

**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:

1. 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.

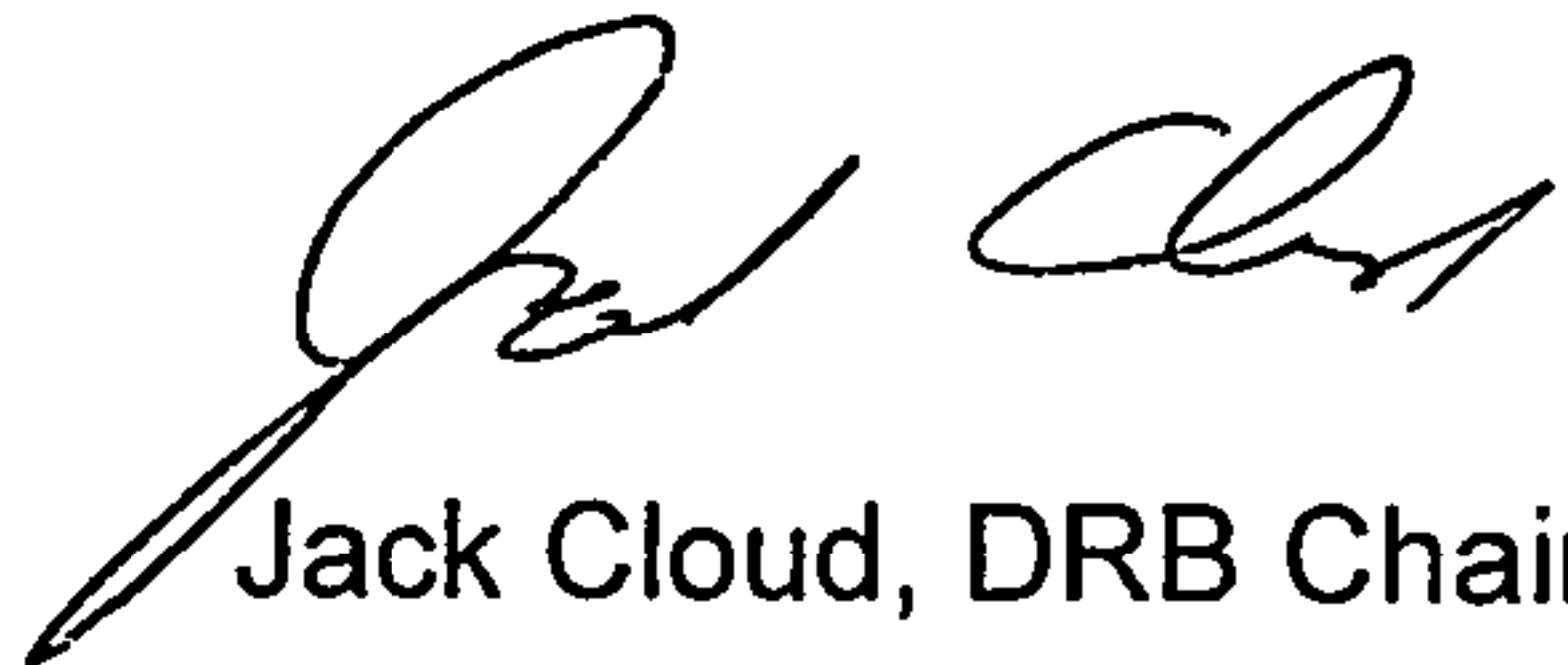
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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.)

A handwritten signature in black ink, appearing to read "Jack Cloud", is written above the printed name.

