

4. **Project# 1003859**  
12DRB-70026 EPC APPROVED SDP  
FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for US NEW MEXICO FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Tract(s) 5, **PLAT OF NORTH NADALUCIA AT LA LUZ** zoned SU-1 FOR O-1 INCL. BANK, located on COORS BETWEEN LEARNING AND MONTANO containing approximately 3.38 acre(s). (E-12) *[Deferred from 2/8/12]*

5. **Project# 1001206**  
12DRB-70002 MINOR - SDP FOR  
BUILDING PERMIT

TARA ROTHERWELL-CLARK agent(s) for WELLS FARGO CORPORATE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3G2, **BLACK RANCH**, zoned SU-1, located on SE CORNER OF COORS AND IRVING containing approximately .578 acre(s). (C-13) *[Deferred from 1/11/12, 1/25/12, 2/1/12, 2/8/12]*

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

6. **Project# 1009125**  
12DRB-70033 SKETCH PLAT REVIEW  
AND COMMENT

RIO OESTE HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) LT 10-P1, Block(s) 3, **RIO OESTE** zoned R-D, located on COORS AND ZARZUELA (E-12) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

7. Approval of the Development Review Board Minutes for October 2011.

8. Other Matters

ADJOURNED:

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 15, 2012  
DRB Comments**

**ITEM # 6**

**PROJECT # 1009125**

**APPLICATION # 12-70033**

**RE: Lot 10 P-1, Rio Este Subdivision**

The referenced Public Access Easement is across Lot 10 P-1, and was platted in conformance with the Subdivision Ordinance Minimum Design Standards to have pedestrian access routes. It is not likely that easement would be vacated contrary to the ordinance. It is recommended that the access be controlled through a combination lock or keys issued to homeowners only.

In order to vacate the easement, an advertised public hearing by the DRB would be required after posting of signs; any decision by the DRB is appealable to the City Council. If the easement is approved for vacation Lot 10 P-1 would have to be replatted within one year to show the vacated easement.

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



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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, Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Rio Oeste Homeowners Association PHONE: (214) 755-3455  
 ADDRESS: P.O. Box 66295 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: ericjspeck@comcast.net

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

DESCRIPTION OF REQUEST: "VACATE" public Access Easement East end of Zarzuela NE along concrete pathway to gate.

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. LT 10-P1 Block: 3 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: RIO OESTE SUBDIVISION  
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E12 UPC Code: 101206235046410150

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors and Zarzuela  
 Between: Zarzuela and Coors

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE JAN 11, 2012  
 (Print Name) Eric Speck Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70033</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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>Feb. 15, 2012</u>				Total \$ <u>0</u>

[Signature] 2-3-12 Project # 1009125  
 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.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

Your attendance is required.

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

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)**

Your attendance is required.

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)**

Your attendance is required.

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

SANDRA TINLIN  
Applicant name (print)  
[Signature] 2/3/12  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
12DRB-70033  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 2-3-12  
Planner signature / date  
 Project # 1009125

Submitted on 2/13/12  
For Review — S. Tink  
ROHA

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

\* Make DRB Review.

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

PLAT Rio Oeste Subdivision AND TWO ADDRESS SEARCHES FOR legal descriptions

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

\_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval

\_\_\_ Scaled site plan and related drawings (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

\_\_\_ Letter of authorization from the property owner if application is submitted by an agent

\_\_\_ Copy of the document delegating approval authority to the DRB

\_\_\_ Completed Site Plan for Subdivision Checklist

\_\_\_ Infrastructure List, if relevant to the site plan

\_\_\_ Fee (see schedule)

\_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting.

Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

\_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval

\_\_\_ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies

\_\_\_ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.

\_\_\_ Solid Waste Management Department signature on Site Plan

\_\_\_ Zone Atlas map with the entire property(ies) clearly outlined

\_\_\_ Letter briefly describing, explaining, and justifying the request

\_\_\_ Letter of authorization from the property owner if application is submitted by an agent

