

### INTER-OFFICE MEMORANDUM

### **COMMENTING AGENCIES**

DEBBIE BAUMAN/

JOHN MAKENZIE -

Transportation Development

SHABIH RIZVI -

KENDRA WATKINS/

Transit & Parking Department

ANDREW GINGERICH -

LYNN MAZUR -STEVE SINK -

SUSANNAH ABBEY -

ANTONIO CHINCHILLA -

DAVID KILPATRICK -

STEPHANI WINKLEPLECK -

DANIEL ARAGON -**PATRICK SANCHEZ -**

**APRIL WINTERS -**

**MICHELE RAMIREZ -MIKE MORTUS -**

**SUZANNE BUSCH -**

**RAY GOMEZ -**

Council of Governments

**AMAFCA** 

APD Crime Prevention Open Space Division

Fire Department

Zoning Enforcement Inspector **Neighborhood Coordination** 

Public Service Company of New Mexico

New Mexico Gas Company Albuquerque Public Schools

CenturyLink Comcast Cable

Middle Rio Grande Conservancy District (MRGCD)

**Environmental Health** 

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

PROJECT # 1009340

WEDNESDAY, January 29, 2014

Comments must be received by:

Monday, January 27, 2014

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@cabg.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 29, 2014, beginning at 9:00 a.m. and proceeding according to that day's agenda 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 28, 2014, 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# 1009340 14DRB-70000 VACATION OF PUBLIC RIGHT-OF-WAY ANIMAL HUMANE NEW MEXICO requests the reference3d/ above action for all or a portion of SAN JOAQUIN AVENUE adjance to Parcel A, ANIMAL HUMANE ASSOC SUBDIVISION zoned C-3, located on the north side of SAN JOAQUIN AVE SE between VIRGINIA ST SE and UTAH ST SE. (L-19)

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, JANUARY 13, 2014.

