



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 13, 2012

Project# 1009231
12DRB-70148 VACATION OF PUBLIC RIGHT OF WAY

SURV-TEK INC agent(s) for CITY OF ALBUQUERQUE and DE ANZA DEVELOPER LLC request(s) the referenced/ above action(s) for the EAST-WEST ALLEY in Block 4, MESA GRANDE ADDITION zoned CCR-2, located on the north side of CENTRAL AVE NE between GRACELAND DR NE and WASHINGTON ST NE containing approximately .0847 acre. (K-17)

On June 13, 2012, the Development Review Board concluded an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on *the attached* Exhibit "B" and in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

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

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted alley for roadway or other purposes based on the existing development which covers the right of way.

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on 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.

- Plans
Scanned

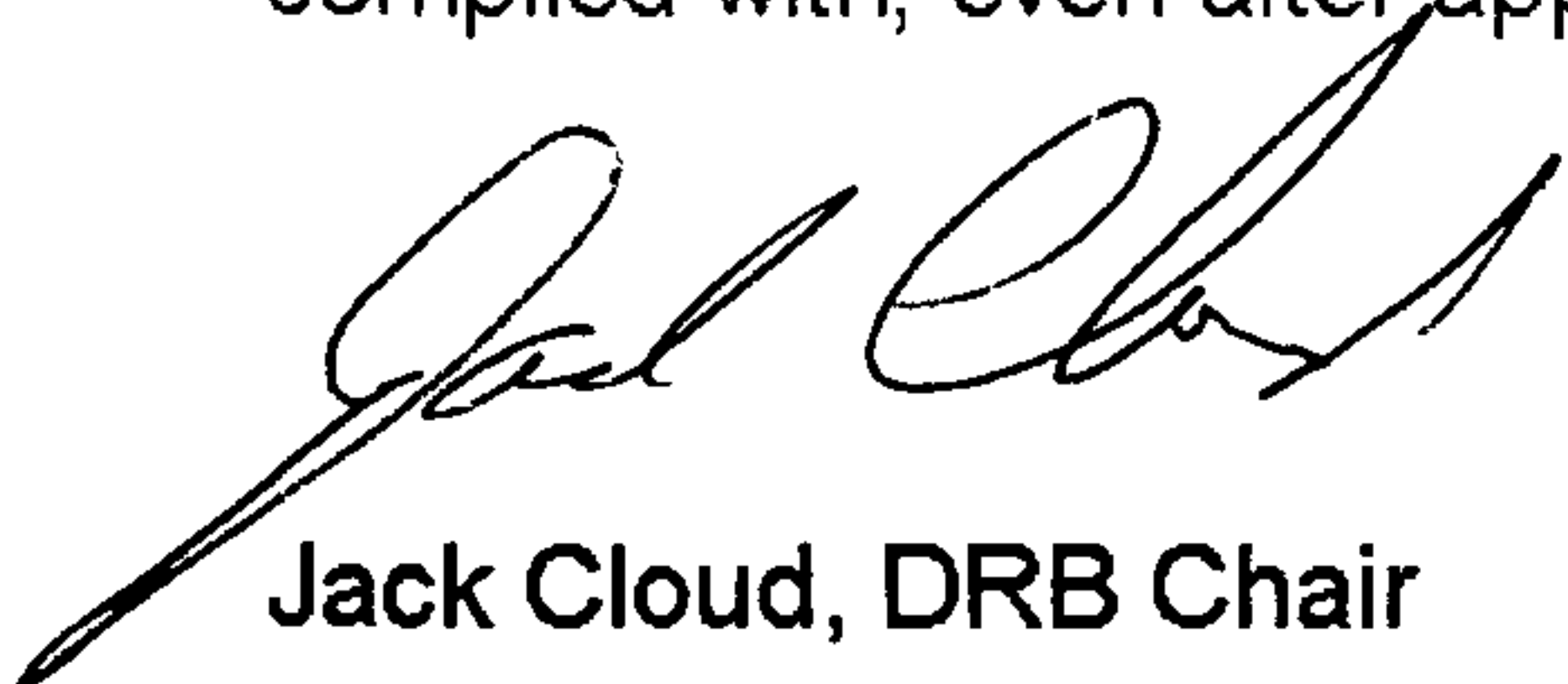
- Scan Docs

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

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY June 28, 2012.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest. You will receive notice if any other person files a protest.

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



Jack Cloud, DRB Chair

Cc: Surv-Tek Inc.
Marilyn Maldonado
File

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/15/2012 Issued By: BLDAVM 146867

Category Code 910
2012 070 148

Application Number: 12DRB-70148, Vacation Of Public Easement

Address:

Location Description: CENTRAL BETWEEN GRACELAND AND WASHINGTON

Project Number: 1009231

Applicant

CITY OF ALBUQUERQUE/DE ANZA DEVELOPER,
LLC

PO BOX 2248
ALBUQUERQUE NM 87103

Agent / Contact

SURV-TEK INC
RUSS HUGG
9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114

RUSSHUGG@SURVTEK.COM

Application Fees

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

City of Albuquerque Treasury
Date: 5/15/2012 Office: ANNEX
Stat ID: W5000008 Cashier: TRSCCS
Batch: 221 Trans #: 17
Permit: 2012070148
Receipt Num 00016283
Payment Total: \$140.00
0900 APN Fee \$75.00
0901 Conflict Manag. Fee \$20.00
0903 DRB Actions \$45.00
Check Tendered : \$140.00

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009231

AGENDA ITEM NO: 1

SUBJECT:

VACATION OF PUBLIC RIGHT-OF-WAY

ENGINEERING COMMENTS:

No objection to vacation request.

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
Transportation Development

505-924-3991

DATE: JUNE 13, 2012

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1009231

AGENDA ITEM NO: 1

SUBJECT:

ENGINEERING COMMENTS:

12DRB-70148 VACATION OF
PUBLIC RIGHT OF WAY:

No objection to the vacation of the Public Alley

RESOLUTION/COMMENTS:

SIGNED:

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

DATE: 6-13-12

Emailed June 11, 2012

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

From: Lynn M. Mazur, P.E., Development Review Engineer
AMAFCA

RE: DRB COMMENTS FOR June 13, 2012

P# 10009231 Right-of-way Vacation, Mesa Grande Addition, (K-17)
No comment.

DATE November 1, 2012

Originating Department/Division Planning

Departments affected by this Legislation Development Review Board

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

Contact for Routing Dora Henry Phone 924-3883

Legislation Type (circle one) Resolution Ordinance EC

Legislation Title (as per subject line from cover memo)

Project #1009281, 12DRB-70148 VACATION OF PUBLIC RIGHT-OF-WAY SURV-TEK INC agent(s) for CITY OF ALBUQUERQUE and DE ANZA DEVELOPER LLC request(s) the referenced/above action(s) for the EAST-WEST ALLEY in Block 4, MESA GRANDE ADDITION zoned CCR-2, located on the north side of CENTRAL AVE NE between GRACELAND DR NE and washington ST NE containing approximately ,.0847 acre. (K-17)

If requiring immediate action, please state reason _____

For Resolutions & Ordinances: Fiscal Impact Analysis _____ & Disk

For ALL Legislation: Cover Analysis _____

For Legislation with large attachments:

Duplicating & Supply Requisition with Activity No. and authorized signature _____

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

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

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



City of Albuquerque PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

October 22, 2012

To: Trudy E. Jones, President, City Council

From: Richard J. Berry, Mayor

Subject: Project# 1009231 12DRB-70148 VACATION OF PUBLIC RIGHT OF WAY

SURV-TEK INC agent(s) for CITY OF ALBUQUERQUE and DE ANZA DEVELOPER LLC request(s) the referenced/ above action(s) for the EAST-WEST ALLEY in Block 4, **MESA GRANDE ADDITION** zoned CCR-2, located on the north side of CENTRAL AVE NE between GRACELAND DR NE and WASHINGTON ST NE containing approximately .0847 acre. (K-17)

Request: This is a request for vacation of public right of way for a full alley section that was never used as an alley, but instead the entire block was built over with a motel. The alley was not used in the original motel development, and it would not be practical to 'open it up' with the proposed redevelopment.