\_\_\_ Copy of the document delegating approval authority to the DRB

\_\_\_ Infrastructure List, if relevant to the site plan

\_\_\_ Completed Site Plan for Building Permit Checklist

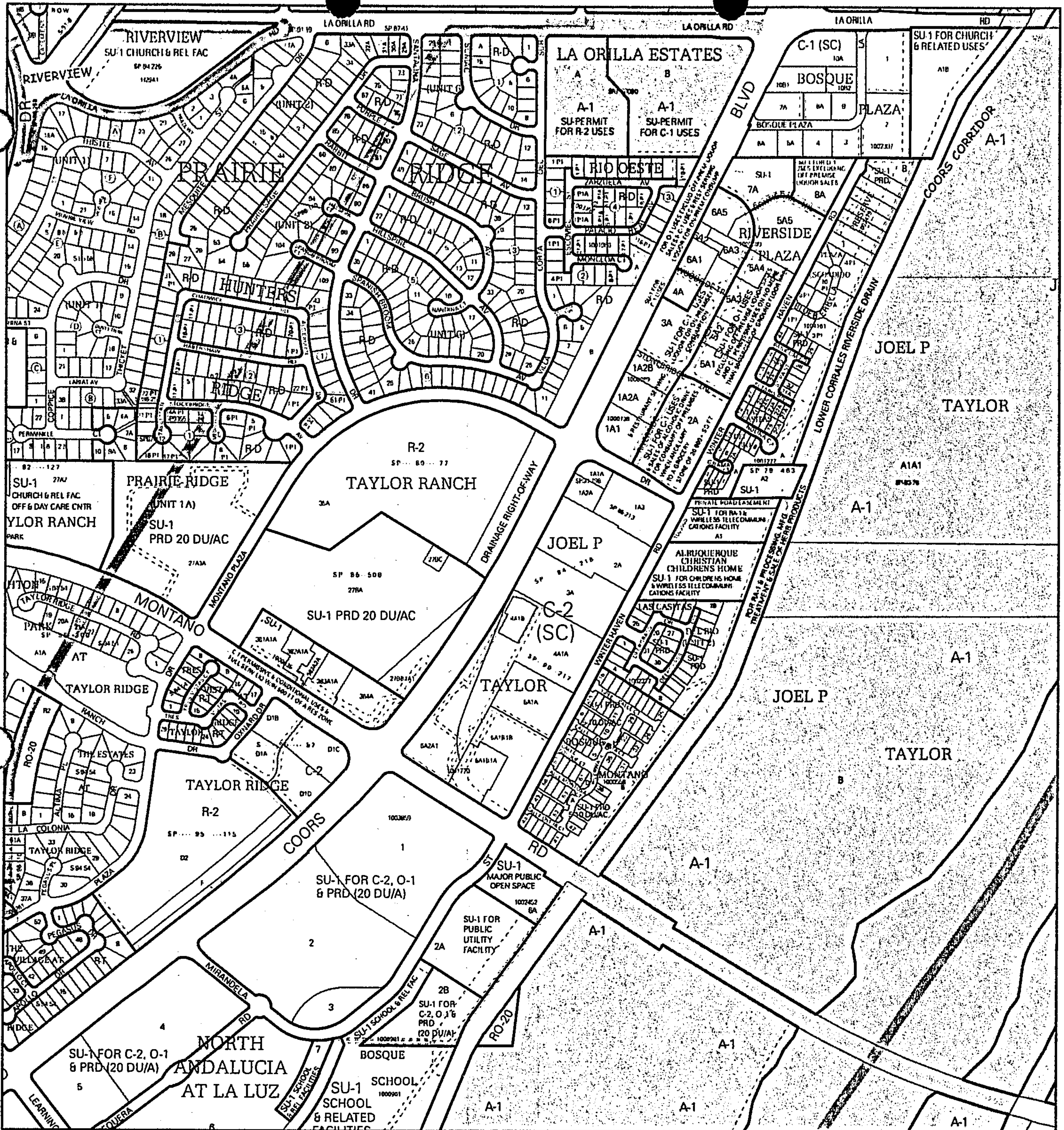
\_\_\_ Copy of Site Plan with Fire Marshal's stamp

\_\_\_ Fee (see schedule)

\_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting.

Your attendance is required.