Jack Cloud, DRB Chair

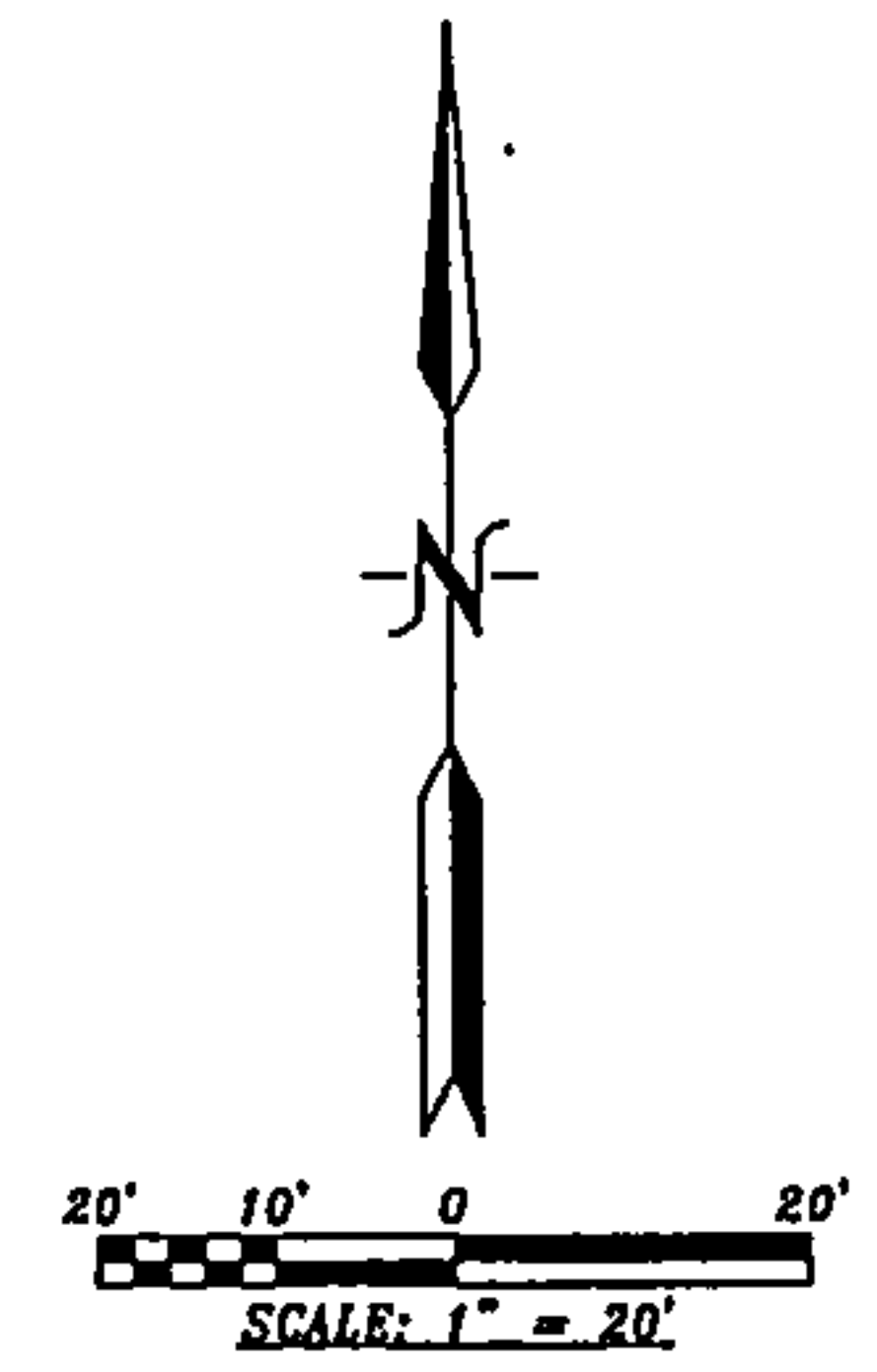
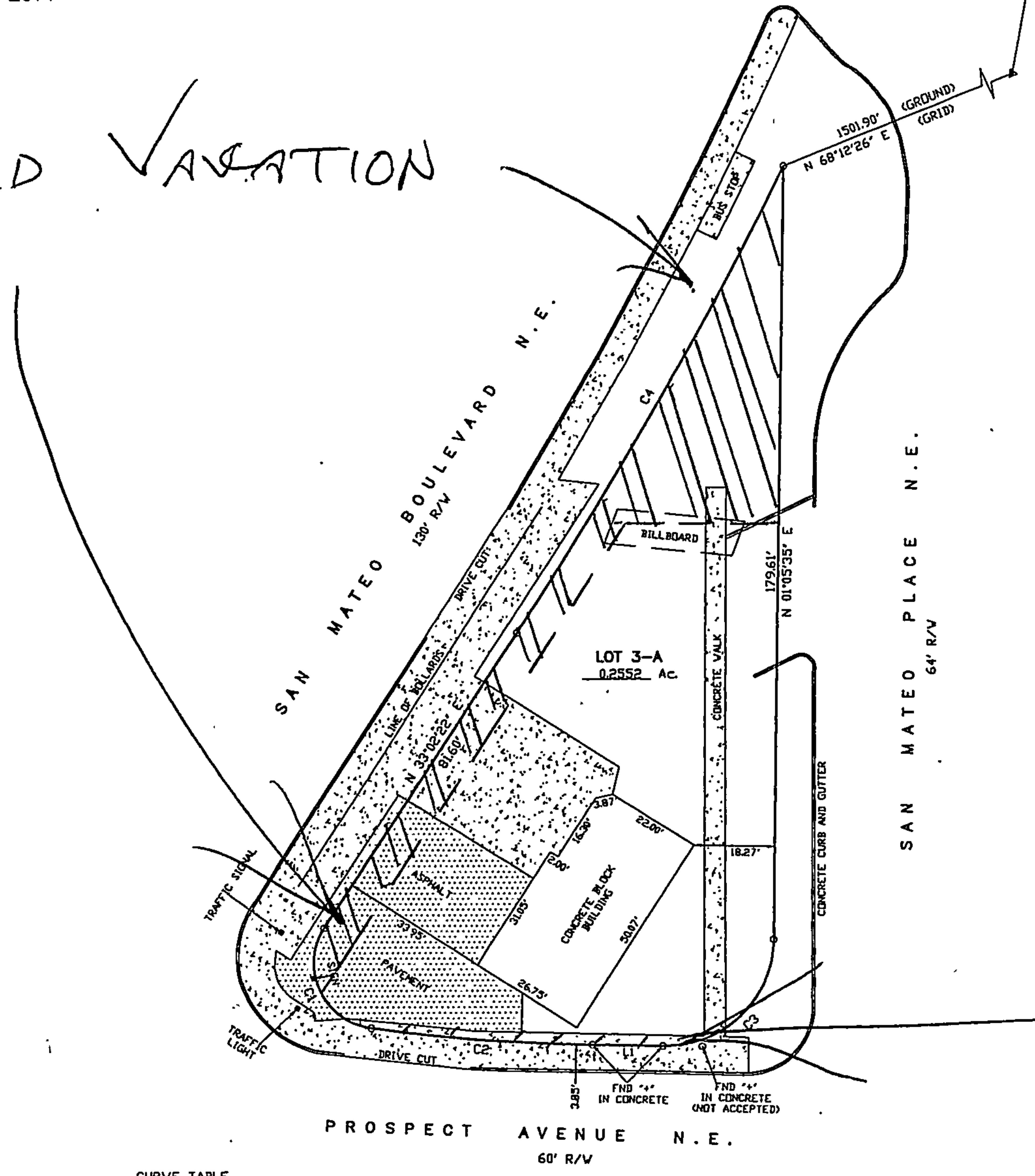
PROJECT: 1010053 -VRW-
 DATE: 12-23-15 (15-70441)
 APP: 12-23-15 (15-70441)

