



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental form

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

**D A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Alpha Pro Surveying LLC PHONE: 892-1076  
 ADDRESS: 1436 32ND CIRCLE SE FAX: 891-0471  
 CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: gary@alphaprosurveying.com  
 APPLICANT: KIBCO PARTNERS - Raymond Baehr PHONE: 228-6406  
 ADDRESS: 4101 INDIAN SCHOOL RD. STE 3005 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of private easements

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. LOT G-A-1, Block: 14 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: FAIRGROUNDS ADDITION  
 Existing Zoning: C-3 Proposed zoning: - MRGCD Map No. -  
 Zone Atlas page(s): K-18 UPC Code: 101805745502640605

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.5100 AC.

LOCATION OF PROPERTY BY STREETS: On or Near: INDIANA ST SE  
 Between: ZUNI POND SE and ACOMA RD SE

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Gary E. Gritsko DATE 2/15/13  
 (Print) GARY E. GRITSKO Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action
<u>3DRB - 70450</u>	<u>YPE</u>
<u>3DRB - 70451</u>	<u>PBF</u>
_____	<u>CMF</u>
_____	_____
_____	_____

Form revised 4/07

S.F.	Fees
_____	<u>\$ 45.00</u>
_____	<u>\$ 215.00</u>
_____	<u>\$ 20.00</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ 280.00</u>

Hearing date February 27, 2013

[Signature] 2-19-13  
 Planner signature / date

Project # 1009595

- 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.

*Gary E. Gritsko*  
 Applicant name (print)  
 GARY E. GRITSKO 2/15/2013  
 Applicant signature / date



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

Application case numbers  
 3DRB - 70450

Form revised 4/07  
*Vuj* 2-19-13  
 Planner signature / date  
 Project # 1009595



**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.

Gary E. Grisko  
 Applicant name (print)  
Gary E. Grisko  
 Applicant signature / date