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

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

Title/ Subject of Legislation: De Anza Alley Vacation:
DRB RECOMMENDATION FOR APPROVAL

Project 1009231 – 12-DRB-70148,

Approved:

Approved as to Legal Form:

Robert J. Perry Date
Chief Administrative Officer

David Tourek Date
City Attorney

Recommended:



Suzanne Lubar Date
Planning Department Acting Director



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 13, 2012

Project# 1009231

12DRB-70148 VACATION OF PUBLIC RIGHT OF WAY

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Jack Cloud, DRB Chair

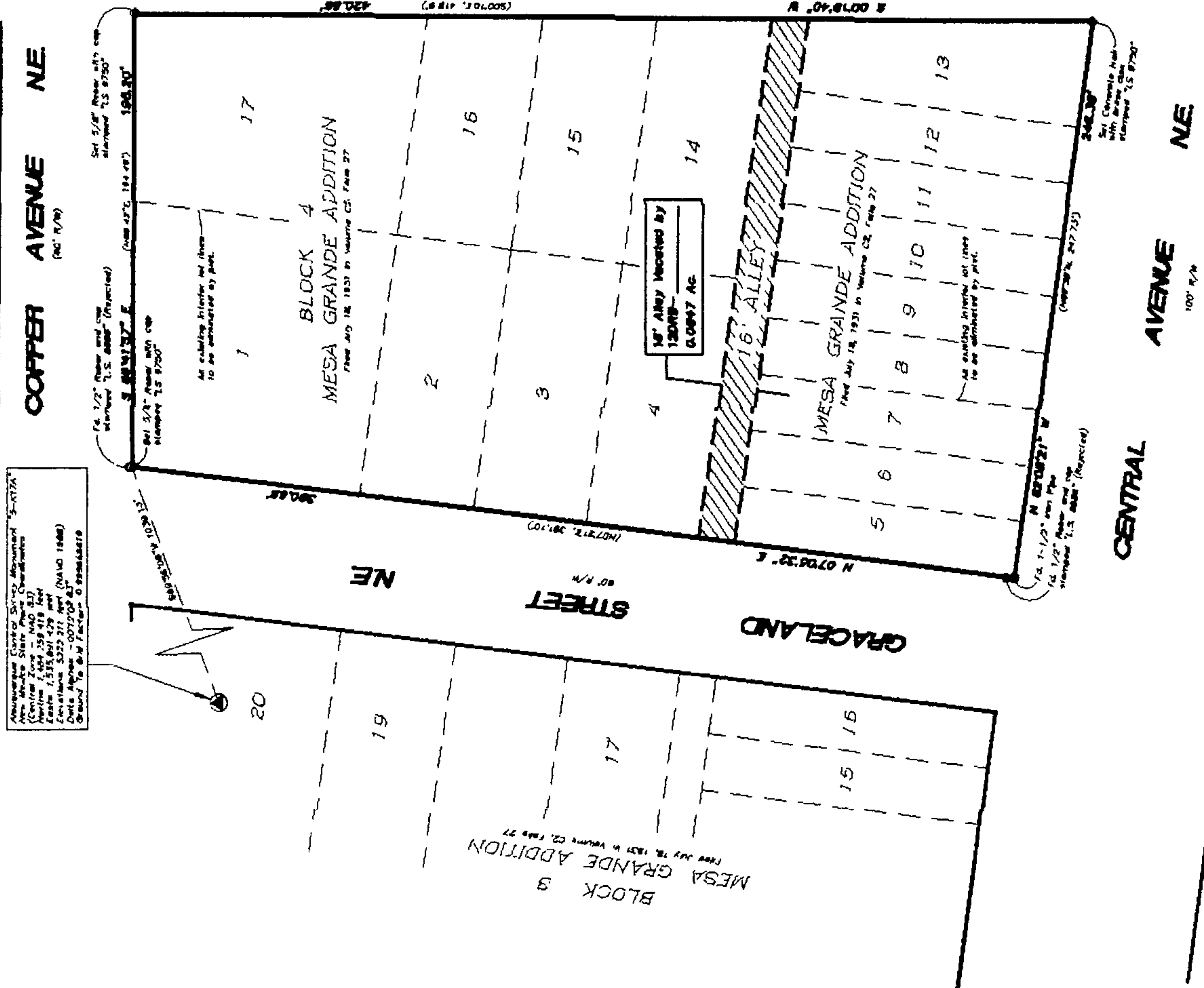
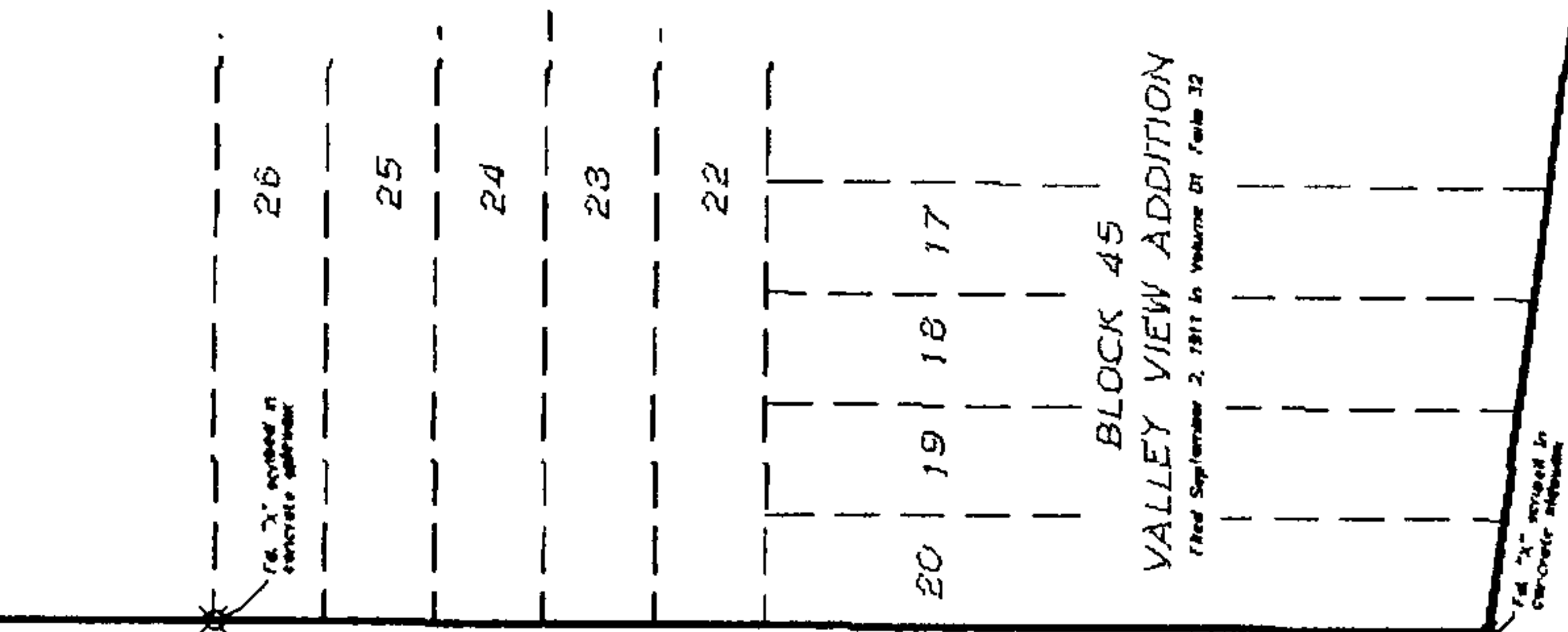
Cc: Surv-Tek Inc.
Marilyn Maldonado
File

