



DRB CASE ACTION LOG (Preliminary/Final)

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

DRB Application No.: 11DRB-70085

Project # 1008663

Project Name: *Estrada Court Subdivision*

Agent: *Jack's High country*

Phone No.:

Your request was approved on 4-13-11 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):

*.dxf ; Utility Co.'s signatures;
to record*

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

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

7. **Project# 1002074**
11DRB-70081 SIDEWALK WAIVER

HARRIS SURVEYING/JACKS HIGH COUNTRY agent(s) for WILLIAM E. GALBRETH/LAND DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C-2-A, SAUVIGNON SUBDIVISION, zoned R-D, located on SAN ANTONIO BETWEEN LOWELL AND TENNYSON containing approximately 2.5707 acre(s). (E-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH, LAND DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) C-2-A, SAVIGNON SUB-DIVISION Unit(s) , zoned , located on SAN ANTONIO DR NE BETWEEN SAUVGNON AND TRAMWAY containing approximately 2.5707 acre(s). [REF:] (E-22)[*Deferred from 3/2/11*] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1008663**
11DRB-70085 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC & HARRIS SURVEYING agent(s) for DAVID AND LYNN GILL request(s) the above action(s) for all or a portion of Lot(s) 2A-P1, **ESTRADA COURT SUBDIVISION** zoned R-D 3DU-A, located on ESTRADA CT NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately .3224 acre(s). (C-20) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UTILITY COMPANIES SIGNATURE AND TO RECORD.**

9. **Project# 1004161**
11DRB-70086 EXT OF SIA FOR TEMP
DEFR SDWK CONST

HIGH MESA CONSULTING GROUP agent(s) for BLUEBERRY LANE PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THROUGH 10-P1, Tract(s) A, **PLAZA ESCONDIDO** zoned SU-1 PRD, located on BLUEBERRY LANE BETWEEN WINTERHAVEN RD AND RIO GRANDE RIVER (E-12) **A TWO YEAR EXTENSION TO AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. **Project# 1000551**
11DRB-70055 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DAC ENTERPRISES, INC agent(s) for FAIZEL KASSAM request(s) the above action(s) for all or a portion of Tract(s) A-2-A, **PARK SQUARE** zoned SU-3/MU-UPT, located on AMERICAS PARKWAY NE BETWEEN INDIAN SCHOOL RD NE AND LOUISIANA BLVD NE containing approximately 4 acre(s). (J-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

HEARINGS DATE: 4-13-11 (P2/F)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 2, 2011

Project# 1008663
11DRB-70024 VACATION OF PUBLIC EASEMENT

JACKS HIGH COUNTRY INC agent(s) for DAVID AND LYNN GILL request(s)
Vacation of a Public Drainage Easement on a portion of Lot(s) 2-P1, **ESTRADA COURT SUBDIVISION**, zoned R-D/3DU-A, located on ESTRADA CT NE between BARSTOW ST NE and VENTURA AVE NE containing approximately .3224 acre. (C-20)

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

Findings

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

The public welfare is in no way served by retaining the way or easement;
The City of Albuquerque does not anticipate any need to utilize the existing easement for Public Drainage purposes, subject to the conditions of vacation.

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. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year
2. A private drainage easement shall be provided on the replat for the benefit of the adjacent property.

If you wish to appeal this decision, you must do so by March 17, 2011 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Jack's High Country Inc – 8953 2nd NW – Albuquerque, NM 87114

Cc: David & Lynn Gill – 8836 Estrada Ct. NE – Albuquerque, NM 87122

Marilyn Maldonado

Scott Howell

File

8663

DXF Electronic Approval Form

DRB Project Case #: 1008663

Subdivision Name: ESTRADA COURT LOT 2AP1

Surveyor: ANTHONY L HARRIS

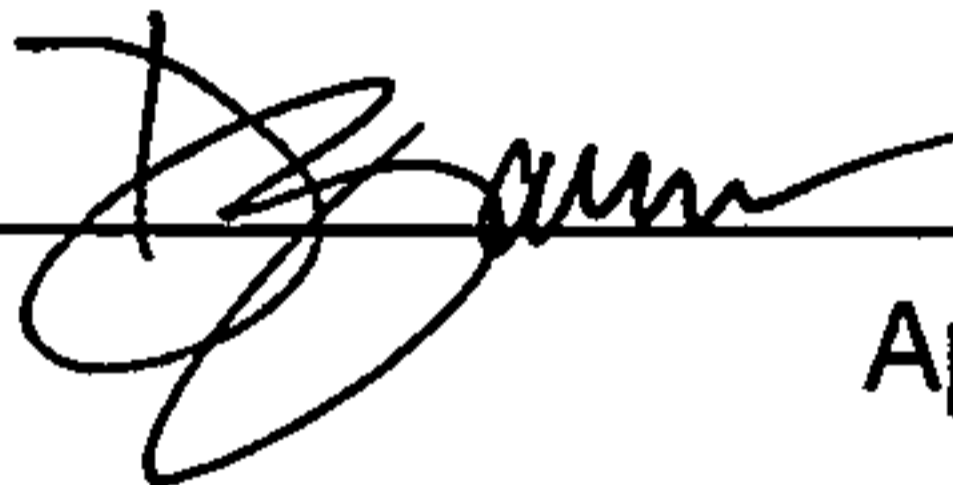
Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 4/6/2011

Hard Copy Received: 4/6/2011

Coordinate System: NMSP Grid (NAD 83)


Approved

04-13-2011
Date

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

AGIS Use Only
Copied fc8663 to agiscov on 4/13/2011 Contact person notified on 4/13/2011

8663

DXF Electronic Approval Form

DRB Project Case #: 1008663

Subdivision Name: ESTRADA COURT LOT 2AP1

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 4/6/2011

Hard Copy Received: 4/6/2011

Coordinate System: NMSP Grid (NAD 83)


Approved

04-06-2011
Date

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Copied fc **8663** to agiscov on **4/6/2011** Contact person notified on **4/6/2011**

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

04/05/2011 Issued By: E08375 105241

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 085
Category Code 910
Application Number: 11DRB-70085, Minor - Preliminary/Final Plat Approval
Address:
Location Description: ESTRADA CT NE BETWEEN BARSTOWNE AND VENTURA NE
Project Number: 1008863
Applicant: DAVID AND LYNN GILL
Agent / Contact: Jacks High Country Inc
 8953 2nd St NW
 Albuquerque NM 87114
 828-0784

Application Fees	
441018/4943000	APN Fee
441032/3416000	Confid Mgmt Fee
441006/4958000	DRB Actions
TOTAL: \$235.00	

City of Albuquerque
 Treasury Division
 4/5/2011 12:02PM
 LDC: ANNX
 TRANS# 0008
 WS# 007
 RECEIPT# 00142780-00142780
 PERMIT# 2011070085
 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

01/31/2011 Issued By: BLD/AVM 99578

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 024 **Category Code 910**
Application Number: 11DRB-70024, Vacation Of Public Easement
Address:
Location Description: ESTRADA CT NE BETWEEN BARSTOW NE AND VENTURA NE
Project Number: 1008663

Applicant
 DAVID AND LYNN GILL

 8836 ESTRADA CT NE
 ALBUQUERQUE NM 87122
 828-0784

Agent / Contact
 Jacks High Country Inc

 8953 2nd St Nw
 Albuquerque NM 87114

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
 Treasury Division

1/31/2011 3:13PM LDC: ANNX
 WSH 008 TRANS# 0027
 RECEIPT# 00127181-00127181
 PERMIT# 2011070024 TRSLNP
 Trans Amt \$140.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$45.00
 OK \$140.00
 SPANSE \$0.00

Thank you

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Jack's High Country Inc. (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: David and Lynn Gill PHONE: 828-0784
 ADDRESS: 8836 Estrada Ct. N.E FAX: _____
 CITY: Albuquerque STATE NM ZIP 871-22 E-MAIL: _____
 Proprietary interest in site: Home owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of drainage easement on south edge of lot
We are now platting to reflect approval of the drainage easement
vacation

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. 2A-PI Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Estrada Court Subdivision
 Existing Zoning: R-D 3DU-A Proposed zoning: _____
 Zone Atlas page(s): C-202 UPC Code 102006409740020381 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj App., DRB-, AX, Z, V, S, etc.): 1003672
1008663

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: one No. of proposed lots: one Total area of site (acres): 0.3224
 LOCATION OF PROPERTY BY STREETS: On or Near: Estrada Ct. NE
 Between: Barstow N.E and Ventura NE
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: Oct 27 2010

SIGNATURE Jack A. Spilman DATE April 5 2011
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB</u>	<u>P&F</u>		<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>70085</u>	<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>April 13, 2011</u>			Total <u>\$ 235.00</u>

[Signature] 4-5-11 Project # 1008663
 Planner signature / date

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Jack Spilman
Applicant name (print)
Jack A. Spilman April 5 2011
Applicant signature / date