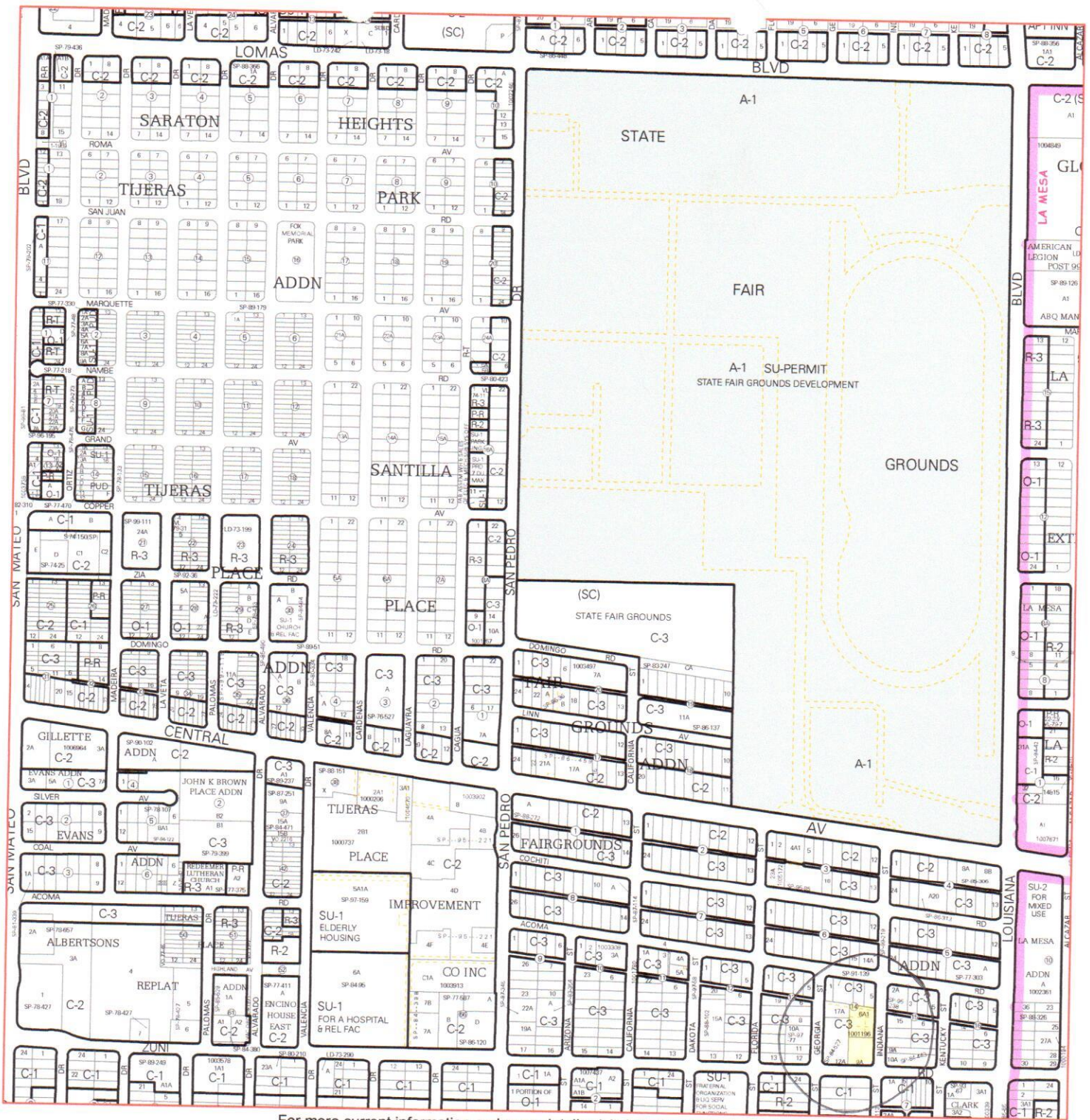


Form revised October 2007

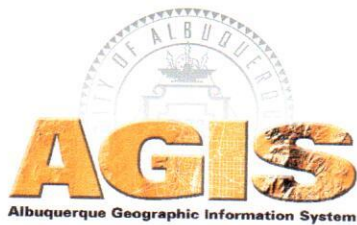
V. J. ... 2-19-13  
 Planner signature / date  
 Project # 1009595

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected      | 13DRB - 70451            |
| <input checked="" type="checkbox"/> Case #s assigned    | - -                      |
| <input checked="" type="checkbox"/> Related #s listed   | - -                      |

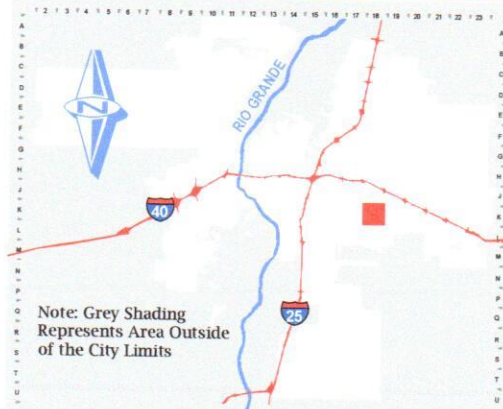




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**K-18-Z**

Selected Symbols

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





**Alpha Pro Surveying LLC**  
**1436 32<sup>nd</sup> Circle SE**  
**Rio Rancho, New Mexico 87124**  
**Office (505) 892-1076**  
**Cell (505) 259-2003**  
**e-mail: gary@AlphaProSurveying.com**

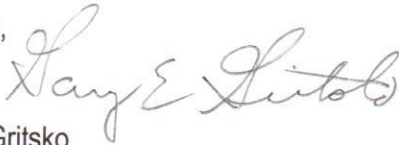
February 11, 2013

City of Albuquerque  
Development Review Board  
1 Civic Plaza  
Albuquerque, NM 87102

RE: Vacation of private easements with Lot 6-A-1, Block 14 Fairgrounds Addition,

This letter accompanies an application to vacate certain private Parking and Access Easements within the above referenced property. The owners wish to construct a new warehouse building on the vacant property. The existing easements were created by a plat recorded in 1967. The easements being vacated are no longer required or needed by the present property owners. The property lying west of the subject property is currently owned or leased by Morrison Supply. The new building to be constructed on Lot 6-A-1 will also be leased by Morrison Supply.