VACATION EXHIBIT B

LOTS 1 THROUGH 17, BLOCK 4
AND THE 16' ALLEY RUNNING THROUGH BLOCK 4
MESA GRANDE ADDITION

SITUATE WITHIN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2012

LOT 27-A, BLOCK 45
VALLEY VIEW ADDITION
Filed October 15, 2009 in Plat Book 2009C, Page 144



As shown on Plat Book 2009C, Page 144
Center Point - NAD 83
Easting - 664,359.418 feet
Northing - 6,233,323.317 feet (NAD 83)
Datum - GRS 80
Zone - 12N
Spheroid - GRS 80
Datum - GRS 80
Zone - 12N



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 13, 2012

Project# 1009231
12DRB-70148 VACATION OF PUBLIC RIGHT-OF-WAY

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AMAFCA No comments.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION Affected NA/HOA's - Antelope Run NA (R), North Albuquerque Acres Comm. Assoc. (R), High Desert Res. Assoc.
APS
POLICE DEPARTMENT No comments provided.
FIRE DEPARTMENT No comments provided.
PNM ELECTRIC & GAS No comments provided.
COMCAST No comments provided.
CenturyLink No comments
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D 1. Previously reviewed 01/26/2011. 2. No Adverse Comments.

<p>OPEN SPACE DIVISION No comments provided.</p>
<p>CITY ENGINEER Comments, if any, will be provided at the meeting</p>
<p>TRANSPORTATION DEVELOPMENT The enclosed vacation exhibit request the vacation of three sections of public right of way as well as the vacation/modification of eight public easements. Each vacation request must be clearly defined and justified prior to any approval. Clearly illustrate how the proposed vacations will not be required for roadway use.</p>
<p>PARKS AND RECREATION No objections.</p>
<p>ABCWUA</p>
<p>PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.</p> <p>In order to recommend approval of the proposed vacation, the DRB must hold an advertised public hearing and find that the public welfare is in no way served by retaining the right of way, or that the development made possible is more beneficial than any detriment resulting from the vacation. There is no hardship test for vacation of right of way; lot depths of 150 feet are not necessarily exceptional. Additionally, financial gain or loss is not a determining factor at all. Vehicular access to all properties needs to be addressed to demonstrate how development would be made possible from the vacation, particularly south of the connection with Tennyson. Finally, the DRB must find that there is no convincing evidence that any property right is being abridged against the will of the owner of the right.</p> <p>Based on the extent of the proposed vacation, the City Council has the sole authority to approve the vacation by ordinance. If the vacation is approved, the City Property Manager will notify each adjacent landowner of the opportunity to purchase one-half width of the vacated right of way (again, by ordinance). This would include Tract M1A1 of Tanoan Properties (Albertsons) and Lot A/ Tramway Substation (PNM).</p>

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



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input checked="" type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> 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 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): SURI-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSHUGG@SURI-TEK.COM
 APPLICANT: CITY OF ALBUQUERQUE / DE ANZA DEVELOPER, LLC PHONE: _____
 ADDRESS: PO BOX 2248 FAX: _____
 CITY: ALB STATE NM ZIP 87103 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF A PUBLIC ALLEY

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

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

Lot or Tract No. LOTS 1 THRU 17 Block: 45 Unit: _____
 Subdiv/Addn/TBKA: MESA GRANDE ADDITION
 Existing Zoning: CC-R2 Proposed zoning: SAME MRGCD Map No N/A
 Zone Atlas page(s): K-17 UPC Code: 101705725624134902

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1009231

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 17 No. of proposed lots: 17 Total site area (acres): 2.0615 AC
 LOCATION OF PROPERTY BY STREETS. On or Near: CENTRAL AVENUE NE
 Between: GRACELAND ST NE and WASHINGTON ST NE

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

SIGNATURE _____ DATE 5.14.12
 (Print Name) RUSS HUGG Applicant Agent

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70198</u>	<u>VPE</u>		<u>\$45.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>COMP</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADU</u>		<u>\$75.00</u>
<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>June 13, 2012</u>			Total <u>\$140.00</u>

Staff signature & Date: [Signature] 5-15-12 Project # 1009231

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements 24 copies
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
 DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
 - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Russ Huges
 Applicant name (print)
[Signature] 5.14.12
 Applicant signature / date



