....  
(below this line for ONC use only)

Date of Inquiry: 09/28/10 Time Entered: 8:20 a.m. ONC Rep. Initials: siw

**Alpha Professional Surveying Inc.**  
**P.O. Box 46316**  
**Rio Rancho, New Mexico 87174**  
**Office (505) 892-1076 Fax (505) 892-5171**  
**Email: gary@alphaprosurveying.com**

October 1, 2010

PARADISE HILLS CIVIC ASSOCIATION  
 THORTON SCHWENK  
 5125 RUSSELL DR. NW  
 ALBUQUERQUE, NM 87114

REF: LOT 22-A, BLOCK 29, UNIT 2, THE KNOLLS OF PARADISE HILLS

Dear Mr. Schwenk:

This letter is notification as required by the City of Albuquerque that Alpha Professional Surveying Inc is requesting a vacation action and preliminary /final plat approval for the above referenced property.

The purpose of the replat is to vacate an existing 14' P.U.E. and eliminate the existing lot line, creating one new lot. The owners wish to eliminate the lot line and the existing easement so that they will have a larger lot without any encumbrances upon development of the property (see enclosed copy of proposed plat).

The above request will be heard on October 27, 2010 at 9:00am at Plaza Del Sol located at 600 Second Street NW.

If you have any questions please feel free to contact me.

Sincerely,

*Gary E. Gritsko*  
 Gary E. Gritsko  
 NMPS No. 8686

|  |    |                              |                                     |
|--|----|------------------------------|-------------------------------------|
| U.S. Postal Service  |    | CERTIFIED MAIL RECEIPT       |                                     |
| <i>(Domestic Mail Only. No Insurance Coverage Provided)</i>                                  |    |                              |                                     |
| For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> |    |                              |                                     |
| OFFICIAL USE   |    |                              |                                     |
| Postage  | \$ | .44                          | Postmark Here<br><i>Oct 1, 2010</i> |
| Certified Fee  | #  | 2.80                         |                                     |
| Return Receipt Fee<br>(Endorsement Required)   | ¢  | 2.30                         |                                     |
| Restricted Delivery Fee<br>(Endorsement Required)  |    |                              |                                     |
| Total Postage & Fees   | \$ | 5.54                         |                                     |
| Sent To <i>Thornton Schwenk</i>  |    |                              |                                     |
| Street, Apt. No. or PO Box No. <i>5125 RUSSELL DR NW</i>                                     |    |                              |                                     |
| City, State, ZIP+4 <i>ALBU, N. MEX. 87114</i>  |    |                              |                                     |
| PS Form 3800, August 2006  |    | See Reverse for Instructions |                                     |

7009 3410 0000 7908 2314

**Alpha Professional Surveying Inc.**  
**P.O. Box 46316**  
**Rio Rancho, New Mexico 87174**  
**Office (505) 892-1076 Fax (505) 892-5171**  
**Email: [gary@alphaprosurveying.com](mailto:gary@alphaprosurveying.com)**

October 1, 2010

PARADISE HILLS CIVIC ASSOCIATION  
TOM ANDERSON  
10013 PLUNKETT DR. NW  
ALBUQUERQUE, NM 87114

REF: LOT 22-A, BLOCK 29, UNIT 2, THE KNOLLS OF PARADISE HILLS

Dear Mr. Anderson:

This letter is notification as required by the City of Albuquerque that Alpha Professional Surveying Inc is requesting a vacation action and preliminary /final plat approval for the above referenced property.

The purpose of the replat is to vacate an existing 14' P.U.E. and eliminate the existing lot line, creating one new lot. The owners wish to eliminate the lot line and the existing easement so that they will have a larger lot without any encumbrances upon development of the property (see enclosed copy of proposed plat).

The above request will be heard on October 27, 2010 at 9:00am at Plaza Del Sol located at 600 Second Street NW.

If you have any questions please feel free to contact me.