Sincerely,



Gary E. Gritsko  
NMPS No. 8686

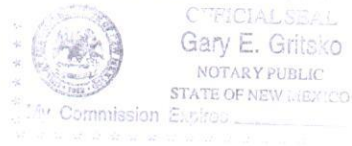
To Whom It May Concern:

The undersigned owner(s) of Lot 6-A-1, Block 14, Fairgrounds Addition, as shown on the plat of said addition, filed in the office of the County Clerk of Bernalillo County, N.M. on May 31, 2002 in Book 2002C, Page 195, do hereby acknowledge and freely consent to the vacation and abandonment of the private Driveway and Parking Easements, as shown and noted on the plat and application submitted to the City of Albuquerque's Development Review Board.

In witness whereof, the undersigned have set their hand(s) and seal(s) this 11<sup>th</sup> day of February, 2013.

Raymond A. Baehr, Gen. Partner.  
Raymond Baehr, for KIBCO Partners, a New Mexico L.P.

State of New Mexico)  
County of Bernalillo ) SS

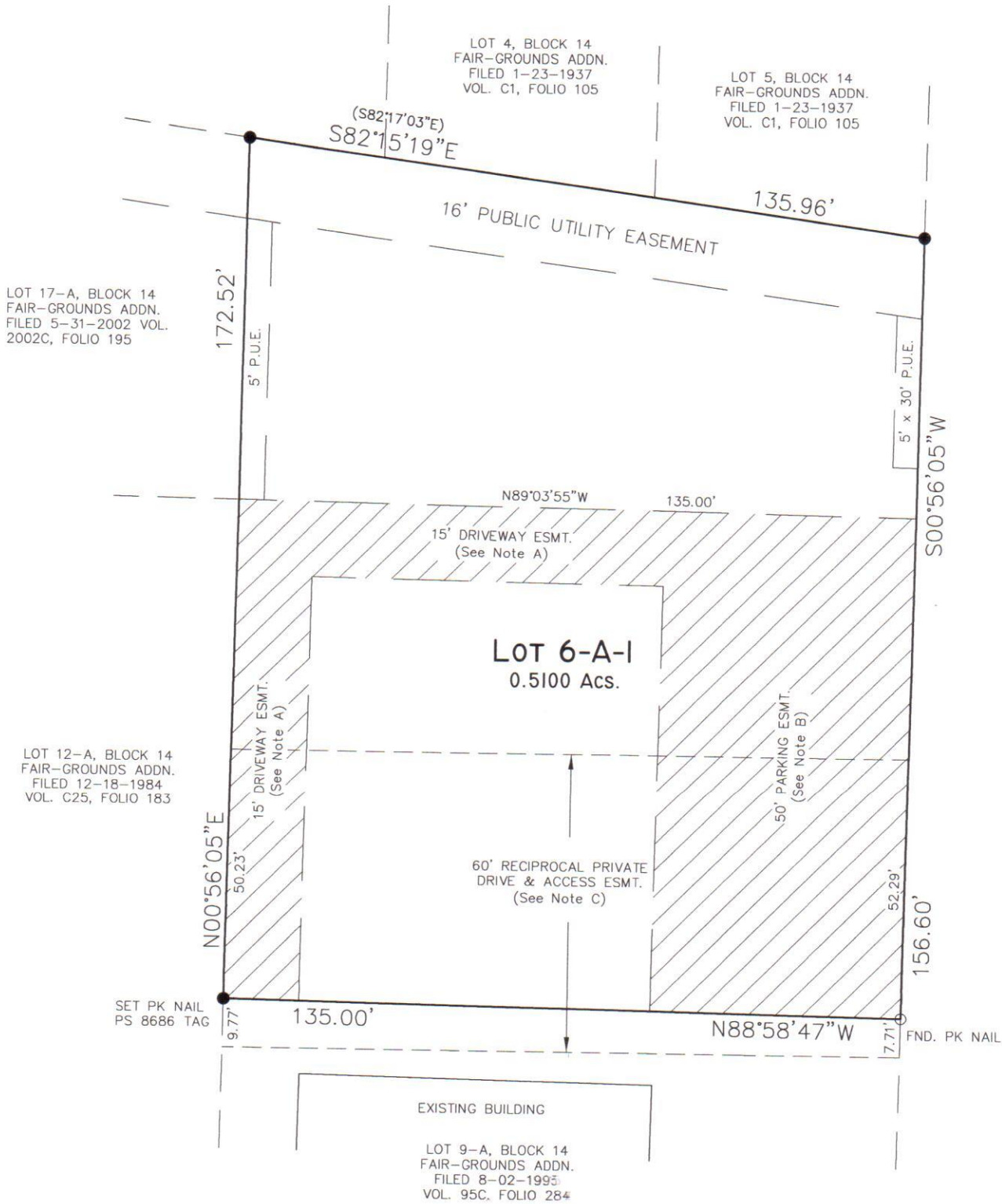
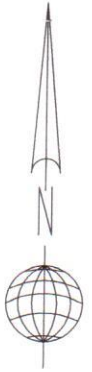