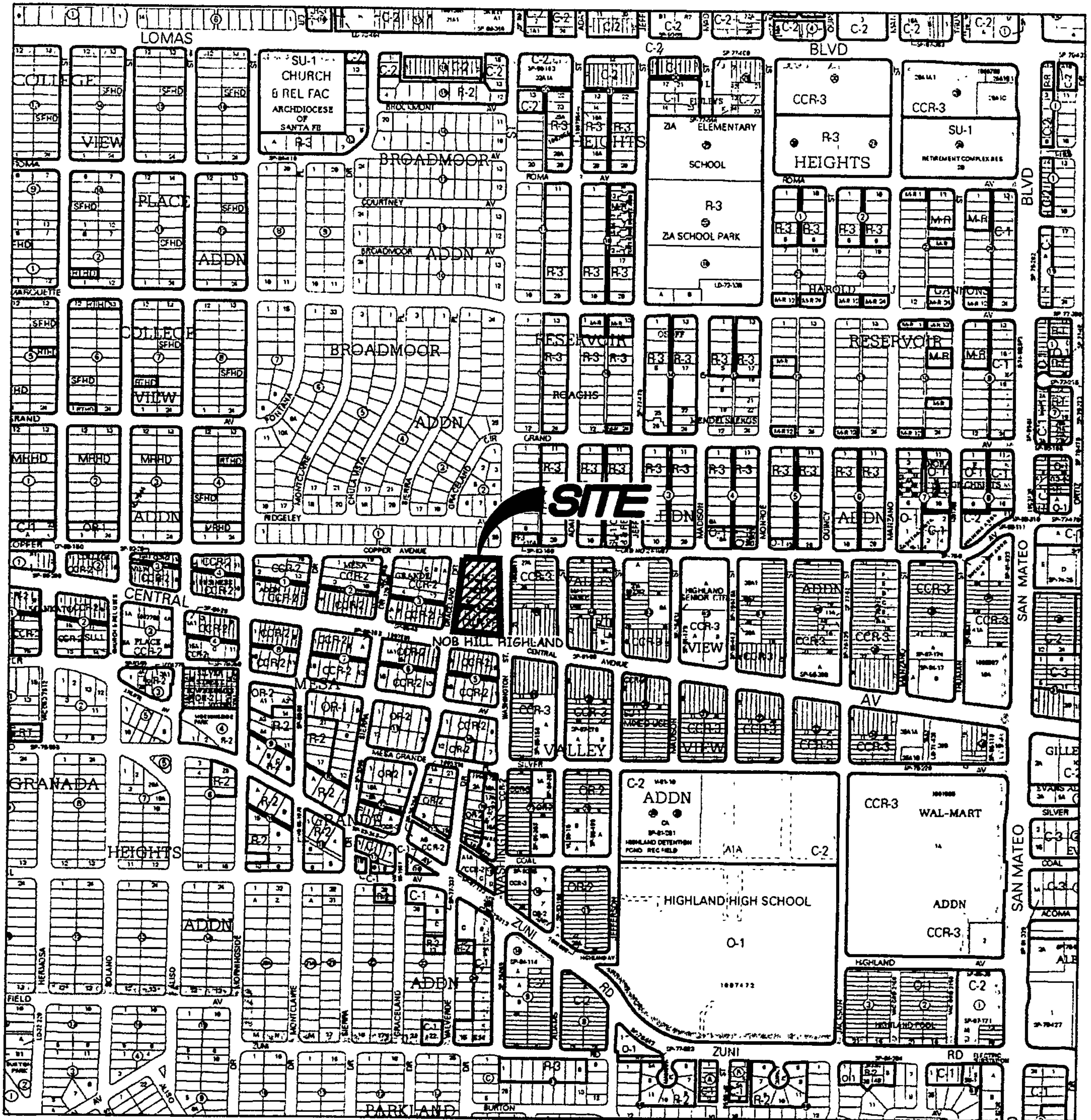
Form revised 4/07

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

Application case numbers
12 - DRB - 70148

[Signature] 5-15-12
 Planner signature / date

Project # 1009231



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-17-Z

Selected Symbols

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

0 750 1,500 Feet

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

May 14, 2012

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

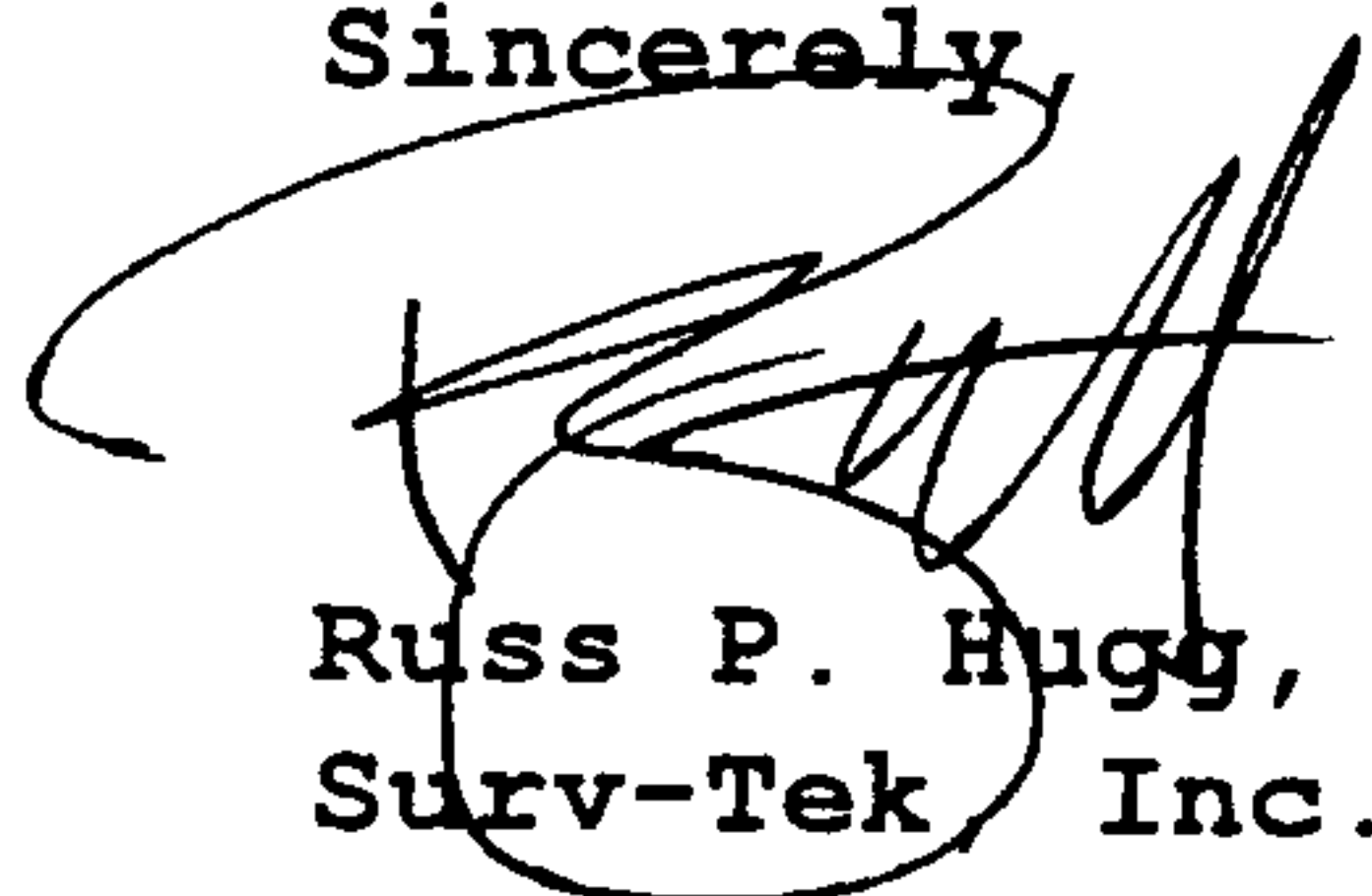
Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17.

Dear Mr. Cloud

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley to accommodate the redevelopment of the De Anza Hotel.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

May 10, 2012

Russ Hugg
Surv-Tek, Inc.
9384 Valley View Dr. NW/87114
Phone: 505-897-3366/Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of **May 10, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOTS 1 THRU 17, BLOCK 4, MESA GRANDE ADDITION, LOCATED ON CENTRAL AVENUE NE BETWEEN WASHINGTON STREET NE AND GRACELAND STREET NE** zone map **K-17**.

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

NOB HILL N.A. "R"

*Stanley Allen, 203 Sierra Pl. NE/87108 265-4090 (h)
Chris Lucas, 3314 Monte Vista NE/87106 463-5317 (h)

HIGHLAND BUSINESS & N.A., INC. "R"

*Olivia Jaramillo 437 Jefferson NE/87108 255-0364 (h)
Claude Lewis, 465 Jefferson NE/87108 266-1597 (h)

*** president of association**

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

May 10, 2012

CERTIFIED MAIL - RETURN RECEIPT

Highland Business & N.A., Inc.
465 Jefferson NE
Albuquerque, NM 87108

Attention: Claude Lewis

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17. (See attached Vacation Exhibit)

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley within Block 4, Mesa Grande Addition to accommodate the redevelopment of the De Anza Hotel.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, NM 87114
Phone: 505-897-3366

7011 0110 0000 0000 0000 0000 6205 5029 5322

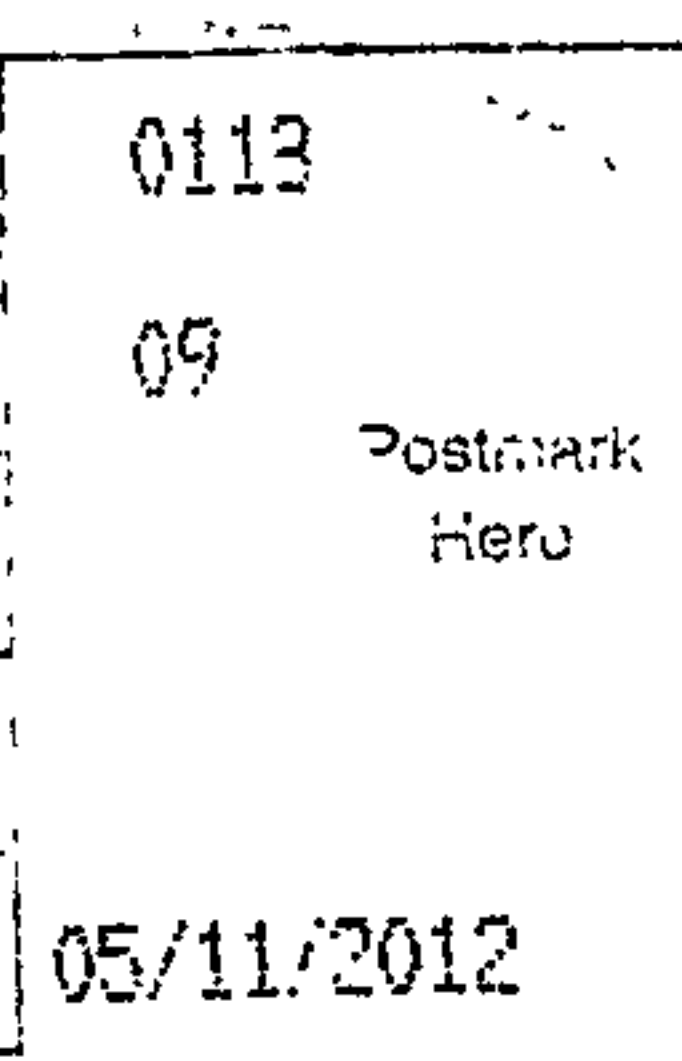
U.S. POSTAL SERVICE
CERTIFIED MAIL - RETURN RECEIPT
(Domestic Mail Only) (First-Class, Priority Mail, Registered Mail, Signature Confirmation, Insured Mail, and Restricted Delivery Mail Only)