# City of 1buquerque

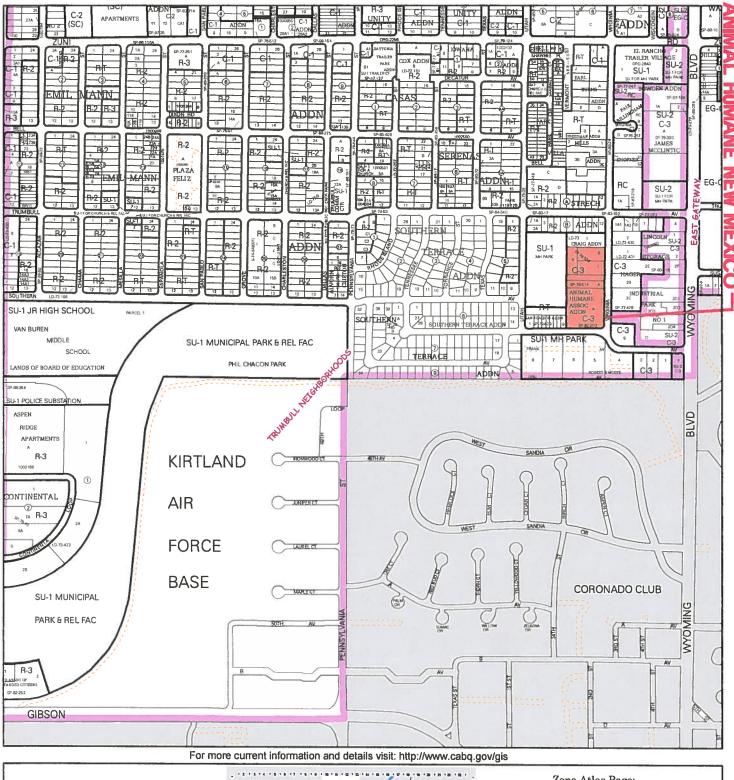
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# DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION	Supplements		(SF)			
Malon or death, to to an an an	S	Z	ZONIN	g & Planning		
Minor subdivision action				Annexation		
Vacation	v			Tana 14- A		
Variance (Non-Zoning)	v			Zone Map Amendmen Zoning, includes Zonin	t (Establish or Change g within Sector	
SITE DEVELOPMENT PLAN	P			Development Plans) Adoption of Rank 2 or	2 Dian or pimiles	
for Subdivision	•			Text Amendment to Ac	lopted Rank 1, 2 or 3	
for Building Permit				Plan(s), Zoning Code,	or Subd. Regulations	
Administrative Amendment/Approval IP Master Development Plan					~	
Cert. of Appropriateness (LUCC)	D .	_		Street Name Change (	Local & Collector)	
STORM DRAINAGE (Form D)	L	А		L / PROTEST of Decision by: DRB, EPC	C, LUCC, Planning	
Storm Drainage Cost Allocation Plan PRINT OR TYPE IN BLACK INK ONLY. The ap Planning Department Development Services Cent Fees must be paid at the time of application. Refe	plicant or a	gent m Street I nental	ust subm	Director, ZEO, ZHE, Bo it the completed app	eard of Appeals, other	
APPLICATION INFORMATION:						
Professional/Agent (if any):				PHON	E:	
ADDRESS:				EAY:		
СПҮ:	STATE	ZIP		F-MAII ·		
1 11 -	,					
APPLICANT: ANIMAL HUMANEN ADDRESS 6/5 VIRGINIA COSE	VEW M	EXI	co	PHONE: 5	05-255-5523	
				PAN. 6" 19 1	- ハノモニノムラハ	
- THOMESE WILL	STATE N/	'i ZiP	81108	F.MAII · A DOOR	allo Animallhan	1eN/
· Opricially Richest III SIEE	1 1-4	all	// 4.4	A. A. 1/A. A. JUN	- A	IMER
DESCRIPTION OF REQUEST: RIGHT OF WAY	VACA	770.	2 REA	WEST	2	, .—,
Is the applicant seeking incentives pursuant to the Family	Housing Deve	elopmen	t Program?	Yes. X No		
SITE INFORMATION: ACCURACY OF THE EXISTING LEG/	AL DERCRIPT	ION IS	CEUCIALL	ATTACH A CERANA		
Substitution And Oas 1 11				Block:	Unit	
Subdiv/Addn/TBKA: Ani Mal Human	e Hs	0	Su	bcl		
Treating Continued Control	Proposed zonla	na: No	CHAN	IGE MPG	CD Map No	
Zone Atlas page(s): $\angle -/9 - 2$	JPC Code:	-		IMAG	OD WISH MO	
CASE HISTORY:						
List any current or prior case number that may be extended	. ACC   0.00000 ACC					
List any current or prior case number that may be relevant IDLB - 70200	t to your applic	ation (P	roj., App., (	)RB-, AX_,Z_, V_, S_, etc	.):	
CASE INFORMATION:						
Within city limits? Yes Within 1000FT of	- f - 1 1000	1 / A				
Market 1990 Telephone					,	
	d lots:		Total site a	rea (acres): 4./6	•	
LOCATION OF PROPERTY BY STREETS: On or Near:	NE COR	NE	2,541	NTOARUIN.	a v a v to v	
Between: VIRGINIA	and	01	AH	<u> </u>		
Check if project was previously reviewed by: Check District	·					
Check if project was previously reviewed by: Sketch Plat/Pl	izan 🗆 or Pre-e	pplication	on Review 1	Team(PRT)	Date:	
SIGNATURE /// //				DATE	2/30/13	
(Print Name) MANGARET A. WETCL	<u>E</u>			Applicant:	© Agent: □	
FOR OFFICIAL USE ONLY					Revised: 4/2012	
INTERNAL ROUTING Application	case number	_			revised: 4/2012	
THE STREET STREET	706		`	Action S.F.	Fees	
All fees have been collected  All case #s are assigned		مال	•	KAW _	<u>;300.00</u>	
All case as are assigned  AGIS copy has been sent				HOK _	: 12-00	
Case history #e are listed				CHE _	:20.00	
Site is within 1000ft of a landfill					\$	
L.I F.H.D.P. density bonus	-				\$	
F.H.D.P fee rebate Hearing date	James	,,,,,	70 9	0.01	Total	
rearing data	BUMM	N V	41,6	217	:34S.OD	
1-3-14		Projec	t# 10	MARY	)	
Staff signature &	Date					