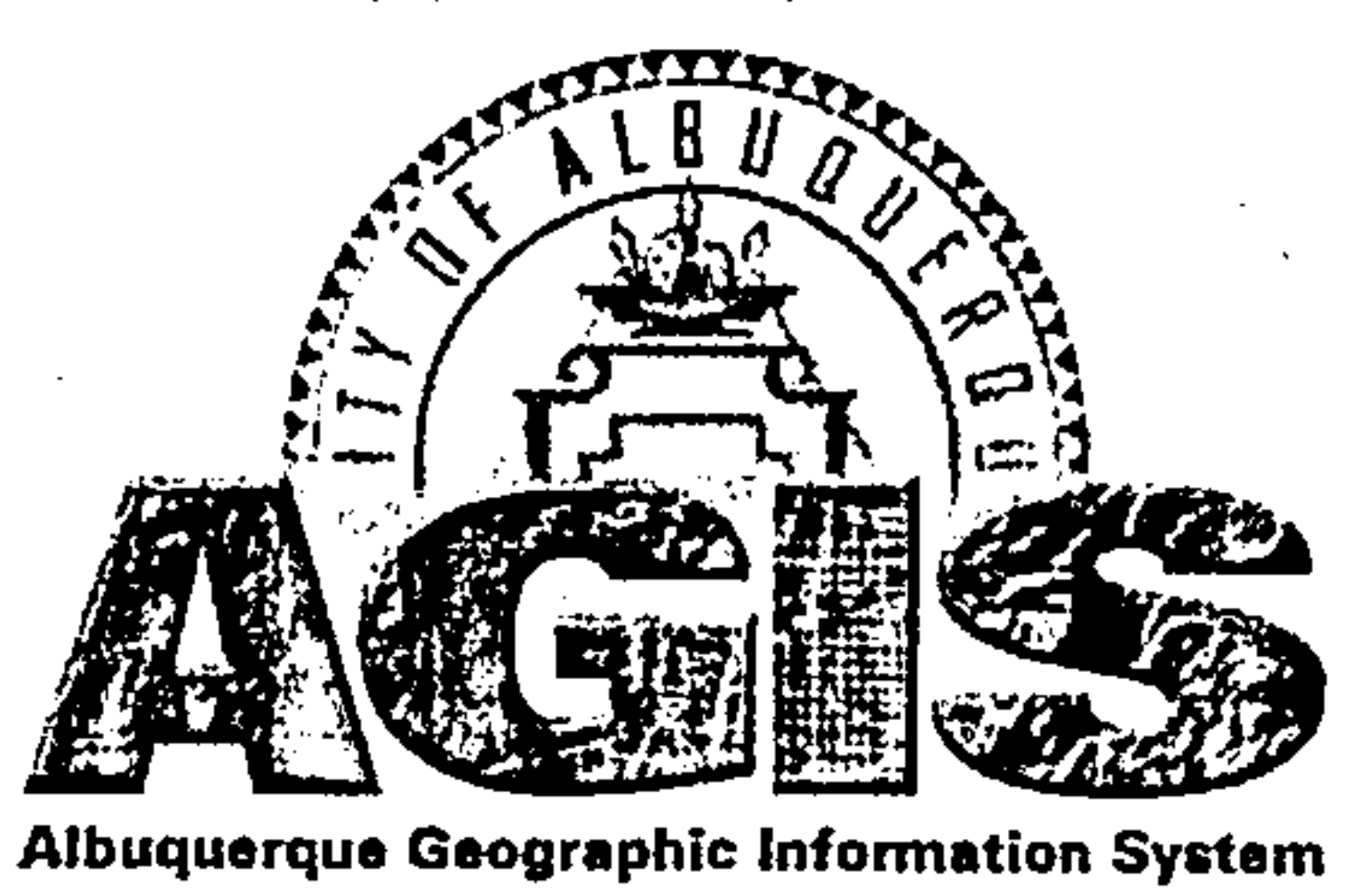


For more current information and more details visit: <http://www.cabq.gov/gis>

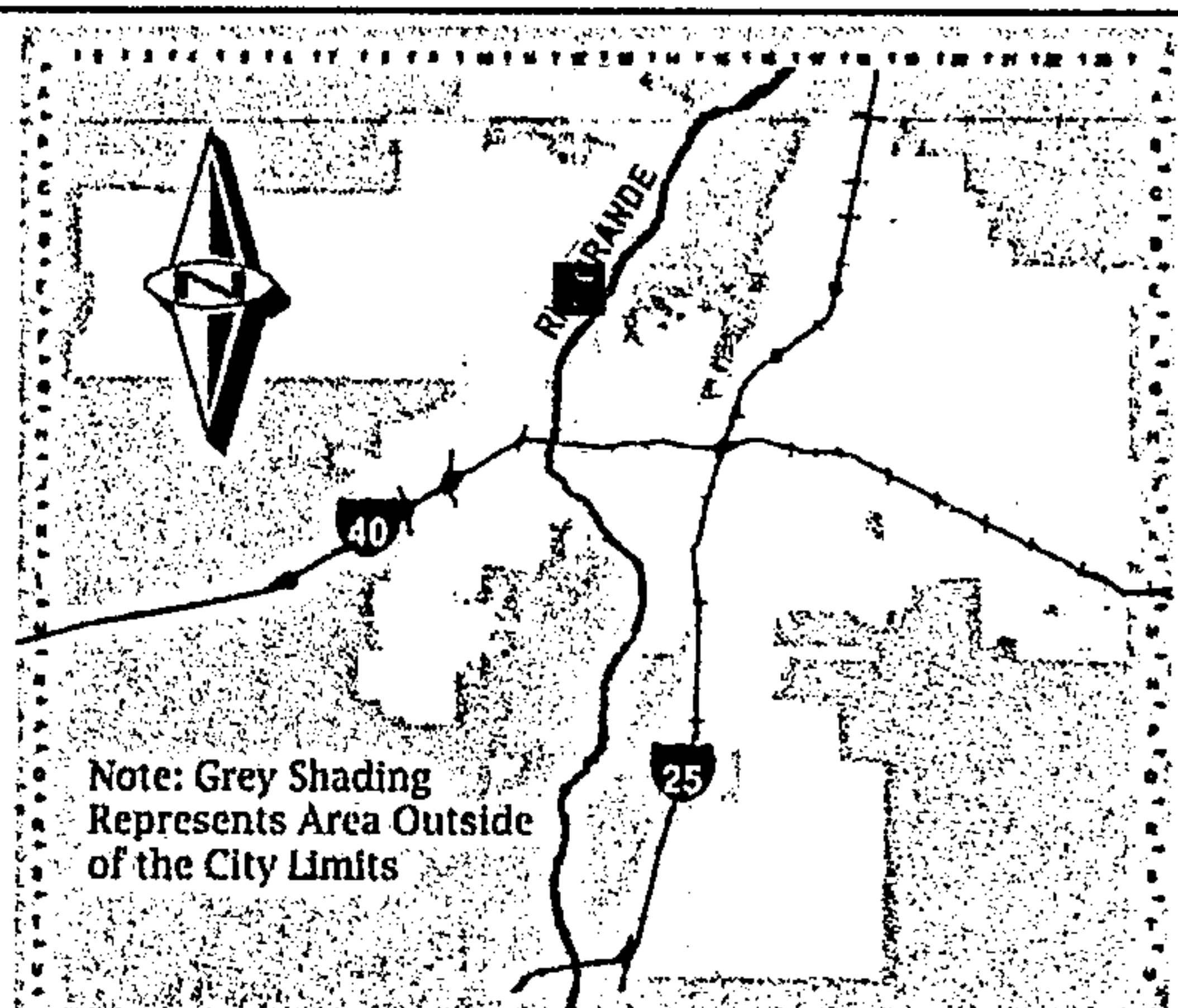
Zone Atlas Page:  
**E-12-Z**

**Selected Symbols**

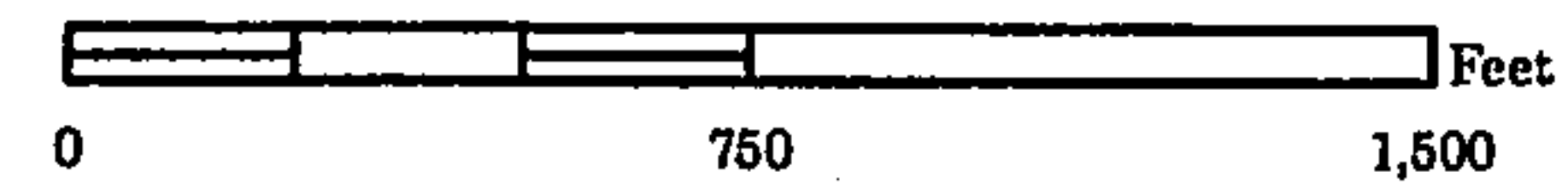
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