SITE PLAN FOR
 LOT 3-A, BLOCK 1
 VIDAS SUBDIVISION

WITHIN
 SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2014

PROPOSED VARIATION

ACS STATION "18-H18"
 N=1,495,167.654
 E=1,541,177.063
 GRD TO GRID=0.999664864
 Δα = -00° 11' 27.04"
 CENTRAL ZONE, NAD 1983



EASEMENT TO
 BE GRANTED

14-0415.DWG (AUGUST, 2014)

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 88°54'25" E	16.00'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	113°05'17"	S 24°30'17" E	13.00	30.13	25.31
C2	06°50'39"	S 85°28'15" E	423.93	50.64	50.61
C3	90°00'01"	N 46°05'34" E	25.00	39.27	35.36
C4	07°02'02"	N 29°31'16" E	1014.93	124.60	124.52

HARRIS SURVEYING, INC.
 2412-S EDWARDS STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

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

PROJECT # 1010053

Board hearing date:

WEDNESDAY, December 22, 2015



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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 Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): EDWARD J. ROIBAL PHONE: 247-4404

ADDRESS: 201 3RD ST. NW # 1980 FAX: 247-4512

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ed@roibal.com

APPLICANT: VIPER LAND & INVESTMENT, LLC PHONE: 702 228-2886

ADDRESS: 1/2 201 3RD ST NW A FAX: 702 228-2886

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: CAROLE SACKS@hotmail.com

Proprietary interest in site: OWNER List all owners: SEE ABOVE

DESCRIPTION OF REQUEST: Require vacation of portion of San Mateo Blvd NE

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. 3-A Block: 1 Unit:

Subdiv/Addn/TBKA: VIDAS SUBDIVISION

Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No N/A

Zone Atlas page(s): H-17 UPC Code: 101 705 9522 189 41601

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): 1010053

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.25

LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO BLVD NE & PROSPECT PL

Between: SAN MATEO BLVD and SAN MATEO PL

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

SIGNATURE Edward Roibal DATE 11-23-15

(Print Name) EDWARD ROIBAL Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

- 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
15DRB - 70441

Action
VROW
ADV
CME

S.F.	Fees
	\$ 300.00
	\$ 75.00
	\$ 20.00
	\$
	\$
	\$
	Total
	\$ 395.00

Hearing date December 23, 2015

[Signature]

11-24-15
Staff signature & Date

Project # 1010053

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)

N/A 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.