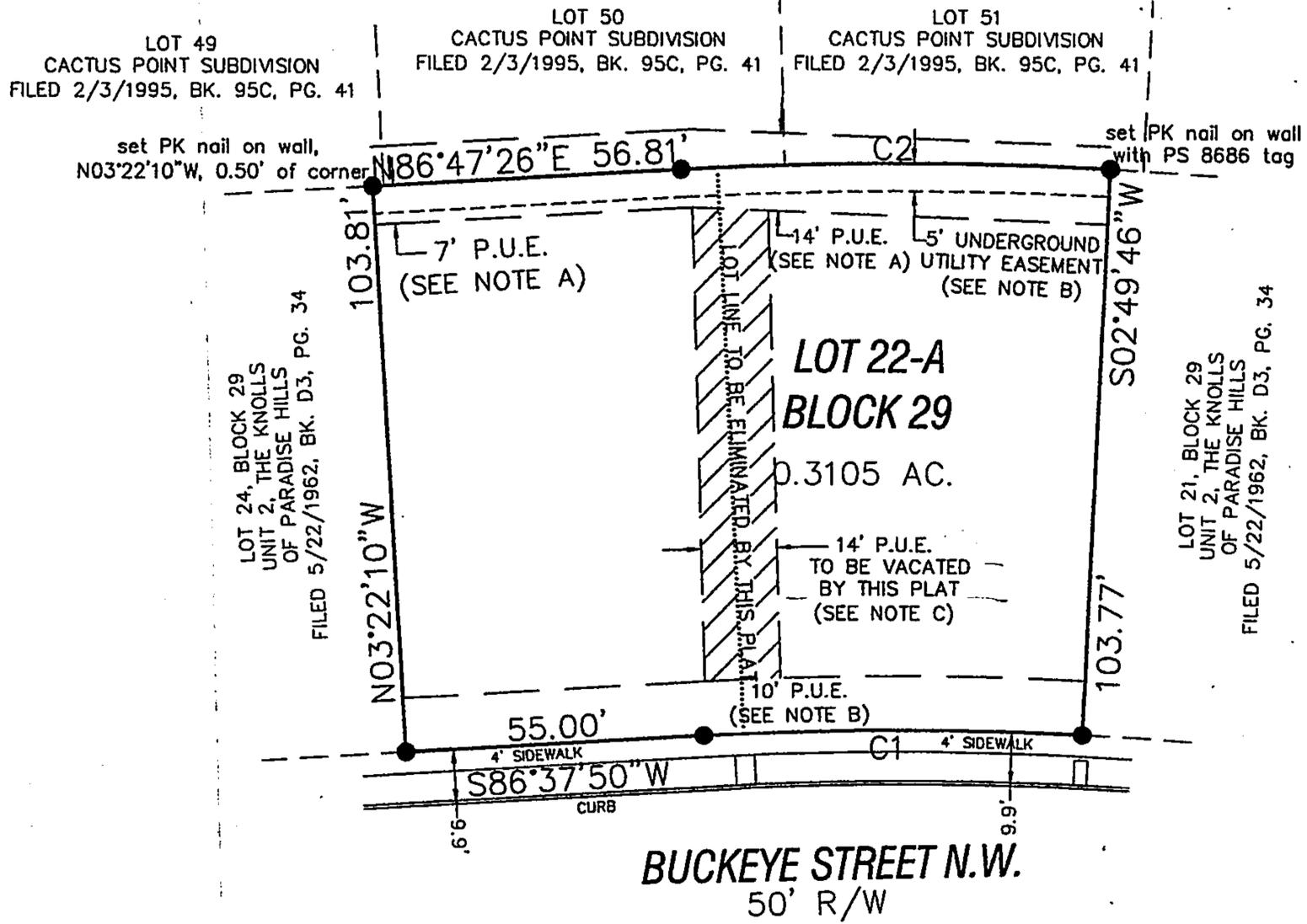
Sincerely,



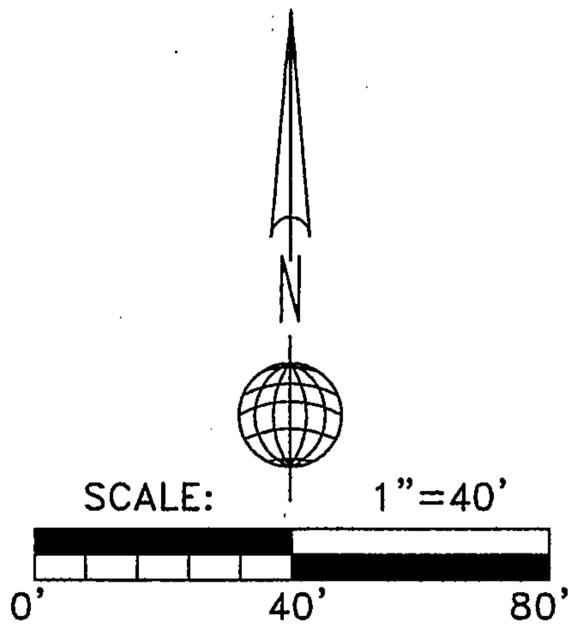
Gary E. Gritsko  
NMPS No. 8686

| U.S. Postal Service   |                       |
|---|-----------------------|
| CERTIFIED MAIL RECEIPT  |                       |
| <small>(Domestic Mail Only, No Insurance Coverage Provided)</small>   |                       |
| <small>For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a></small> |                       |
| OFFICIAL USE  |                       |
| Postage   | \$ .44                |
| Certified Fee   | \$ 2.80               |
| Return Receipt Fee<br>(Endorsement Required)  | \$ 2.30               |
| Restricted Delivery Fee<br>(Endorsement Required)   |                       |
| Total Postage & Fees  | \$ 5.54               |
| Postmark Here <b>OCT 1 2010</b>   |                       |
| Sent To   | Tom Anderson          |
| Street, Apt. No.,<br>or PO Box No.  | 10013 PLUNKETT DR. NW |
| City, State, ZIP+4  | ALBU, N.MEX. 87114    |
| <small>PS Form 3800, August 2006 See Reverse for Instructions</small>                                       |                       |

# EXHIBIT



| CURVE TABLE |        |        |               |       |          |
|-------------|--------|--------|---------------|-------|----------|
| CURVE       | LENGTH | RADIUS | CHORD BEARING | CHORD | DELTA    |
| C1          | 69.78  | 645.00 | S89°43'50"W   | 69.75 | 6°11'56" |
| C2          | 79.20  | 750.00 | N89°43'07"E   | 79.16 | 6°03'01" |





# PLAT OF UNIT 2 OF THE KNOLLS OF

**PARADISE HILLS**  
A SUBDIVISION WITHIN THE TOWN OF ALAMEDA GRANT T11N, R2E, N41M.  
ALBUQUERQUE, NEW MEXICO  
JOHN G. LEVERTON AND ASSOCIATES  
CONSULTING ENGINEERS

SHEET 1 OF 2  
**D3-33**

### DEDICATION

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, BOULEVARDS, ROADS, AND PUBLIC WAYS SHOWN. THAT THE OWNERS OF THE PROPERTY DO HEREBY DEDICATE EASEMENTS SHOWN ON THE PLAT, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES, ALSO INCLUDING EASEMENTS FOR UNDERGROUND OR BURIED SERVICE WIRES AND INCLUDING THE RIGHT OF INGRESS, EGRESS AND THE RIGHTS TO TRIM INTERFERING TREES.