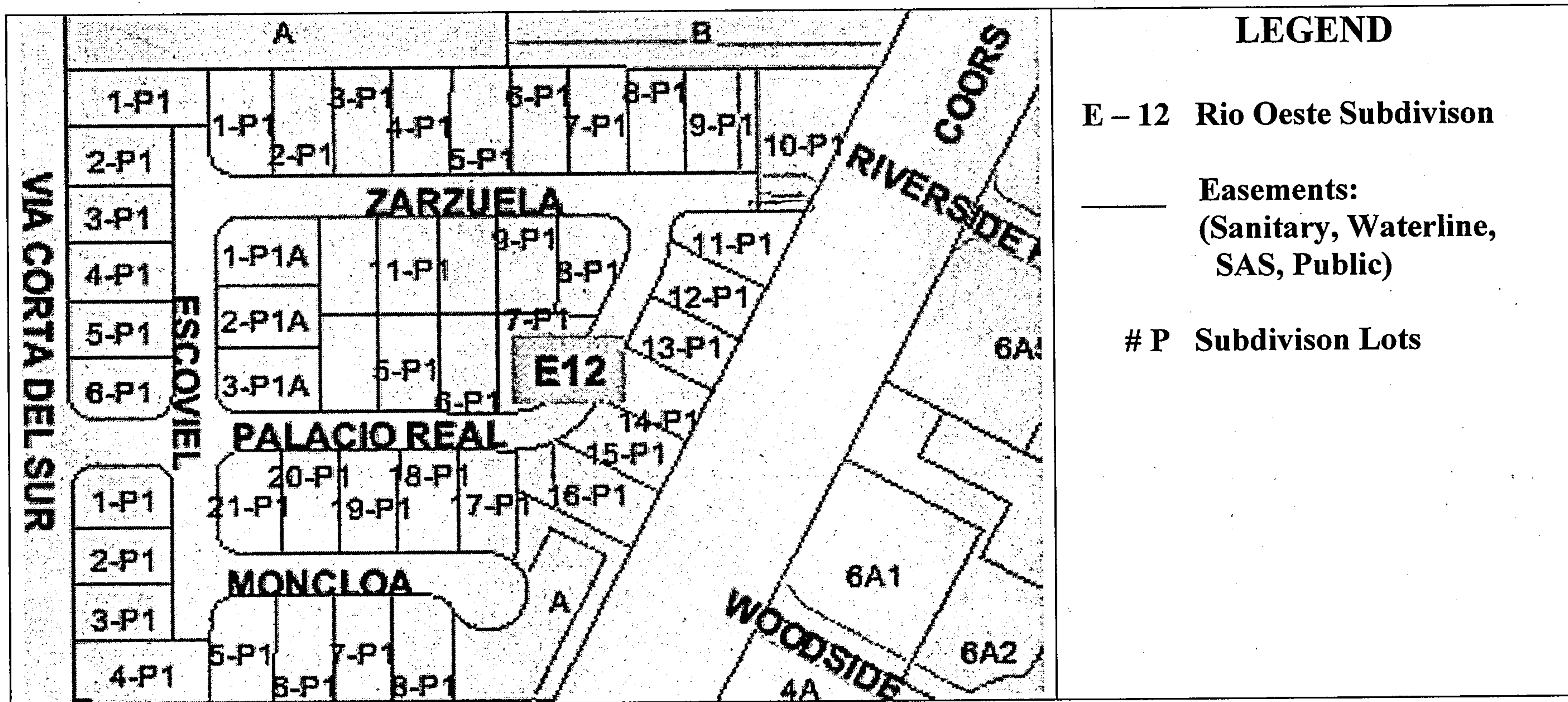
Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits



