# CITY OF ALBUQUERQUE PLANNING DEPARTMENT April 30, 2014 DRB Comments

ITEM # 11

PROJECT # 1010053

**APPLICATION # 14-70114** 

RE: Lot 3-A, Block 1, Vidas Subdivision

The standard street cross-section needs to allow for a sidewalk within the San Mateo Blvd right of way. This may allow for up to 10 feet of right of way to be vacated if a Design Variance is requested and approved for the standard distance from back of curb to property line for an arterial street – refer to comments from Transportation Development.

If the vacation is approved the right of way would have to be acquired from the City and replatted into the site parcel – with the replat it appears the southernmost drive pad closest to the intersection of Prospect may need to be replaced with standard sidewalk, curb and gutter. It appears a request for a Sidewalk Waiver on San Mateo Place would be needed with the replat – again, refer to comments from Transportation Development.

Jack Cloud, DRB Chairman

924-3880/ jcloud@cabq.gov



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

December 23, 2015

# Project# 1010053

15DRB-70441 VACATION OF PUBLIC RIGHT-OF-WAY

EDWARD J ROIBAL agent for VIPER LAND & INVESTMENT, LLC requests the referenced/ above action for portions of Right of Way adjacent to Lot 3-A, Block 1, **VIDAS SUBDIVISION** zoned C-2, located between SAN MATEO BLVD NE, SAN MATEO PL NE and PROSPECT AVE NE containing approximately .25 acre. (H-17)

At the December 23, 2015, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

## **Findings**

- (A)(1) The public vacation request was filed by the owners of all the frontage of land abutting the proposed vacation.
- (B)(1) Based on the proposed/ required replat, the public welfare is in no way served by retaining the public 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 approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

### **CONDITIONS:**

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

If you wish to appeal this decision, you must do so by January 4, 2016 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

PROJECT: 1010053 - VRW) SITE PLAN FOR LOT 3-A, BLOCK 1 VIDAS SUBDIVISION WITHIN ACS STATION "18-H18" SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. N=1,495,167.654 E=1,541,177.063 GRD TO GRID=0.999664864---CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO △≈ = -00' 11'27.04" CENTRAL ZONE, NAD 1983 AUGUST, 2014 TROPOSED FND '+'
IN CONCRETE
(NOT ACCEPTED) IN CONCRETE PROSPECT AVENUE N.E. 60' R/W CURVE TABLE LINE TABLE 423.93 50.64 THURRIS SURVEYING, INC. PHONE: (605) 889-8056

LE SAIR-B MONROE STREET N.S. PLY: (505) 689-8645 35.36 124.52 NUMBER DIRECTION DISTANCE 1014.93 124.60 S 88'54'25' E 16.00" SHEET 2 OF 2

1



# INTER-OFFICE MEMORANDUM

# COMMENTING AGENCIES

John MacKenzie
Shabíh Rízví
Kendra Watkins/Andrew Gingerich
Lynn Mazur
Steve Sink
Kent Reed Swanson/Sarah Brown
Antonío Chinchilla
Vínce Montano
Stephaní Winklepleck
Daniel Aragon
Patríck Sanchez
April Winters
Míke Mortus
Paul Olson

Your comments on the following case(s) are requested.

PROJECT # 1010053

**Board hearing date:** 

WEDNESDAY, December 22, 2015

# Acity of Albuquerque

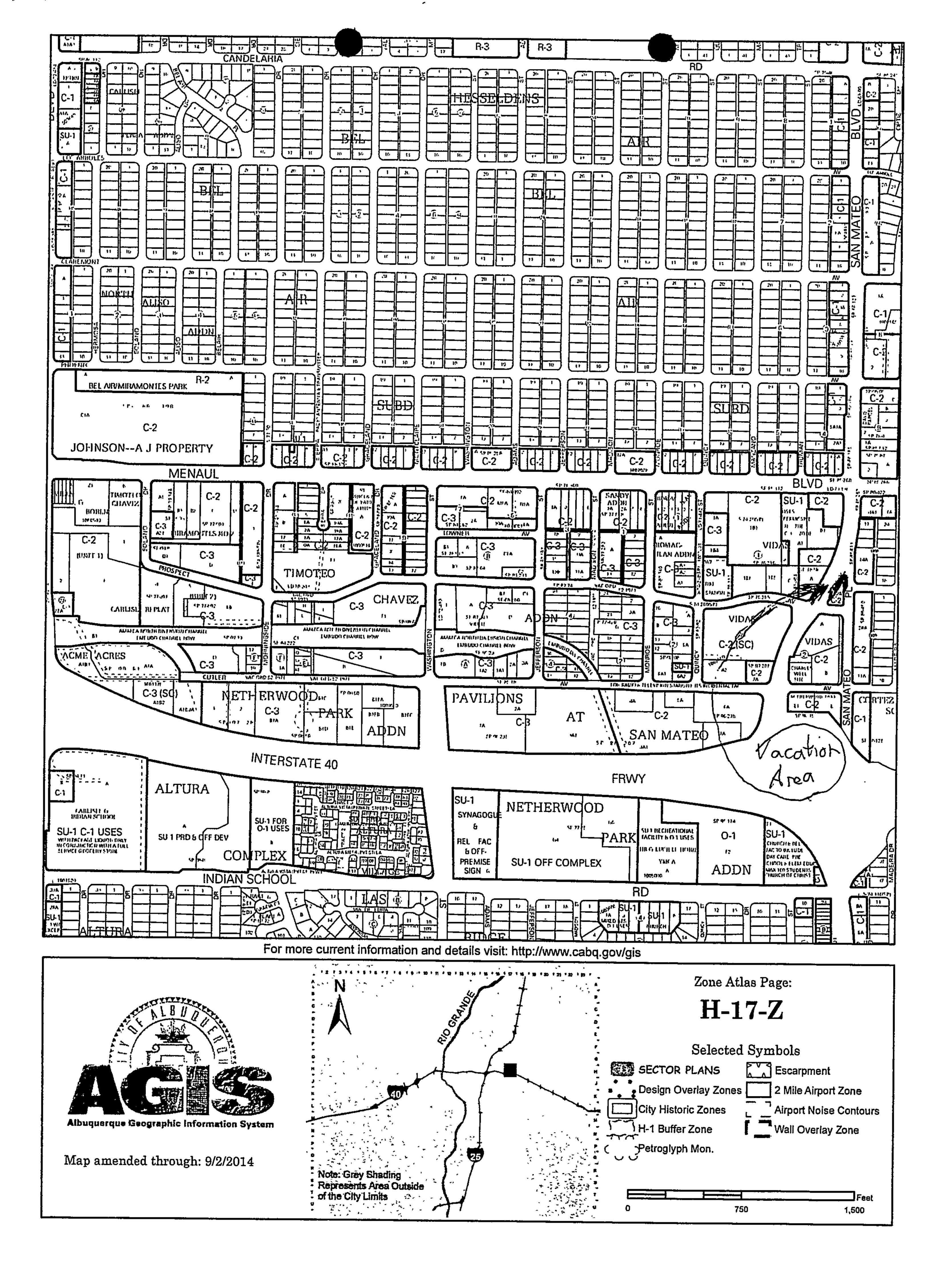


# DEVELOPMENT/ PLAN REVIEW APPLICATION

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_		Administrative Amendmen	nt (AA)			Pla	an(s), Zonir	ng Code, or S	3ubd. Regui	ations
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Staff signature & Date