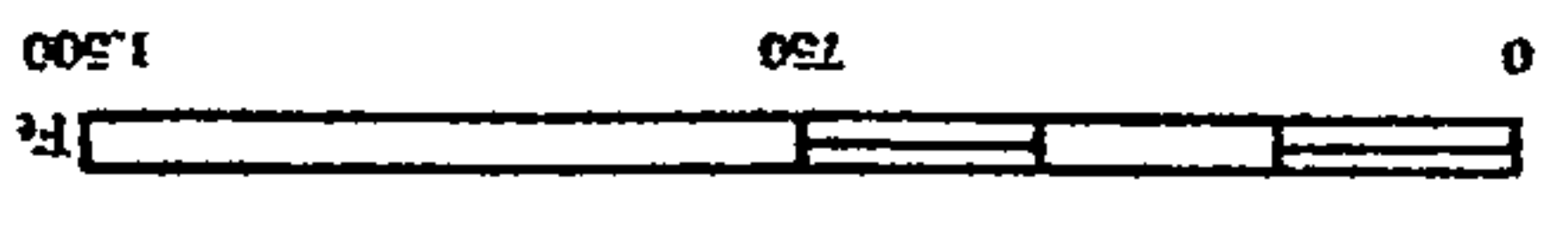


Form revised October 2007

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

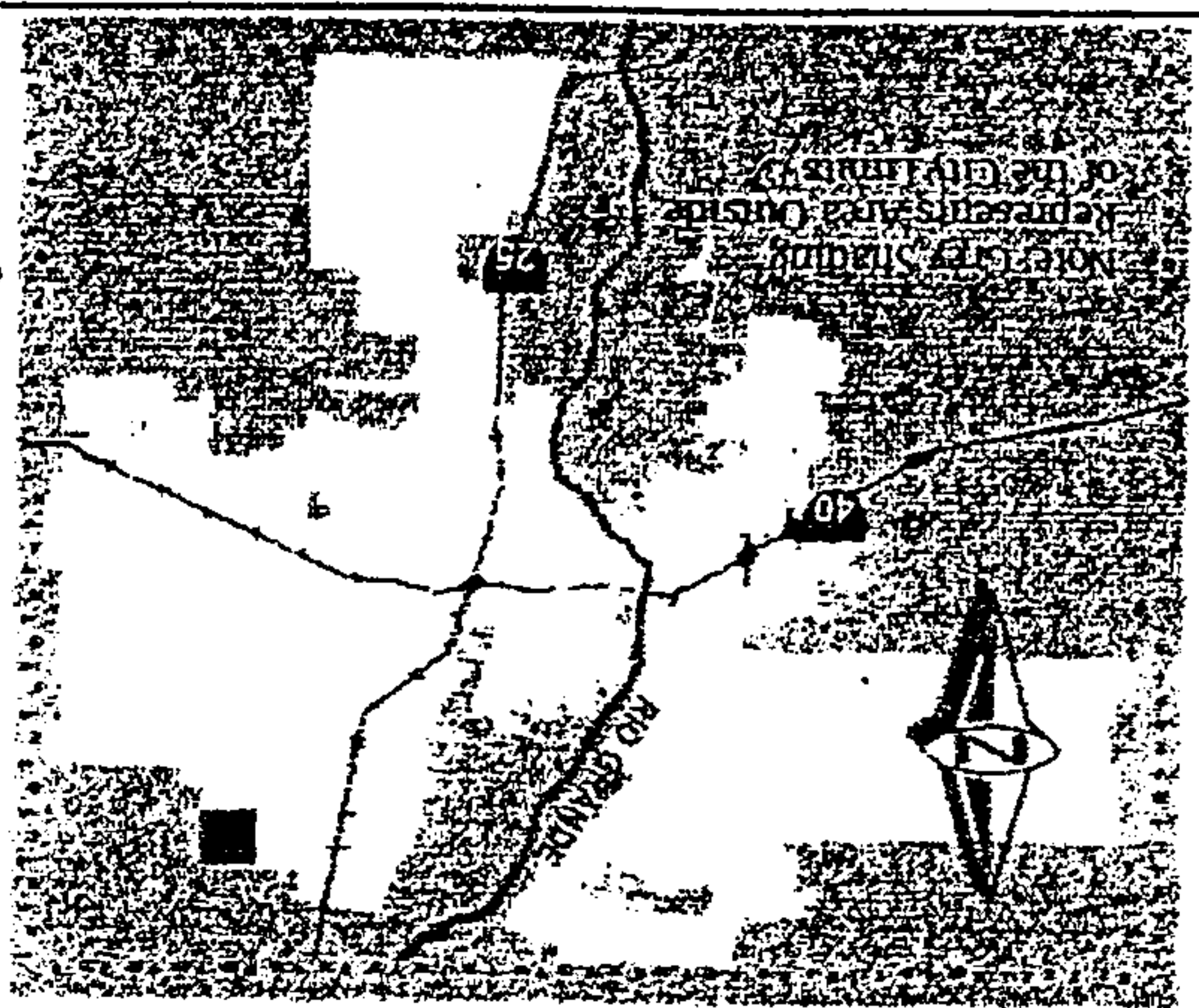
Application case numbers
UDRB - 70085

[Signature] 4-5-11
Planner signature / date
Project # 10081663

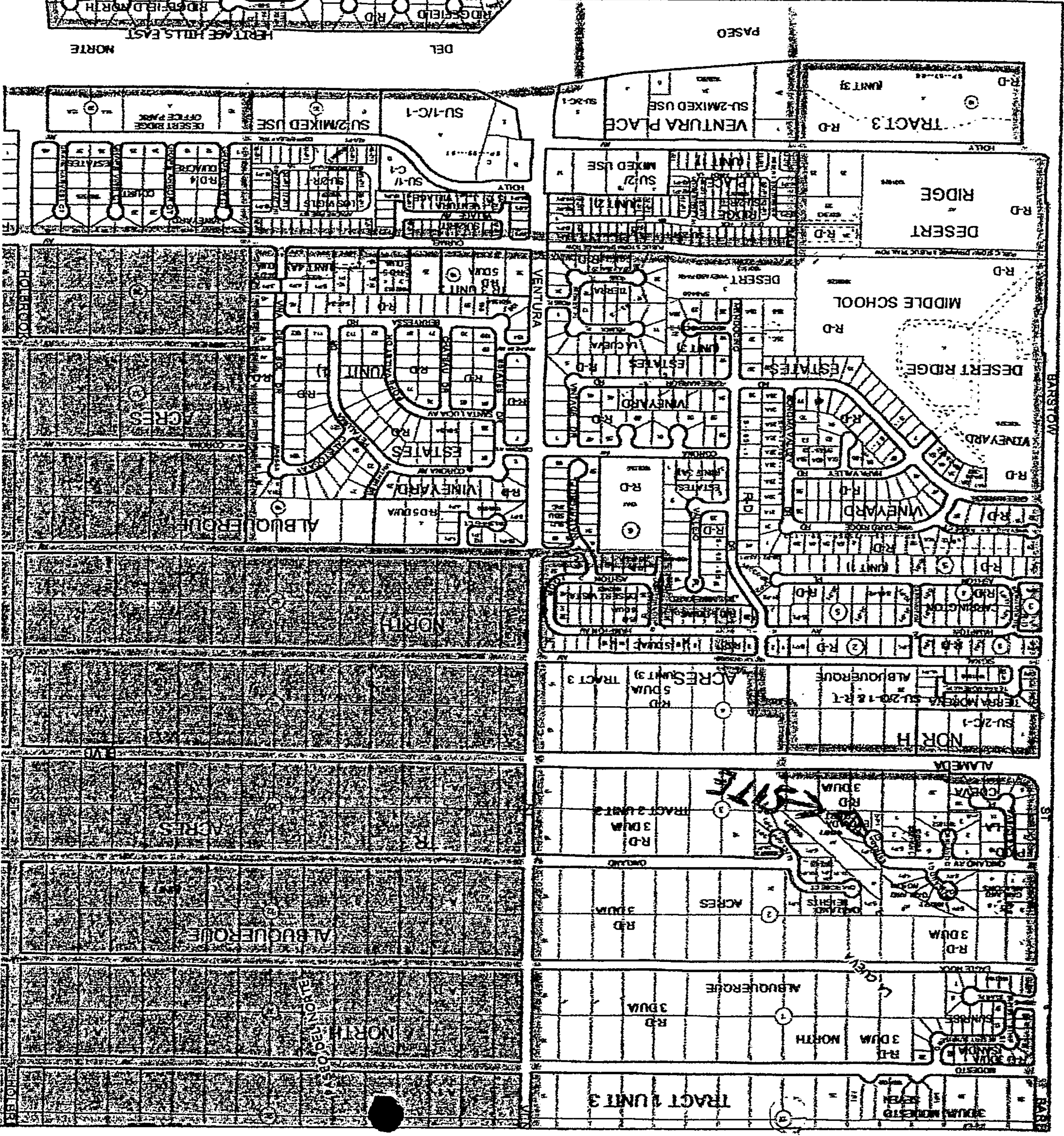


- Selected Symbols**
- Escarpment
 - 2 Mile Airport Zone
 - Airport Noise Contour
 - Wall Overlay Zone
 - City Historic Zones
 - H-1 Buffer Zone
 - Petroglyph Mon.

C-20-Z
Zone Atlas Page:



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



ZONE GRID

No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
1	102006409740020381	FIRST COMMUNITY BANK	PO BOX 3686	ALBUQUERQUE	NM	87190	R	A1A	LT 2-P1 PLAT OF ESTRADA COURT SUBDIVISION (A REPLAT OF

ZONING

Rec	ZONING	DESCRIPTION
1	R-D	3 DU/A

ZONE GRID

Rec	ZONE ATLAS GRID
1	C20

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	8836	ESTRADA	CT	NE	2-P1	0000	ESTRADA COURT	ABQ193619

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONSTATUS
1	NOR ESTE	R

SECTOR PLANS

Rec	SECTOR PLAN NAME
1	LA CUEVA

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	Brad Winter	4

ZIPCODES

Rec	ZIPCODE
1	87122

ZONE GRID

No Features found.

