

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 30, 2013

Project# 1009030

13DRB-70401 VACATION OF PUBLIC EASEMENT 12DRB-70387 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON & ARFMAN P.A., agents for VILLA FIRENZE HOMEOWNERS ASSOCIATION request replatting and the referenced / above Vacation of a 10 ft Public Utility Easement on the southern portion of Tract A, VILLA FIRENZE SUBDIVISION, zoned R-D and located on the north side of CORONA AVE NE west of VENTURA ST NE, containing approximately .5577 acre. (C-20)

At the January 30, 2013 Development Review Board meeting, the vacation was approved as shown on exhibit B in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. Utility companies must acknowledge via signature. The preliminary/ final plat was deferred to 2/6/13.

Findings

The request was filed by the owner of all the frontage for the proposed vacation.

Based on the proposed replat, the public welfare is in no way served by retaining the easement; the City of Albuquerque allows franchised utilities to utilize public right of way for utility purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right, provided any utility agreements are reviewed and approved by the City Attorney. 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:

- 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. Utility Companies shall acknowledge the vacation via signature on the replat.
- 3. Any agreement with Utility Companies and the Homeowners Association shall be reviewed and approved by the City Attorney.

If you wish to appeal this decision, you must do so by February 174, 2013 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: ISAACSON & ARFMAN P.A.,

Marilyn Maldonado

file

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan Subdivision [SPS]
- Site Plan Building Permit [SBP]

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

Project #: 1009030	Application #: 13DRB-70387
Project Name: Villa Firenze Subd.	
Agent: Isaacson & Arfman P.A.	Phone #:
**Your request was approved on following departments - outstanding com	
TRANSPORTATION:	
ABCWUA:	
CITY ENGINEER / AMAFCA:	
PARKS / CIP:	
PLANNING (Last to sign):	
ATS:	
-Tax printout from the County As -County Treasurer's signature m	py for the County Clerk. Treasurer. to the County Clerk). RECORDED DATE:
with County Clerk. Property Management's signature mus AGIS DXF File approval required. Copy of recorded plat for Planning. L SITE PLANS: □3 copies of the approved site plan. Inc	t be obtained prior to Planning Department's signature.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 30, 2013

Project# 1009030

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AMAFCA

No comments provided

COG

No comments provided

TRANSIT

No comments

ZONING ENFORCEMENT

No comments provided

NEIGHBORHOOD COORDINATION

Letters sent to: Vineyard Estates NA (R)

APS

This will have no adverse impacts to the APS district.

POLICE DEPARTMENT

 No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement request at this time.

FIRE DEPARTMENT

No comments provided

PNM ELECTRIC & GAS

PNM is opposed to this vacation, we currently have facilities in this easement. The Franchised rights do not offer the same protection that we currently have in place with the P.U.E.

COMCAST

No comments provided

CENTURYLINK

No comments provided

ENVIRONMENTAL HEALTH

No comments provided

M.R.G.C.D

No comments provided

OPEN SPACE DIVISION

No comments provided

CITY ENGINEER

Comments, if any, will be provided at the meeting

TRANSPORTATION DEVELOPMENT

PARKS AND RECREATION

The Parks & Recreation Department has no objections to vacation of Public Easement.

ABCWUA

PLANNING DEPARTMENT

Refer to comments from franchised utilities plus any public hearing comments regarding proposed vacation. If the vacation is approved, the Planning Department must record the required final plat to complete the vacation.

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

3. Project# 1004776

12DRB-70364 EPC APPROVED SDP
FOR BUILD PERMIT

BRASHER & LORENZ agent(s) for HORIZON ACADEMY FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) 12A, VOLCANO BUSINESS PARK PH 1 zoned SU-1, located on TODOS SANTOS STREET NW/BETWEEN ORAY BLVD NW AND PAINTED RD NW containing approximately 3.43 acre(s). (G-10-Z) [Deferred from 12/19/12] THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO THE PLANNING DEPARTMENT.

4. Project# 1006761

12DRB-70379 EPC APPROVED SDP
FOR BUILD PERMIT

12DRB-70377 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CONSENSUS PLANNING AND ISAACSON & ARFMAN PA agent(s) for LORD CONSTRUCTORS, INC request(s) the above action(s) for all or a portion of Lot(s) 183, 184, 185-A, 185-A-1, Block(s) AIRPORT UNIT, TOWN OF ATRISCO GRANT Unit(s) 8, zoned SU-1 FOR IP, located on FORTUNA RD NW BETWEEN 76TH ST NW AND I-40 containing approximately 6.9 acre(s). (J-10)[Deferred from 12/19/12] DEFERRED TO 1/9/13 AT THE AGENT'S REQUEST.

12DRB-70384 SIDEWALK WAIVER 12DRB-70385 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for LORD CONSTRUCTION, INC request(s) the above action(s) for all or a portion of Tract(s) 185A-1 AND PORTIONS OF TRACTS 182, 183, & 184, TOWN OF ATRISCO GRANT (TBKA TRACTS A & B, INLAND KENWORTH) Unit(s) AIRPORT, zoned SU-1 FOR IP, located on FORTUNA BETWEEN 76TH AND I-40 containing approximately 8.86 acre(s). (J-10) DEFERRED TO 1/9/13 AT THE AGENT'S REQUEST.

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. Project# 1009030 12DRB-70387 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for VILLA FIRENZE HOMEOWNERS ASSOCIATION, INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8, & 10, & 11, Tract(s) A, VILLA FIRENZE zoned R-S 5 DU/A, located on VILLA FIRENZE LANE NE BETWEEN CORONA AVE NE AND SIGNAL AVE NE containing approximately 1.2634 acre(s). (C-20) DEFERRED TO 2/6/13 AT THE AGENT'S REQUEST.

10. Project# 1008447 11DRB-70302 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

GPS LLC agent(s) for BALTAZAR BUZMAN CO WAYNE G CHEW request(s) the above action(s) for all or a portion of Tract(s) D-1, CANYON ACRES SUBDIVISION zoned C-2 (SC), located on CENTRAL AVE NE BETWEEN TRAMWAY BLVD NE AND FIGUEROA ST NE containing approximately 3.5512 acre(s). (L-22) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.

11. Project# 1008952 11DRR-70305 MINOR - PRELIMINAR

11DRB-70305 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL THE SURVEY OFFICE LLC agent(s) for ESMAIL HAIDARI & GHAMOUR A FIROZ VAGH & JABEEN VAGH request(s) the above action(s) for all or a portion of Lot(s) 6-8 &25-27, Block(s) A, Tract(s) A, NORTH ALBUQUERQUE ACRES Unit(s) A, zoned SU-2 O-1, located on PASEO DEL NORTE BETWEEN WYOMING AND BARSTOW containing approximately 3.2309 acre(s). (D-19)INDEFINITELY DEFERRED.

12. Project# 1009035 11DRB-70306 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ROBERT LOCKMAN request(s) the above action(s) for all or a portion of Tract(s) B, NORTHFIELDS ADDITION TO THE CITY OF ALBUQUERQUE, zoned C-3, located on 4TH ST BETWEEN MILDRED AND MATTHEW containing approximately 2.1653 acre(s). (G-14) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.

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

13. Project# 1001523 11DRB-70304 SKETCH PLAT REVIEW AND COMMENT

BENJAMIN D GAMMIE agent(s) for ANNIE DURAN request(s) the above action(s) for all or a portion of Tract(s) 1, LADERA BUSINESS PARK Unit(s) 2, zoned SU-1, located on VISTA ORENTE ST NW BETWEEN UNSER BLVD NW AND LA MORADA PL NW containing approximately 5.2172 acre(s). (H-9)THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED TO APPLICANT.

14. Project# 1009030 11DRB-70299 SKETCH PLAT REVIEW AND COMMENT

VILLA FIRENZE HOME OWNERS ASSOC request(s) the above action(s) for all or a portion of VILLA FIENZE LANE NE, zoned R-D, located on CORONA AVE NE WEST OF VENTURA AVE NE containing approximately .6031 acre(s). (C-20) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED TO APPLICANT.

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City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

01/04/2013

Issued By: BLDAVM 175734

2013 070 401

Application Number:

13DRB-70401, Vacation Of Public Easement

Address:

Location Description:

VILLA FIRENZE BETWEEN CORONA AND SIGNAL

Project Number:

1009030

Applicant

VILLA FIRENZE HOMEOWNERS

ASSOC., INC. ATTN: LEIGHTON STEPHENSON

8501 VILLA FIRENZE LN NE **ALBUQUERQUE NM 87122**

Agent / Contact ISAACSON AND ARFMAN PA FRED C ARFMAN 128 MONROE ST NE

ALBUQUERQUE NM 87108

Application Fees APN Fee

\$75.00 **Conflict Mgmt Fee** \$20.00 **DRB Actions** \$45.00

TOTAL:

\$140.00

09013 10901 10901 1238
Num 1238
Num 1000
APW Fee
Conflict
DRB Act Manas. I Ons Tendered

Stat Perm ty of Albuquerque Treasury
1/4/2013 Office:ANNEX
1238 Cashier:TRSSIV
1238 Trans \$:17
2013070401
Num 00084760
Ment Total:\$140.00

\$75.00 \$20.00 \$45.00 \$140.00

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

<u>DRB CASE NO: 1009030</u> <u>AGENDA ITEM NO: 3</u>

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

In order for the City of Albuquerque to accept a private road into the public roadway system, it must have been built and designed in compliance with current City Standards and Specifications. Please provide the as-built information for this site.

Concurrence from Street Maintenance (contact: Phil Romo, 857-8021 or Wilfred Gallegos, 857-8053) is required.

The submittal letter for this project indicates that the Department of Municipal Development has agreed with this proposal and will be requiring a Procedure C-Modified Financial Guarantee. Please provide additional information.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

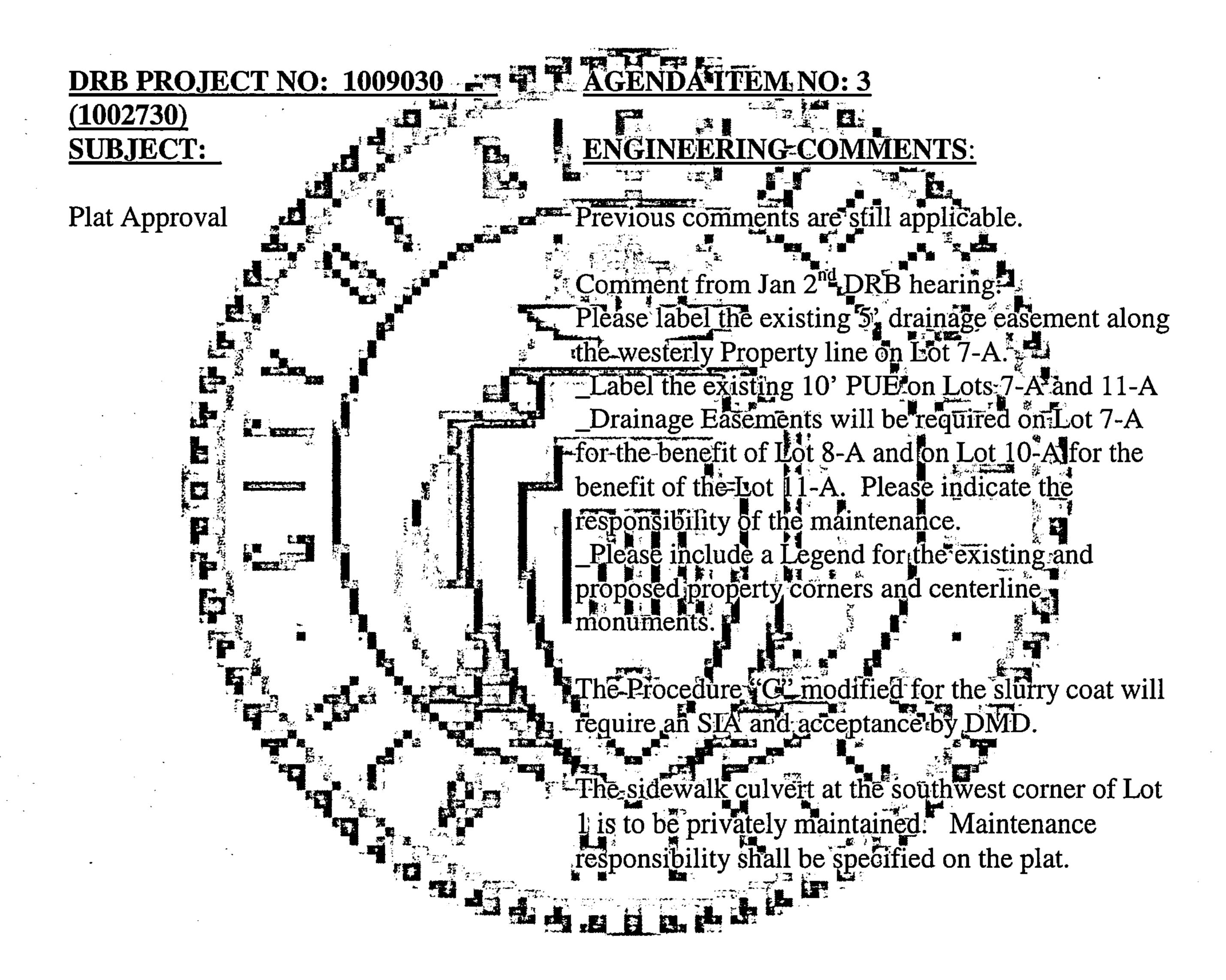
SIGNED: Kristal D. Metro DATE: FEBRUARY 6, 2013

Transportation Development 505-924-3991

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO



SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 2-6-13

From:

Gallegos, Wilfred A. [WGallegos@cabq.gov]

Sent: To: Thursday, July 26, 2012 9:58 AM Romo, Phillip A.; freda@iacivil.com

Subject:

FW: Villa Firenze

Fred,

This was the last discussion we had.