Edward Roibal
Applicant name (print)
Edward Roibal
Applicant signature / date

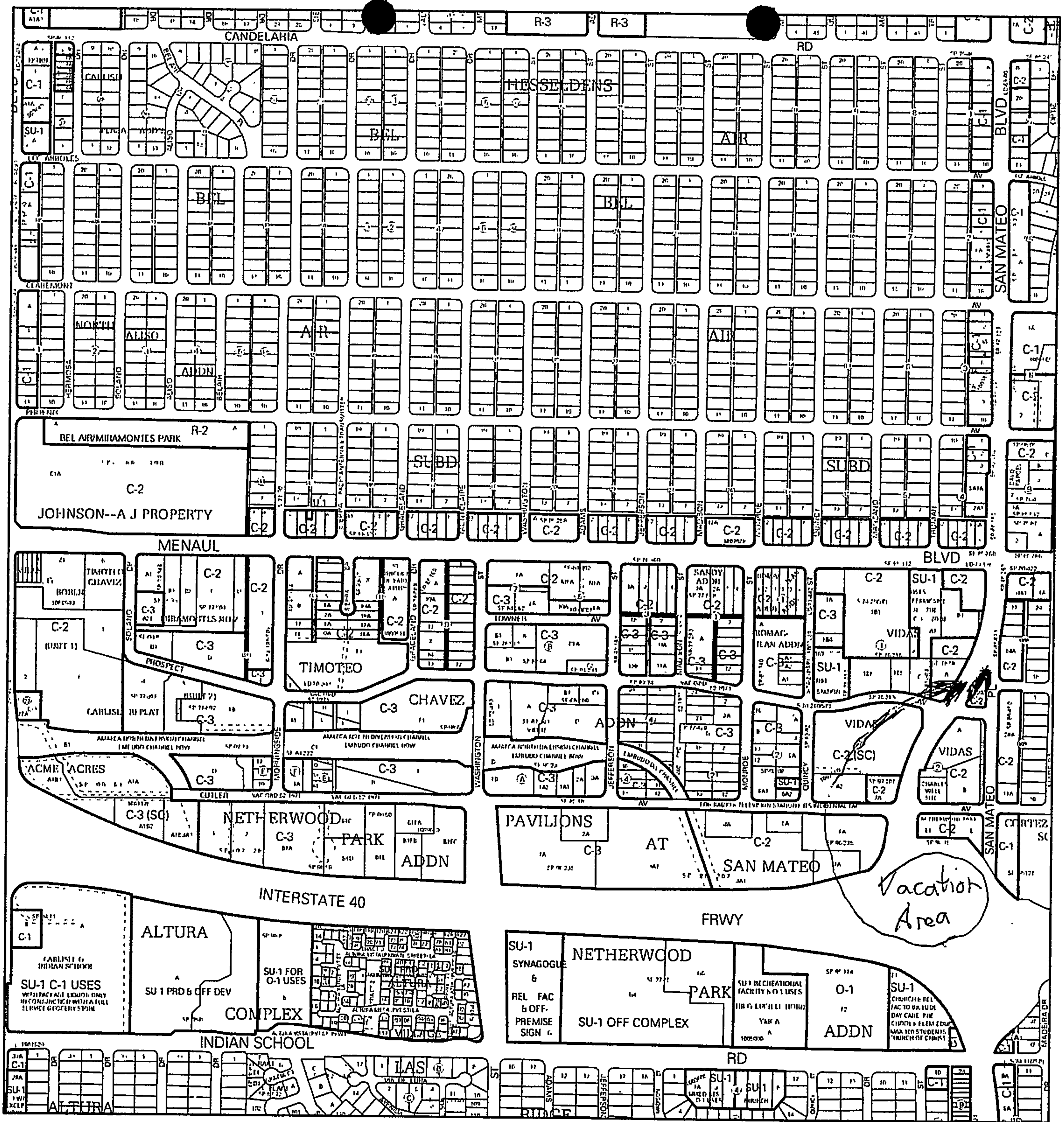