	BULK LAND VARIANCE (DRB04)  (PUBLIC HEARING CASE)
	Application for Minor Plat on FORM S-3. Including those submitted requirements
	Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
	Notice on the proposed Platethat there are conditions to subsequent subdivision (refer to DPM)  Office of Community & Neighborhood County in the proposed Platethan to the pro
	Ones of Community a Neighborhood Coordination incline responses, notifying letter, conflict manifestation and manifestation and the confliction and the conflictio
	Fee (see schedule)
	List any original and/or related file numbers on the cover application  ORB Public hearings are approximately 20 DAYO of any to application
/	DRB Public hearings are approximately 30 DAYS after the filling deadline. Your attendance is required.
/,	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
1	VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
1	The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.
4	(Not required for City owned public right-of-way.)
Home Owner	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(les) clearly outlined
NIDI	Letter briefly describing, explaining, and justifying the request
0	Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mall receipts
. Land	Sign Posting Agreement
NOW W.	Fee (see schedule)
111	List any original and/or related file numbers on the cover application
1080	Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
400	DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.
11	SIDEWALK VARIANCE (DRB20)  SIDEWALK WAIVER (DRB21)  Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")  Zone Atlas map with the entire property(les) clearly outlined  Letter briefly describing, and justifying the variance or waiver.
•	☐ SIDEWALK WAIVER (DRB21)
	Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")  Copies  CA DRB
	Zone Atlas map with the entire property(ies) clearly outlined  Chapter  Cha
	Letter briefly describing, explaining, and justifying the variance or waiver
	LIGHT OF WHITE BY HIS THE PRINCIPLE OF THE CONTROL
	DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.
	Scale drawing showing the least to a file.
	OCE VIEWING SKUWING THE INCENTION OF THE PROPOSED VOMENCE OF THE PARK A T
	Letter briefly describing, explaining, and justifying the variance
	Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mall receipts  Sign Posting Agreement
	Sign Posting Agreement  Fee (see schedule)
	List any original and/or related file numbers on the cover application
	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)
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	Zone Attas map with the entire property(les) clearly outlined
	Zone Atias map with the entire property(les) 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(les) 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)
	DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.
	The area are ruesually noon ming deadline. Your attendance is required.
	VACATION OF PRIVATE EASEMENT (DRB26)
Ę	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 received (8.5" by 14") 6 copies
	Scale drawing showing the easement to be private easement/recorded plat (not to exceed 8.5" by 14") 6 copies  Zone Affas man with the entire property (20) of the copies
	Zone Atlas map with the entire property(les) clearly outlined
	Letter/documents briefly describing, explaining, and justifying the vacation 6 copies  Letter of authorization from the contemporal than the contemporal to the conte
	List any original and/or related file numbers on the course and the series and th
	Oniogo trio variation in a 1900 oppressed plat peachful to the contract of the
	DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.
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ļ <u>,</u>	the applicant, acknowledge that any
III	information required but not submitted VINCE MOUSER
di	rith this application will likely result in eferral of actions.  Applicant name (print)
_	
_	1 -3-14 ( ·
-	Applicant signature / date
<u> </u>	Applicant signature / date    Checklists complete   Application case numbers   Form revised 4/07
	Applicant signature / date  Checklists complete Fees collected  Application case numbers  Fees collected
	Applicant signature / date  Checklists complete Form revised 4/07  Fees collected





### Explanation of Request for Vacation of Public Right of Way:

Animal Humane New Mexico (AHNM) has owned 615 Virginia SE since 1969. In 2012, we embarked on a \$5.5 million dollar campus-wide renovation to improve our animal and public facilities and thus our neighborhood. These improvements led us to purchasing 2 one-half acre parcels to our North, 533 and 521Virginia Street respectively.