Wilfred

From: Gallegos, Wilfred A.

Sent: Wednesday, February 22, 2012 1:34 PM

To: 'Fred Arfman'

Subject: RE: Villa Firenze

Fred,

Our cost from last year are about \$16,000 per lane mile for slurry seal. This does not include any crack sealing. I believe the only crack sealing needed is at the lip of curb and a slurry seal will be required in the future.

Per our discussion, 0.1926 * 16000* 0.5 = \$1600 (Slurry seal @ 50%) 2033* 1.50 = \$3050 (Crack sealing)

Total \$4650 to be contributed as a Procedure "C" with the broken curbs to be replaced by the association prior to the transfer.

Wilfred

From: Fred Arfman [mailto:freda@iacivil.com]
Sent: Friday, February 17, 2012 9:40 AM

To: Gallegos, Wilfred A. Subject: Villa Firenze

Wilfred,

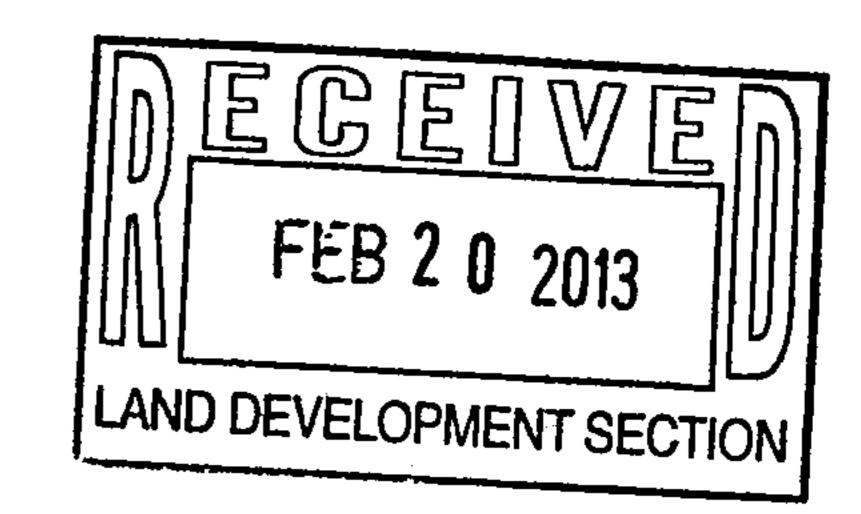
Thanks again for meeting his morning. The existing asphalt paving has an area of 1,587 SY. Calculating the lane-miles for both a 12' and 14' lane width:

12' lane: 1,587 SY ÷ 1.33 SY/LF = 1,190 LF or 0.2254 lane-miles

14' lane: 1,587 SY ÷ 1.56 SY/LF = 1,017 LF or 0.1926 lane-miles

Please project your projected lane-mile slurry cost and any reduction factor and reply. I will then forward the information and cost of the future surface seal that will be required to be contributed to the City as part of a SIA Procedure 'C' Agreement.

Thanks,



Fred Arfman

From: Sent:

Romo, Phillip A. [promo@cabq.gov]
Wednesday, January 02, 2013 1:46 PM

To:

Wednesday, January 02, 2013 1:46 PM Fred Arfman

Cc: Subject: Metro, Kristal D.; Dourte, Richard H.; Cloud, Jack W. ***SPAM*** RE: Villa Firenze Roadway Dedication

I concur with Mr. Arfman that the four broken curb stones will be replaced by the homeowner after they complete the construction of the home.

Phillip A. Romo, P.E.

Acting Division Manager
Street Maintenance Division
City of Albuquerque

P: 857-8021 F: 857-8042 C: 228-7795

From: Fred Arfman [mailto:freda@iacivil.com]
Sent: Wednesday, January 02, 2013 1:40 PM

To: Romo, Phillip A.

Cc: Metro, Kristal D.; Dourte, Richard H.; Cloud, Jack W.

Subject: Villa Firenze Roadway Dedication

Phillip,

I have attached the letter addressed to Jack Cloud stating that the HOA is responsible for the replacement of the four broken curb stones in front of Lot 6. The lot currently has a residence under construction and the builder and HOA are in agreement that the stones will be replaced after the heavy delivery and concrete trucks will no longer cross the curbing.

I hereby requested a response to the above and the attached letter indicating your concurrence with commitment to replace the four curb stones.

Thanks you for your assistance in this matter,

Fred

 Phillip -

Please include Kristal Metro, Transportation Development with any correspondence on the referenced project.

Fred -

We only have record of a Sketch Plat in 2011 – it appears you still need to submit for minor subdivision plat approval.

From: Fred Arfman [mailto:freda@iacivil.com]
Sent: Wednesday, December 12, 2012 3:47 PM

To: Romo, Phillip A.

Cc: 'Leighton Stephenson'; 'Heather Hastey'; Cloud, Jack W.

Subject: Villa Firenze Roadway Dedication

Phillip,

I have memorialized your verbal agreement concerning the replacement of the broken curb stones that were a condition of final plat approval. I believe Jack Cloud, Chairman of the DRB was to oversee this condition and track the recording of the Modified Procedure "C" Subdivision Improvement Agreement for the cash contribution (\$4,650) to the City road maintenance fund. We are now activity developing the agreement and will submit it to the City this week if the signatory for the HOA is available.

Please advise if there are and exceptions to the attached letter. If it is what we had agreed upon; please state so in a correspondence to Jack Cloud. He is also a receipting of this message and his address is found in the Cc: line above.

Thanks,

Fred

Fred C. Arfman, P.E.

Principal/ President

Isaacsen & Arfman, P.A.

Consume Engineering Associates

Albuquerage NM-87108

Phone (505)268-8828

Fax (505)268-2632

Ireda@iacivil.com

Maldonado, Marilyn E.

From: R

Rael, Jane E.

Sent:

Tuesday, January 29, 2013 3:59 PM

To:

Maldonado, Marilyn E.

Subject: FW: Villa Firenze Procedure C-modified

I will bring you the check and C-mod.

From: Romo, Phillip A.

Sent: Tuesday, January 29, 2013 3:40 PM

To: Rael, Jane E.

Cc: 'Fred Arfman'; Lujan, Pamela C.; Metro, Kristal D.; Baca, K.C.

Subject: RE: Villa Firenze Procedure C-modified

Jane,

Please place the money in fund 305, account 531510 and activity 7517080. I will stop by this afternoon to initial the Contract Control Form.

Phillip

From: Rael, Jane E.

Sent: Thursday, January 03, 2013 11:59 AM

To: Romo, Phillip A.

Cc: Fred Arfman; Lujan, Pamela C.

Subject: Villa Firenze Procedure C-modified

Phil, Fred Arfman dropped off a Procedure C-modified and a check for \$4,650.00. Do you want us (DRC) to process the Agreement? If yes, what fund, account, and activity numbers should we deposit the check into? Also, I will need you to stop by and initial the Contract Control Form. I am assuming you will need Pam Lujan to issue a contract control number?

Jane Rael, PE Principal Engineer Design Review & Construction Manager City of Albuquerque 924-3992

City of Albuquerque Treasury

TREASURER'S REPORT OF DEPOSE MAIN TRSCXG Coshier: Trans: 1377 Batch: Activity 10 Fund: Project 531510 Account: Bus.Unit: Project Name: Willa Fifeme Remitter: Villa Firenze Homeowners Assoc c/o Canyon \$4,650.00 Trans Amt: \$4,650.00 Tendered : Check Gate Real Estate Se **CPN:** 792681 Check No. 00002558 Account: <u>531510</u> Comments: Financial Guaranty for Activity: <u>7517080</u> Procedure "C"-Modified Fund: <u>305</u> Amount: \$4,650.00

Total Amount: \$4,650.00

Verified By: <u>Marilyn Maldonado</u>

Phone Number: <u>(505)924-3997</u>

Deposit Date: January 29, 2013

Fred Arfman

From:

Vigil, Fernando [Fernando.Vigil@pnm.com]

Sent:

Wednesday, February 20, 2013 6:42 AM

To: Subject: Fred Arfman RE: Villa Firenze Plat

Fred:

Sorry I missed you call, I am free at 7:30 am today or 8:30 to sign the plat. In the mean time you present this email as an indication that PNM is willing to vacate the easement in the roadway, if we are unable to meet before your DRB hearing.

Fernando Vigil SR/WA Senior Land Specialist PNM Land Services Department Office Phone:(505) 241-4434 FaX: (505) 241-2376

From: Fred Arfman [mailto:freda@iacivil.com]
Sent: Tuesday, February 19, 2013 4:24 PM

To: Vigil, Fernando

Subject: RE: Villa Firenze Plat

Fernando,

Are you available for me to present the Villa Firenze plat for signature at 4:45?

Fred

Fred C. Arfman, P.E.

Principal/ President
Isaacson & Arfman, P.A.

Consulting Engineering Associates
128 Monroë St. N.E.

Albuquerque, NM-87108

Phone: (505)268-8828

Fax: (505)268-2632

From: Vigil, Fernando [mailto:Fernando.Vigil@pnm.com]

Sent: Tuesday, February 19, 2013 2:02 PM

To: Fred Arfman

freda@iacivil.com

Subject: RE: Villa Firenze Plat

This afternoon between now and 5:00 pm. I am at 2401 Aztec NE Call me before you come by please.

Fernando Vigil SR/WA Senior Land Specialist

DXF Electronic Approval Form

DRB Project Case #:	1009030	
Subdivision Name:	VILLA FIRENZE LOTS 7A, 8A,	10A, & 11A
Surveyor:	RUSS P HUGG	
Contact Person:	RUSS P HUGG	
Contact Information:	897-3366	
DXF Received:	1/30/2012 Ha	rd Copy Received: 1/30/2012
Coordinate System:	NMSP Grid (NAD 83)	
Tr.	audin	1-30-2013
	Approved	Date
* The DXF file cannot	be accepted (at this time) for the	following reason(s):
•		

AGIS Use Only

to agiscov on 1/30/2013

Contact person notified on 1/30/2013

Copied fc 9030

Acity of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental	Form (S	F)		
SUBDIVISION	S	Z	ZONING & PLANNIN	1G	
Major subdivision action Minor subdivision action		-	Annexation		
X Vacation	V	_	Zone Map Am	endment (Establish	or Change
Variance (Non-Zoning)			Zoning, includ Development	les Zoning within Se	ctor
SITE DEVELOPMENT PLAN	Р		•	ank 2 or 3 Plan or s	imilar
for Subdivision		-	Text Amendm	ent to Adopted Ran	k 1, 2 or 3
for Building Permit Administrative Amendment/Approval	(Plan(s), Zonin	g Code, or Subd. R	egulations
IP Master Development Plan	(/^/)		Street Name (Change (Local & Co	ollector)
Cert. of Appropriateness (LUCC)		Λ	APPEAL / PROTEST	Γof	
STORM DRAINAGE (Form D)	L			RB, EPC, LUCC, P	lanning
Storm Drainage Cost Allocation Plan			Director, ZEO	, ZHE, Board of App	peals, other
PRINT OR TYPE IN BLACK INK ONLY. The application of the properties of the second services of the second services of the second services. References the second services of the second second services of the second second services of the second	ter, 600 2 ^{na} S	treet N\	N, Albuquerque, NM	87102.	person to the
PPLICATION INFORMATION:			•		
Professional/Agent (if any): Isaacson & Arfman	, P.A.			PHONE: 268-8	8828
ADDRESS: 128 Monroe Street NE				FAX:268-2	2632
CITY: Albuquerque	STATE NN	1 ZIP	87108 E-MAIL:	freda@iacivil.co)m
OIII.					
APPLICANT: Villa Firenze Homeowners Associ	ation, Inc. A	ttn: Lei	ghton Stephenson Pi	HONE: (408) 202-	5827
/ 0601 XI'II TO' X NITO				AX:	
A 11		<i>A</i> 710			
CITY: Albuquerque					
Proprietary interest in site: Owner			ers: Lot 8 - Matthew I	3. Hastey and Hea	ther C. Hastey;
DESCRIPTION OF REQUEST: Approval of Vacation	of Public Ea	sement	Lot 10 - Jonathan Lots 7 & 11 - Gar	y A. Gunter and N	Margaret S. Gun
L. O. L.	ika Hawaina Day	·olopmop	Drogram? Von	X No	
Is the applicant seeking incentives pursuant to the Fam					·NEOEOOADV
SITE INFORMATION: ACCURACY OF THE EXISTING LE		TION IS	CRUCIAL! ATTACH A S		
Lot or Tract No. Tract A & Lots 7, 8, 10 and					
Subdiv/Addn/TBKA: Villa Firenze (tbka Lots	7-A, 8-A, Lo	ot 10-A,	and 11-A, Villa Fire	nze)	
Existing Zoning: R-D 5 DU/A	_ Proposed zor	ning:S	ame	MRGCD Map N	lo NA
Zone Atlas page(s): C-20	UPC Code:	020064	19325330966; 1020	06420025430967	• •
			21325430969; 1020	06421925330970	•
CASE HISTORY: List any current or prior case number that may be releve	ant to vour ann	l UZUU04 lication (F	120723032001 Proi Ann DRB- AX 7	v s etc.): Proj	#1002730;
	ant to your app	noudon (i	10j., 1 pp., D1 tD , 10 <u>_</u> ,	,, v_, o_, oto.,. <u></u>	
11DRB-70299; 12DRB-70387 CASE INFORMATION:					
	T of a landfill?	No			
-	sed lots:4		Total site area (acres):	1.2634	
LOCATION OF PROPERTY BY STREETS: On or Nea					
Between: Corona Ave. NE	and	Signa	Ave. NE		
Check if project was previously reviewed by: Sketch Pla	at/Plan Ϫ or Pr	e-applicat	ion Review Team(PRT) [□. Review Date: <u>1</u>	1/02/11
				DATE	
SIGNATURE THE CHEMINA	<u> </u>	<u></u>		DATE	
(Print Name) Fred C. Arfman				Applicant: Age	nt: 🔯
				Povic	ed: 4/2012
OR OFFICIAL USE ONLY				Revisi	34. 4/2012
INTERNAL ROUTING Application Application (Application)	RB - 70	ers	Action	S.F. Fee	.
All checklists are complete All fees have been collected	KD - 10	401	VPE		45.00
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F.H.D.P. fee rebate Hearing	date	oh.	30,2013	To: \$:	tal 140.00