**PARADISE INTERNATIONAL CORPORATION**  
BY C. Julian VICE PRESIDENT ATTEST J. A. House ASST. SECY.

STATE OF NEW MEXICO 35  
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>TH</sup> DAY OF APRIL 1962, BY C. JULIAN, VICE PRESIDENT OF PARADISE INTERNATIONAL CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE SAID CORPORATION.

Richard M. Powell  
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/11/66

SCALE: 1"=100'

### APPROVALS

- APPROVED BY THE BERNALILLO COUNTY COMMISSION AT ITS MEETING OF MAY 21, 1962, AS PLAT NO. 35-1082-4-2 Wald & Carlsson
- APPROVED BY THE EXECUTIVE SECRETARY, CITY PLANNING COMMISSION W. J. House
- APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF MAY 7, 1962, AS PLAT NO. 35-1082-4-2 Julian
- APPROVED BY THE COUNTY PLANNING COMMISSION AT ITS MEETING OF MAY 16, 1962, AS PLAT NO. 35-1082-4-2 Ronald H. House
- MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. Richard H. House
- PUBLIC SERVICE COMPANY OF NEW MEXICO E. P. House
- STATE OF NEW MEXICO DEPARTMENT OF PUBLIC HEALTH W. J. House

### ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John G. Leverton  
JOHN G. LEVERTON  
PROFESSIONAL ENGINEER  
AND LAND SURVEYOR  
STATE OF NEW MEXICO  
NO. 1874



MAY 22 1962

### TYPICAL UTILITY AND ANCHOR EASEMENT

- NOTES:
1. ALL BEARINGS ARE REFERRED TO TRUE NORTH.
  2. REVERSE CURVE ON CUL-DE-SAC HAS RADIUS OF 25' WITH ARC LENGTHS OF 100.00'.
  3. UNLESS OTHERWISE INDICATED, (A) LOT LINES INTERSECT STREETS AT RIGHT ANGLES OR RADIALS.
  4. BLOCK CORNER RADIUS ARE 25' WITH ARC LENGTHS OF 39.27'.
  5. AN EASEMENT FOR UNDERGROUND UTILITIES IS DEDICATED OVER THE REAR 5' OF EACH LOT.

TO USLO MARKER SEC 13 1/4 T. 11N, R. 2E, N.M.P.M. ON SOUTH BOUNDARY, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, N.M.