ALBUQUERQUE NM 87108

Postage	\$1.50	0113
Insurance Fee	\$2.95	09
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.60	05/11/2012

Postmark Here

HIGHLAND BUSINESS & N.A., INC.
465 JEFFERSON NE
ALBUQUERQUE, NM 87108
ATTN: CLAUDE LEWIS





SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survte

May 10, 2012

CERTIFIED MAIL - RETURN REC

Highland Business & N.A., Inc.
437 Jefferson NE
Albuquerque, NM 87108

Attention: Olivia Jaramillo

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17. (See attached Vacation Exhibit)

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley within Block 4, Mesa Grande Addition to accommodate the redevelopment of the De Anza Hotel.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, NM 87114
Phone: 505-897-3366

FEES 5029 0000 0110 0110 7011

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)
For delivery information, visit us at usps.com

ALBUQUERQUE NM 87108

Postage	\$ 1.50	0118
Insured Fee	\$2.95	09
Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.60	05/11/2012

HIGHLAND BUSINESS & N. A., INC.
437 JEFFERSON NE
ALBUQUERQUE, NM 87108
ATTN: OLIVIA JARAMILLO

Or Instructions

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek

May 10, 2012

CERTIFIED MAIL - RETURN RECEIPT

Nob Hill, N.A.
3314 Monte Vista NE
Albuquerque, NM 87106

Attention: Chris Lucas

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17. (See attached Vacation Exhibit)

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley within Block 4, Mesa Grande Addition to accommodate the redevelopment of the De Anza Hotel.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, NM 87114
Phone: 505-897-3366

9453 5029 0000 0710 7102

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87106

Postage	\$ 1.30	011B
Domestic Fee	\$2.95	09
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.60	05/11/2012

Postmark Here

NOB HILL, N. A.
3314 MONTE VISTA NE
ALBUQUERQUE, NM 87106
ATTN: CHRIS LUCAS

Instructions



Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com
May 10, 2012

CERTIFIED MAIL - RETURN RECEIPT

Nob Hill, N.A.
203 Sierra Place NE
Albuquerque, NM 87108

Attention: Stanley Allen

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17. (See attached Vacation Exhibit)

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley within Block 4, Mesa Grande Addition to accommodate the redevelopment of the De Anza Hotel.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, NM 87114
Phone: 505-897-3366

STES 5029 0000 0110 7102

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

DEPARTMENT OF REVENUE
(Postage and Fees Only, No Insurance Coverage Provided)

For Delivery Information Visit our Website at www.usps.com

ALBUQUERQUE NM 87108

Postage	\$ 1.50	0118
Domestic Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.60	05/11/2012

Postmark Here

NOB HILL, N. A.
203 SIERRA PLACE NE
ALBUQUERQUE, NM 87108
ATTN: STANLEY ALLEN

of Instructions

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

May 14, 2012

Mr. Robert J. Perry, CAO
City of Albuquerque

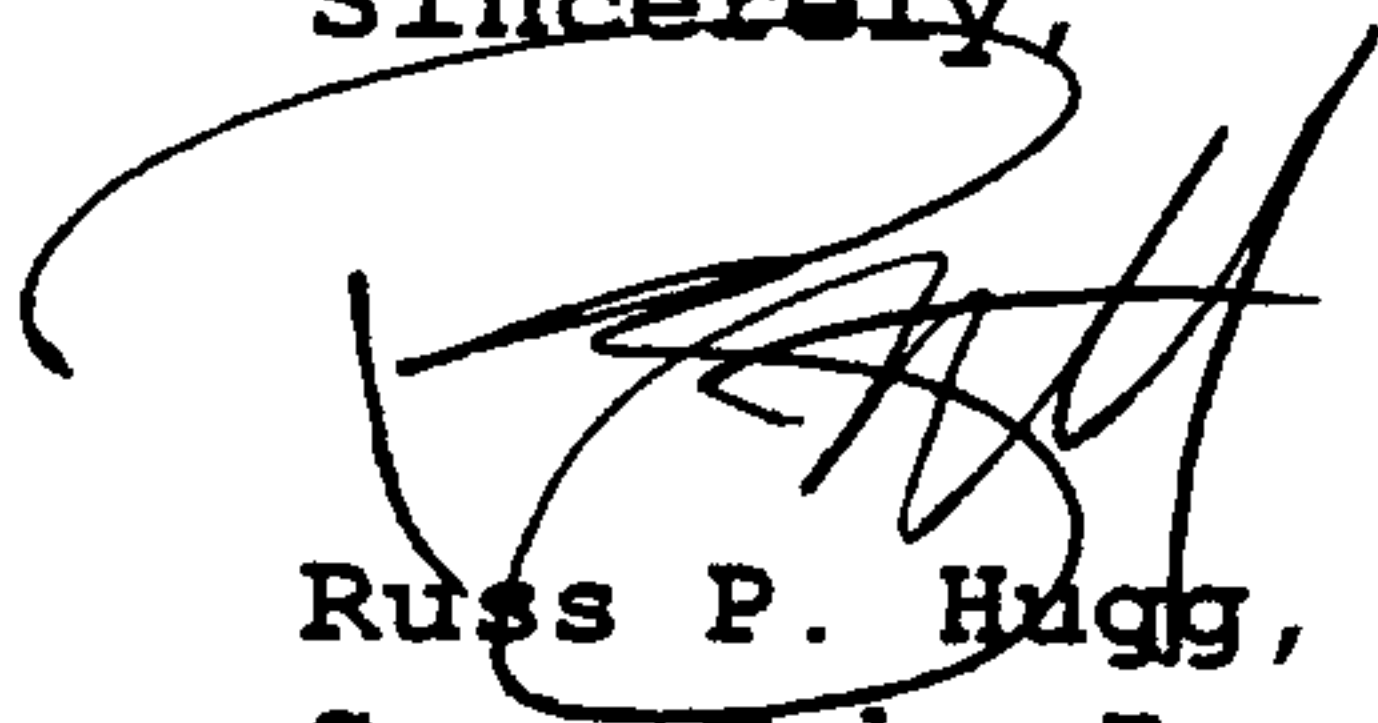
Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17.

Dear Mr. Perry

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley and a Minor Preliminary/Final plat approval to combine all lots and the vacated alley into one (1) Tract to accommodate the redevelopment of the De Anza Hotel.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

May 10, 2012

Mr. Russ Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, New Mexico 87114

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17.