**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 2A-P1 which is zoned as R-D, on April 5, 2011 submitted by David and Lynn Gill, 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) are vacating a drainage easement on south edge of lot. This will cause no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

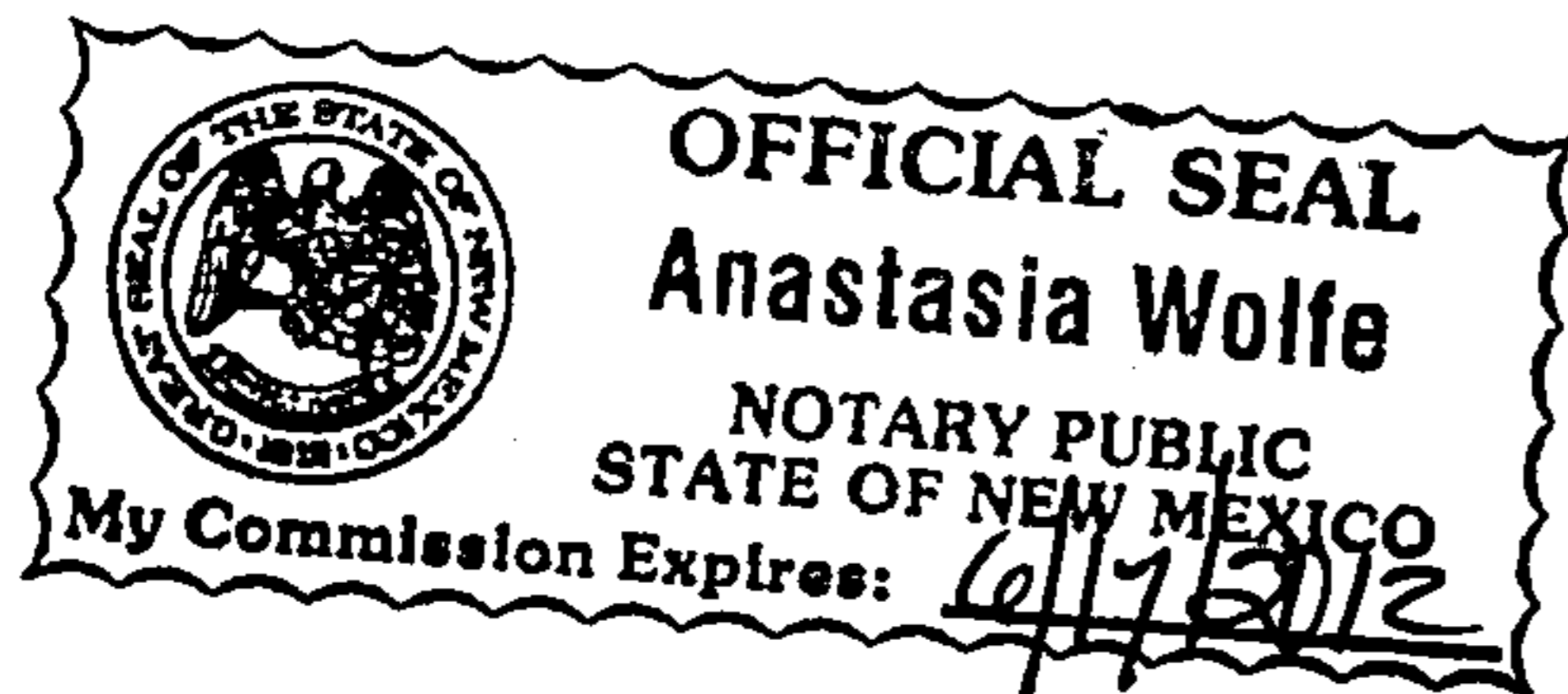
By: *Ruji Rajbhandari*
Signature
RUJI RAJBHANDARI, PLANNER
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 5, 2011, by Ruji Rajbhandari, Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public
My commission expires: 6/17/2012



Doc# 2011032628



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 2, 2011

Project# 1008663
11DRB-70024 VACATION OF PUBLIC EASEMENT

JACKS HIGH COUNTRY INC agent(s) for DAVID AND LYNN GILL request(s)
Vacation of a Public Drainage Easement on a portion of Lot(s) 2-P1, **ESTRADA COURT SUBDIVISION**, zoned R-D/3DU-A, located on ESTRADA CT NE between BARSTOW ST NE and VENTURA AVE NE containing approximately .3224 acre. (C-20)

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

Findings

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

The public welfare is in no way served by retaining the way or easement;
The City of Albuquerque does not anticipate any need to utilize the existing easement for Public Drainage purposes, subject to the conditions of vacation.

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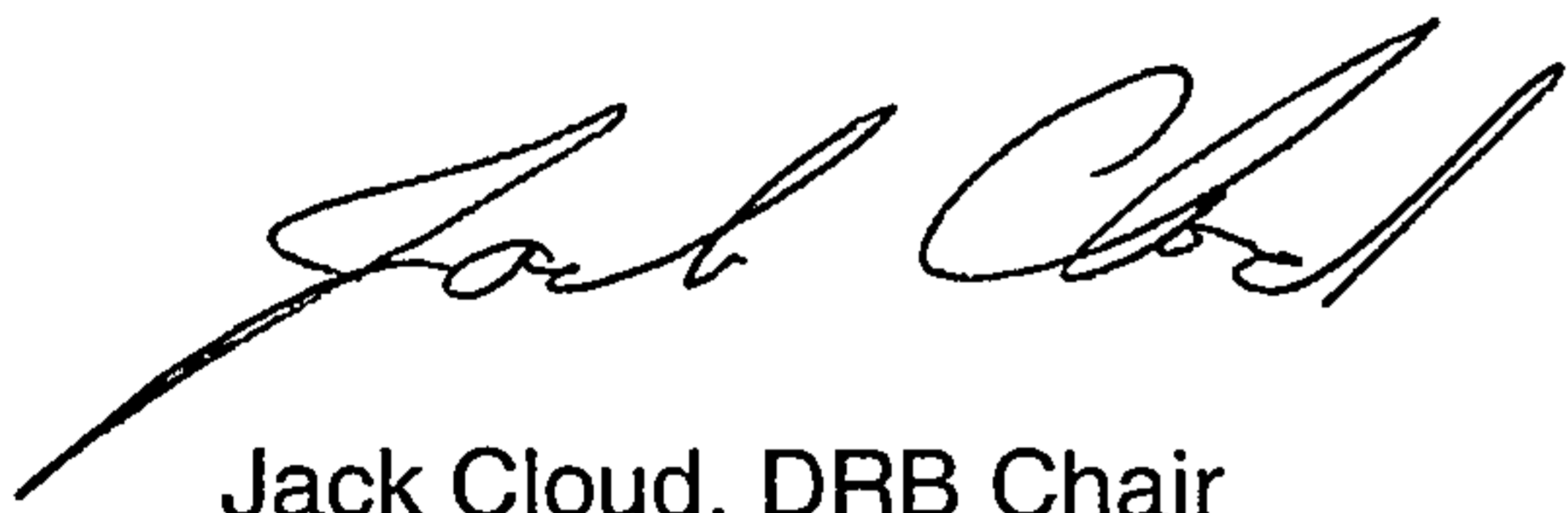
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Jack Cloud, DRB Chair

Cc: Jack's High Country Inc – 8953 2nd NW – Albuquerque, NM 87114
Cc: David & Lynn Gill – 8836 Estrada Ct. NE – Albuquerque, NM 87122
Marilyn Maldonado
Scott Howell
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 2, 2011

Project# 1008663
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1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year
2. A private drainage easement shall be provided on the replat for the benefit of the adjacent property.

If you wish to appeal this decision, you must do so by March 17, 2011 in the manner described below.