This instrument was acknowledged before me on Feb 11, 2013

By: Raymond Baehr, for KIBCO Partners, as New Mexico limited partnership, on behalf of said partnership;

My commission expires: 7/27/2016 Gary E. Gritsko  
Notary Public

**EXHIBIT**  
**Lot 6-A-1, Block 14**  
**Fairgrounds Addition**



**INDIANA STREET S.E.**  
**60' RIGHT-OF-WAY**

**EASEMENT NOTES:**

- A. 15' Driveway Easement granted by the plat filed June 21, 1967 in Book C6, Page 175. This easement shall be VACATED by this plat (HATCHED AREA).
- B. 50' Parking Easement granted by the plat filed June 21, 1967 in Book C6, Page 175. This easement shall be VACATED by this plat (HATCHED AREA).
- C. 60' Reciprocal Private Drive & Access Easement filed October 5, 1999 in Book 9913, Page 7437. This easement is not affected by the recording of this plat.





# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

02/19/2013 Issued By: E08375 180737

Category Code **910**  
**2013 070 450**

**Application Number:** 13DRB-70450, Vacation Of Private Easement

**Address:**

**Location Description:** INDIANA ST SE BETWEEN ZUNI RD SE AND ACOMA RD SE

**Project Number:** 1009595

#### Applicant

KIBCO PARTNERS  
RAYMOND BACHR  
4101 INDIAN SCHOOL RD SUITE 3005  
ALBUQUERQUE NM 87110  
228-6406

#### Agent / Contact

ALPHA PRO SURVEYING LLC  
  
1436 32ND CIRCLE SE  
RIO RANCHO NM 87124  
892-1076

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$45.00

**TOTAL: \$65.00**

City of Albuquerque Treasurers  
Date: 2/19/2013 Office: ANHEX  
Stat ID: W50000008 Cashier: TRSSIV  
Batch: 1485 Trans #: 27  
Permit: 2013070450  
Receipt Num 00098982  
Payment Total: \$65.00  
0901 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$45.00  
Check Tendered \$280.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

02/19/2013 Issued By: E08375 180747

Category Code **910**  
**2013 070 451**

**Application Number:** 13DRB-70451, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** INDIANA ST SE BETWEEN ZUNI RD SE AND ACOMA RD SE

**Project Number:** 1009595

#### Applicant

KIBCO PARTNERS  
RAYMOND BACHR  
4101 INDIAN SCHOOL RD SUITE 3005  
ALBUQUERQUE NM 87110  
228-6406

#### Agent / Contact

ALPHA PRO SURVEYING LLC  
  
1436 32ND CIRCLE SE  
RIO RANCHO NM 87124  
892-1076

#### Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions

\$215.00

**TOTAL: \$215.00**

City of Albuquerque Treasury  
Date: 2/19/2013 Office: AMEX  
Stat ID: W5000008 Cashier: TRSSIV  
Batch: 1485 Trans #: 27  
Permit #: 2013070451  
Receipt Num: 00088981  
Payment Total: \$215.00  
0903 DRB Actions  
Check Tendered: \$215.00  
\$280.00



9595

## DXF Electronic Approval Form

DRB Project Case #: 1009595

Subdivision Name: LOT 6A1A, BLOCK 14, FAIR GROUNDS ADDITION

Surveyor: GARY E GRITSKO

Contact Person: GARY E GRITSKO

Contact Information: 892-1076

DXF Received: 2/25/2013

Hard Copy Received: 2/25/2013

Coordinate System: NMSP Grid (NAD 83)

  
Approved

2-26-13  
Date

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

---

---

---

---

---

---

---

### AGIS Use Only

Copied for 9595

to agiscov on 2/26/2013

Contact person notified on 2/26/2013