Staff signature & Date

FORM V: SUBDIVISION VARIANCES & VACATIONS (PUBLIC HEARING CASE) **BULK LAND VARIANCE (DRB04)** _ 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.) -X- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies X Zone Atlas map with the entire property(ies) clearly outlined -X Letter briefly describing, explaining, and justifying the request -X- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts **X** Sign Posting Agreement * Fee (see schedule) 天 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 Fred C. Arfman information required but not submitted Applicant name (print) with this application will likely result in deferral of actions. NEW MEXICO Applicant signature / date LEorm revised 4/07 1

KO_	Checklists complete
如	Fees collected
•	Case #s assigned

Related #s listed

Application case numbers
13 - 0RB - 7000

Planner signature / date

Project # 1009030

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.

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igns must be posted from	102M · 1		To Jan. 30	, <i>OO</i>
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5. REMOVAL

TIME

A. The sign is not to be removed before the initial hearing on the request:

(Applicant or Agent)

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.

DRB PROJECT NUMBER: 1009030

Rev. 1/11/05



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development SHABIH RIZVI, Transit & Parking Department STEVE MONTIEL, Council of Governments LYNN MAZUR, AMAFCA STEVE SINK, APD Crime Prevention JAY LEE EVANS, Open Space Division RAY SANCHEZ, Fire Department DAVID KILPATRICK, Zoning Enforcement Inspector STEPHANI WINKLEPLECK, Neighborhood Coordination DANIEL ARAGON, Public Service Company of New Mexico PATRICK SANCHEZ, New Mexico Gas Company APRIL WINTERS, Albuquerque Public Schools MICHELE RAMIREZ, CenturyLink MIKE MORTUS, Comcast Cable RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD) SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1009030 Wednesday, January 30, 2013

Comments must be received by:

Friday, January 25, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



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, January 30, 2013, beginning at 9:00 a.m. for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, January 29, 2013, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1009030 13DRB-70401 VACATION OF PUBLIC EASEMENT ISAACSON & ARFMAN P.A., agents for VILLA FIRENZE HOMEOWNERS ASSOCIATION request the referenced / above Vacation of a 10 ft Public Utility Easement on the southern portion of Tract A, VILLA FIRENZE SUBDIVISION, zoned R-D and located on the north side od CORONA AVE NE west of VENTURA ST NE, containing approximately .5577 acre. (C-20)

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, DRB Chair Development Review Board

<u>TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 14, 2013.</u>

Albuquerque



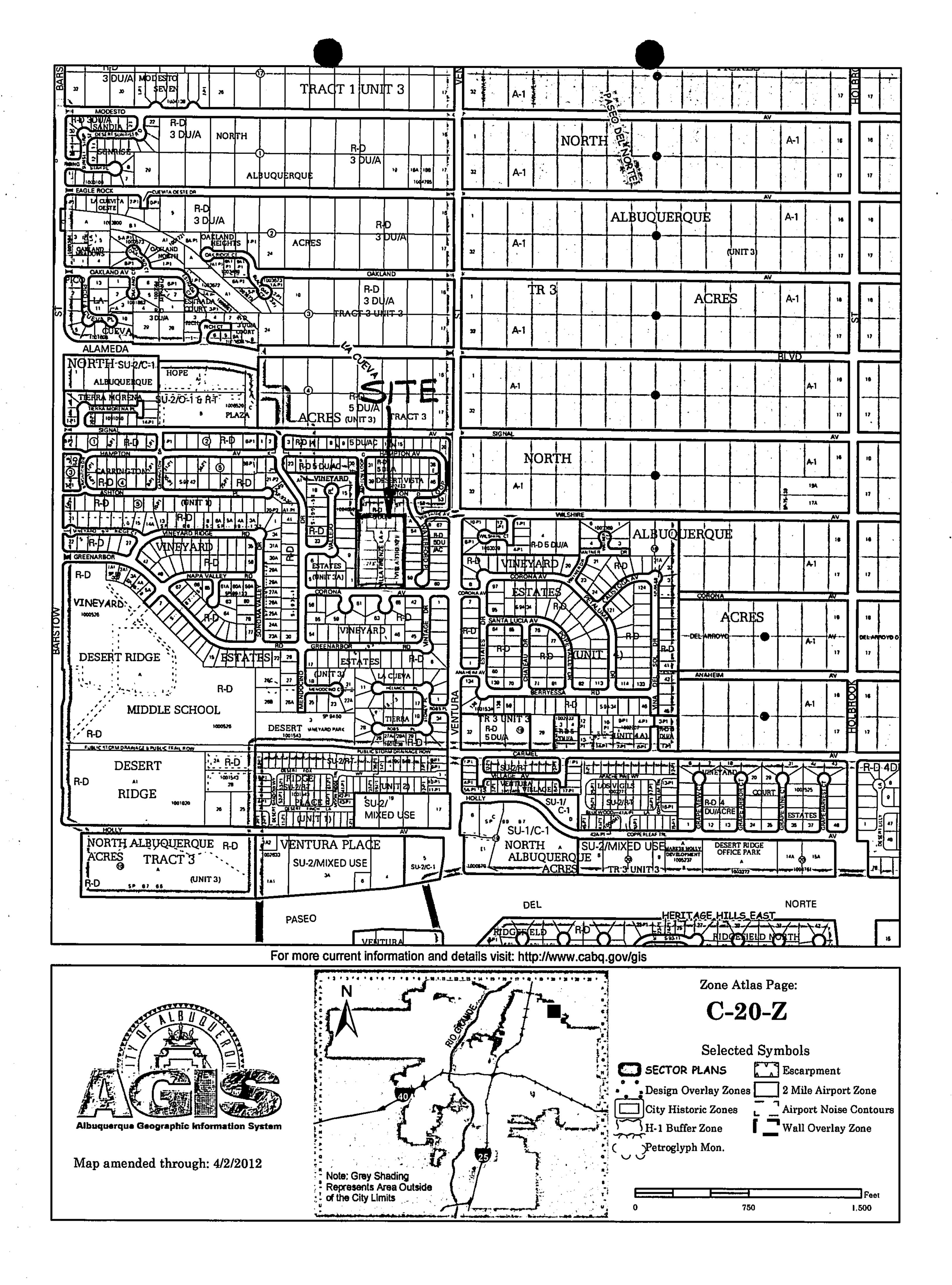
DEVELOPMENT/ PLAN REVIEW APPLICATION

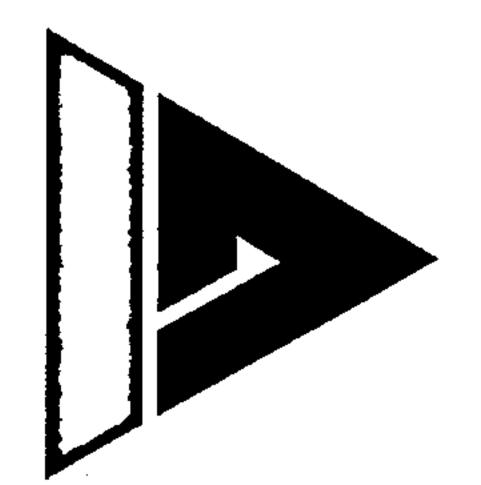
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ΑF	PLICATION INF	ORMATION:								
,	Professional/	Agent (if any):	Isaacson & Arfma	n, P.A.					PHONE:_	268-8828
	ADDRESS:	128 Monroe							FAX:	268-2632
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	(Print Name)_	Fred C. Artr	nan		 .			<u> </u>	Applicant: □	Agent: 🖾
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-	with	ormation required but not such this application will likely referral of actions.		- March	Applicant name (print) O/-04- policant signature / date	
•	图图	Checklists complete A Fees collected -	Application case numbers	01	Form revised 4/07	/- 4-13 er signature / date
	四四	Case #s assigned – Related #s listed –		Project		

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Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE

January 2, 2013

Mr. Jack Cloud, Chairman
Development Review Board, Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico

RE: Villa Firenze PUE Vacation (12 DRB 70387)
DRB Project No. 1002730 (C-20)

Subject: Vacation of Public Utility Easement (10' PUE)

Dear Mr. Cloud,

Isaacson & Arfman, PA are the consulting engineers for the Villa Firenze Home Owners Association and are hereby requesting the City's consideration to vacate that portion of the 10' PUE within the future ROW of Villa Firenze Court, NE. The subject easement was originally granted on February 2, 1993 when Lot 13-A was created as a church site. The justification of this request is as follows:

- 1. City of Albuquerque policy is to have their roadway right-of-ways clear of encumbrances.
- 2. The 10' PUE is not longer needed since the various utility companies have the right to cross public right-of-way per their Franchise Agreements.
- 3. Per the DPM; 14-14-7; the test listed below are satisfied:
 - (1) The public welfare is in no way served by retaining the easement; or
 - (2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; and in addition to divisions (1) or (2) of this division (B):
 - (3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Please accept his submittal as a supplement to DRB Case No. 12DRB 70387 and contact our office if there are any questions.

Sincerely,

ISAACSON & ARFMAN P.A.

Fred C. Arfman, PE

Attachment: submittal



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 3, 2013

Ruth Lozano Isaacson & Arfman, P.A. 128 Monroe St. NE/87108

Phone: 505-268-8828 Fax: 505-268-2632

Dear Ruth:

Thank you for your inquiry of January 3, 2013 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) TRACT A & LOTS 7, 8, 10 AND 11, VILLA FIRENZE LOCATED ON VILLA FIRENZE LANE NE BETWEEN CORONA AVE. NE AND SIGNAL AVE. NE zone map C-20.

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

VINEYARD ESTATES N.A. (VYE) "R"

Elizabeth Meek *e-mail:* djesmeek@comcast.net 8831 Hampton Ave. NE/87122 508-0806 (h)
Tony Huffman *e-mail:* thuffman663@comcast.net 9712 Sand Verbena Trl. NE/87122-3667 823-2456 (h) 259-9723 (c)

Website: www.venaabq.org

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) 924-3906 or via an e-mail message at <u>dlcarmona@cabq.gov</u> or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant OFFICE OF NEIGHBORHOOD COORDINATION Planning Department LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

NOTE:

information listed in this letter

is valid for one (1) month. If

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 -

result in a deferral of your case.

outdated information

haven't filed

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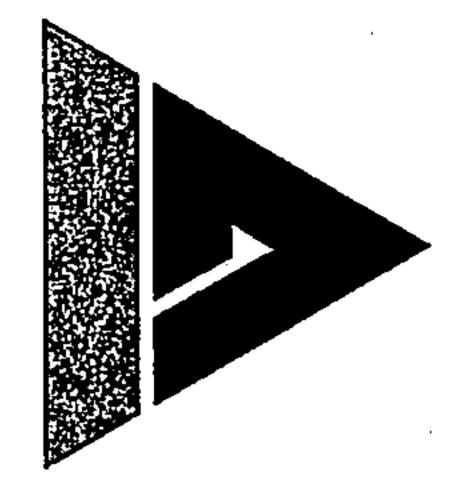
your

may

Association

PLEASE

Neighborhood



Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret). • Fred C. Arfman, PE • Asa Nilsson-Weber, PE

January 3, 2013

CERTIFIED MAIL - 7005 1160 0001 1329 8808

Ms. Elizabeth Meek Vineyard Estates Neighborhood Association 8831 Hampton Ave. NE Albuquerque, NM 87122

RE: Tract A & Lots 7, 8, 10, and 11, Villa Firenze

(DRB Project No. 1009030)

Dear: Ms. Meek:

As the consulting engineers for the Villa Firenze Homeowners Association site located north of Corona Ave. NE at Villa Firenze Ln. NE (see attached zone map), we are writing this letter to inform the Vineyard Estates Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for approval of vacation of a public utility easement (PUE). The PUE is located along the north right-of-way line of Corona Ave. within the future right-of-way of Villa Firenze Court NE.