BULK LAND VARIANCE (DRB04)	(PUBLIC HEARING CASE)
Application for Minor Plat on FORM S-3, including the Letter briefly describing and explaining: the request	nose submittal requirements.  24 copies  compliance with the Development Process Manual, and all
improvements to be waived.	
Notice on the proposed Plat that there are condition	s to subsequent subdivision (refer to DPM)
Sign Posting Agreement	inquiry response, notifying letter, certified mail receipts
Fee (see schedule)	
List any original and/or related file numbers on the o	over application
DRB Public hearings are approximately 30 DAYS aft	er 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 ea	asement (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	
Zone Atlas map with the entire property(ies) clearly	outlined
Letter briefly describing, explaining, and justifying the	e request
<ul> <li>Office of Community &amp; Neighborhood Coordination</li> <li>Sign Posting Agreement</li> </ul>	nquiry response, notifying letter, certified mail receipts
Fee (see schedule)	
List any original and/or related file numbers on the c	over application
DRB Public hearings are approximately 30 DAYS after	ecorded by the County Clerk within one year, it will expire.
	- de la
SIDEWALK VARIANCE (DRB20)	
<ul> <li>SIDEWALK WAIVER (DRB21)</li> <li>Scale drawing showing the proposed variance or wa</li> </ul>	iver (not to exceed 8 5" by 1 1")
Zone Atlas map with the entire property(ies) clearly of the continuous property (ies).	outlined .
Letter briefly describing, explaining, and justifying the	e variance or waiver
List any original and/or related file numbers on the c  DRB meetings are approximately 8 DAYS after the Ti	over application uesday noon filing deadline. Your attendance is required.
SUBDIVISION DESIGN VARIANCE FROM MINIM	JM DPM STANDARDS (DRB25)
<ul> <li>Scale drawing showing the location of the proposed</li> <li>Zone Atlas map with the entire property(ies) clearly of the property</li> </ul>	variance or waiver (not to exceed 8.5" by 14") 24 copies
Letter briefly describing, explaining, and justifying the	ounned 3 variance
Office of Community & Neighborhood Coordination is	nquiry response, notifying letter, certified mail receipts
Sign Posting Agreement Fee (see schedule)	
List any original and/or related file numbers on the co	over application
DRB meetings are approximately 30 DAYS after the f	iling deadline. Your attendance is required.
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUC	TION (DRB19)
EXTENSION OF THE SIA FOR TEMPORARY DEFERR	AL OF SIDEWALK CONSTRUCTION (DRB07)
Drawing showing the sidewalks subject to the propose	sed deferral or extension (not to exceed 8.5" by 14") 6 copies
Zone Atlas map with the entire property(ies) clearly one Letter briefly describing, explaining, and justifying the	outlined Adeferral or extension
List any original and/or related file numbers on the c	over application
DRB meetings are approximately 8 DAYS after the Tu	sesday noon filing deadline. Your attendance is required.
☐ VACATION OF PRIVATE EASEMENT (DRB26)	
☐ VACATION OF RECORDED PLAT (DRB29)	•
The complete document which created the private ea	asement/recorded plat (not to exceed 8.5" by 14") 6 copies
<ul> <li>Scale drawing showing the easement to be vacated</li> <li>Zone Atlas map with the entire property(ies) clearly of</li> </ul>	(8.5" by 11") 6 copies
Letter/documents briefly describing, explaining, and	unined ustifving the vacation <b>6 copies</b>
Letter of authorization from the grantors and the ben	eficiaries (private easement only)
<ul> <li>Fee (see schedule)</li> <li>List any original and/or related file numbers on the continuous</li> </ul>	var annliaation
Unless the vacation is shown on a DRB approved plat re	corded by the County Clerk within one year, it will expire
DRB meetings are approximately 8 DAYS after the Tu	sesday noon filing deadline. Your attendance is required.
I, the applicant, acknowledge that any information required but not submitted	Drivar Karrell
with this application will likely result in	Applicant name (print)
deferral of actions.	Joetha L
	Applicant signature / date
A	Form revised 4/07
Checklists complete Application case numbers Fees collected 15008	1 11-24-15
Case #s assigned ————————————————————————————————————	Planner signature / date
Related #s listed	Project # \0\0\5\3



## 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

REMOVAL

- 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	_
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5.

A.	The sign is not to be removed before the initial hearing on the request.	
В.	The sign should be removed within five (5) days after the initial hearing.	
I have read this a obligation to kee a copy of this sh	heet and discussed it with the Development Services Front Counter Staff. I understand (A) the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give et.  (Applicant or Agent)  (Date)	my 'er
lissued 2	igns for this application, 11-24-15	

(Date)

Signs must be posted from Decomber 8,20kg December 23 2015

PROJECT NUMBER: 1010053

(Staff Member)

Rev. 1/11/05



# Edward J. Roibal Attorney and Counselor at Law Board Recognized Specialist in Real Estate Law

201 Third Street NW Suite 1180 Albuquerque, NM 87102-3381 505-247-4404 Fax 505-247-4512

November 24, 2015

## Via Hand Delivery

# Project Number 1010053

City of Albuquerque
Planning Department
Development Review Board
600 2nd Street NW
Albuquerque, NM 87102

RE: 2500 San Mateo Blvd NE

Our Reference No. SAC-01001

Dear Members:

This firm represents Viper Land & Investment LLC. My client would like to obtain vacated portions of San Mateo Blvd NE. The purpose for the vacation is that the land requested is surplus land left over after the realignment of San Mateo Blvd. In reference to the above, enclosed please find our Check No. 8327 in the amount of \$395.00 which represents the application fee.