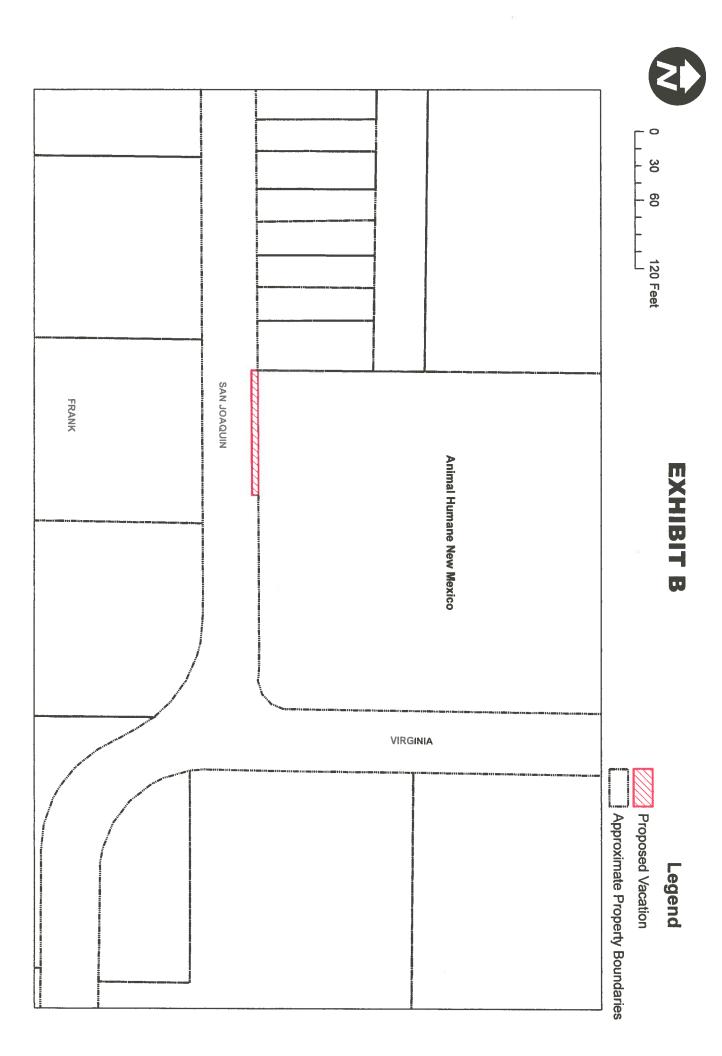
In the course of the civil engineering work, we discovered that there is a sliver of land amounting to 686 square feet bordering San Joaquin that we have been using since 1969 that is actually owned by the City. The land has improvements such as landscaping, irrigation and a fence which border our dog agility park.

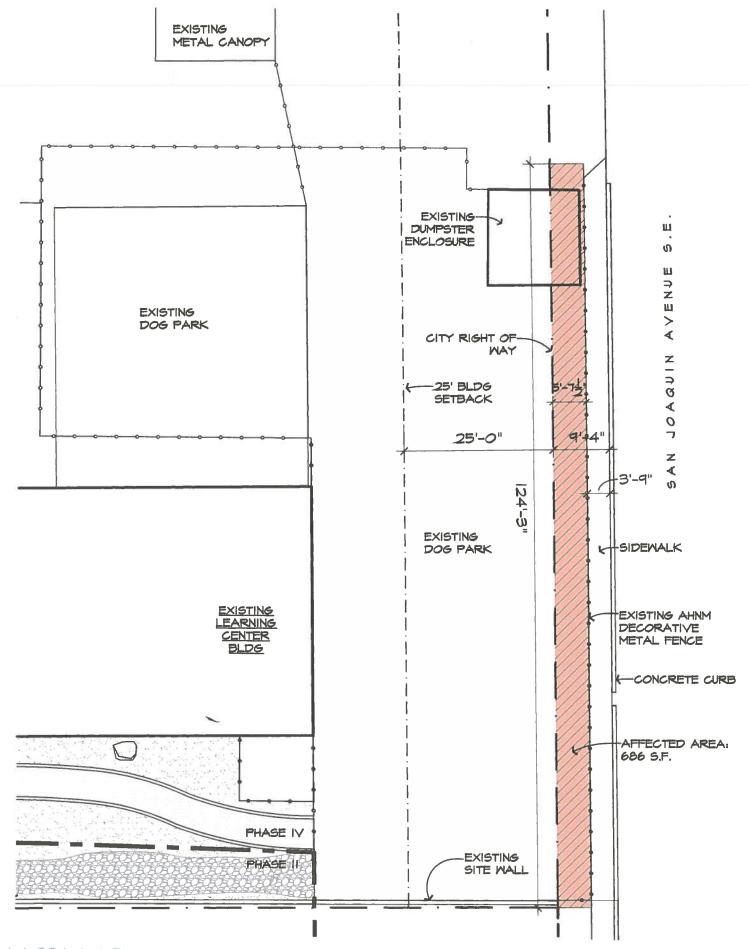
At our current facility, we take in an average of 5,000 dogs and cats annually, reducing the number of animals the City's Animal Welfare Department (AWD) has to take in. Our improved facilities will allow us to attract more adopters to our campus with a minimum increase of 20% in foot traffic and adoptions, bringing our intake numbers to an estimated 6,000 pets annually, again, a significant reduction in the cost to AWD. At an average cost of \$471 per pet, Animal Humane is currently saving AWD an estimated \$2,355,000 annually.