Form revised 4/07

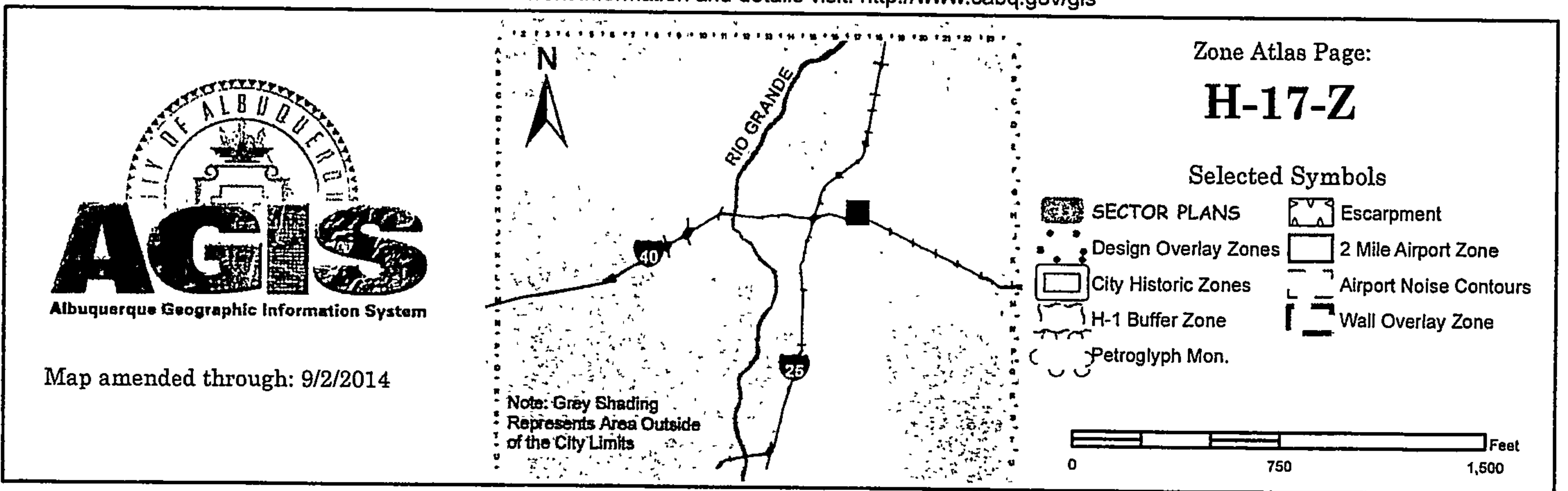
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15DRB-70441