# Zone Atlas Map E12Z – Rio Oeste Subdivision



Rio Oeste Homeowners Association  
P.O.Box 66295  
Albuquerque, NM 87193

December 14, 2011

DRB Committee  
City of Albuquerque

Re: Request For A "Vacate" of Public Access Easement

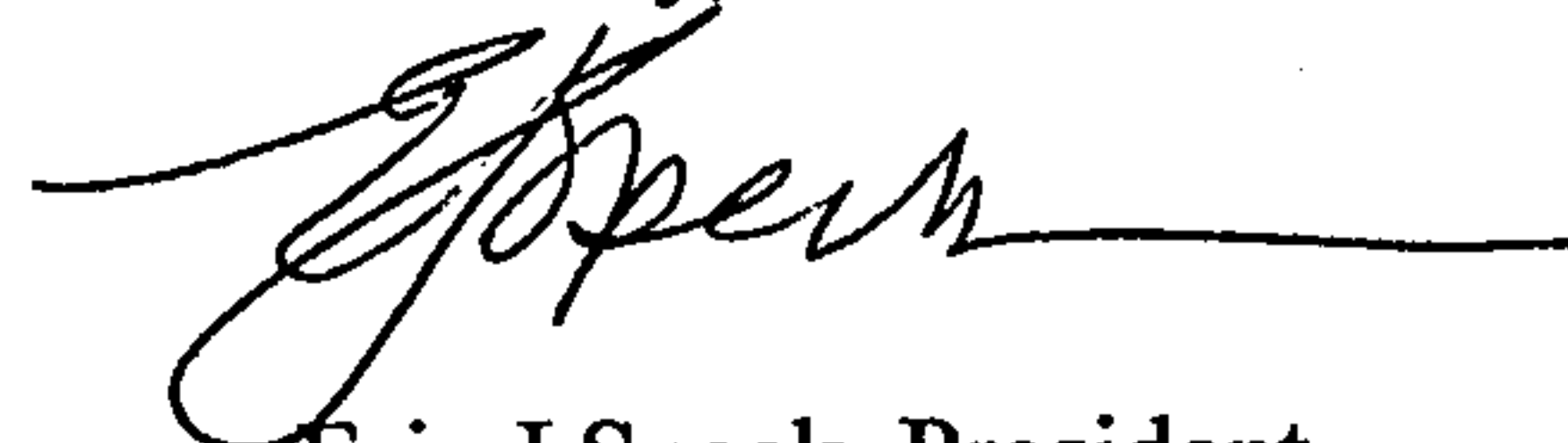
DRB Committee,

On behalf of the Rio Oeste Homeowners Association, I am requesting a Sketch Plat Review and Comment on the *Public Access Easement* at the East end of Zarzuela NE of our subdivision. Our goal is to request a "vacate" of this particular easement in order to provide a more safe neighborhood for our association; thus allowing our association to put a cinderblock wall to cover this access or a lock/key on the existing rod iron gate.

Currently, there is an east cinder block wall that outlines the east side of our community along Coors with a 36" wide rod iron gate (public access easement). At the east end of Zarzuela, there is a concrete pathway that leads to this gate. Please refer to the scaled site sketch attached. Our association does not know if the concrete pathway that leads to the public access easement is "private property – Lot 10-P1 or Lot 11-P" as our plat does not identify such. Our association would also like to know if the land surrounding the (2) public water easements north of the concrete pathway belongs to either Lot 10-P1 or Lot 11-P.

Overall, our association experiences many unknown transients through this gate and experiences graffiti on the neighborhood watch sign placed on this gate. Our request to "vacate" this public easement will provide more neighborhood safety, reduce sign costs and reduce transient traffic.

Sincerely,



Eric J Speck, President  
505-508-0031  
214-755-3455 (Cell)

Cc: Luis Avila, Vice President, ROHA  
Gilbert Sanchez, Treasurer, ROHA  
Sandra Tinlin, Secretary, ROHA  
Judy Ortiz-Aragon, Director, ROHA  
Larena Torres, Director, ROHA



## 4000 Palacio Real Ave NW (Vergo)

The following address was the closest match:

4000 PALACIO REAL AV NW

City Council District: 5 - Dan Lewis

County Commission District: 1 - Michelle Lujan Grisham

NM House of Representatives: Bill B. O'Neill NM Senate: Dede Feldman

School Districts

Elementary: CHAMIZA Middle: LBJ High School: VOLCANO VISTA

Neighborhood Association: RIO OESTE HOA Sector Plan: COORS CORRIDOR Area

Plan: WESTSIDE STRATEGIC PLAN

Zoning: R-D

City Platting Information

Lot: 11-P1 Block: 3 Subdivision: RIO OESTE

Flood Zone:

Flood Zone: X

For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 - [bbingham@cabq.gov](mailto:bbingham@cabq.gov)

Police Beat/Area Command: 627 / NORTHWEST

Jurisdiction: ALBUQUERQUE Zone Atlas Page: [E12](#) (opens in new window)

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor data updated to December 2008)

Name: VERGO JAMES J & TINA C

Address: 4000 PALACIO REAL AVE NW , ALBUQUERQUE NM 87120

UPC: 101206234345210149

Tax Year: 2011 Tax District: A1A

Legal Description: LT 11-P1 BLK 3 PLAT FOR RIO OESTE SUBDIVISION CONT .1637 AC

Property Class: R Document Number: 2005148000 100305 WD-

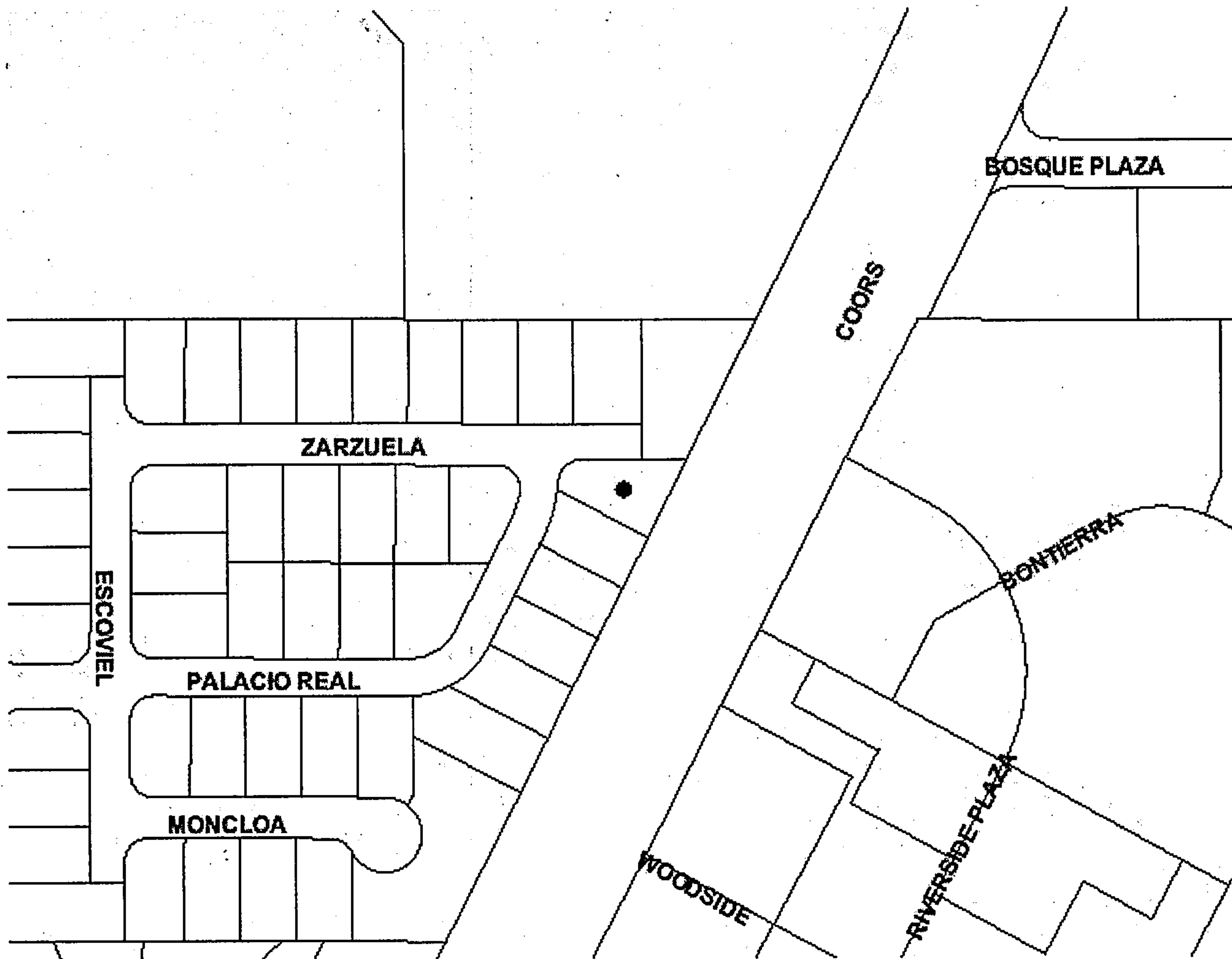
Lot Size: Call 505-222-3700 or visit [Bernalillo County Assessor's website](#)