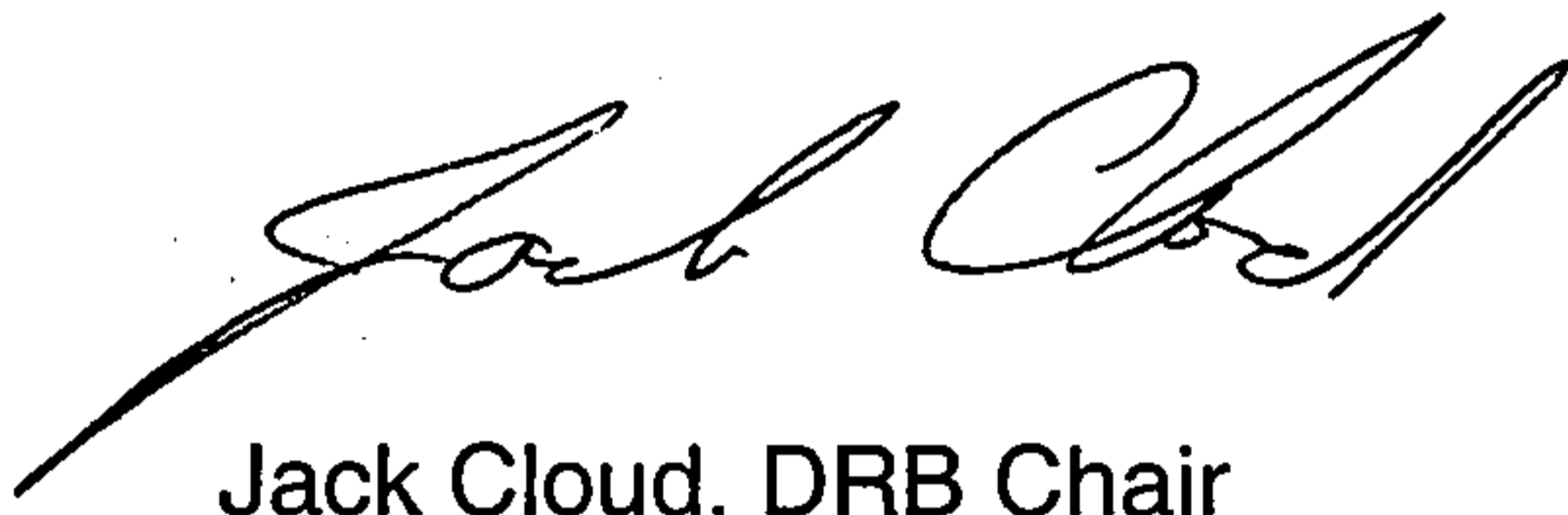
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

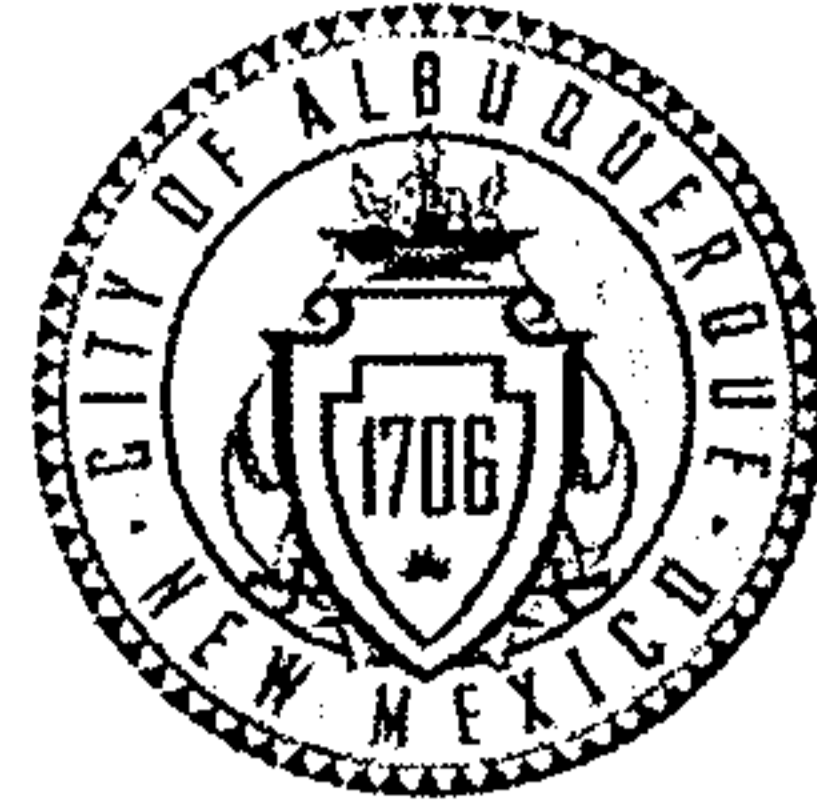
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Jack's High Country Inc – 8953 2nd NW – Albuquerque, NM 87114
Cc: David & Lynn Gill – 8836 Estrada Ct. NE – Albuquerque, NM 87122
Marilyn Maldonado
Scott Howell
File



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

March 2, 2011 9:00 AM
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Acting Hydrology P.E.

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1008663**
11DRB-70024 VACATION OF PUBLIC
EASEMENT

JACKS HIGH COUNTRY INC agent(s) for DAVID AND LYNN GILL request(s) Vacation of a Public Drainage Easement on a portion of Lot(s) 2-P1, **ESTRADA COURT SUBDIVISION**, zoned R-D/3DU-A, located on ESTRADA CT NE between BARSTOW ST NE and VENTURA AVE NE containing approximately .3224 acre. (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

2. **Project# 1008589**
10DRB-70327 VACATION OF PUBLIC
RIGHT-OF-WAY
10DRB-70328 VACATION OF PUBLIC
EASEMENT
10DRB-70329 MINOR - TEMPORARY
DEFERAL SIDEWALK CONST
10DRB-70330 MAJOR - PRELIMINARY
PLAT APPROVAL

ESMAIL HAIDARI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15, 16, AND 18, Block 1, **NORTH ALBUQUERQUE ACRES Tract 2, Unit 3**, zoned R-D, located on the west side of WYOMING BLVD NE between EAGLE ROCK NE and MODESTO AVE NE containing approximately 2.3961 acre(s). (C-19) *{Deferred from 1/26/11}* **DEFERRED TO 3/9/11 AT THE AGENT'S REQUEST.**

HEARINGS DATE 3-2-11 (NPE)

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 13, 2011
DRB Comments**

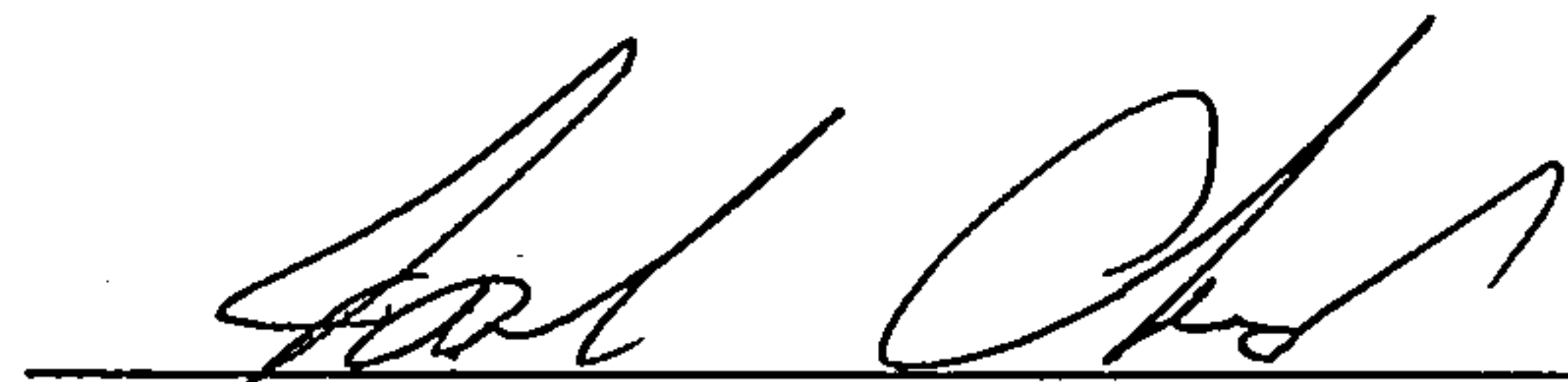
ITEM # 8

PROJECT # 1008663

APPLICATION # 11-70085

RE: Lot 2-P1, Estrada Court

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



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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country Inc (Jack Spilman Pres) PHONE: 898-3707
 ADDRESS: 895.3rd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: David and Lynn Gill PHONE: 828-0789
 ADDRESS: 8836 Estrada CT NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: Homeowner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of drainage easement on south edge of lot

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. 2A-P1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Estrada Court Subdivision
 Existing Zoning: R-D 3DU-A Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-20-2 UPC Code: 102006409740020381

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003672

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: one No. of proposed lots: one Total area of site (acres): 0.3224
 LOCATION OF PROPERTY BY STREETS: On or Near: Estrada CT NE
 Between: Barstow NE and Ventura NE
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: Oct 27 2010

SIGNATURE Jack A. Spilman DATE Jan 28 2011
 (Print) Jack Spilman 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>11DRB 70024</u>	<u>VPE</u>		\$ 45.00 <u>45.00</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 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>March 2, 2011</u>			Total \$ <u>140.00</u>

[Signature]
 -1-31-11
 Planner signature / date

Project # 10081663

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.

Jack Spilman
 Applicant name (print)
Jack A. Spilman 1/28/11
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 11DRB - 70024

[Signature]
 Planner signature / date

Project # 1008663

1-31-11

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 Feb. 15, 2011 To March 2, 2011

5. REMOVAL

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

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

Jack A. Spilman (Applicant or Agent) Jan 31 11 (Date)

I issued 1 signs for this application, 1-31-11 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1008663

This project is in the NE Area Command. Steve Sink
ADD Crime Prevention
924.3600

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1008663 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
DEVELOPMENT REVIEW BOARD

March 2, 2011

Project# 1008663
11DRB-70024 VACATION OF PUBLIC EASEMENT

JACKS HIGH COUNTRY INC agent(s) for DAVID AND LYNN GILL request(s)
Vacation of a Public Drainage Easement on a portion of Lot(s) 2-P1, **ESTRADA COURT SUBDIVISION**, zoned R-D/3DU-A, located on ESTRADA CT NE between BARSTOW ST NE and VENTURA AVE NE containing approximately .3224 acre. (C-20)

AMAFCA No comments.
COG No comments.
TRANSIT No comments.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST Concerning the subject case number(s), Qwest has no objection to the vacation of the public easement as submitted. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.