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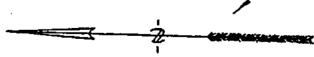
53988

PLAT  
OF  
UNIT 2  
OF  
THE KNOLLS  
OF

PARADISE HILLS  
A SUBDIVISION WITHIN THE TOWN OF ALAMEDA GRANT T.11N.R.2E.M.17M.  
ALBUQUERQUE, NEW MEXICO  
JOHN G. LEVERTON AND ASSOCIATES  
CONSULTING ENGINEERS

D3-34

SHEET 2 OF 2

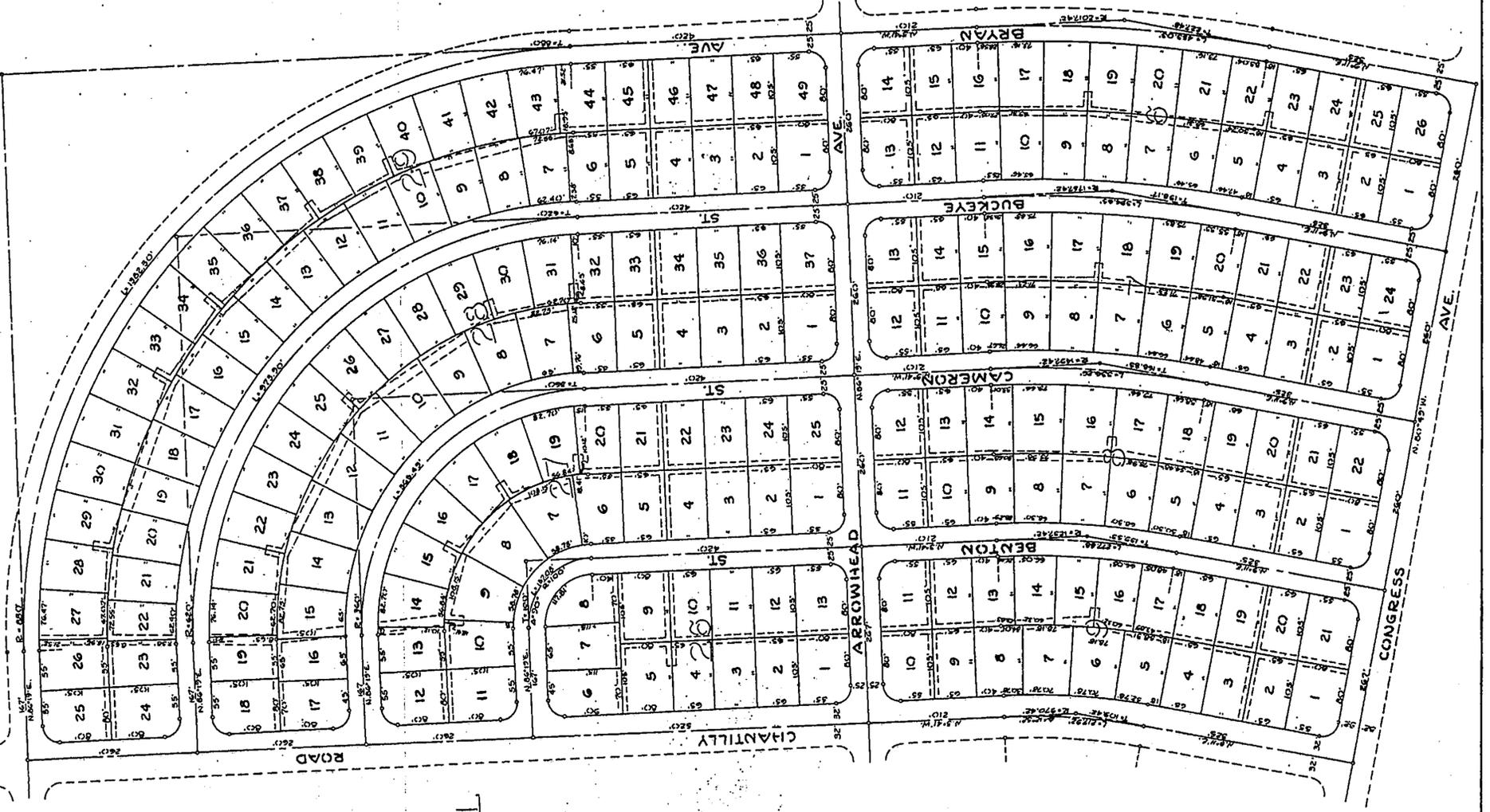


SCALE: 1"=100'  
SEE NOTES ON SHEET 1

MAY 22 1962  
OF 34



D3-34



SCHOOL