Estimated Acres: 0.16

Disclaimer: County Assessor data and Acres are not maintained by the City of Albuquerque and should never be used for legal purposes.

[Open Advanced Map Viewer in a new window](#)

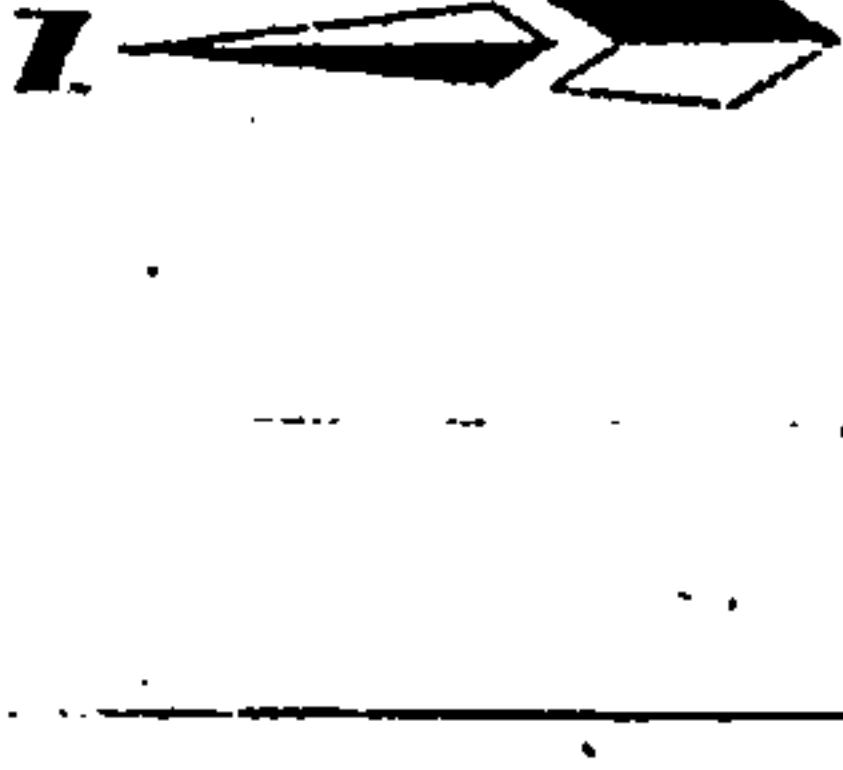
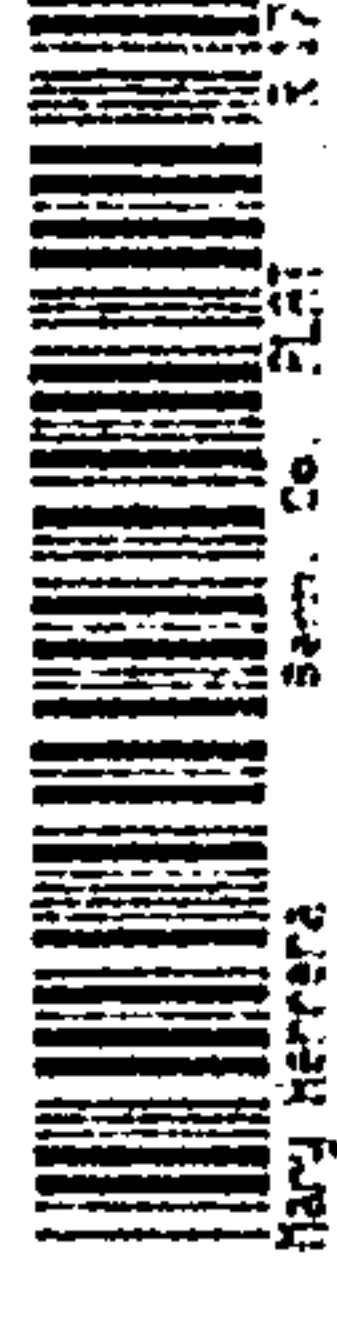
**Map**