I trust the foregoing is sufficient, but if you have any questions, please feel free to call.

Sincerely,

ROIBAL LAW FIRM, P.A.

Edward J. Roibal

EJR:tke

Enclosure (as stated)

ndran School Rd.

VICINITY MAP

Gross Subdivision Acres: 11,117 Square Feet.

Basis of bearings: New Mexico State Plane (Central

Recorded or unrecorded easements other than shown

4. "A" Indicates a #5 Rebar with Cap "LS 4100" was set.

N 32\*49'46"E

Chisled "s" in

Sidewelk -

4 - 03 \* 08 58 \* R - 423.93

L = 23.30,

STREET DEDICATION BY THIS PLAT

Zone) grid bearings from tie to "NM 367-7".

Scole : 1" = Approx. .7 Mile ZONE H-17

Total Number of Lots Created: 1

Distances are ground distances.

hereon are not covered by this map.

FREE CONSENT & DEDICATION

The subdivision hereon described is with

the free consent and in accordance with

the desires of the undersigned owner(s)

and proprietor(s) thereof.

5. Total Mileage of Private Road Created: 0

SUBDIVISION DATA

<u>NOTES</u>

Case No. 09-01-0026

Zone Atlas Index No. H-17

SUBDIVISION LOCATION

TIE NO4"41" 36"E----Scale: 1 20' AREA TO BE VACATED (V-83-27) 3475 SQ. FT. Δ=07°02'04'7 R=1014.93' L=124.61 T=62.38' 64.00' R/W \$ 887'30' OE' E Chisted "7" In' AREA TO REMAIN ---7642 8Q. FT. [A=06°50'40" Exist. BO' R/W. R = 423.93' L-50.64 (T=25.35' (A = 115°06'07"/ R= 15.00 \_ 16.00°\_\_ 34.00' R/W A = 90°00'00" L = 30.13' LT • 23.59 L . 39.27' [Chislod"s" in Sidewolk -TA . 90.00,00" PROSPECTOS AVE. N.E. LT = 25.00 DESCRIPTION

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO )

this 19th day of September, 1983, by

D. A. McCall

My Commission Expires: Notary Public San. 19, 1986

A tract of land situate in the City of Albuquerque, Bernslillo County, New Mexico, comprised of a portion of Lot Three (3), Block One (1), Vidas Subdivision, a portion of San Mateo Piace and a portion of San Mateo Boulevard, being more particularly described as follows:

Beginning at the most northerly corner of Lot 3A, being a point of intersection of the West right-of-way line of San Mateo Place, whence the N 1/4 corner of Section 12, T10N, R3E, as shown on the plat of Vidas Subdivision filed in the Office of the Bernalillo County Clerk on May 17, 1956, Volume C3, Page 9, bears N 03° 32' 34" E, S&6.78 feet; also whence the N.M.S.H.C. Station "NM 367-7" bears N 04° 41' 36" E, 315.12 feet, thence;

5 00° 52' 58" W, 179.61 feet along the West right-of-way line of San Mateo Place, thence;

39.27 feet along the arc of a curve to the right having a radius of 25 feet and a delta of 90° 00' 00" to a point on the North right-of-way line of Prospect Avenue, thence;

N 89° 07' 02" W, 16.00 feet along the North right-of-way line of Prospect Avenue, thence;

83 65015

SUBDIVISION PLAT

# LOT 3 BLOCK I IDAS SUBDIVISION

ALBUQUERQUE, NEW MEXICO

(TO INCORPORATE VACATED PART OF SAN MATEO PLACE ROW.)

# NOW COMPRISING LOT 3A

SEPTEMBER, 1983

APPROVED & ACCEPTED BY

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#### SURVEYOR'S CERTIFICATION

This is to certify that this Subdivision Plat was prepared unour my direct supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

2/19/83 Deci-

Lette W. G?6ssc N.H.P.H. & L.S. No. Carpe

DESCRIPTION (Continued)

Continuing along the North right-of-way line of Prospect Avenue 50.64 feet along the arc of a curve to the right having a radius of 423.93 feet

and a delta of 06° 50' 40", thence:

30.13 feet along the arc of a curve to the right having a radius of
15 feet and a delta of 115° 06' 07" to a point on the East right-of-way
line of San Mateo Boulevard, thence:

N 32° 49' 45" E, \$1.60 feet along the Rast right-of-way line of San Mateo Boulevard, thence:

Continuing along the East right-of-way line of San Mateo Boulevard 124.61 feet along the arc of a curve to the left having a radius of 1014.93 feet and a delta of 07° 02' 04" to the point of beginning.

Said parcel containing 11,117 square feet, more or less.



DENNEY-GROSS & ASSOC., INC.

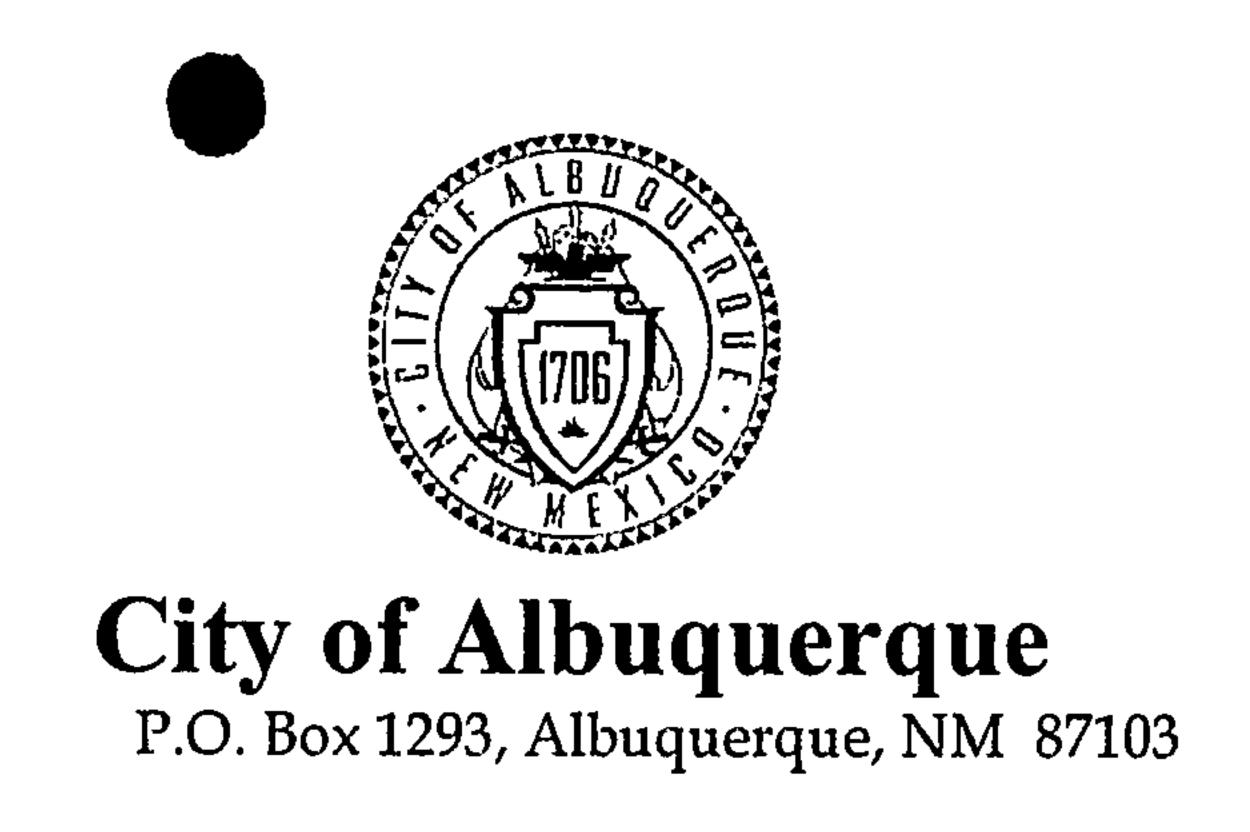
ENGINEERS SURVEYORS PLANNERS
2400 COMANCHE RD. NE, ALBUQ., N.M. 87107