All existing utility lines (electrical, gas, phone, and communication) shall remain in place per the individual utility company's Franchise Agreements with the City of Albuquerque.

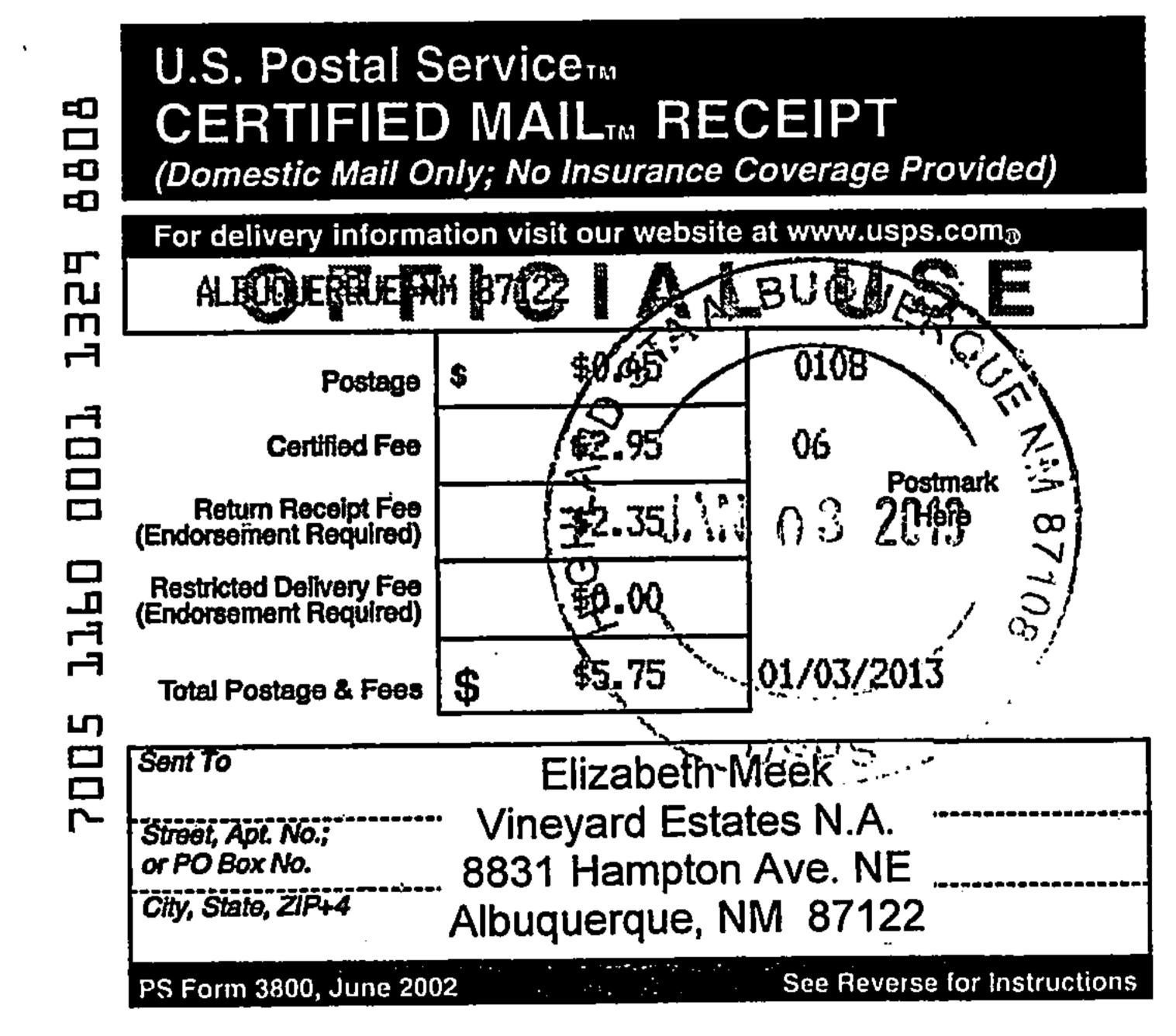
Please call me at 268-8828 if you have questions on this action. Thank you.

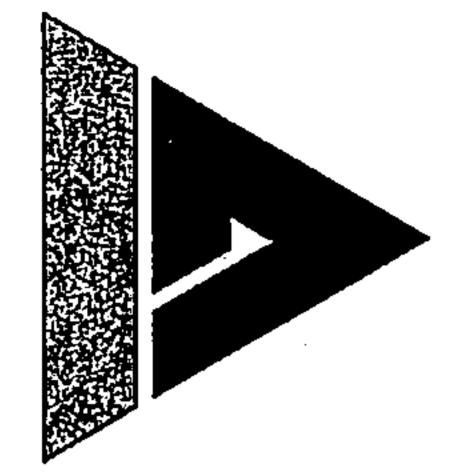
Sincerely,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE

Attachment





Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret). • Fred C. Arfman, PE • Asa Nilsson-Weber, PE

January 3, 2013

CERTIFIED MAIL - 7005 1160 0001 1329 8815

Mr. Tony Huffman Vineyard Estates Neighborhood Association 9712 Sand Verbena Trail NE Albuquerque, NM 87122

RE: Tract A & Lots 7, 8, 10, and 11, Villa Firenze

(DRB Project No. 1009030)

Dear: Mr. Huffman:

As the consulting engineers for the Villa Firenze Homeowners Association site located north of Corona Ave. NE at Villa Firenze Ln. NE (see attached zone map), we are writing this letter to inform the Vineyard Estates Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for approval of vacation of a public utility easement (PUE). The PUE is located along the north right-of-way line of Corona Ave. within the future right-of-way of Villa Firenze Court NE.

All existing utility lines (electrical, gas, phone, and communication) shall remain in place per the individual utility company's Franchise Agreements with the City of Albuquerque.

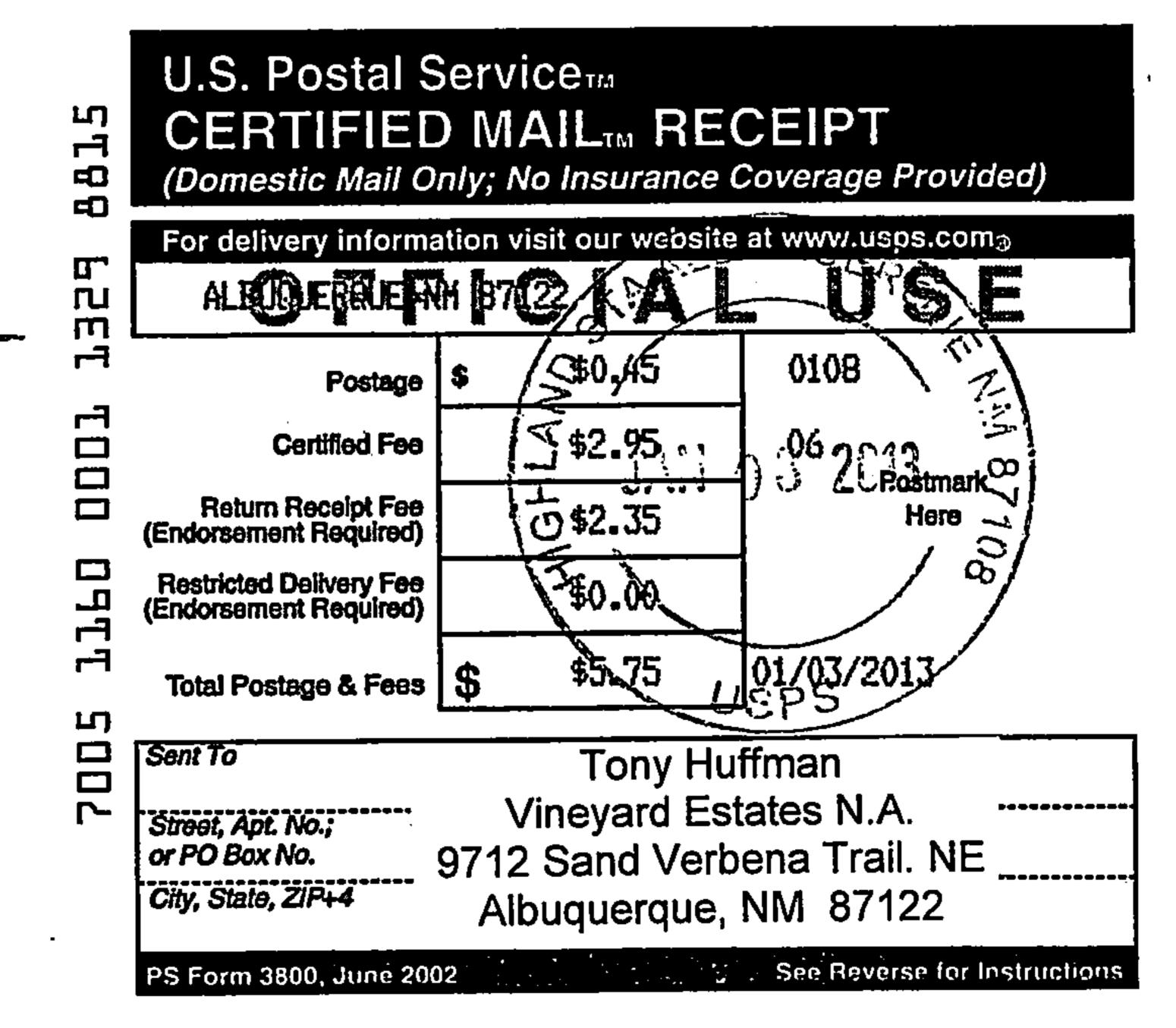
Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE

Attachment



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Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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Planning Departm Fees must be paid	IN BLACK INK ONLY. ent Development Service I at the time of application	s Center, 600 2	2 nd Str	eet N	W, Albu	iquerque, NM	87102.	ion in person to the
APPLICATION INFOR								260 0020
	ent (if any): Isaacson & A	Artman, P.A.				· · · · · · · · · · · · · · · · · · ·		268-8828
ADDRESS:1	28 Monroe Street NE						, , , , , , , , , , , , , , , , ,	268-2632
CITY:	lbuquerque	STATE	NM	ZIP_	87108	E-MAIL:	freda@iaci	vil.com
		A	A	T	• 1 4 6	Na 1	(400)	000 5007
	la Firenze Homeowners		c. Att	n: Le	ignton S	stepnenson p _f	10NE: <u>(408)</u>	202-5827
ADDRESS:	c/o 8501 Villa Firenze La	ne NE			-	F/	4X:	
CITY:	lbuquerque	STATE	<u>NM</u>	ZIP_	87122	E-MAIL:	<u>. </u>	<u></u>
Proprietary intere	st in site: Owner		List <u>a</u>	<u>il</u> own	ers: <u>Lot</u>	8 - Matthew E	3. Hastey an	d Heather C. Hastey
•	EQUEST: Minor Final Plan	t Approval			Lot Lots	10 - Jonathan 7 & 11 - Gar	Jaramillo y A. <u>Gunter</u>	and Margaret S. Gu
Is the applicant s	eeking incentives pursuant to t	he Family Housing	Devel	opmer	nt Progran	n? Yes	K No.	
• •	ACCURACY OF THE EXIST							EET IF NECESSARY.
	Tract A & Lots 7, 8,					5 11		Unit:
	(A: Villa Firenze (tbka						nze)	
	R-D 5 DU/A							Man No NA
		•		•		330966; 10200		
Zone Atlas page	(s): C-20	UPC Co	ae: <u>10</u> 10	2006	4213254	430969; 10200)642192533	0970;
CASE HISTORY:	or prior case number that may l	he relevant to vour	10	2006	4207230	032001		
11DRB-7029		oc relevant to your	цррпо	udon (, ,,,,,,,	,, D((D , , O (<u>_</u> ,,	·_, o_, o.o.,.	
CASE INFORMATION				<u> </u>				
Within city limits?		n 1000FT of a land	lfill? <u> </u>	No				
No. of existing lo	ots: 5 No. o	f proposed lots: _	4		Total site	e area (acres):	1.2634	
LOCATION OF F	ROPERTY BY STREETS: On	or Near: Villa	Fire	nze L	ane NE			
Between: Coro					ıl Ave. N			
	vas previously reviewed by: Sk	otob Diot/Dian Mic	or Dro	annlica	tion David	ow Team/PRT\ F	7 - Ρονίοω D :	ato: 11/02/11
	`		JI FIE-	applica	ILIOIT LEVIE	ew ream(rivi) L		
SIGNATURE	and C. affece				<u> </u>		DATE	2-17-12
(Print Name) F	red C. Arfman					_	Applicant: □	Agent: 🔯
OR OFFICIAL USE							1	Revised: 4/2012
INTERNAL ROU	•	pplication case n	umbe	rs		Action	S.F.	Fees
All checklists are		7DRB - 7	038	37_	_	P\$F		\$
All fees have bee				_	_	CME	_	\$ 20.00
AGIS copy has b	•				•			\$
Case history #s	are listed				-		<u> </u>	\$ @
Site is within 100 F.H.D.P. density					-			\$ Total
F.H.D.P. fee reb		earing date	0 N	Ş	701	2		\$
		carniy uate						▼
$\mathcal{L}_{\mathcal{A}}$	1-51	7-17		Pro	ject#	1009030	<u>.</u>	

Staff 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.