HYDROLOGY

Hydrology has no objection to the vacation. When platting, a private drainage easement is required for the benefit of the lot to the south to be maintained by Lot 2A-P1.

2. 1008589 - An approved Grading Plan is required.

TRANSPORTATION DEVELOPMENT

No objection to vacation request.

PARKS AND RECREATION

Defer to Hydrology.

ABCWUA

No comments.

PLANNING DEPARTMENT

Refer to comments from affected agencies/ Hydrology plus any public hearing comments regarding proposed vacation

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

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO: CITY OF ALBUQUERQUE, DEVELOPMENT REVIEW BOARD

REFERENCE: LOT 2A-P1 ESTRADA COURT SUBDIVISION

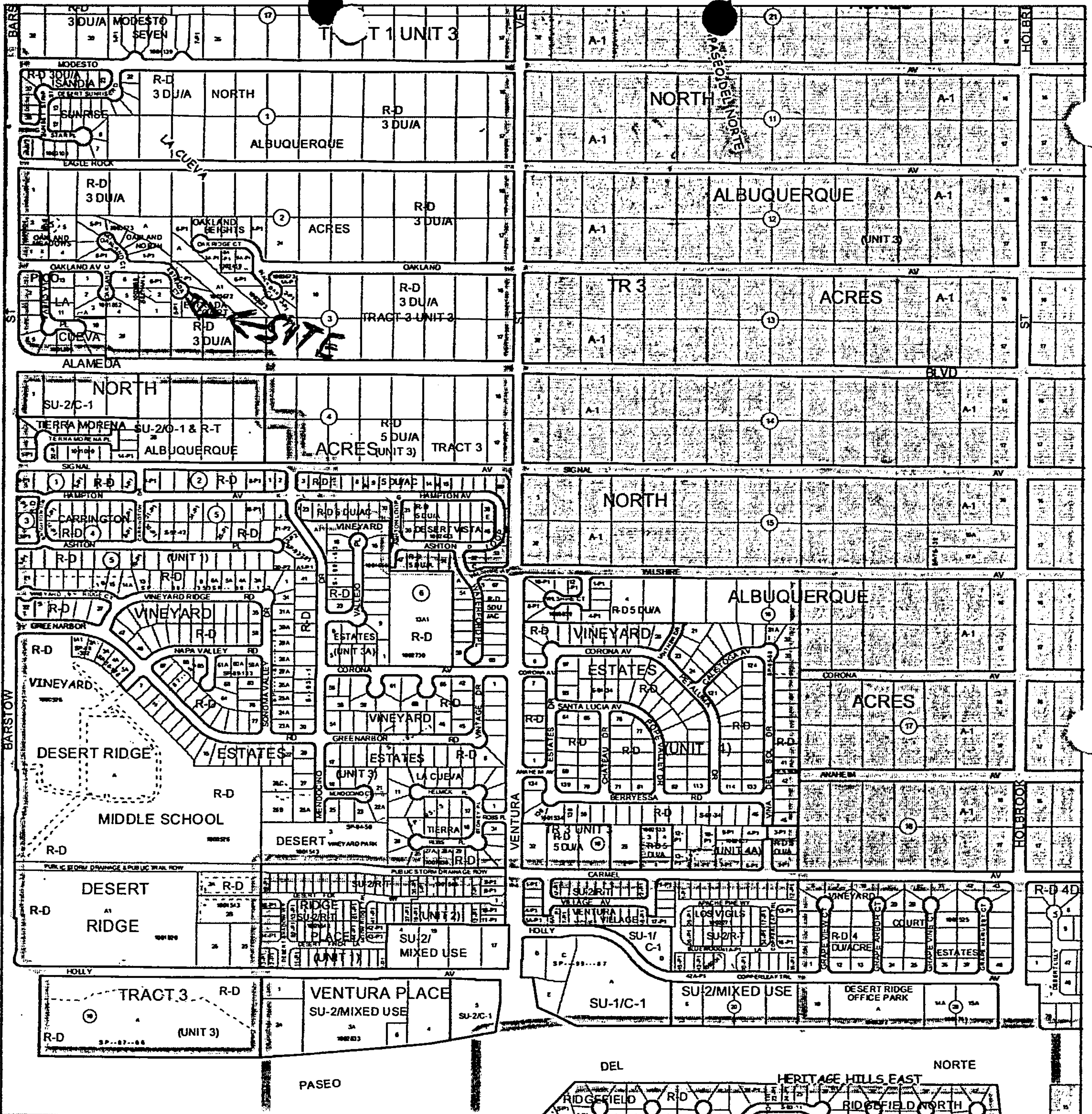
SUBJECT; VACATION OF PUBLIC DRAINAGE EASEMENT.

JACKS HIGH COUNTRY, ON BEHALF OF DAVID GILL IS REQUESTING APPROVAL OF THE VACATION OF A 12 FOOT PUBLIC DRAINAGE EASEMENT. THIS EASEMENT WAS CREATED ORIGINALLY TO PROTECT SEVERAL LOTS. SINCE THEN, A CONCRETE ARROYA WITH LARGE DIKES HAS ELIMINATED THE NEED FOR THE EASEMENT.

ENGINEER, HYDROLOGIST, CURTIS CHERNE INSPECTED THE SITE, AND HIS SKETCH PLAT COMMENT IS AS FOLLOWS. "THE DRAINAGE EASEMENT WAS ESTABLISHED TO ACCEPT DRAINAGE PRIOR TO THE RICH COURT SUBDIVISION BEING BUILT. THE PUBLIC DRAINAGE EASEMENT IS NO LONGER REQUIRED ON THIS LOT."

IF THERE ARE ANY QUESTIONS, PLEASE CONTACT JACK SPILMAN AT 505-898-3707

THANK YOU.



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

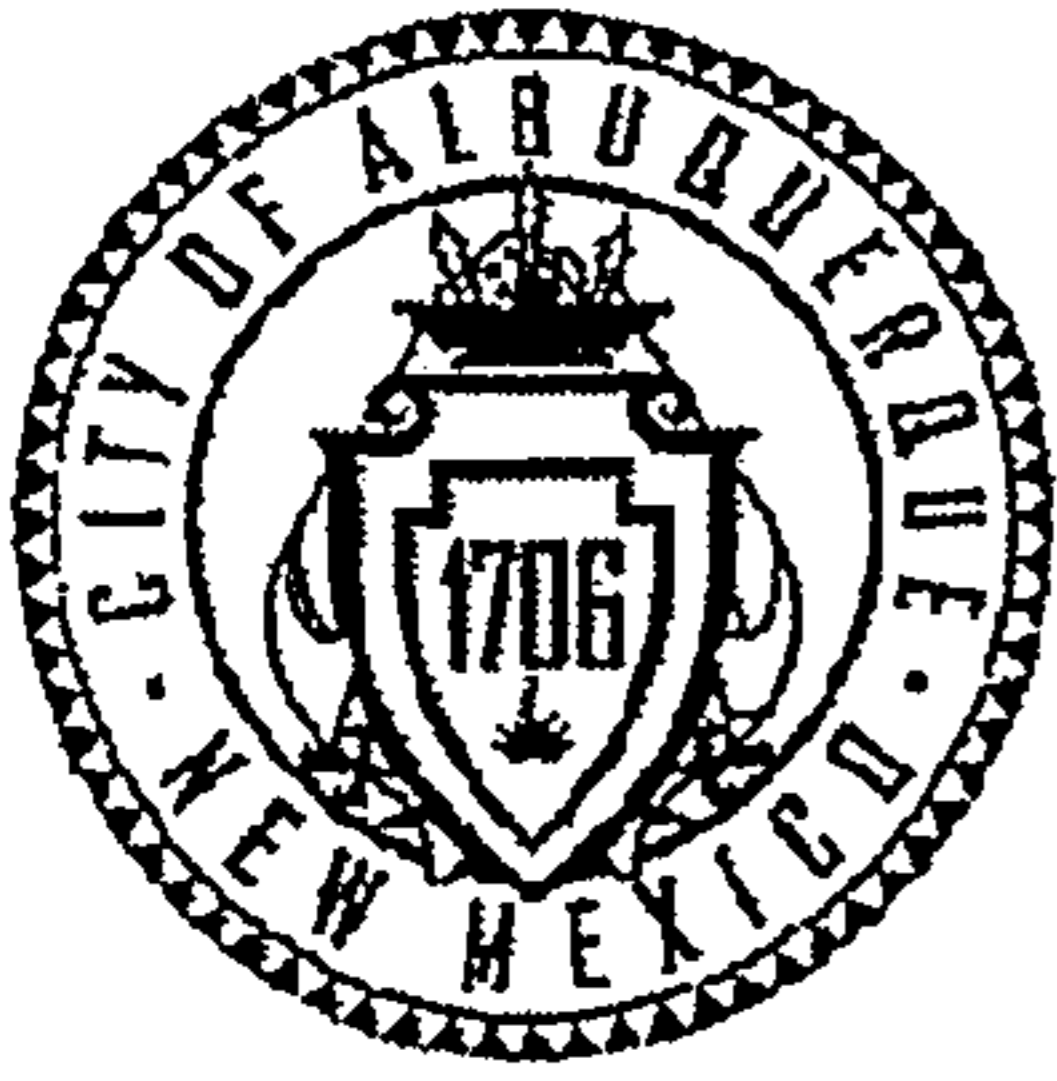
Zone Atlas Page:
C-20-Z

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: 5/1/2006



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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

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

Private Development EPC DRB LUCC Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: Jack Spilman

COMPANY NAME: Jack's High Country Inc

ADDRESS/ZIP: 8953 2nd NW Albuquerque NM 87117

PHONE: 505-898-3707 FAX: 890 0645

LEGAL DESCRIPTION INFORMATION

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

Lot 2A-Pl Estrada Ct. Subdivision - In Elena Gallegos Grant, Sec 17
Township 12 North Range 7 East NMPM - City of Albuq Bernalillo NM.