(505) 884-0696

Sheet I of I

D. G A Job # 684.12 H-17-1

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PLEASE NOTE: The
Neighborhood 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.
It is your responsibility to
provide current information outdated information may
result in a deferral of your

November 20, 2015

Planning Department Plaza Del Sol Building 600 Second St. NW Second Floor (924-3860)

This letter will serve to notify you that on November 20, 2015:

Contact Name:

EDWARD ROIBAL

Company or Agency:

ROIBAL LAW FIRM

201 3RD ST. NW, #1980/87102

PHONE: 505-247-4404 / FAX: 505-247-4512

E-MAIL: ed@roibal.com

contacted the Office of Neighborhood Coordination requesting the contact names ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) LOT 3A, BLOCK 1, VIDAS SUBDIVISION, PLAT DATE 9-23-83, C22, P47 LOCATED ON SAN MATEO & PROSPECT NE BETWEEN SAN MATEO BOULEVARD AND SAN MATEO PLACE zone map H-17.

Our records indicate that as of November 20, 2015, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at <u>dlcarmona@cabq.gov</u> or by fax at (505) 924-3913.

Sincerely,

# Dalaina L. Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

Planningnnona/hoaform(02/18/13)

# Albuquerque



# DEVELOPMENT/ PLAN REVIEW APPLICATION

			Supp	olemental F	Form (	SF)			•	
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<del></del> ,		Major subdivision action  Minor subdivision action		1			Annexation			
	\ \ \ \ \ \	Vacation		٧			Zone Map A	mendment (	Establish o	r Change
	·	Variance (Non-Zoning)					Zoning, inclu		within Sect	or
S	ITE DE	VELOPMENT PLAN		P			Developmen Adoption of	•	Plan or sim	ilar
		for Subdivision					Text Amend	ment to Ado	pted Rank	1, 2 or 3
		for Building Permit Administrative Amendmen	t/Annroyal (AA)	<b>\</b>			Plan(s), Zon	ing Code, or	Subd. Reg	ulations
		IP Master Development Pl	•	D			Street Name	Change (Lo	ocal & Colle	ector) ·
		Cert. of Appropriateness (I		1	A			• •		,
S	•	<b>DRAINAGE</b> (Form D) Storm Drainage Cost Alloc	ation Plan	<b>L</b> ,	A		L / PROTES  Decision by: Director, ZE	DRB, EPC,		
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Planning I	Departr	ment Development Servid at the time of applica	rices Center, 6	300 2 <sup>nd</sup> Str	reet N	W. Albu	querque, Ni	√ 87102.		erson to the
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# 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.

	of the data of the	application tor subdivisio	in on FORM-S.
SKETCH PLAT REVIEW AND COMMEN  Scale drawing of the proposed subdivision  Site sketch with measurements showing st improvements, if there is any existing if  Zone Atlas map with the entire property(ies  Letter briefly describing, explaining, and just List any original and/or related file numbers	plat (folded to fit into an 8.5 tructures, parking, Bldg. set land use (folded to fit into a s) clearly outlined stifying the request s on the cover application	inacks, adjacent rights-of-wan 8.5" by 14" pocket) <b>6 cor</b>	nce is required.  ay and street  ies
EXTENSION OF MAJOR PRELIMINARY	PLAT (DRB08)		
required,	(64100)	Your a	attendance is
Preliminary Plat reduced to 8.5" x 11"  Zone Atlas map with the entire property(ies  Letter briefly describing, explaining, and just  Copy of DRB approved infrastructure list  Copy of the LATEST Official DRB Notice of  List any original and/or related file numbers  Extension of preliminary plat approval expir	stifying the request fapproval for Preliminary P	lat Extension request	
		•	•
MAJOR SUBDIVISION FINAL PLAT APP  Proposed Final Plat (folded to fit into an 8.5  Signed & recorded Final Pro Davidson 4.5	Cliphan d All manufacture and a second control of the control of t	Your attendan	ce is required.
Signed & recorded Final Pre-Development Design elevations & cross sections of perin Zone Atlas map with the entire property(ies	Valendaria 3 Copies		
Bring original Mylar of plat to meeting, ensu Copy of recorded SIA	re property owner's and Cit	ty Surveyor's signatures are	e on the plat
<ul> <li>Landfill disclosure and EHD signature line of List any original and/or related file numbers</li> <li>DXF file and hard copy of final plat data for</li> </ul>	on the Mylar if property is wi	ithin a landfill buffer	
MINOR SUBDIVISION PRELIMINARY/EIN	Al Di At Addan		
MINOR SUBDIVISION PRELIMINARY/FIN  5 Acres or more: Certificate of No Effect or A	Approval	DRB16) Your attendance	e is required.
— Flobosed Preliminary / Final Plat (folded to	fit into an O Ell burdall	t) 6 copies for unadvertise	ed meetings
Signed & recorded Final Pre-Development to		higr hinor to andwittal	
Design elevations and cross sections of period Site sketch with measurements showing structure.	imeter walls (11" by 17" ma	ximum) 3 copies	only
improvements, if there is any existing love	actures, harking, Bldg. setb		y and street
Zone Atlas map with the entire property/ice	alassia (ioidea to ilt lillo all	8.5" by 14" pocket) 6 copic	es
Bring original Mylar of plat to meeting and just	ifying the request	•	
Bring original Mylar of plat to meeting, ensure Landfill disclosure and EHD signature line or Fee (see schedule)	n the Mylar if property is wit	/ Surveyor's signatures are	on the plat
List any original and/or roleted size	The same is broberry to with	ami a ianum bumer	
List any original and/or related file numbers of Infrastructure list if required (verify with DR)			
DXF file and hard copy of final plat data for A	AGIS is required.		•
••	•		
AMENDMENT TO PRELIMINARY PLAT (we PLEASE NOTE: There are no clear distinctions amendments. Significant changes are those deed proposed Amended Preliminary Plat, Infrastropocket) 6 copies  Original Preliminary Plat, Infrastructure List, and Zone Atlas map with the entire property(ies) Letter briefly describing, explaining, and justing Bring original Mylar of plat to meeting.	perween significant and minemed by the DRB to require ructure List, and/or Grading and/or Grading Plan (folded clearly outlined	nor changes with regard to public notice and public he Plan (folded to fit into an 8 to fit into an 8.5" by 14" po	earing. .5" by 14" ocket) 6 copies
The street of the plant of the plant chelled	o proportion and the same	Sunavorie eignotus-	an 4L
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, high approximate the same of	ter one year		
	•		
	•		•
I, the applicant, acknowledge that any information required but not sub-			•
information required but not submitted with this application will likely result in	Durgs		No. of the last of
deferral of actions.		Applicant name (print)	ALEUQUERQUE
		Applicant signature / date	HEW MEXICO
Checklists complete Application case au-	Ford	revised October 2007	
	nbers 7011 4		∤ _ 20 _ 11 l
Fees collected  14DRB-  Case #s assigned  ———————————————————————————————————		Planner	+ - 22 - 14 signature / date
Related #s listed	Project	t# \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Signalure / Cate