	Scale drawing of the pro- Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing	AND COMMENT (DRB22 oposed subdivision plat (folder ements showing structures, pare is any existing land use (folder entire property(ies) clearly of explaining, and justifying the related file numbers on the contract of the	d to fit into an 8.5" by 14 arking, Bldg. setbacks, olded to fit into an 8.5" b utlined request	adjacent rights-of-way and street
	Letter briefly describing Copy of DRB approved Copy of the LATEST Of List any original and/or	d to 8.5" x 11" e entire property(ies) clearly of explaining, and justifying the	request for Preliminary Plat External ver application	Your attendance is ension request
	 Proposed Final Plat (fold Signed & recorded Final Design elevations & crowded Signed Atlas map with the Bring original Mylar of proposed Signed Sig	INAL PLAT APPROVAL (ded to fit into an 8.5" by 14" poly levelopment Facilities in the sections of perimeter walls entire property (ies) clearly of lat to meeting, ensure property also related file numbers on the color of final plat data for AGIS is respectively.	Tee Agreement for Residualist Agreement for Residualist Section Sectin	eyor's signatures are on the plat
	NA 5 Acres or more: Certific X Proposed Preliminary / ensure property ow X Signed & recorded Final Design elevations and of Site sketch with measure improvements, if the X Zone Atlas map with the X Zone Atlas map with the X Letter briefly describing Bring original Mylar of points NA Landfill disclosure and Ex X Fee (see schedule) X Infrastructure list if required.	cate of No Effect or Approval Final Plat (folded to fit into an ner's and City Surveyor's signal Pre-Development Facilities Forces sections of perimeter was ements showing structures, pere is any existing land use (force) entire property(ies) clearly of explaining, and justifying the	8.5" by 14" pocket) 6 c atures are on the plat pree Agreement for Resills (11" by 17" maximum arking, Bldg. setbacks, olded to fit into an 8.5" butlined request y owner's and City Surver if property is within a ver application	dential development only a) 3 copies adjacent rights-of-way and street by 14" pocket) 6 copies eyor's signatures are on the plat landfill buffer
	PLEASE NOTE: There are amendments. Significant character amendments. Significant character proposed Amended Prespective pocket) 6 copies Original Preliminary Plands are proposed Amended Prespective pocket. Copies Original Preliminary Plands are proposed Amended Prespective pocket. Copies Description of prespective proposed Amended Prespective pocket. Copies poc	nanges are those deemed by teliminary Plat, Infrastructure List, and/or Generalized entire property(ies) clearly or explaining, and justifying the	significant and minor che DRB to require publications, and/or Grading Plan rading Plan (folded to fit request y owner's and City Surver application	nanges with regard to subdivision
info with	he applicant, acknowledge ormation required but not so this application will likely ferral of actions.	ubmitted	Tuel C. Cut	oplicant name (print) /2. /7./2 cant signature / date
	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers	Δ	rised October 2007 12-17-12 Planner signature / date 009030

Albuquerque

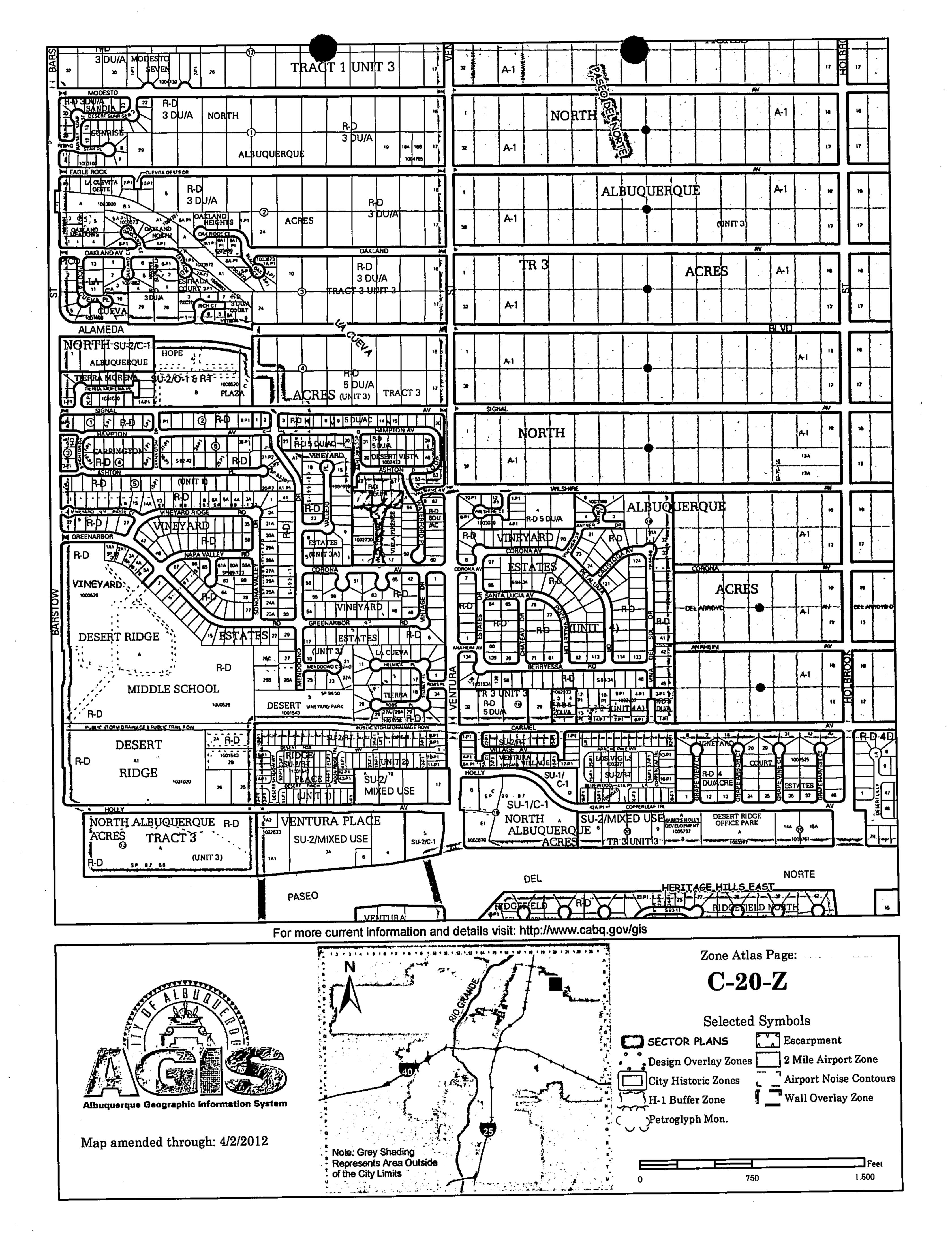


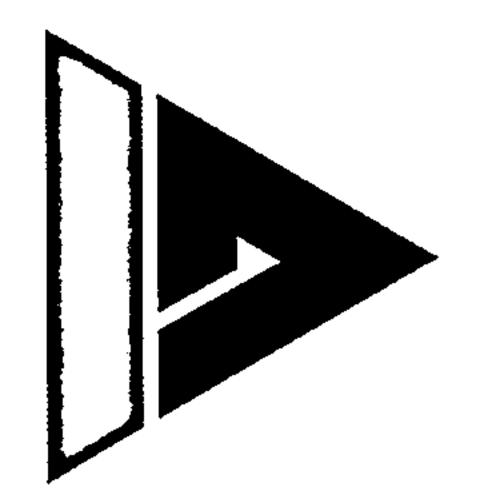
DEVELOPMENT/ PLAN REVIEW APPLICATION

			Supplem	ental F	orm (s	SF)				
	SUBDIV			S	Z		3 & PLA			
		Major subdivision action					Annexation	on		
		Minor subdivision action Vacation		V			Zone Mai	p Amendment (E	stablish or Change	
		Variance (Non-Zoning)		•			Zoning, ir	ncludes Zoning w		
	OITE DE	EVELODMENT DLAM		P				nent Plans) of Rank 2 or 3 P	lan or similar	
	_ · ·	EVELOPMENT PLAN for Subdivision		Г		•			ted Rank 1, 2 or 3	
		for Building Permit					•	-	Subd. Regulations	
		Administrative Amendment		-				Obanes (1 as	-Le Callagian	
		IP Master Development Pla		D			Street Na	me Change (Loc	al & Collector)	
		Cert. of Appropriateness (L	_000)	L	Α			TEST of	1100 Bli	
		DRAINAGE (Form D)	-4: DI					by: DRB, EPC, L	d of Appeals, other	
		Storm Drainage Cost Alloc			_		1			
PRINT	OR TYP	E IN BLACK INK ONLY ment Development Servi	. The applicant of	or age	nt mu	IST SUDM	ouerque	mpieted applica	ation in person to ti	16
Plann: Fees i	ing Depart must be na	aid at the time of applicat	tion. Refer to sup	z Su obleme	ntal f	orms for	submitte	al requirements.		
			<u></u>	P 101114				•		
		ORMATION:							260 0020	
Pr	ofessional/	Agent (if any): Isaacson &	& Artman, P.A.	_			<u> </u>	PHONE:	268-8828	<u>_</u>
A[DDRESS:	128 Monroe Street NE						FAX:	268-2632	
Ci	TY:	Albuquerque	STATE	NM	ZIP	87108	E-I	MAIL: freda@iac	civil.com	
O.	1 1 1									
	DU IO ANT. I	Villa Firenze Homeowne	rs Association. In	ic. Atti	n: Le	ighton S	 tephenso	n phone: (408	3) 202-5827	
	_					8				
		c/o 8501 Villa Firenze					<u></u>	FAX:		
CI	TY:	Albuquerque	STATE	<u>NM</u>	ZIP_	87122	<u> </u> E-1	MAIL:		
Pr	oprietary inte	erest in site: Owner		_ List al	ll own	ers:Lot 8	3 - Matth	ew B. Hastey a	nd Heather C. Haste	ey;
	•	REQUEST: Minor Final I			_	Lot 1	0 - Jonat	than Jaramillo Gary A. Gunte	r and Margaret S. C	Funte
DESCR	CIPTION OF	KEGUESI. THE A STREET		· · · · · · · · · · · · · · · · · · ·			<u>/ W 11_</u>	Oury 11. Game	THE TOTAL BUILDING	
_	 		<u> </u>	<u></u>					·	
ls	the applican	t seeking incentives pursuant	to the Family Housin	g Devel	opmer	t Program	ı? Ye	s. X No.		
SITEIN	NFORMATIC	N: ACCURACY OF THE EXI	ISTING LEGAL DES	CRIPTIC	SI NC	CRUCIAL	I ÅTTACI	1 A SEPARATE SI	HEET IF NECESSARY.	,
10	it or Tract No	Tract A & Lots 7,	8. 10 and 11				l Block:		Unit:	
		BKA: Villa Firenze (t					-			
Si	ı vappAvvibat						à		- NA	
E	kisting Zoning	g:R-D 5 DU/A		,	_		i	MRGC		
	ne Allas nac	α	UDC C	ode: 103	つかかん かんしょう	4 1 N N M F N	30966+ 1	020064200254	30967;	
Zo	ישק טששו ז טוויי	ge(s): C-20			2000	1193253	20200, 1	^~^^ <i>\</i>	20070	_
		ge(s):		10:	2006	4213254	30969; 1	020064219253	30970;	_
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A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

	Scale drawing of the pro- Site sketch with measur improvements, if the Zone Atlas map with the Letter briefly describing.	AND COMMENT (DRB22 oposed subdivision plat (folde rements showing structures, pare is any existing land use (folde entire property(ies) clearly of explaining, and justifying the related file numbers on the control of	d to fit into an 8.5" parking, Bldg. setba folded to fit into an utlined request	cks, adjacent rights-of-wa	y and street
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	 Proposed Final Plat (fold Signed & recorded Final Design elevations & crowded Signed Atlas map with the Bring original Mylar of poly of recorded SIA Landfill disclosure and Example List any original and/or in the signed Sign	FINAL PLAT APPROVAL (ded to fit into an 8.5" by 14" poll Pre-Development Facilities It is sections of perimeter walls entire property(ies) clearly or lat to meeting, ensure property and the Mylerelated file numbers on the coof final plat data for AGIS is reserved.	ree Agreement for a copies ocket) 6 copies ottlined over a copies over a polication ocket.	Surveyor's signatures are	only
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nfo vith	he applicant, acknowledge rmation required but not so this application will likely erral of actions.	submitted		Applicant name (print) Applicant signature / date	ALBUQUERQUE NEW MEXICO
Z ZQ	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers 12023	<u> </u>	/ / 	r signature / date





Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Asa Nilsson-Weber, PE

December 17, 2012

Mr. Jack Cloud, Chairman Development Review Board Planning Department City Of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE: Villa Firenze Subdivision

COA Project No. 1009030

SUBJECT: ROW Dedication

Dear Mr. Cloud,

Isaacson & Arfman, PA is submitting the attached package for processing through the DRB process. The request is for the dedication of the private roadway known as Villa Firenze Lane. The acceptance of the roadway was conditioned upon two items:

- 1. The recording of a plat dedicating the roadway to the City of Albuquerque
- 2. The payment to the City of Albuquerque for the deferred maintenance equal to the cost of applying a slurry coat to the street surface. Payment will be attached to a City of Albuquerque Procedure "C" Modified Agreement.