[Signature] 11-24-15
Planner signature / date
Project # 1010053



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



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 December 8, 2015 December 23 2015

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.

Edward Raibel
(Applicant or Agent)

11-24-15
(Date)

I issued 2 signs for this application, 11-24-15
(Date)

[Signature]
(Staff Member)

PROJECT NUMBER: 1010053

ROIBAL
LAW FIRM, P.A.

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

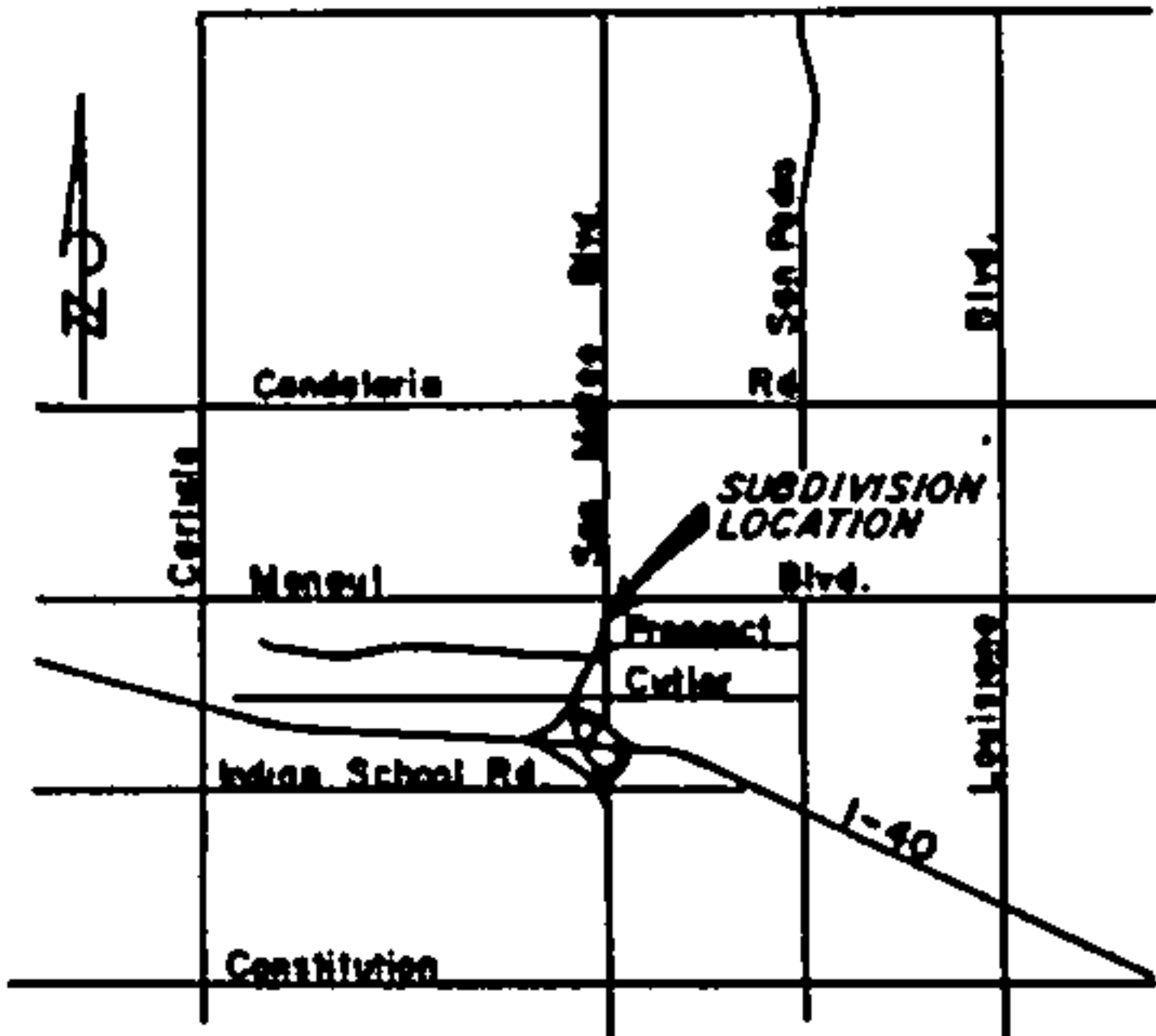
Enclosure (as stated)