# Albuquerque



# DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form (S	F) '	
SUBDIVISION	• • •	ZÓNING & PLANNING	
Major subdivision action	-	Annexation	
Minor subdivision action Vacation	V	Zone Map Amendment (Establish or Change	
Variance (Non-Zoning)	•	Zoning, includes Zoning within Sector	
SITE DEVELOPMENT PLAN	P	Development Plans) Adoption of Rank 2 or 3 Plan or similar	
for Subdivision		Text Amendment to Adopted Rank 1, 2 or 3	
for Building Permit		Plan(s), Zoning Code, or Subd. Regulations	
Administrative Amendment/Approval IP Master Development Plan	(AA) D _	Street Name Change (Local & Collector)	
Cert. of Appropriateness (LUCC)	_	•	
STORM DRAINAGE (Form D)  Storm Drainage Cost Allocation Plan	_	APPEAL / PROTEST of  Decision by: DRB, EPC, LUCC, Planning  Director, ZEO, ZHE, Board of Appeals, other	
	plicant or agent mus er, 600 2 <sup>nd</sup> Street NV	st submit the completed application in person to the V. Albuquerque, NM 87102.	
APPLICATION INFORMATION:			
Professional/Agent (if any):	BAL	PHONE: 247-4404	
ADDRESS: 201 THIRD ST.	N4) # 118	FAX: 247-4512	
	<del></del>	87102 E-MAIL: ed@ roibal.com	
APPLICANT: VIPER LAND F		S PHONE: 702 - 426 - 4325	
ADDRESS: 3637 OLACIS AU	<u>e</u>	FAX: 702 - 228 - 0021	
CITY: LAS VEGAS	STATE NV ZIP 8	9103 E-MAIL: CAROLE SACKS @ HOTMA	41
Proprietary interest in site: Ess O	l ist all owner	S: VIPER LAND & INVESTMENTS	o
OF CYLOTICS TO THE	F (XC)(† 1 OF	EWAY WEST AND WORTH	
OF EXISTING LOT 3-A			
Is the applicant seeking incentives pursuant to the Famil		J	
SITE INFORMATION: ACCURACY OF THE EXISTING LEG			
Lot or Tract No. 3 - 1		Block: Unit:	
Subdiv/Addn/TBKA: VIDAS SU	BDIVISION		
Existing Zoning:	Proposed zoning:	MRGCD Map No	
	•	765 9522 (8	
CASE HISTORY:	<del></del>	705 95 22 18 94 16 0 1	
List any current or prior case number that may be releva		——————————————————————————————————————	
CASE INFORMATION:	<u> </u>	<u></u>	
Within city limits?Yes Within 1000FT	of a landfill?	<del></del>	
No. of existing lots: No. of propos	ed lots: T	otal site area (acres): 0.175	
LOCATION OF PROPERTY BY STREETS: On or Near:	2500 S/	IN MATEO BUD NE	
Between: MENKAUL	_	SPECT	
Check if project was providually reviewed by Chatch Diet			
Check if project was previously reviewed by: Sketch Plat/	Plan  or Pre-application	n Review Team(PRT) □. Review Date:	
SIGNATURE		DATE 4.18.14	
(Print Name) DWARD OLB	<u> </u>	Applicant:  Agent:	
OR OFFICIAL USE ONLY		Revised: 4/2012	
INTERNAL ROUTING Application	case numbers	Action S.F. Fees	
All checklists are complete  All fees have been collected	3 - 70114	5K	
All case #s are assigned	<u>-</u>	<u> </u>	
L AGIS copy has been sent		\$\$	
Case history #s are listed Site is within 1000# of a londful	<u> </u>	<u> </u>	
Site is within 1000ft of a landfill  F.H.D.P. density bonus		<u> </u>	
E O D D San and at	ate April 30	2014 Total	
Tearing d	ate Libin 20	\$ 50	
Staff signature	110,00	1# 1010053	