We appreciate your attention to our request to be heard at the DRB.

Sincerely,

ISAACSON & ARFMAN P.A.

Fred C. Arfman, PE

APS Project #189 APS Cluster: La Cueva

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 Lots 1-17 Villa Firenze which is zoned as RD, on October 26, 2012 submitted by Villa Firenze Home Owner's Association, 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) propose to allow a private roadway be re-established as a public roadway. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS	
BY MOUL MAND	
By: W. C.	_
Paril C. Winters, Facility Fee Planne Name (printed or typed) and title ()	ᅜ
Name (printed or typed) and title ()	

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

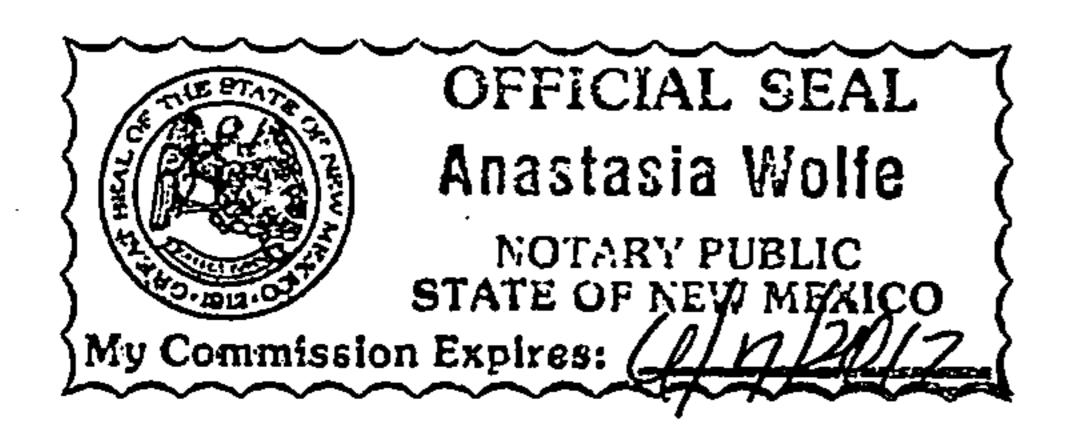
This instrument was acknowledged before me on OCODEC AL ACIA by

| Morit | Winters | as Facility tee Manus 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)

My commission expires: 4/1



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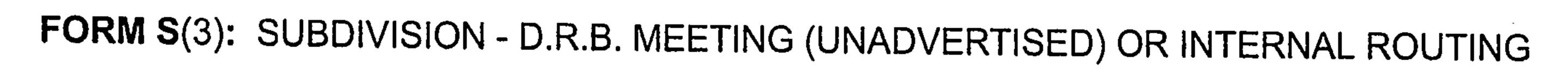
Acity of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

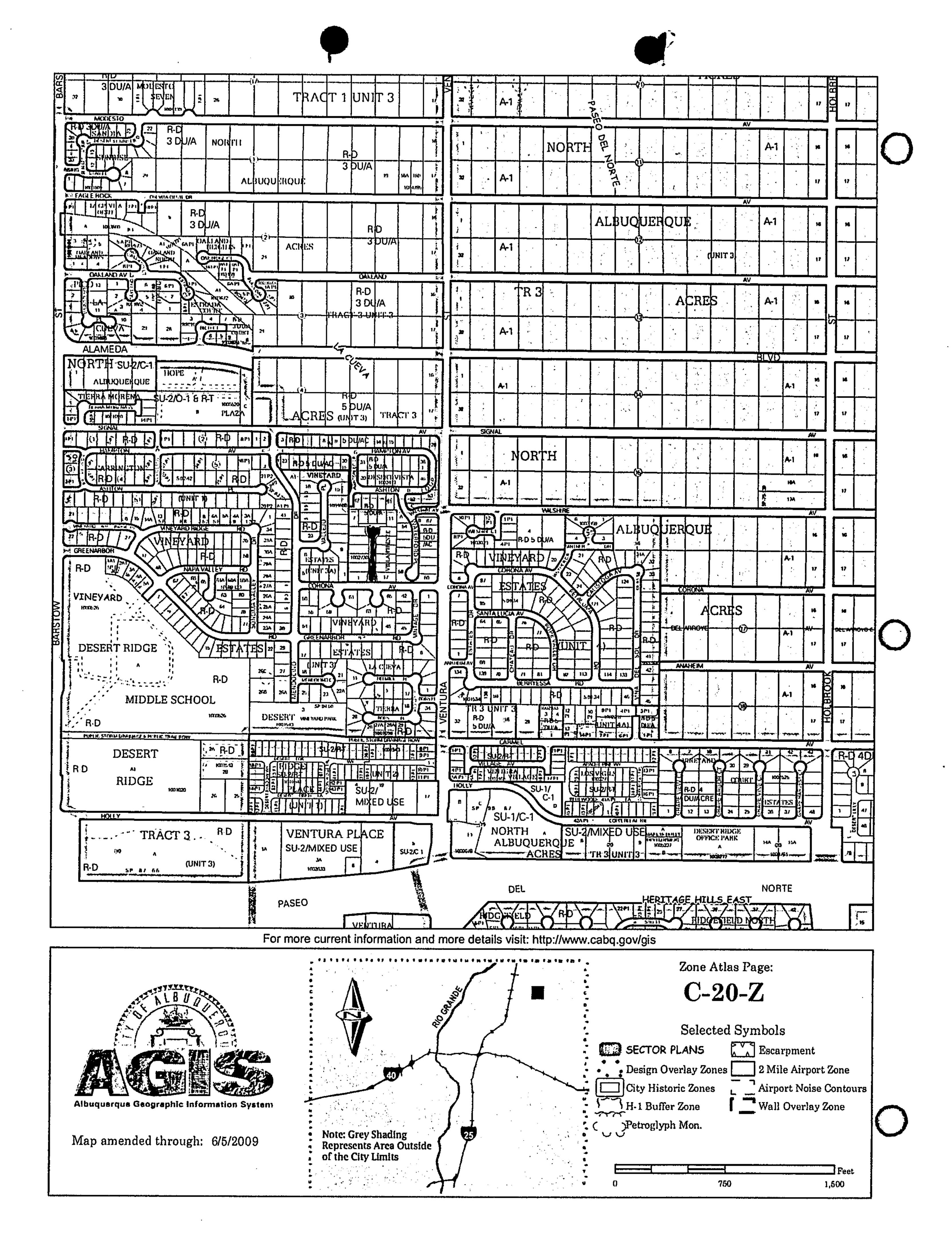
Supplemental Form (SF) SUBDIVISION **ZONING & PLANNING** Major subdivision action Annexation Minor subdivision action Zone Map Amendment (Establish or Change) Vacation Zoning, includes Zoning within Sector Variance (Non-Zoning) Development Plan boundaries) SITE DEVELOPMENT PLAN Sector Plan (Phase I, II, III) for Subdivision Amendment to Sector, Area, Facility or Comprehensive Plan for Building Permit Administrative Amendment/Approval (AA) Text Amendment (Zoning Code/Sub Regs) IP Master Development Plan Street Name Change (Local & Collector) Cert. of Appropriateness (LUCC) APPEAL / PROTEST of... Decision by: DRB, EPC, LUCC, Planning STORM DRAINAGE (Form D) Director or Staff, ZHE, Board of Appeals Storm Drainage Cost Allocation Plan PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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):_____NA PHONE: ADDRESS:_ FAX: CITY: STATE E-MAIL: ZIP FIRENZE PHONE: 293 6533 APPLICANT: VILLA HOME OWNERS ASSOC ADDRESS: 8524 Villa Firenze La NE FAX: CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: gary · gunter@gma: I. ca Proprietary interest in site: <u>one of home owners</u> List all owners: DESCRIPTION OF REQUEST: discuss possibility of deeding currenty PRIVATE street to city to become PUBLIC street 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._____ Block:____ Unit:____ Subdiv/Addn/TBKA: V: 1/2 Firenze Existing Zoning:_____ MRGCD Map No ______ _____ Proposed zoning:_____ Zone Atlas page(s): C 20 UPC Code: CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002730 CASE INFORMATION: Within city limits? ____Yes Within 1000FT of a landfill? No. of existing lots: No. of **proposed** lots: ______ Total site area (acres): LOCATION OF PROPERTY BY STREETS: On or Near: Coronz & Ventura Between: Check if project was previously reviewed by: Sketch Plat/Plan □ or Pre-application Review Team(PRT) □. Review Date: _____ SIGNATURE DATE 10 20 11 Gunter Applicant: Agent: (2 2 Vy (Print Name)__ FOR OFFICIAL USE ONLY Revised: 6/2011 INTERNAL ROUTING Application case numbers S.F. Action Fees 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 Total F.H.D.P. fee rebate Hearing date Noumber 2,2011 0-20-2011

Staff signature & Date



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

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City of Albuquerque, NM

Development Review Board

600 2nd Street NW

Albuquerque, NM 87102

Attn: Ms. Angela Gomez

We visited your offices recently seeking information as to possibility of having a private street (Villa Firenze – NE Albuquerque) that serves our development and HOA designated as a public right- of-way within the City street system. We were instructed to address this request to your attention along with six (6) copies of the originally approved plat for the development and the street serving it (Villa Firenze is the name of both the street and the development), as well as a document described as a "Letter of Acceptance" apparently awarded by the City at the approval date back in 2006/2007. We were also notified of the weekly filing deadlines for such requests and the calendar of Development Review Board meeting in 2011 that are held for "Sketch Plat Review and Comment" discussions and that upon being notified of the specific date for such, we need to be present at such a discussion meeting. All of this we understand.

1. Objective of our request: The Villa Firenze development (near intersection of Corona and Ventura Streets in NE Albuquerque) was developed as to infrastructure and platting (Block 6, North Albuquerque Acres, Tract 3, Unit 3) in 2007. All lots in the development (a total of 17) have at this point been sold by the developer (Infill Solutions), and some 14 of the lots now have completed or nearly completed homes erected (Of the three lots remaining, one is held for resale by a resident of the development). All sidewalks are in place with exception of two undeveloped lots-builders will complete as those constructions are completed for a "seamless" sidewalk around the cul-de-sac. The Villa Firenze street (a cul-de-sac off Corona and the only street serving the 17-home development) was approved as a "private" street by the City (see attached copies of original plats of the development). The lots were sold beginning in 2007. The economic downturn of 2008-09 most likely contributed to the slow pace of sell off of all 17 lots, which was completed in 2011.

The developer group built the project with an idea that eventually the residents/HOA association may want to make the development a "gated community" and maintain the status of the related street as a "private" street. The Villa Firenze HOA did not become active until all lots were sold in 2011, and the process of turning over the development and HOA to the residents from the developer is well underway as of the date of this letter. A survey of the residents by the HOA Board indicates at this point a high degree of interest to apply to the City of Albuquerque to deed the street over to the City in order for it to be designated as a Public Right-of-Way in the City (currently the City departments of solid waste and Fire Protection serve the development). Our objective is to determine whether or not the City will accept the Villa Firenze street to be deeded over from the HOA and to understand what the formal process (inspection, legal tendering, etc.) will entail in order for the City of Albuquerque to accept such a transfer.

- 2. We are including with this letter six (6) copies of the Villa Firenze Plat as approved by the City in 2006/2007 for your review.
- 3. We met with the private civil engineering firm in Albuquerque from whom we obtained the (approved) plats for the development and street completion. Their thoughts were that the design and completion were carried out with the assumption that such a request to designate the street as a public right-of-way might be made once the development was completed and residences built out.
- 4. We do not have access to a formal Letter of Acceptance from the City at the approval dates, but assume that such letter does exist in the City files and can be accessed easily given the plat project identification number noted on the attached documents.

We would request that the Development Review Board meet with our HOA representatives soon in order that we may conduct a HOA meeting with all Villa Firenze residents/lot owners to discuss more fully the options available to our group going forward on a private street vs. public right-of-way designation.