In addition to reducing the number of intakes for AWD, Animal Humane regularly takes animals *out* of AWD and into our care in order to find them new homes. From January 2012 through November, 2013, Animal Humane has transferred in 625 animals from AWD. Using our average cost of \$471 for caring for and re-homing these pets we estimate an additional savings of \$294,375 to the City of Albuquerque.

Thus, we are respectfully requesting the vacation of the area as shown on our Exhibit "C". The development made possible by this vacation is clearly more beneficial to the City of Albuquerque, and the public welfare, than any minor detriment from this small reduction in right of way.

Animal Humane has been continually improving this area of the Trumbull neighborhood. We will continue to be excellent stewards of this tiny plot if we are granted this request.





ANIMAL ARTS

EXHIBIT C

SCALE: 1/16" = 1'-0"



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA 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.

January 6, 2014

Peggy Weigle Animal Humane New Mexico 615 Virginia Street SE/87108

Phone: 505-620-6554/Fax: 505-265-6470 E-mail: PeggyW@aimalhumanenm.org

Dear Peggy

Thank you for your inquiry of January 6, 2014 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) — LOT A, ANIMAL HUMANE ASSOCIATION ADDITION, LOCATED AT 615 VIRGINIA STREET SE BETWEEN SAN JOAGUIN AVENUE SE AND TRUMBULL AVENUE SE zone map L-19.

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

### TRUMBULL VILLAGE ASSOC. "R"

Joanne Landry 7501 Trumbull SE/87108 604-6761 (c) E. Gwen Bemis-Boston 415 Mesilla SE/87108 659-1298 (c)

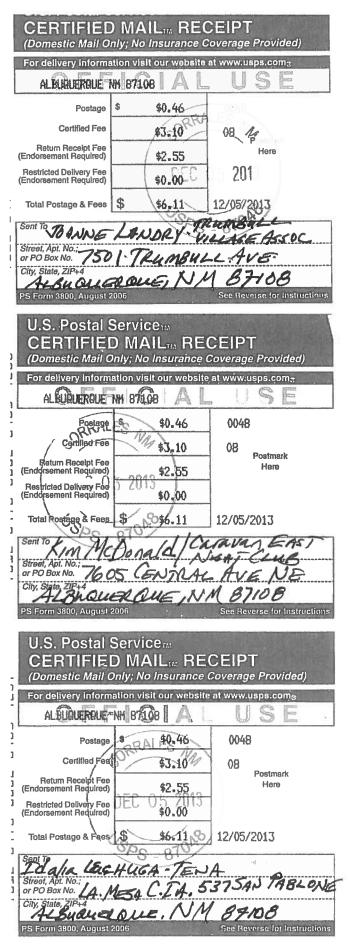
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your Application Hearing being 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 <a href="mailto:swinklepleck@cabq.gov">swinklepleck@cabq.gov</a> or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.