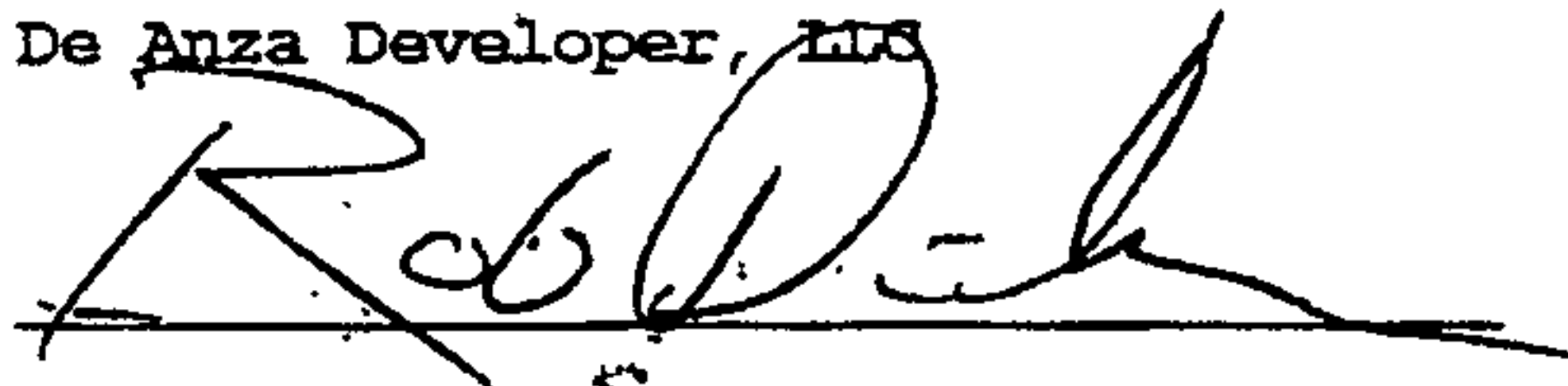
Dear Russ

By this letter, I hereby authorize you to act as agent on behalf of De Anza Developer, LLC, for the vacation of a public alley and subsequent replatting the above referenced tract.

Please call me if you have any further questions.

Sincerely,

De Anza Developer, LLC



By: Robert H. Dickson, Jr., Manager



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)
- 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 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): SURI-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSHUGG@SURI-TEK.COM

APPLICANT: CITY OF ALBUQUERQUE / DE ANZA DEVELOPER, LLC. PHONE: _____
 ADDRESS: PO BOX 2248 FAX: _____
 CITY: ALB STATE NM ZIP 87103 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF A PUBLIC ALLEY

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

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

Lot or Tract No. LOTS 1 THRU 17 Block: 45 Unit: —
 Subdiv/Addn/TBKA: MESA GRANDE ADDITION
 Existing Zoning: CC-R2 Proposed zoning: SAME MRGCD Map No N/A
 Zone Atlas page(s): K-17 UPC Code: 101705725624134902

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1009231,

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 17 No. of proposed lots: 17 Total site area (acres): 2.0615 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE NE
 Between: GRACELAND ST NE and WASHINGTON ST NE

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

SIGNATURE [Signature] DATE 5.14.12
 (Print Name) Russ Hugg Applicant: Agent

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70148</u>	<u>VPE</u>	—	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	—	<u>CMF</u>	—	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	—	<u>ADU</u>	—	\$ <u>75.00</u>
<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>June 13, 2012</u>			Total <u>\$140.00</u>

[Signature] 5-15-12 Staff signature & Date

Project # 1009231

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)** †
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Russ Huges
Applicant name (print)
[Signature] 5.14.12
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70148

Form revised 4/07
[Signature] 5-15-12
Planner signature / date
Project # 1009231

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from May 29, 2012 To June 13, 2012

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

5-15-2012
(Date)

I issued 2 signs for this application, 5-15-12
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1009231



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 # 1009231

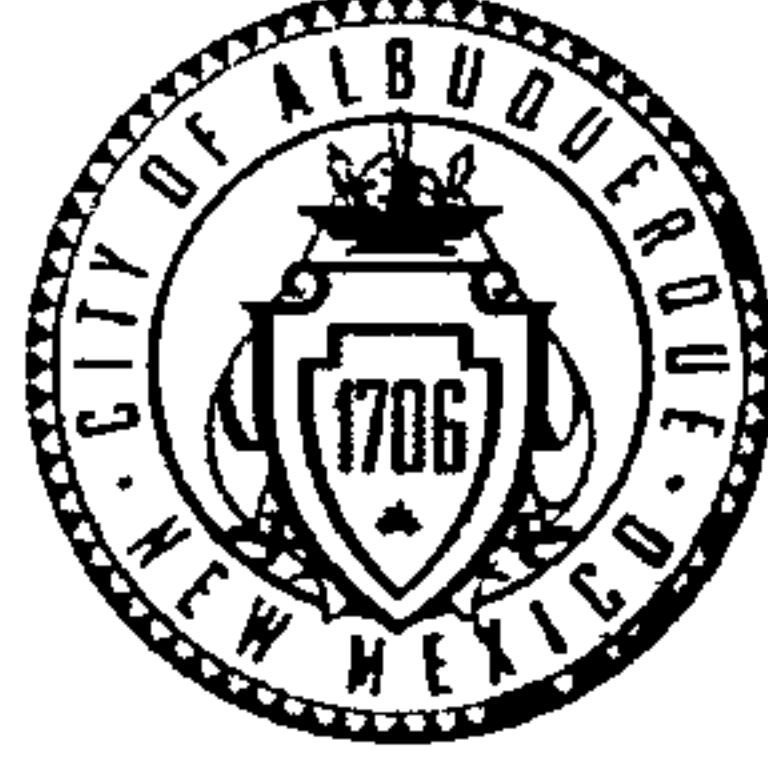
Wednesday, June 13, 2012

Comments must be received by:

Monday, June 11, 2012

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, June 13, 2012**, 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, **June 12, 2012**, 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# 1009231
12DRB-70148 VACATION OF PUBLIC
RIGHT OF WAY

SURV-TEK INC agent(s) for CITY OF ALBUQUERQUE and DE ANZA DEVELOPER LLC request(s) the referenced/above action(s) for the EAST-WEST ALLEY in Block 4, **MESA GRANDE ADDITION** zoned CCR-2, located on the north side of CENTRAL AVE NE between GRACELAND DR NE and WASHINGTON ST NE containing approximately .0847 acre. (K-17)

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

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 28, 2012.



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 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): SURI-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSHUGG@SURI-TEK.COM

APPLICANT: CITY OF ALBUQUERQUE / DE ANZA DEVELOPER, LLC. PHONE: _____
 ADDRESS: PO BOX 2248 FAX: _____
 CITY: ALB STATE NM ZIP 87103 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF A PUBLIC ALLEY

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

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

Lot or Tract No. LOTS 1 THRU 17 Block: 45 Unit: —
 Subdiv/Addn/TBKA: MESA GRANDE ADDITION
 Existing Zoning: CC-R2 Proposed zoning: SAME MRGCD Map No N/A
 Zone Atlas page(s): K-17 UPC Code: 101705725624134902

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1009231

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 17 No. of proposed lots: 17 Total site area (acres): 2.0615 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE NE
 Between: GRACELAND ST NE and WASHINGTON ST NE

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

SIGNATURE _____ DATE 5.14.12

(Print Name) RUSS HUGG Applicant. Agent:

FOR OFFICIAL USE ONLY

Revised 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70158</u>	<u>VPE</u>	—	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	—	<u>CMF</u>	—	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	—	<u>ADU</u>	—	<u>\$ 75.00</u>
<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>June 13, 2012</u>			Total <u>\$140.00</u>

Staff signature & Date: [Signature] 5-15-12

Project # 1009231

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements **24 copies**
 - Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