LEGAL DESCRIPTION

LOCATED ON

Estrada Ct. NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Barstow NE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

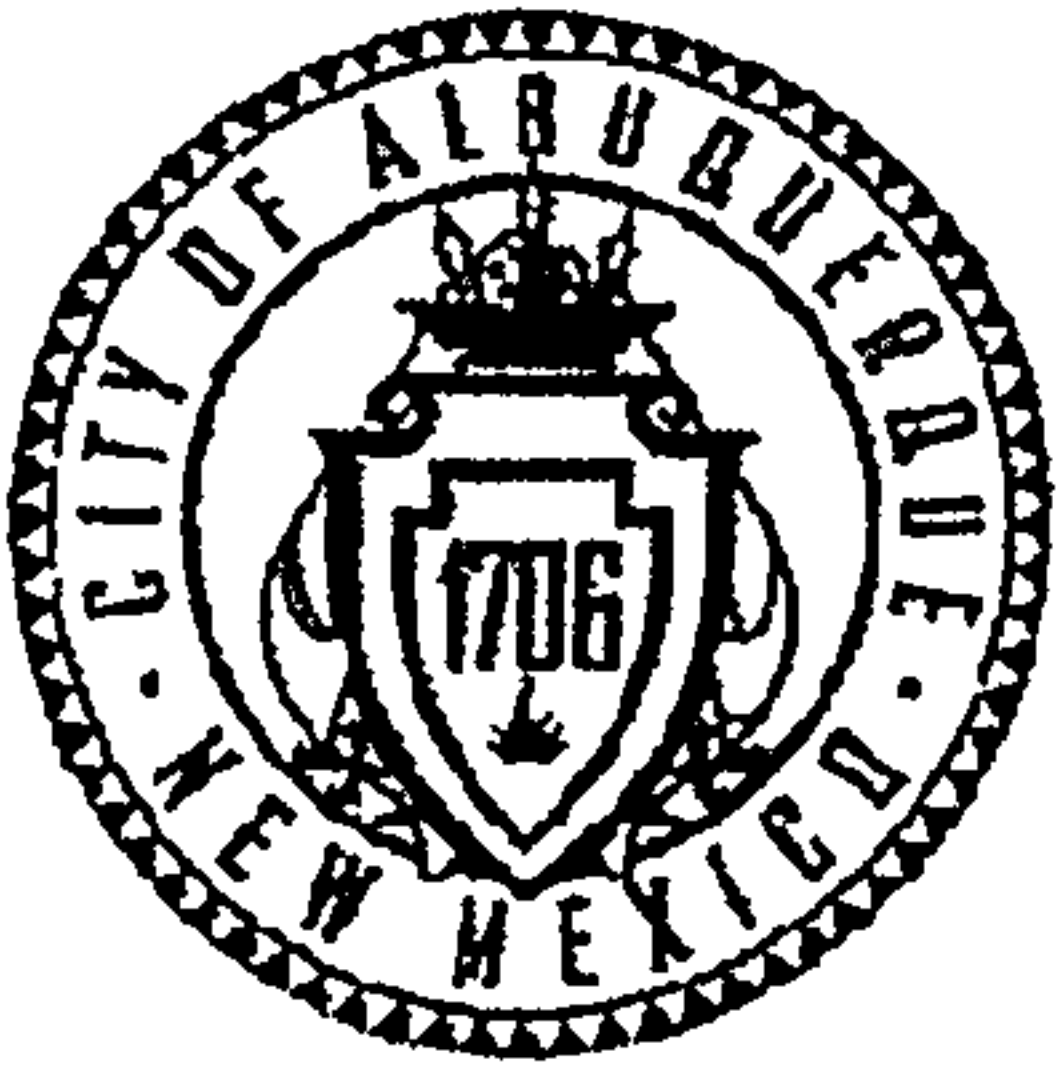
Ventura NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

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

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

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



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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

Private Development EPC DRB LUCC Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: Jack Spilman

COMPANY NAME: Jacks High Country Inc

ADDRESS/ZIP: 8953 2nd NW Albuquerque NM 87114

PHONE: 505 898-3707 FAX: 890 0645

LEGAL DESCRIPTION INFORMATION

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

lot 2A-P1 Estrada Court Sub-division

LEGAL DESCRIPTION

LOCATED ON

Estrada Court NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

Barstow N.E.

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

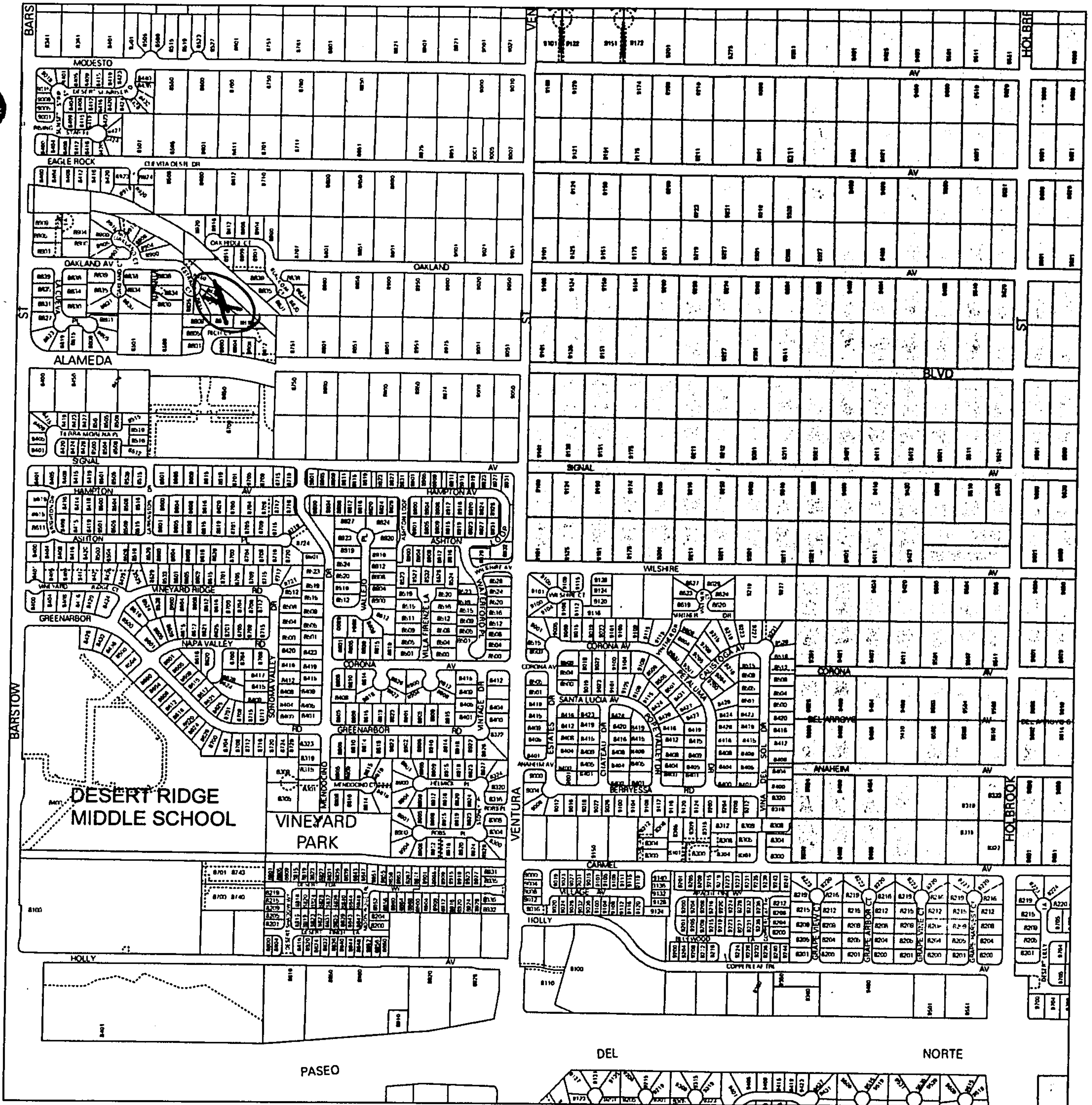
Ventura NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