#### CERTIFIED MAIL, RECEIP (Domestic Mail Only; No Insurance Covera 먑 For delivery information visit our website at www ALBUQUERQUE NH 87108 m Ю \$0.46 146 004 Certified Fee 33:10 80 П Return Receipt Fea orsement Required) 000 \$2.55 Restricted Delivery Fee (Endo ement Required) \$0.00 0470 Total Postage & Fees \$6.11 12/05/ U.S. Postal Service CERTIFIED MAIL, RECEIP (Domestic Matt. Only; No Insurance Coverage 두 For delivery information visit our website at www.u ALBUQUERQUE NH 87408 AS m =0 0048 \$0.46 149 Postage Certifled Fee DE \$3,105 08 ш Return Receipt Fee (Endorsement Required) \$2,55 Restricted Delivery Fee (Endorsement Required) SC\$0.000 0470 Total Postage & Fees \$6.11 12/05/2 Sent TO E. GWEN BEMIS - BOSTON 7015 or PO Box No. 4 ALBUQUEROUE XIM B710

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY			
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  ■ Print your name and address on the reverse so that we can return the card to you.  ■ Attach this card to the back of the mailpiece, or on the front if space permits.  1. Article Addressed to:  Toane Landy Trumb Williams	B. Received by (Printed Name)  C. Date of Deliver 12 12 13  D. Is delivery address different from item 1?  Yes  If YES, enter delivery address below:			
TRUMBULL VILLAGE ASSOC. 7501 TRUMBULL AVE ALBUQUELQUE, NM	3. Service Type  Certified Mail			
87108	4. Restricted Delivery? (Extra Fee)			
2. Article Number 7012 0470 0002	0483 4271			
PS Form 3811, February 2004 Domestic Retri	urn Receipt 102595-02-M-15			

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY			
■ Complete Items 1, 2, and 3. Also complete item 4 If Restricted Delivery is desired.  ■ Print your name and address on the reverse so that we can return the card to you.  ■ Attach this card to the back of the mailpiece, or on the front if space permits.  1. Article Addressed to:  KIM Mc Donal L  CARAVAS EAST NICHT CLUS 7605 CENTRAL AVE NE  ALBUANEROUE, NM  87108	A. Signature  Agent  Ag			
	Service Type     Certified Mail    Express Mail     Registered    Return Receipt     Insured Mail    C.O.D.      Restricted Delivery? (Extra Fee)	for Merchandis		
2. Article Number (Transfer from service) 7012 0470 00	02 0483 4288			
PS Form 3811, February 2004 Domestic Ret	urn Receipt	102595-02-M-154		

December 4, 2013

Kim McDonald Caravan East Night Club 7605 Central Avenue NE Albuquerque, NM 87108

Dear Ms. McDonald:

Animal Humane New Mexico, located at 615 Virginia St. SE, is planning on making a DRB submittal for a vacation of right of way at the edge of our property. The exact location is shown on the enclosed map in Lot A, Zone Map L-19 on San Joaquin. We have owned 615 Virginia Street SE since 1969 and recently learned that this strip of land which is 10 feet wide and 115 feet long is a right of way belonging to the City of Albuquerque. Currently, we have landscaping and a fence enclosing our dog agility park on this strip. If granted, there would be no change in our current use of this area.

We have sent you this certified letter to notify you of our intentions to apply for this vacation. Please acknowledge the receipt of this letter by returning the receipt. If you have any questions or would like to meet me to discuss this request please contact me at 938-7885 or via email at <a href="mailto:peggyw@AnimalHumaneNM.org">peggyw@AnimalHumaneNM.org</a>.

Thank you,

Peggy Weigle Executive Director



615 Virginia St. SE, Albuquerque, NM 87108 505.255.5523 • AnimalHumaneNM.org

December 4, 2013

Joanne Landry Trumbull Village Association 7501 Trumbull SE Albuquerque, NM 87108

Dear Ms. Landry:

Animal Humane New Mexico, located at 615 Virginia St. SE, is planning on making a DRB submittal for a vacation of right of way at the edge of our property. The exact location is shown on the enclosed map in Lot A, Zone Map L-19 on San Joaquin. We have owned 615 Virginia Street SE since 1969 and recently learned that this strip of land which is 10 feet wide and 115 feet long is a right of way belonging to the City of Albuquerque. Currently, we have landscaping and a fence enclosing our dog agility park on this strip. If granted, there would be no change in our current use of this area.

We have sent you this certified letter to notify you of our intentions to apply for this vacation. Please acknowledge the receipt of this letter by returning the receipt. If you have any questions or would like to meet me to discuss this request please contact me at 938-7885 or via email at

Thank you,

Peggy Weigle Executive Director