# 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.

	Site sketch with meaning of the Site sketch with meaning of th	EW AND COMMENT (DRB2: proposed subdivision plat (foldersurements showing structures, pland use (foldersurements) and use	ed to fit into an 8.5" by 1 parking, Bldg. setbacks, folded to fit into an 8.5" utlined	Your attendance is required.  4" pocket) 6 copies  adjacent rights-of-way and street  by 14" pocket) 6 copies
	Preliminary Plat reduced Zone Atlas map with Letter briefly described Copy of DRB approved Copy of the LATEST List any original and	the entire property(ies) clearly of	request for Preliminary Plat Exte	Your attendance is ension request
	Signed & recorded F  Design elevations &  Zone Atlas map with  Bring original Mylar of  Copy of recorded SIA  Landfill disclosure an  List any original and/or	FINAL PLAT APPROVAL (folded to fit into an 8.5" by 14" point of pre-Development Facilities For cross sections of perimeter walls the entire property (ies) clearly out of plat to meeting, ensure property defends and the Mylator related file numbers on the coupy of final plat data for AGIS is respectively.	cket) 6 copies ee Agreement for Resi 3 copies Itlined Owner's and City Surv or if property is within a l	eyor's signatures are on the plat
	Proposed Preliminary ensure property of Signed & recorded Fire Design elevations and Site sketch with meas improvements, if the Zone Atlas map with the Letter briefly describing Bring original Mylar of Landfill disclosure and Fee (see schedule) List any original and/or Infrastructure list if records	/ Final Plat (folded to fit into an 8 wher's and City Surveyor's signal Pre-Development Facilities Fall cross sections of perimeter wall urements showing structures, partners is any existing land use (folderly out a explaining and justifying the entire property(ies) clearly out a explaining and justifying the entire property (ies).	tures are on the plat price Agreement for Residual Section 17" maximum rking, Bldg. setbacks, a lded to fit into an 8.5" by lined equest owner's and City Survey if property is within a later application	dential development only  a) 3 copies  adjacent rights-of-way and street  y 14" pocket) 6 copies
	Proposed Amended Preliminary prelimi	reliminary Plat, Infrastructure List at, Infrastructure List, and/or Grate entire property(ies) clearly out a, explaining, and justifying the replat to meeting, ensure property related file numbers on the cover t approval expires after one years.	gnificant and minor cha e DRB to require public and/or Grading Plan (folded to fit in ined equest owner's and City Survey	anges with regard to subdivision
with	applicant, acknowledge nation required but not this application will likely ral of actions.	Submitted	Applica	Dicant name (print)  ALEX MEXICO  Int signature / date
FC	hecklists complete ees collected ase #s assigned elated #s listed	Application case numbers 14DRB70114	-\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Planner signature / date



## Edward J. Roibal

### Attorney and Counselor at Law Board Recognized Specialist in Real Estate Law

201 3rd St NW Suite 1180 Albuquerque NM 87102-3381

505-247-4404 Fax 505-247-4512

April 22, 2014

City of Albuquerque
Development Review Board
600 2<sup>nd</sup> St NW
Albuquerque NM 87102

RE: 2500 San Meteo Blvd NE

Vacation of City Owned Right of Way

Dear Members of the Development Review Board,

This letter confirms that our office represents Viper Land and Investments, owner of the property located at 2500 San Mateo Blvd NE, also know as Lot 3-A Block 1, Vidas Subdivision. We are enclosing for your review the following documents:

- 1. Application;
- 2. Development Plan (6 copies);
- 3. Scale drawing (6 copies);
- 4. Site sketch (6 copies); and
- 5. Zone Atlas map with enlarged view (6 copies)

My client is seeking to have the City of Albuquerque vacate between eighteen and twenty-three feet (18'-23') of City property West of the East boundary of my client's property, and the Northerly one hundred fifty feet (150'), comprising 1.0 acres, more or less.

This surplus right of way could be of use to my client for parking and does no service to the City of Albuquerque.

I trust the foregoing is sufficient, but if you have any questions, please feel free to call.

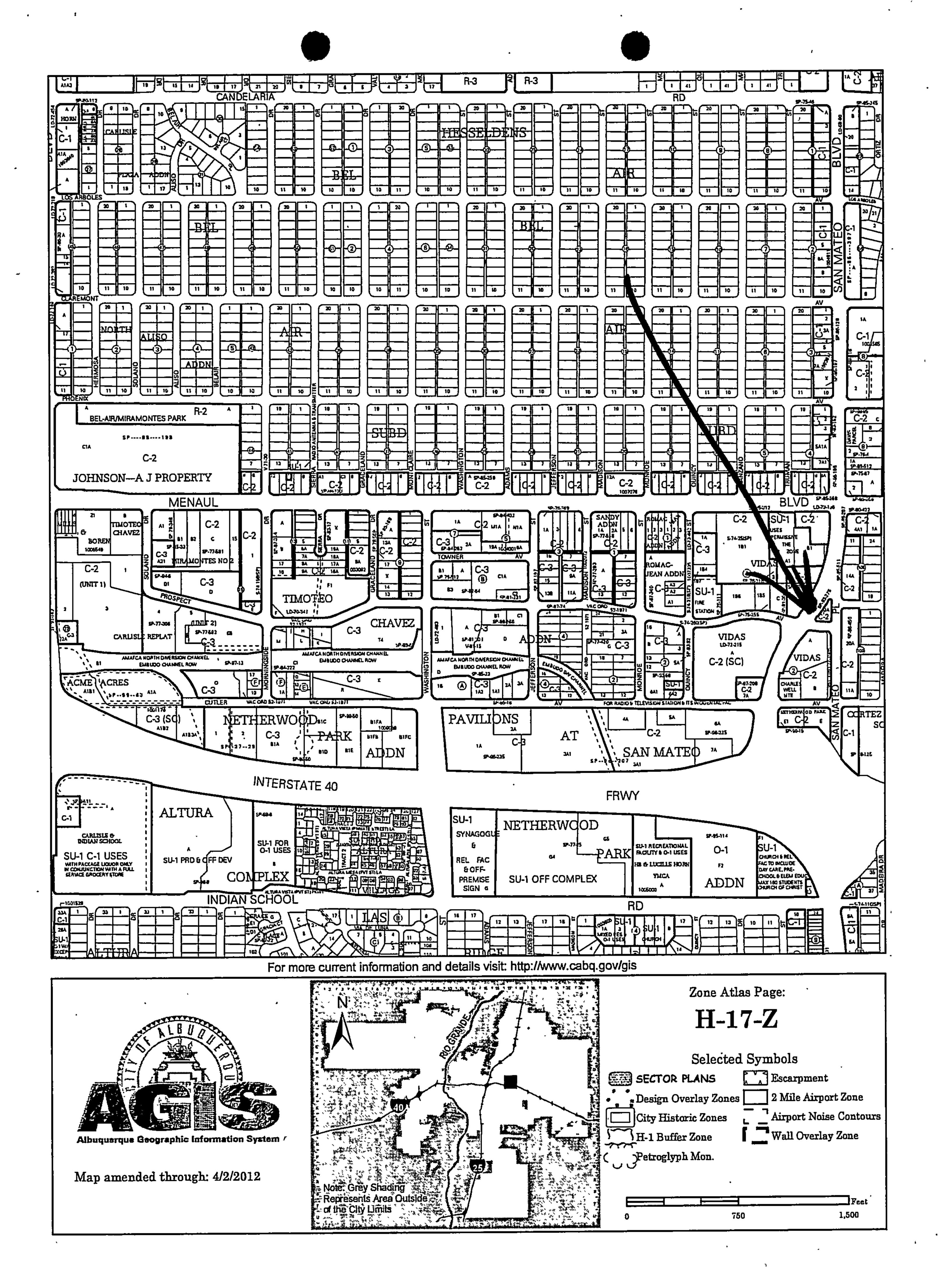
Sincerely,

ROIBAL LAW FIRM, P.A.