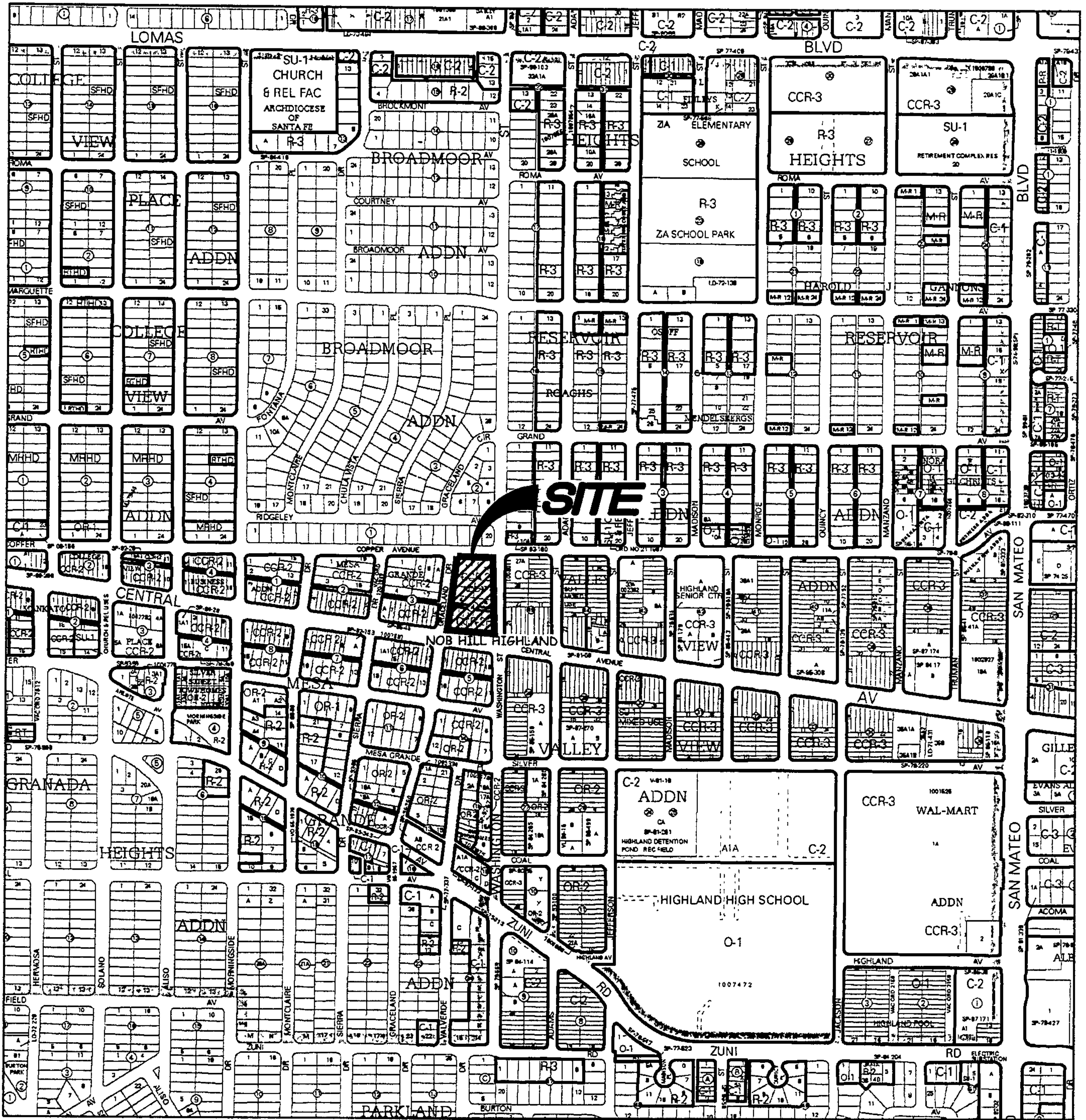
Russ Hugel
 Applicant name (print)
5.14.12
 Applicant signature / date



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

Application case numbers
12 - DRB - 70148

Form revised 4/07
[Signature] 5-15-12
 Planner signature / date
 Project # 1009231



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-17-Z

Selected Symbols

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

Feet
0 750 1,500

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

May 14, 2012

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

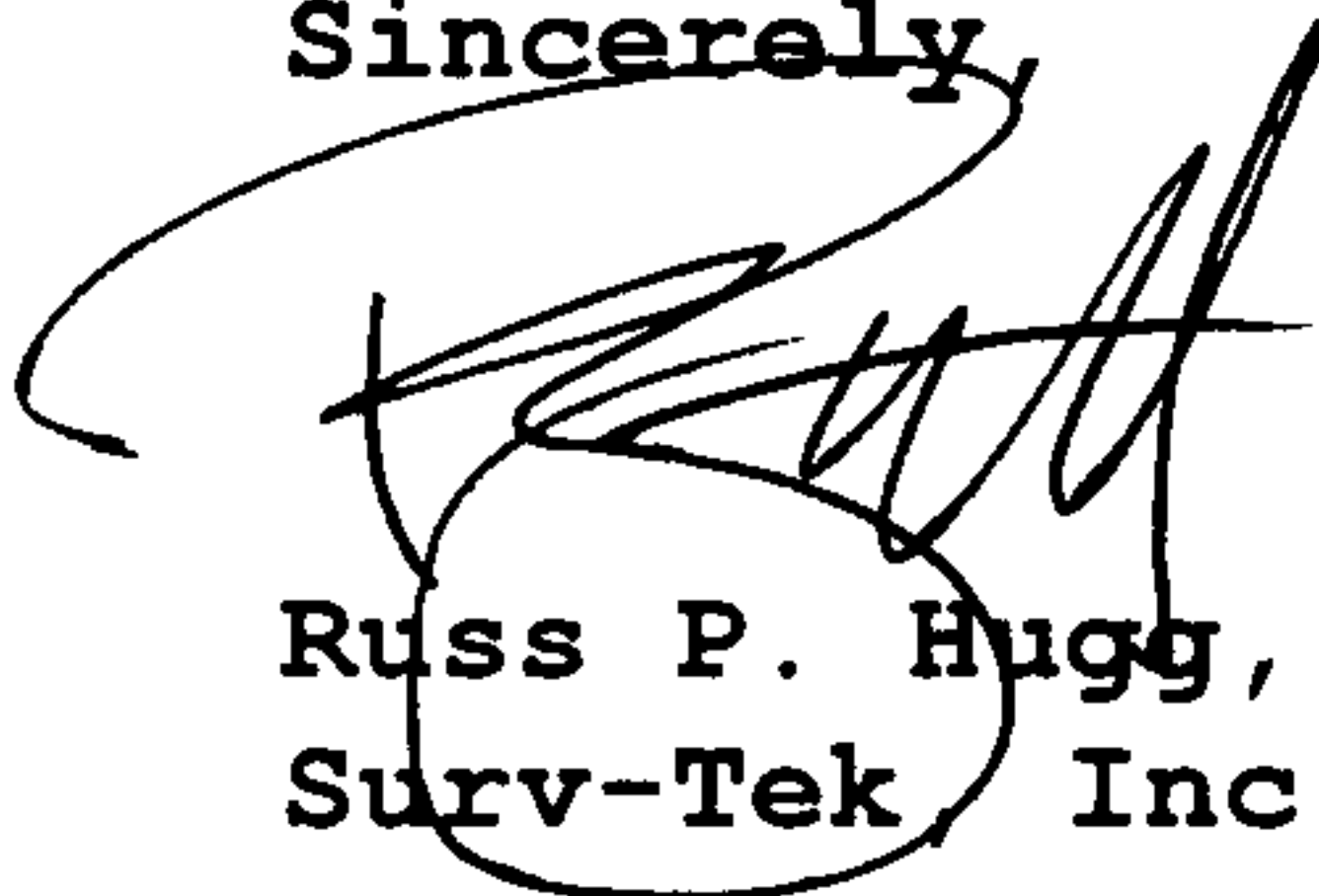
Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17.