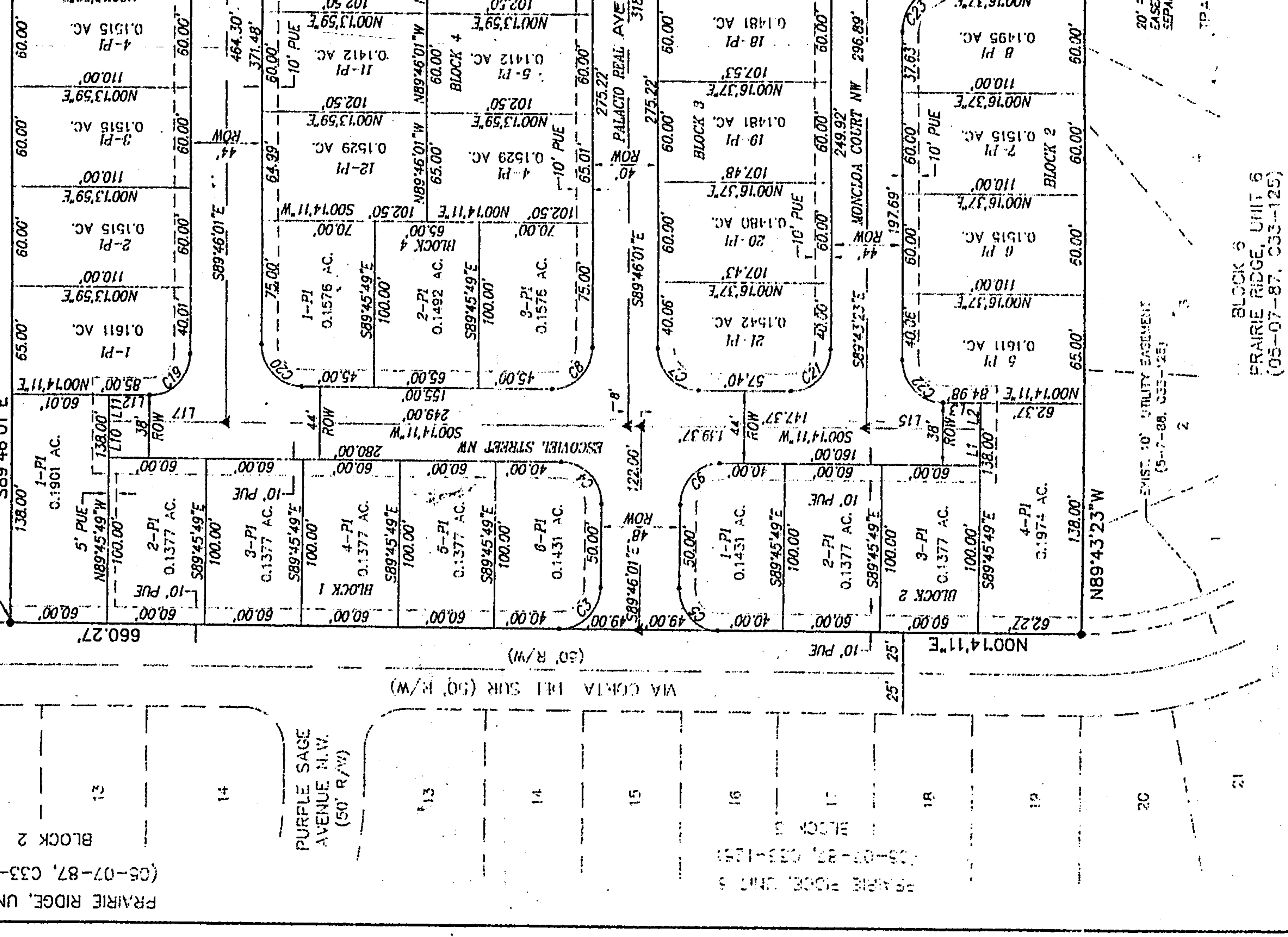
# PLAT FOR RIO OESTE SUBDIVISION SUBDIVISION

WITHIN

SECTION 25  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2003



SCALE: 1" = 60'



NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE," "CENTERLINE MONUMENT," DO NOT DISTURB," PLS # 7719.

SET 5/8" REBAR WITH CAP ALS LS 7719 (TYP)

PARCEL C  
TAYLOR RANCH  
(06-01-82, C19-160)

LINE ID	LENGTH	BEARING
L1	22.00	S89°45'49"E
L2	16.00	S89°45'49"E
L3	22.61	S00°14'11"W
L4	2.06	S27°16'55"W
L5	7.16	S27°16'55"W
L6	48.88	S89°46'01"E
L7	16.00	N00°13'59"E
L8	22.00	N00°13'59"E
L9	29.92	S89°43'23"E
L10	22.00	S89°45'49"E
L11	16.00	S89°45'49"E
L12	24.99	S00°14'11"W
L13	15.21	S89°46'01"E
L14	18.00	S00°16'37"W
L15	69.64	S00°14'11"W
L16	23.44	N00°13'59"E
L17	71.99	S00°14'11"W
L18	12.12	S27°16'55"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	743.00	67.51	27°02'56"	34.40	113°45'27"E	66.88
C2	78.00	85.70	62°57'04"	47.75	N58°45'27"E	81.45
C3	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C4	25.00	39.27	89°59'48"	25.00	N45°14'05"E	35.35
C5	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
C6	25.00	39.27	90°00'12"	25.00	N44°45'55"W	35.36
C7	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.36
C8	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C9	58.00	63.72	62°57'04"	35.51	N58°45'27"E	60.57
C10	98.00	40.85	23°52'50"	20.72	N75°27'51"E	40.55
C11	98.00	61.99	36°14'31"	32.07	N45°24'10"E	60.96
C12	98.00	107.67	62°57'04"	60.00	N58°45'27"E	102.34
C13	125.00	29.28	13°25'19"	14.71	N20°34'15"E	29.22
C14	25.00	45.22	103°33'37"	31.78	N37°57'13"W	39.30
C15	25.00	36.96	84°41'50"	22.79	S47°53'04"W	33.68
C16	165.00	8.84	3°04'11"	4.42	N07°04'15"E	8.84
C17	165.00	63.78	18°40'34"	27.13	N17°56'37"E	53.55
C18	165.00	62.62	21°44'46"	31.69	N16°24'32"E	62.25
C19	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C20	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
C21	25.00	39.25	89°57'34"	24.98	S44°44'36"E	35.34
C22	25.00	39.29	90°02'26"	25.02	S45°15'24"W	35.37
C23	25.00	27.71	63°30'10"	15.47	N57°58'18"W	26.31
C24	25.00	26.46	37°54'01"	13.73	N70°46'23"W	25.98
C25	40.00	143.54	205°36'10"	176.04	N50°58'42"E	78.01
C26	40.00	170.00	243°30'10"	64.64	N32°01'42"E	66.03
C27	98.00	4.84	2°49'43"	2.42	N88°49'07"E	4.84