Sincerely,

Villa Firenze Homeowners Association by:

Leighton Stephenson, Board Member-8501 Villa Firenze Ln NE Albuquerque, NM 87122

Gary Gunter, Board Member-8524 Villa Firenze Ln NE Albuquerque, NM 87122

CONTACT:

Ph. 293-6533

Heather Hastey, Board Member – 8527 Villa Firenze Ln NE Albuquerque, NM 87122

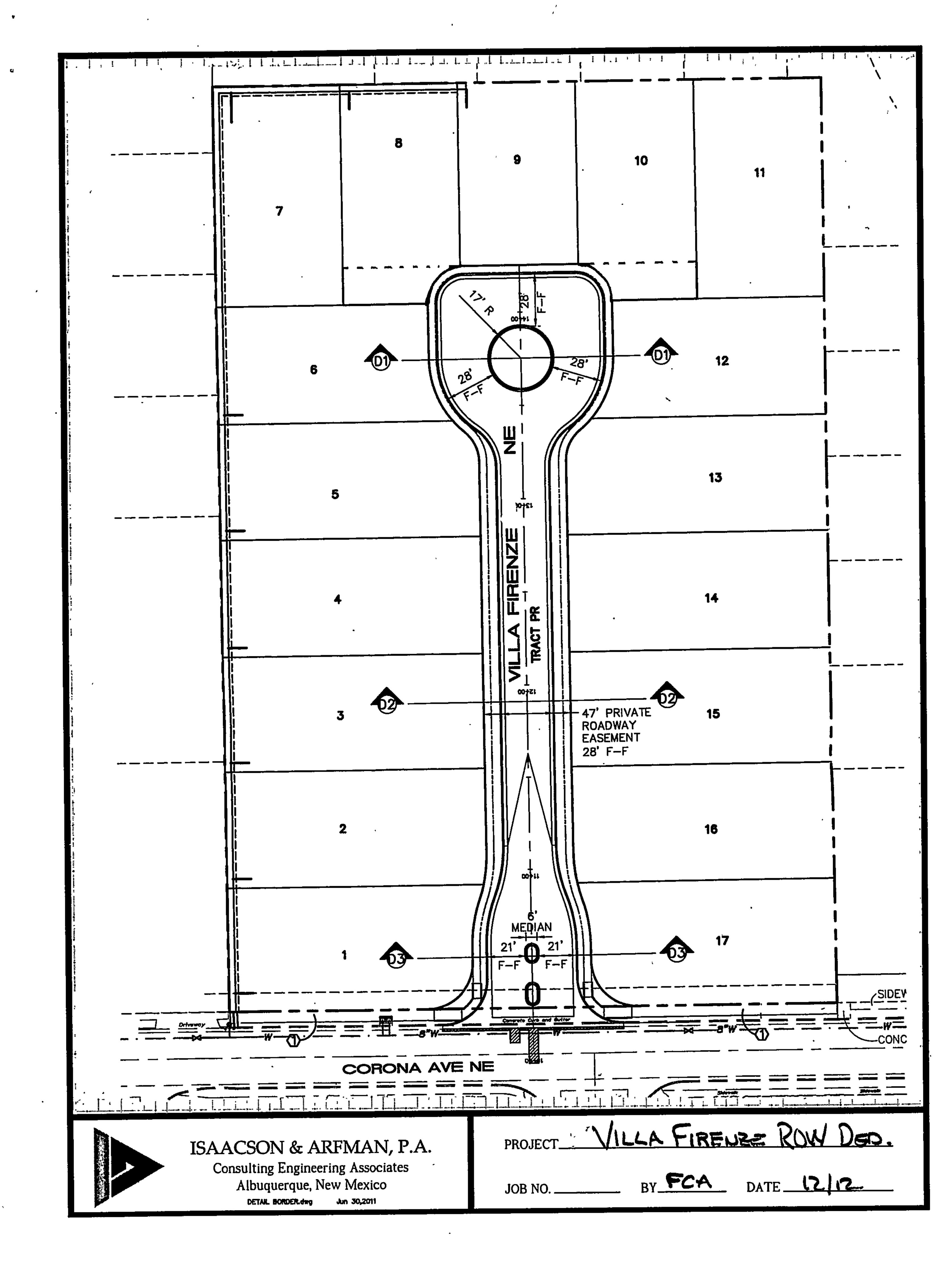
Enclosures

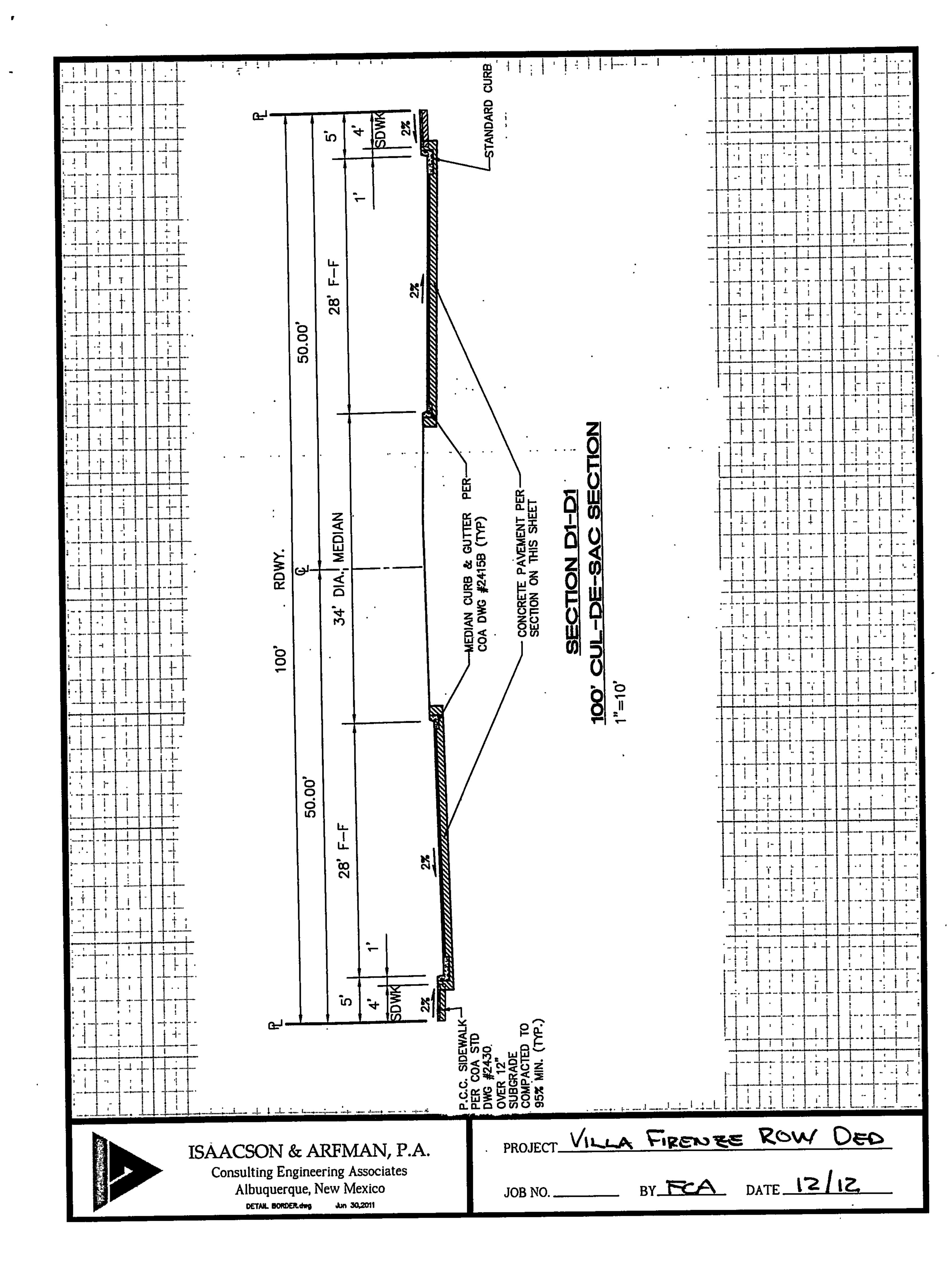
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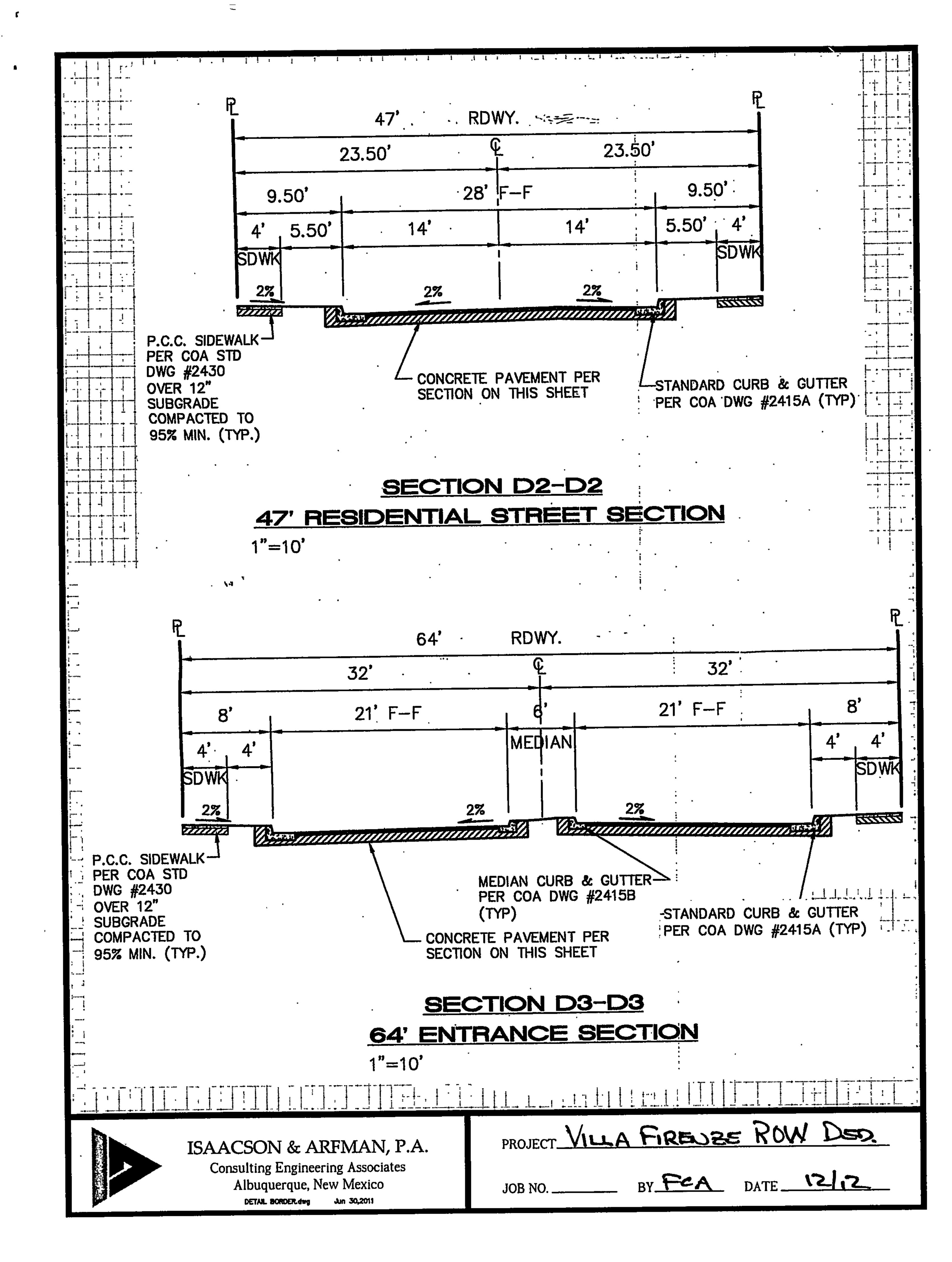
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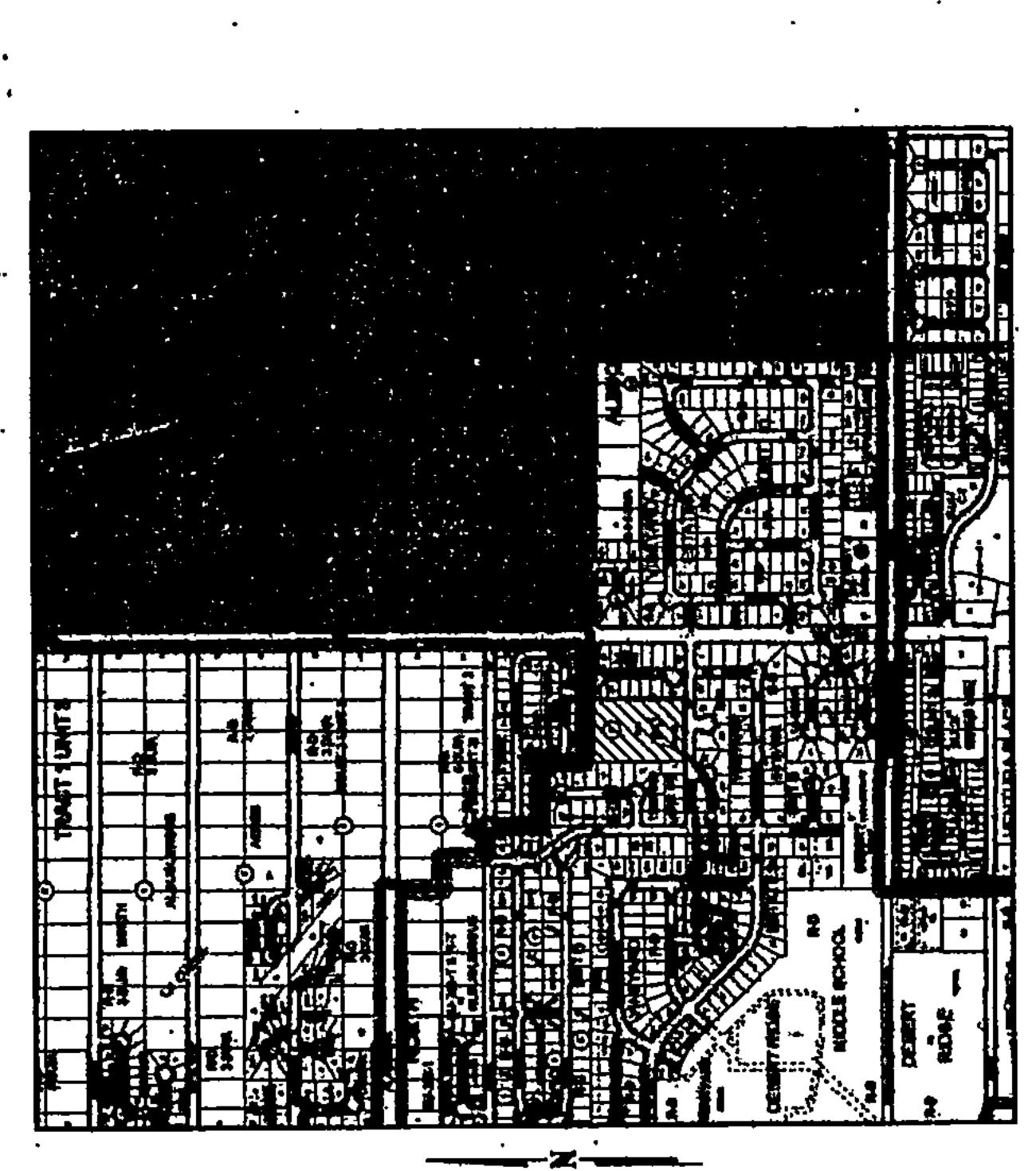
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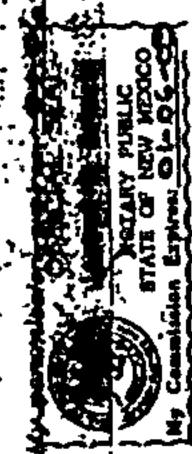