Edward J. Roibal, Esq.

Enclosures (as stated)

www.roibal.com ed@roibal.com



Appie 30.204

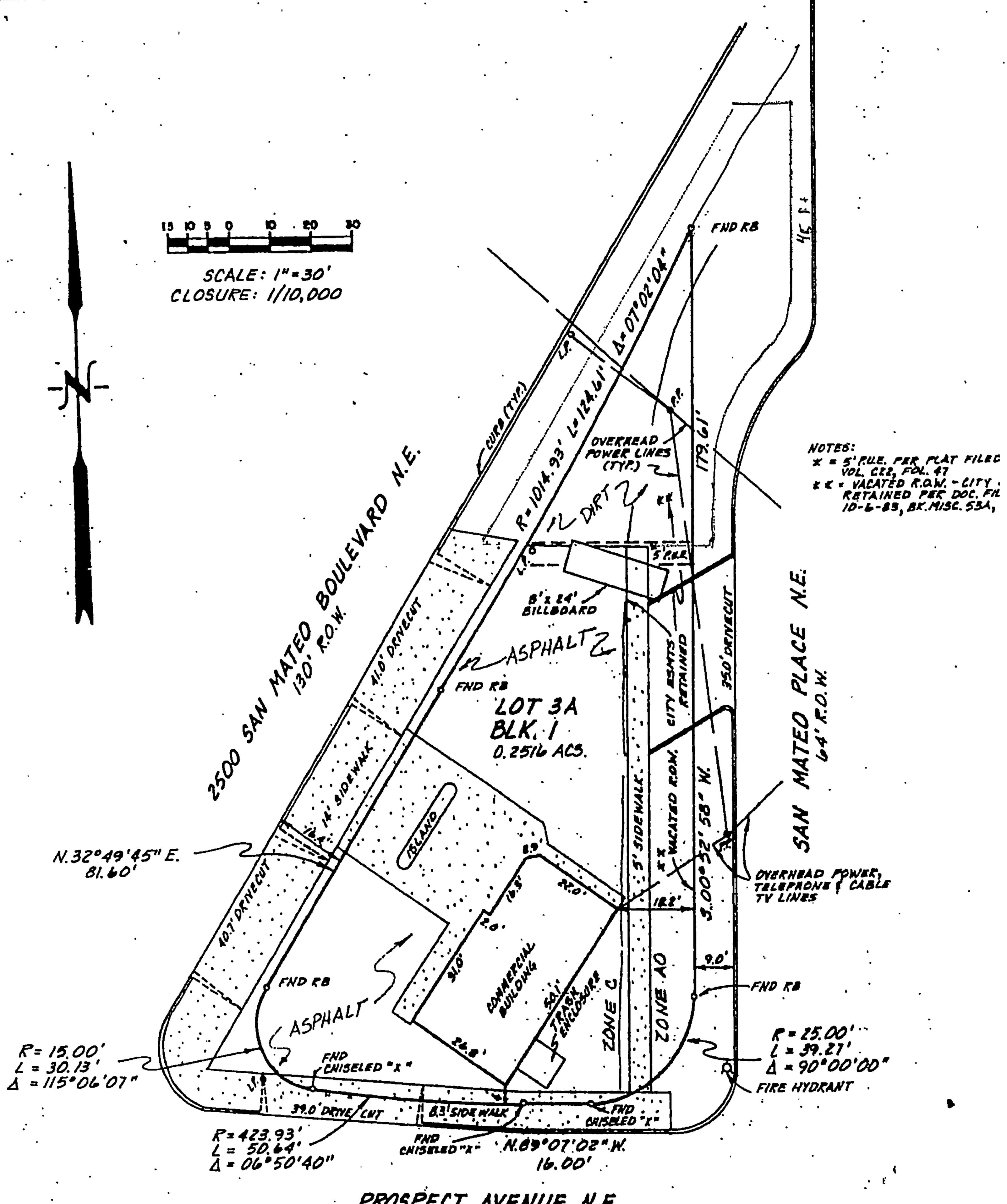
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PROJECT#: 1010053