05-13-03

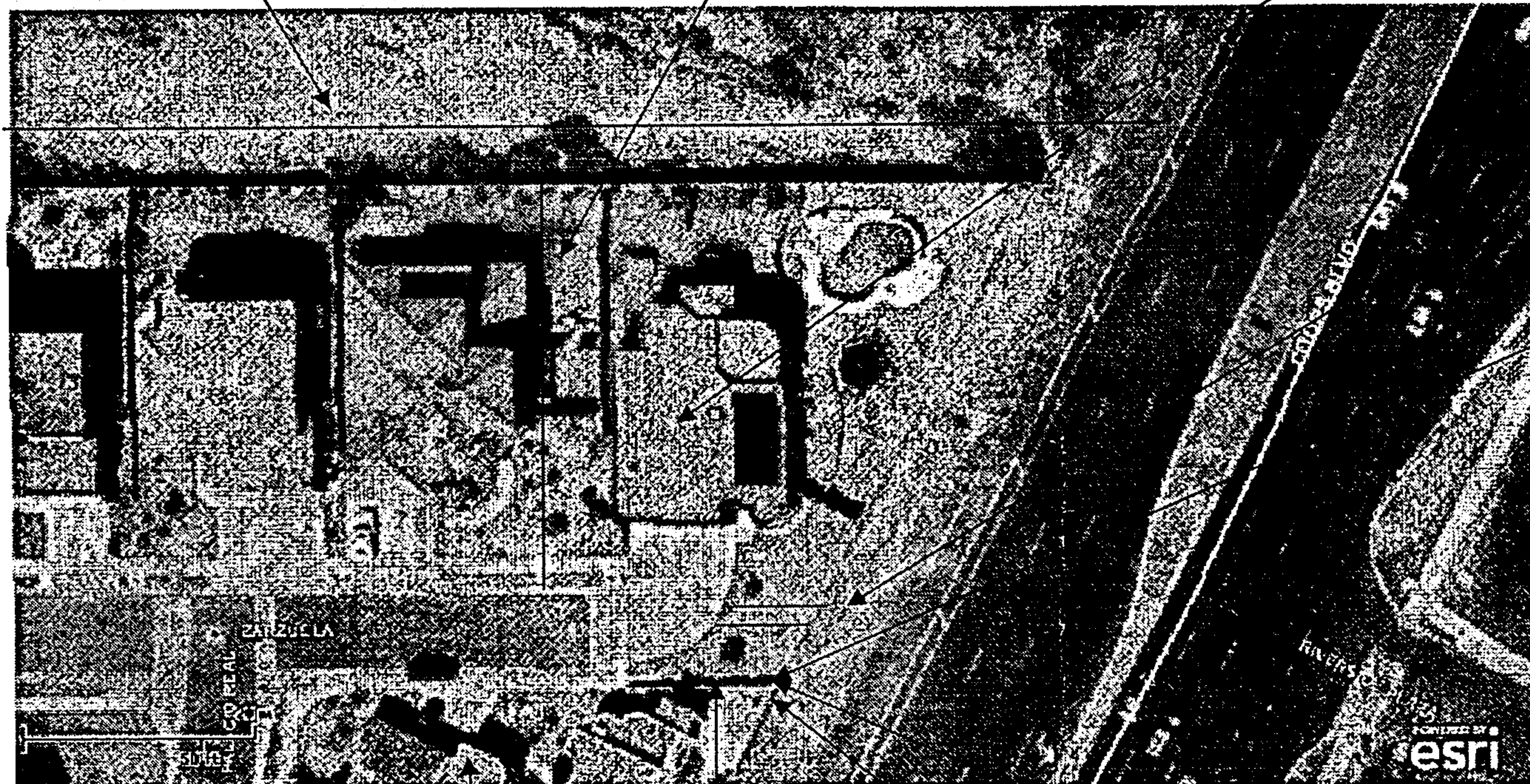
# Scaled Site Sketch -Rio Oeste Subdivision

## Zarzuela Public Access Easement Vacate Request

Public Water Easement

SAS Easement

Lot 10-P1



(2) Public Water Easements

Public Access Easement

Copyright 2010 CABQ. All rights reserved. Printed on Wed Dec 14 2011 10:37:21 AM.

LOT 11-P1

Zarzuela Concrete Pathway to Public Easement

Propose 3' x 6' cinder block wall to continue w/existing cinder block wall  
or

Propose lock system on existing rod iron gate