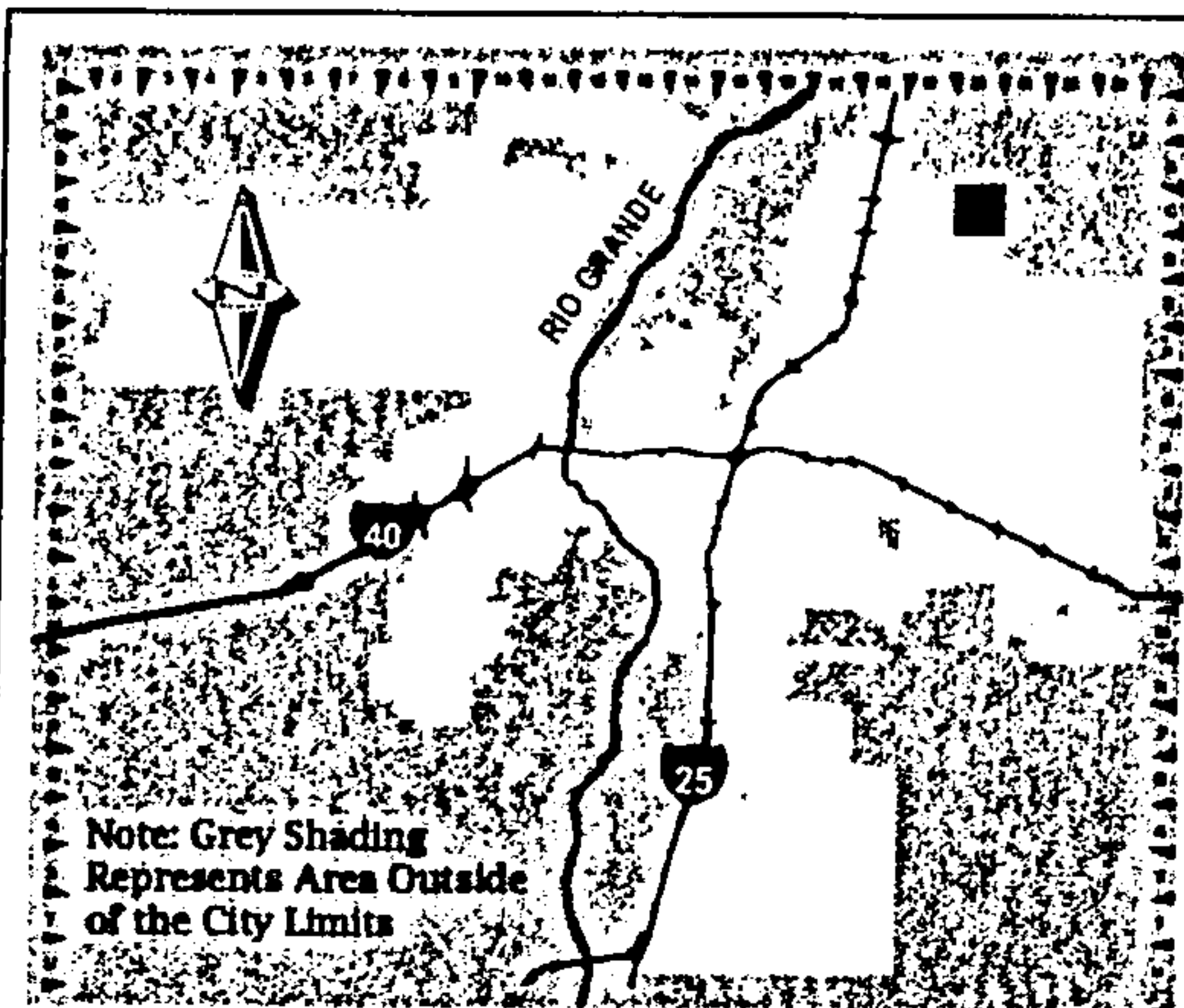
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-20).

(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>

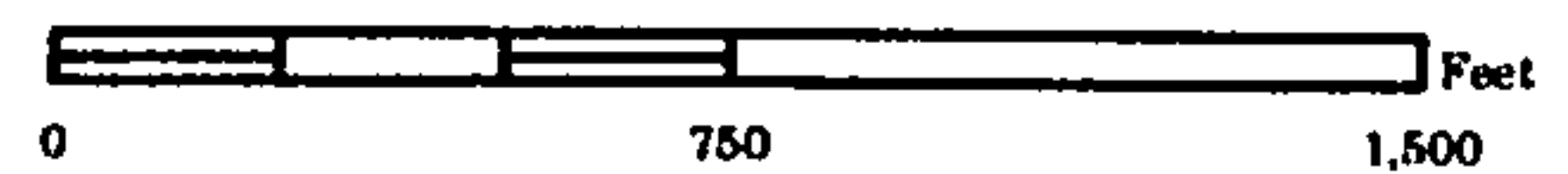
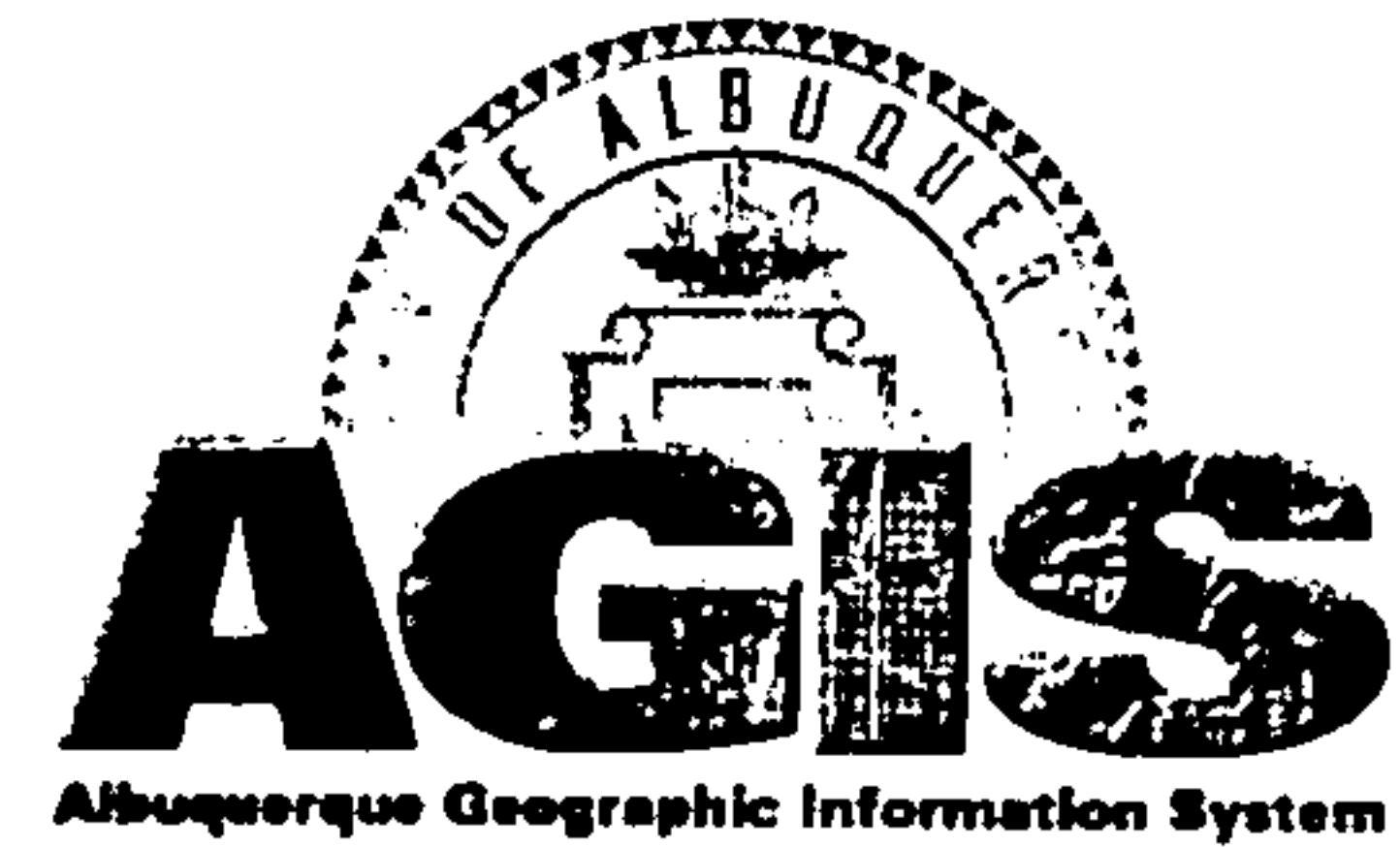