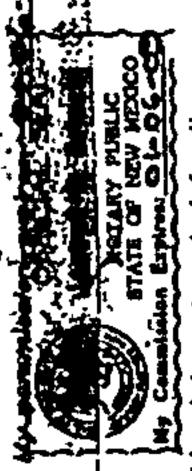


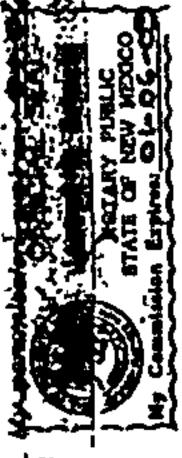
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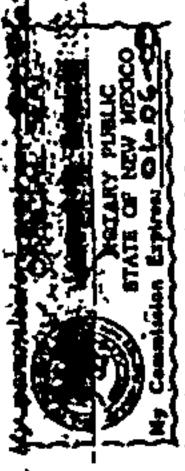
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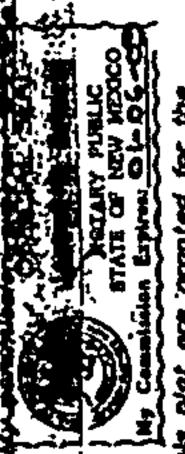
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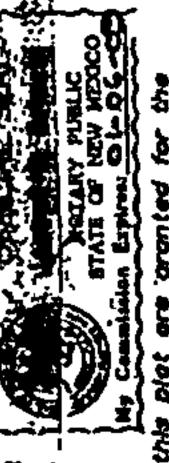


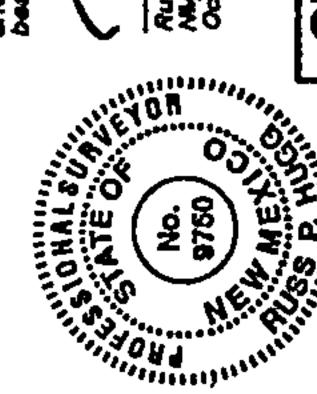












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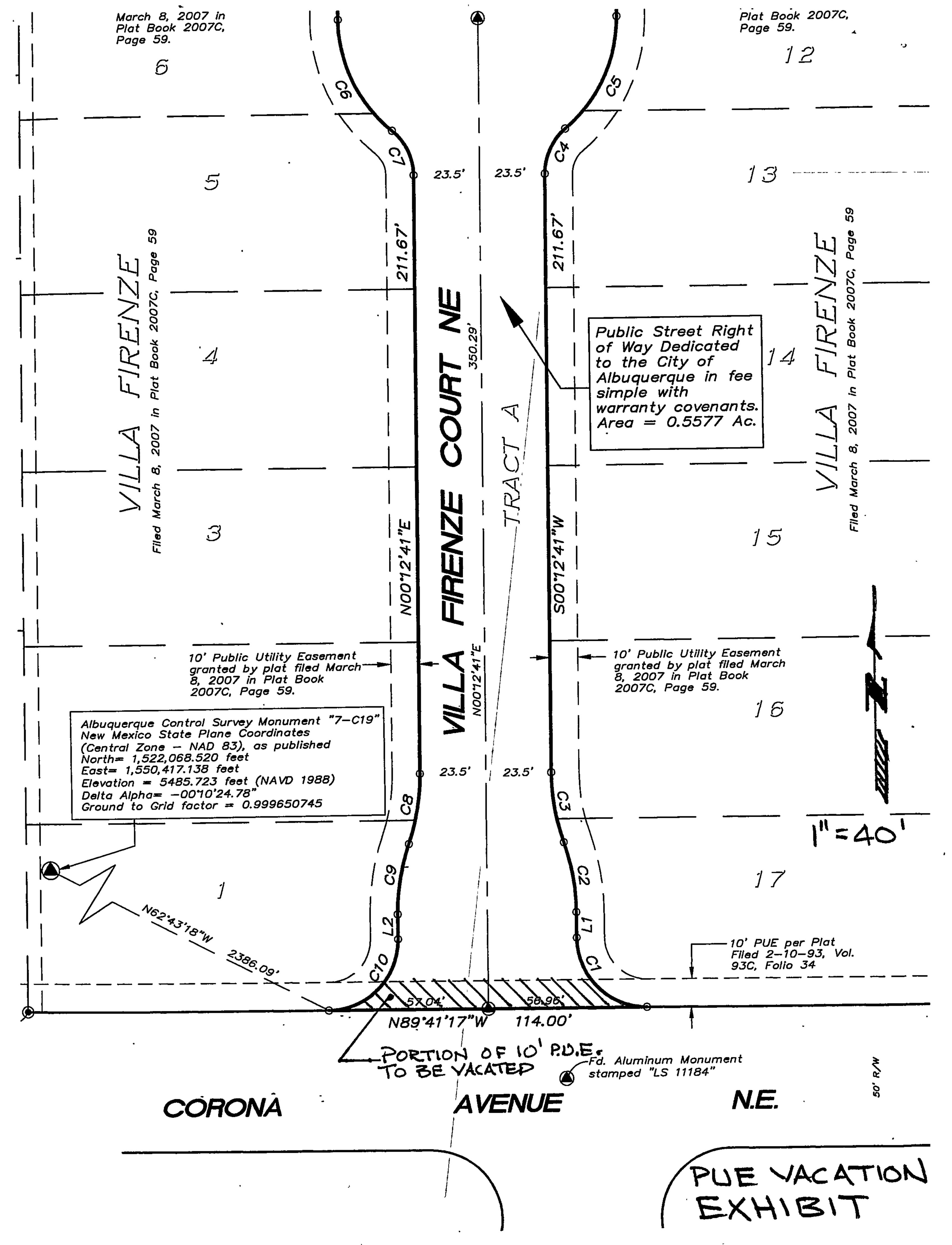
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PROJECT#

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App #	Action	Date
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DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Hexico, comprising Lots 13, 14, 19, and 20, Block 6, Tract 3, Unit 3, North Albuquerque Acres, together with the public rightof-way within Vilshire Avenue N.E. adjoining said Lots 13 and 14, partially vacated by V-93-1 and the public right-of-way within Corona Avenue N.E. adjoining said Lots 19 and 20 and being more particularly described as follows:

Beginning at the southeast corner of the parcel herein described, being a projection of the common property line between Lot 19 and Lot 18, Block 6, Tract 3, Unit 3, North Albuquerque Acres, with the centerline of Corona Avenue N.E., thence N 89'39'45' V a distance of 330.05 feet along said centerline to the southwest corner of the parcel herein described, being a projection of the common property line between Lot 20 and Lot 21. Block 6, Tract 3, Unit 3, North Albuquerque Acres, with the centerline of Corona Avenue N.E.; thence N 00°13'20' E a distance of 527.95 feet to the northwest corner of the parcel herein described, being a projection of the common property line between Lot 13 and Lot 12, Block 6, Tract 3 Unit 3, North Albuquerque Acres, with the centerline of Wilshire Avenue N.E., thence S 89'39'41' E a distance of 330.37 feet along said centerline to the northeast corner of the parcel herein described, being a projection of the common property line between Lot 14 and Lot 15, Block 6, Tract 3, Unit 3, North Albuquerque Acres, with the centerline of Vilshire Avenue H.E., thence S 08'23'28' V a distance of 264.11 feet along the east property line of the parcel herein described to the southeast corner of said Lot 14; thence \$ 00.87'18' V a distance of 263.84 feet to the point of beginning and containing 3.9984 acres more or

PLAT OF

LOT 13-A, BLOCK 6, TRACT 3, UNIT NORTH ALBUQUERQUE ACRES

ALBUQUERQUE, NEW MEXICO JANUARY, 1993

DEDICATION AND FREE CONSENT

State of New Maxico } SS
County of Barnalillo This instrument was lifed for record or.

right to trim interfering trees. FEB 1 0 1993 Judy Durondward Clark & Recorder

Donald G. Hoech, President, Hoech Real Estate Corporation

Decuty Clark STATE OF NEV HEXICO

COUNTY OF BERNALILLO The foregoing instrument was acknowledged before ne on this 22 day of

The undersigned owners of the land shown hereon do hereby consent to the

subdivision of said land in the manner shown on this plat and do hereby

dedicate in fee simple the public street rights-of-way, and grant the

easements shown hereon including the rights of ingress and egress and the

CELICATE SELF

......

Notary Public

APPROVALS: SP-73-76

DRB CASE NO. 93-32 2-10-93 MG DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO 1-26-13 UTILITY DEVELOPHENT, OFF ALBHOUERQUE, NEV HEXICO

1-26-9 My DATE CITY ENGINEER, CITY OF VILBURUEROUE, NEW HEXICO 1-26-9 Chun A.H.A.F.C.A.

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUESQUE, NEW MEXICO BATE PARK AND RECREATION, CITY OF ALBUQUERQUE, NEW HEXICO 1/26/23

011113 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEV HEXICO

CITY OF ALBUQUERQUE, NEV HEXICO //27/53 DATE PUBLIC SERVICE COMPANY OF NEW MEXICO 1/21/9.3

U.S./VEST COMMUNICATIONS Loe Dunlop SAS COMPANY OF NEV HEXICO

<u> 1-27-93</u> 1-29-93

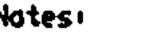
SURVEYORS CERTIFICATION

I, Villian P. Pettit, a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; neets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in the State of New Hexico, and is true and correct to the best of my knowledge and belief.

Villian P. Pettit, NHPS 3243

JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. NE. ALBUQUERQUE D NEV MEXICO 87109 ☐ ENGINEERS ☐ SURVEYORS (505) 345-4250 'JOB #920942

93C-34



- A boundary survey was performed on December 12-18, 1992. Property corners were found or set as indicated.
- The right-of-way alignment of Alameda Boulevard N.E., as shown hereon, is based upon the Vineyard Sector Development Plan, SD-86-6-1, AX-90-12, Z-90-87, Sheet 7 7. Section 7, prepared by Tom Hann & Associates, inc.; and has been monumented with 5/8' rebars and caps stanced "LS 3243" from the intersection of Alameda Boulevard N.E. and Barstow Street N.E. to the Intersection of Alameda Boulevard N.E. and Ventura Street N.E.
- 3. All distances are ground distances.
- 4. Site located within projected Section 17, Township 11 North, Range 4 East, N.H.P.H.
- 5. Bearings shown hereon are based upon New Hexico State Plane Grid Bearings, Central Zone.
- 6. 0.12 miles half-width street created by this plat.
- 7. The purpose of this plat is to eliminate the interior property lines within former Lots 13, 14, 19, and 20; dedicate in fee simple the necessary public street right-of-way along Alameda Boulevard N.E. and Corona Avenue N.E.; incorporate the vacated portion of Vilshire Avenue N.E. in accordance with V-93-1; and grant the public utility easements as shown.
- 8. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lot 13-A must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of

- a. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical
- The Gas Company of New Hexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- c. U.S. West for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
- Jones Intercable for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, renove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this

DELTA ALPHA = -0.9'46'

Tana Louis W. 22. CHALLELO COUNTY TREASURER'S OFFICE: JUN-0-10-93