DATE: 4-30-14

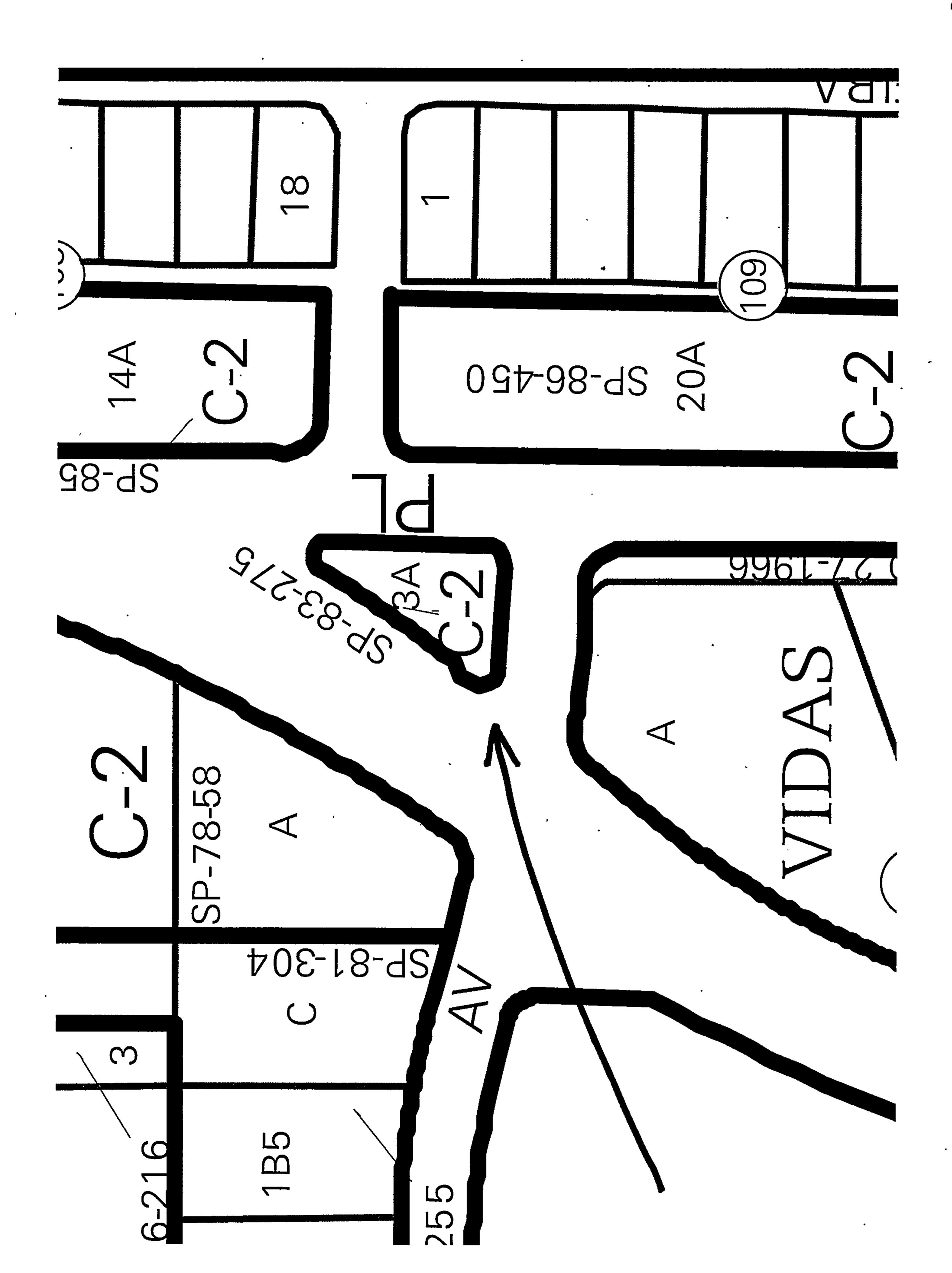
APP #: 14-70114(5K)

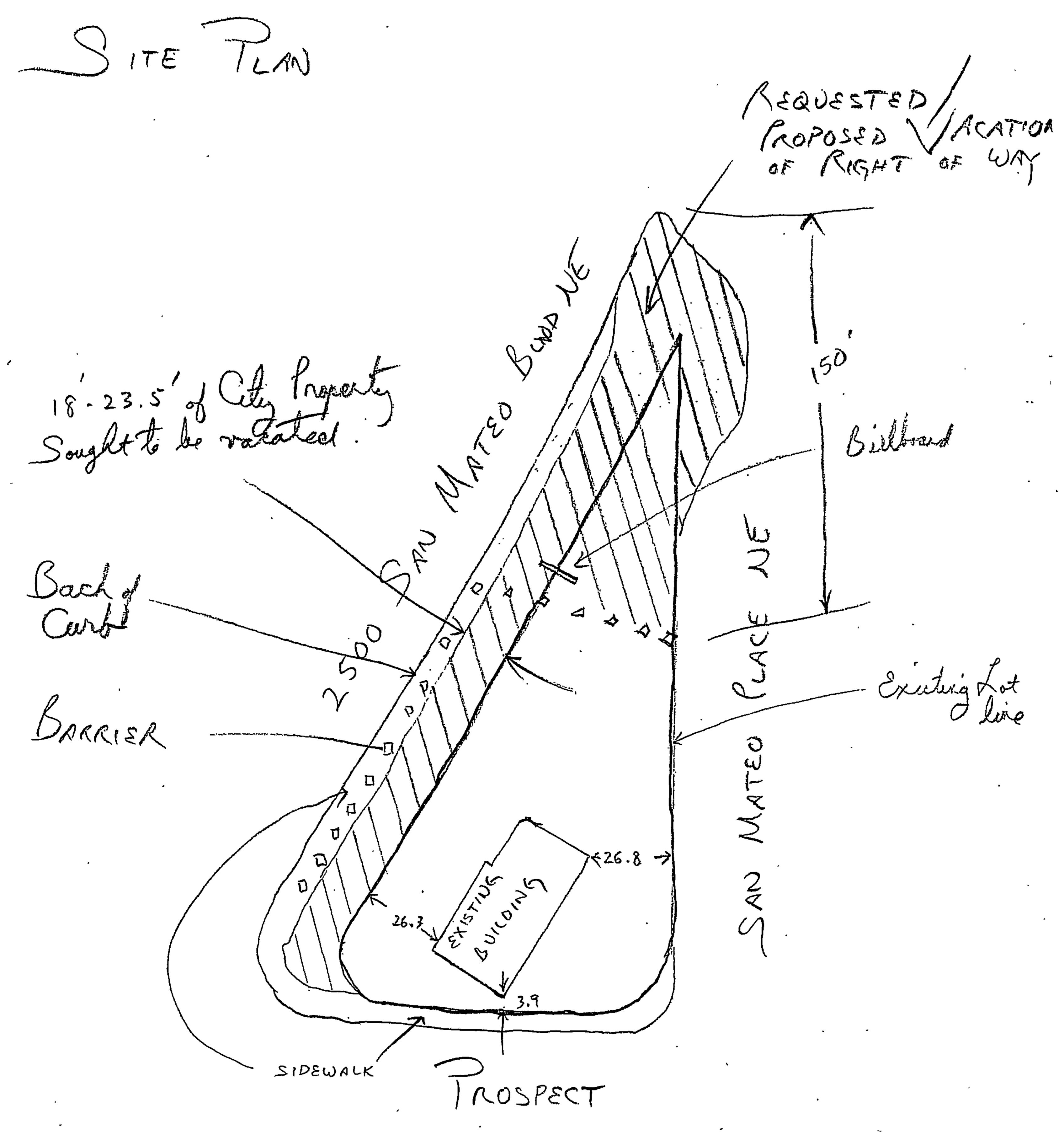
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PROSPECT AVENUE N.E.

# PROJECT#: 1010053, DATE: 4-30-14 (SK)





PROJECT #: 1010053 DATE: 4-30-4 APP #: 4-70114 (SK)

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