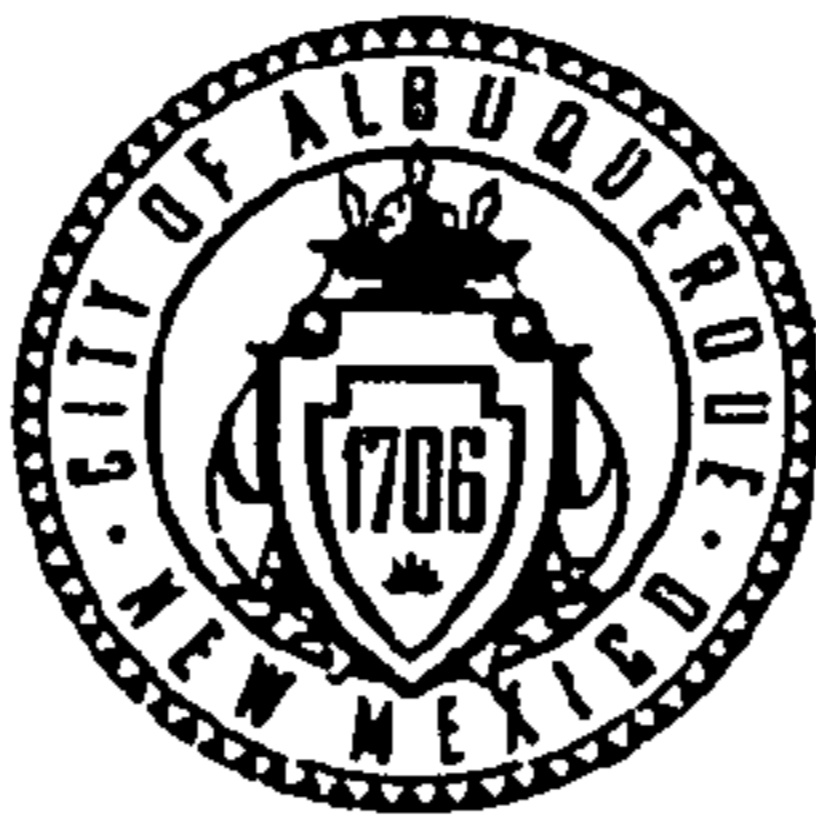
Note: Grey Shading Represents Area Outside of the City Limits

Address Map Page:
C-20-Z

Map amended through: 5/7/2009

These addresses are for information purposes only and are not intended for address verification.





City of Albuquerque

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

Date: 2/25/11

TO CONTACT NAME: JACK SPILLMAN
COMPANY/AGENCY: JACKS V. MAN COUNTRY
ADDRESS/ZIP: 8953 9th NW 87114
PHONE/FAX #: 898-3707 890-0645

Thank you for your inquiry of 2/25/11 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at

Plot 2A-Pal Estrada Court Subdivision
zone map page(s) C-2U

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

Not Noted
Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Not Attached

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO

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

Sincerely,

[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

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

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

(Below this line for ONC use only)

Date of Inquiry: 2/25/11 Time Entered: 12:50P ONC Rep. Initials: [Signature]

NOR ESTE N.A. (NRE) "R"

***Jeff Peterson**

e-mail: ainsleyann@msn.com

7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)

Joe Yardumian

e-mail: jjyard@q.com

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

Website: www.noreste.org

Council District: 4

County District: 4

Police Beat: 433/NE

Zone Map #: B-C-18-19, D-19

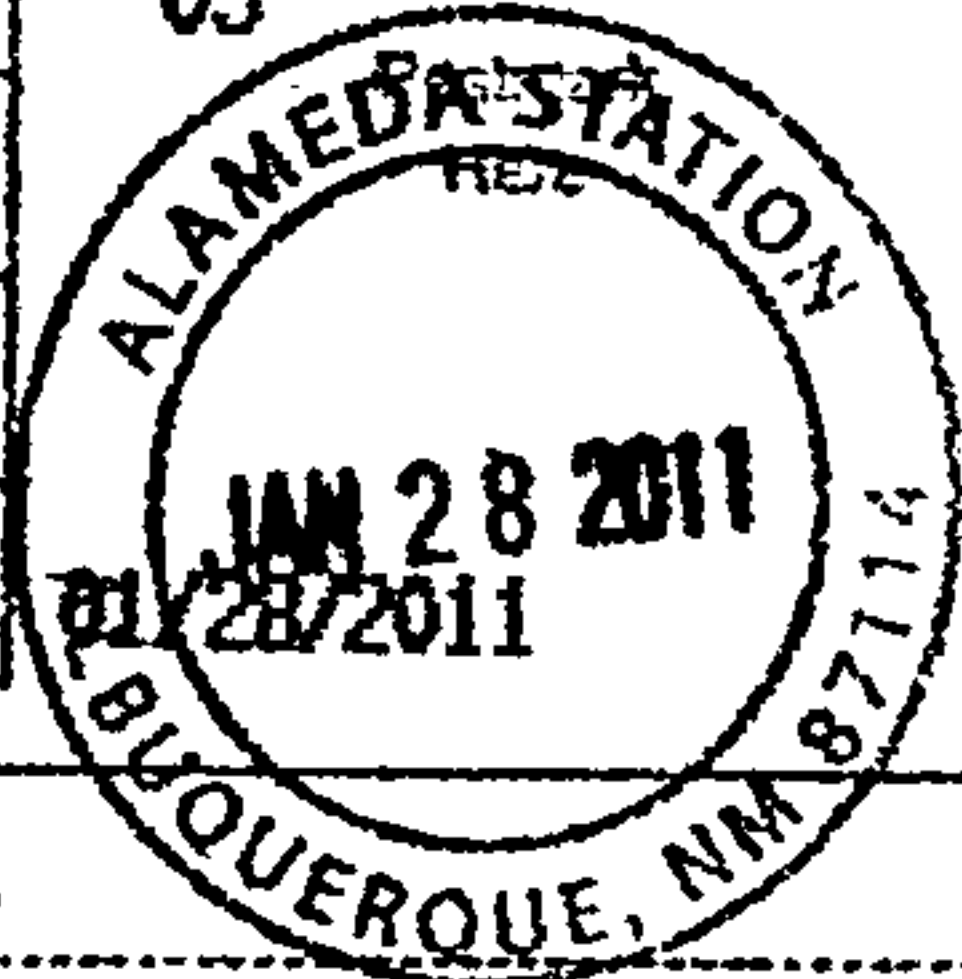
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Sent To: Jeff Peterson
 Street, Apt. No.,
 or PO Box No. 7800 Eagle Rock Ave NE
 City, State, ZIP+4 Albuquerque NM 87122

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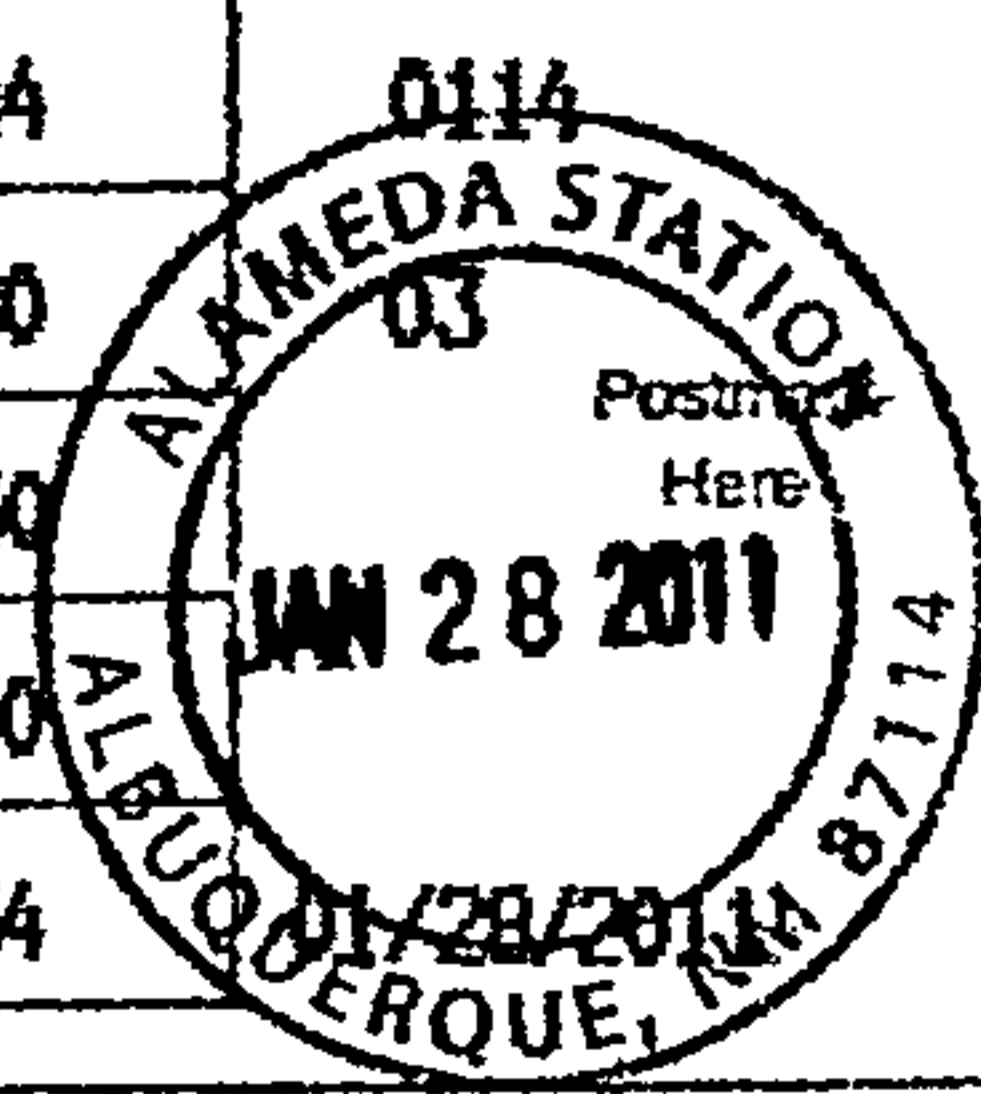
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 or PO Box No. 7801 RE German Ave. NE
 City, State, ZIP+4 Albuquerque, NM 87122

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