Dear Mr. Cloud

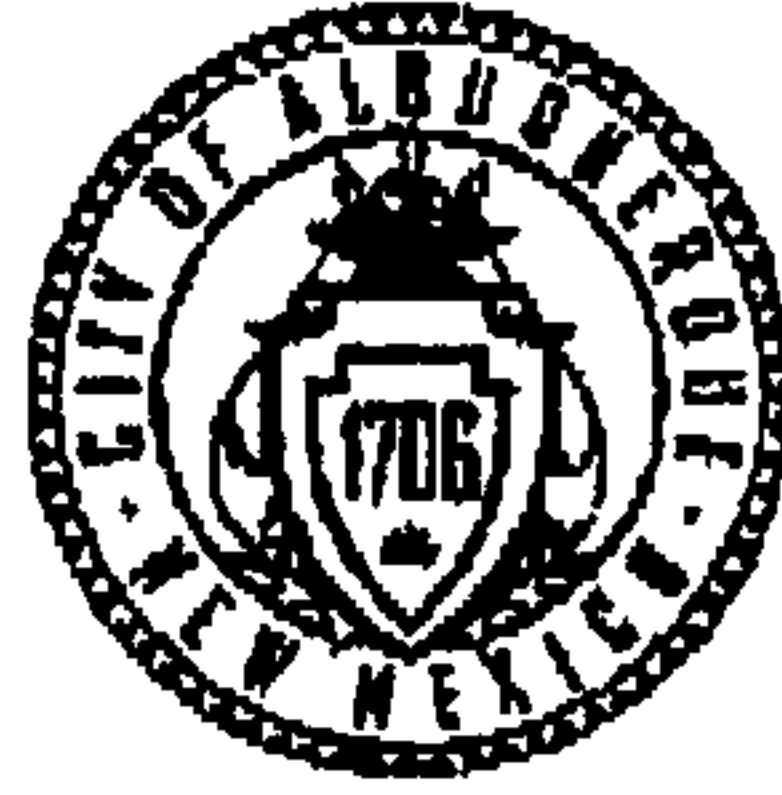
The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley to accommodate the redevelopment of the De Anza Hotel.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

May 10, 2012

Russ Hugg
Surv-Tek, Inc.
9384 Valley View Dr. NW/87114
Phone: 505-897-3366/Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of **May 10, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOTS 1 THRU 17, BLOCK 4, MESA GRANDE ADDITION, LOCATED ON CENTRAL AVENUE NE BETWEEN WASHINGTON STREET NE AND GRACELAND STREET NE** zone map **K-17**.

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

NOB HILL N.A. "R"

*Stanley Allen, 203 Sierra Pl. NE/87108 265-4090 (h)
Chris Lucas, 3314 Monte Vista NE/87106 463-5317 (h)

HIGHLAND BUSINESS & N.A., INC. "R"

*Olivia Jaramillo 437 Jefferson NE/87108 255-0364 (h)
Claude Lewis, 465 Jefferson NE/87108 266-1597 (h)

*** president of association**

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

May 10, 2012

CERTIFIED MAIL - RETURN RECEIPT

Highland Business & N.A., Inc.
465 Jefferson NE
Albuquerque, NM 87108

Attention: Claude Lewis

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17. (See attached Vacation Exhibit)

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley within Block 4, Mesa Grande Addition to accommodate the redevelopment of the De Anza Hotel.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, NM 87114
Phone: 505-897-3366

2265 5029 0000 0110 7102

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Total Postage & Fees	\$ 6.60	05/11/2012

HIGHLAND BUSINESS & N.A., INC.
465 JEFFERSON NE
ALBUQUERQUE, NM 87108
ATTN: CLAUDE LEWIS

Instructions

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survte

May 10, 2012

CERTIFIED MAIL - RETURN RECEIPT

Highland Business & N.A., Inc.
437 Jefferson NE
Albuquerque, NM 87108

Attention: Olivia Jaramillo

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17. (See attached Vacation Exhibit)

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The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, NM 87114
Phone: 505-897-3366

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Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 6.60

Postmark Here: 05/11/2012

HIGHLAND BUSINESS & N. A., INC.
437 JEFFERSON NE
ALBUQUERQUE, NM 87108
ATTN: OLIVIA JARAMILLO

[or Instructions](#)

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek

May 10, 2012

CERTIFIED MAIL - RETURN RECEIPT

Nob Hill, N.A.
3314 Monte Vista NE
Albuquerque, NM 87106

Attention: Chris Lucas

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17. (See attached Vacation Exhibit)

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley within Block 4, Mesa Grande Addition to accommodate the redevelopment of the De Anza Hotel.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, NM 87114
Phone: 505-897-3366

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.60	

NOB HILL, N. A.
3314 MONTE VISTA NE
ALBUQUERQUE, NM 87106
ATTN: CHRIS LUCAS

of Instructions

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com
May 10, 2012

CERTIFIED MAIL - RETURN RECEIPT

Nob Hill, N.A.
203 Sierra Place NE
Albuquerque, NM 87108

Attention: Stanley Allen

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17. (See attached Vacation Exhibit)

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley within Block 4, Mesa Grande Addition to accommodate the redevelopment of the De Anza Hotel.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, NM 87114
Phone: 505-897-3366

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Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.60

0118
Postmark Here
05/11/2012

NOB HILL, N. A.
203 SIERRA PLACE NE
ALBUQUERQUE, NM 87108
ATTN: STANLEY ALLEN

of instructions

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

May 14, 2012

Mr. Robert J. Perry, CAO
City of Albuquerque

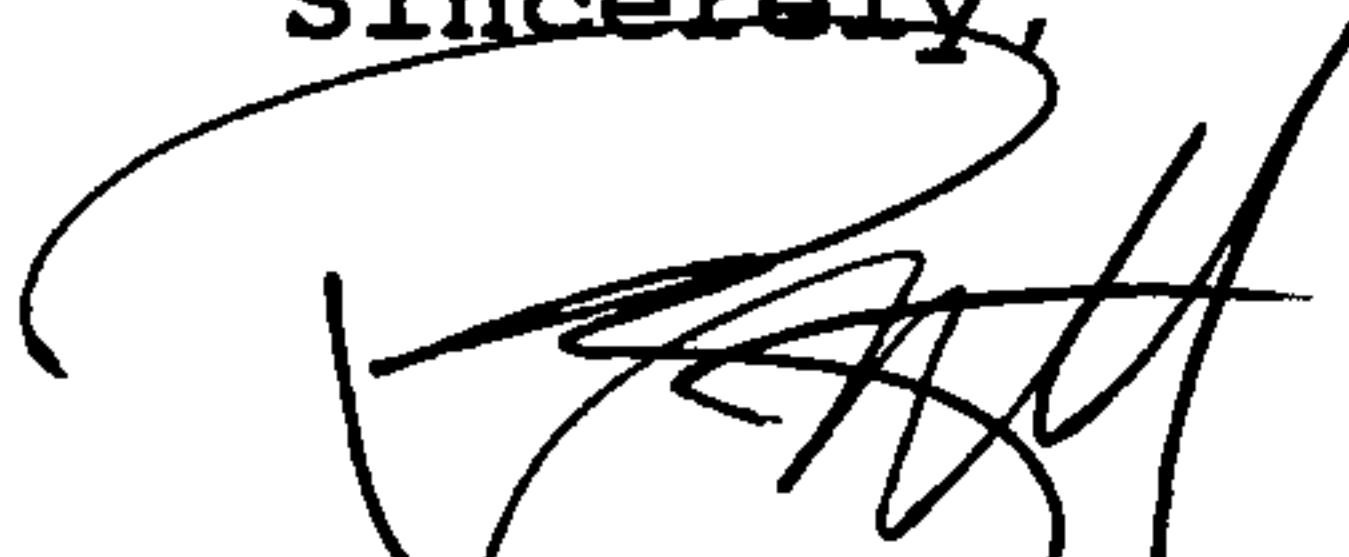
Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17.

Dear Mr. Perry

The City of Albuquerque and De Anza Developer, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Alley and a Minor Preliminary/Final plat approval to combine all lots and the vacated alley into one (1) Tract to accommodate the redevelopment of the De Anza Hotel.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

May 10, 2012

Mr. Russ Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Albuquerque, New Mexico 87114

Re: De Anza Hotel Renovation Project, Lots 1 through 17 and Vacated Alley within Block 45, Mesa Grande Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page K-17.

Dear Russ

By this letter, I hereby authorize you to act as agent on behalf of De Anza Developer, LLC, for the Vacation of a public alley and subsequent replatting the above referenced tract.

Please call me if you have any further questions.

Sincerely,

De Anza Developer, LLC

A handwritten signature in black ink, appearing to read "Rob Dickson", written over a horizontal line.

By: Robert H. Dickson, Jr., Manager