C22-47

1-L1-H

Existing Plat

C22-47



VICINITY MAP
Scale: 1" = Approx. .7 Mile
ZONE H-17

SUBDIVISION DATA

1. Case No. 09-01-0026
2. Zone Atlas Index No. H-17
3. Gross Subdivision Acres: 11.117 Square Feet.
4. Total Number of Lots Created: 1
5. Total Mileage of Private Road Created: 0

NOTES

1. Basis of bearings: New Mexico State Plane (Central Zone) grid bearings from tie to "NM 367-7".
2. Distances are ground distances.
3. Recorded or unrecorded easements other than shown hereon are not covered by this map.
4. "▲" Indicates a #5 Rebar with Cap "LS 4100" was set.

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.

D.A. McCall
D.A. McCall

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss.
The foregoing instrument was acknowledged before me this 19th day of September, 1983, by
D.A. McCall

My Commission Expires Jan. 19, 1984
[Signature]
Notary Public

STREET DEDICATION BY THIS PLAT 123 SQ. FT.

DESCRIPTION

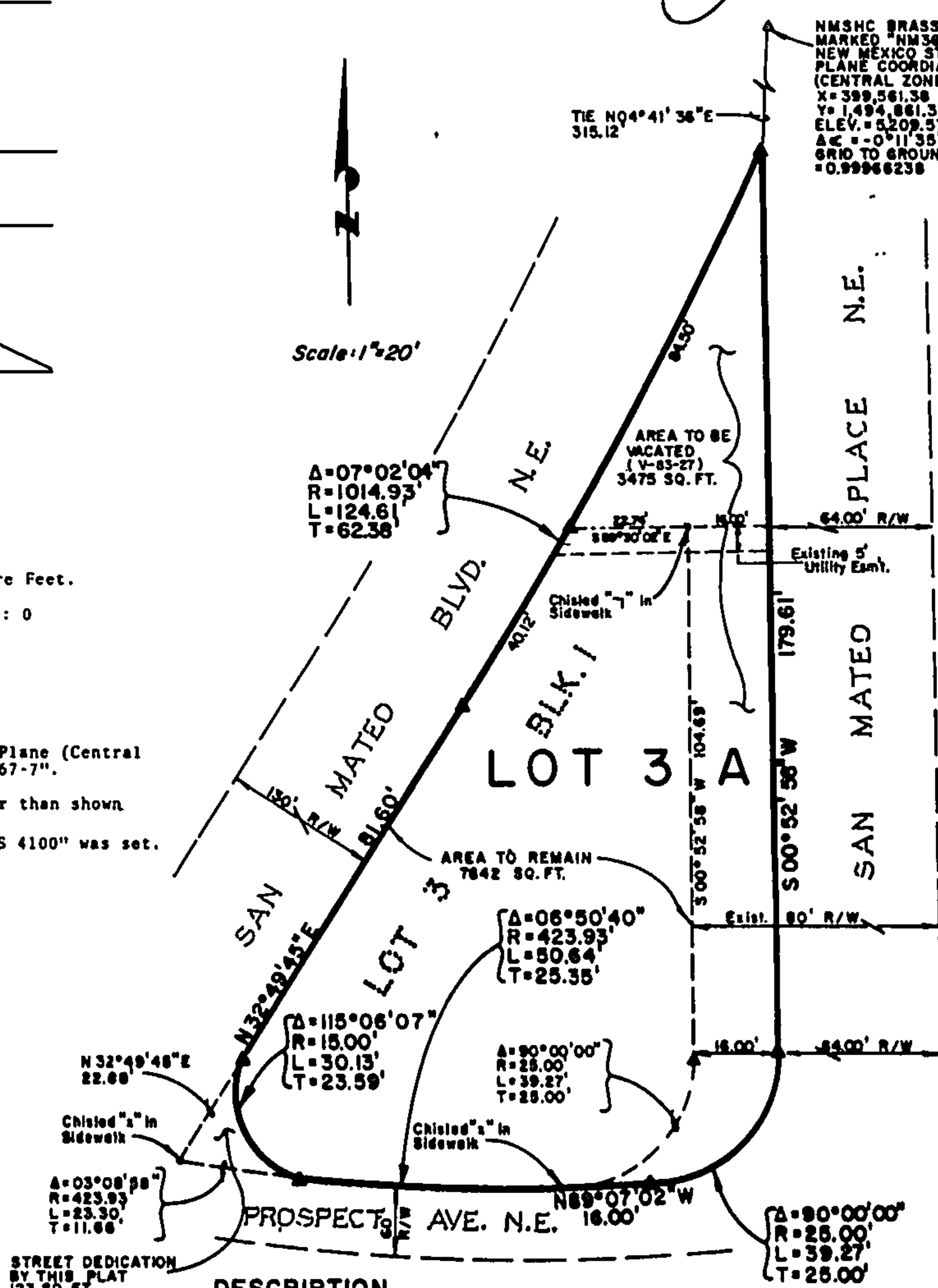
A tract of land situate in the City of Albuquerque, Bernalillo County, New Mexico, comprised of a portion of Lot Three (3), Block One (1), Vidas Subdivision, a portion of San Mateo Place and a portion of San Mateo Boulevard, being more particularly described as follows:

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, 586.78 feet; also whence the N.M.S.H.C. Station "NM 367-7" bears N 04° 41' 36" E, 315.12 feet, thence:

S 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;



NMSHC BRASS CAP MARKED "NM 367-7" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE)
X = 399,561.38
Y = 1,494,861.35
ELEV. = 5,209.57 (3rd Order New Mexico)
AC = -0° 11' 35"
GRID TO GROUND FACTOR = 0.99996238

83-85015
SEP 23 1983
County of Bernalillo, N.M.
Clerk & Recorder
Deputy Clerk

SUBDIVISION PLAT
OF
LOT 3 BLOCK 1
VIDAS SUBDIVISION

ALBUQUERQUE, NEW MEXICO
(TO INCORPORATE VACATED PART OF SAN MATEO PLACE R.O.W.)
NOW COMPRISING LOT 3A
SEPTEMBER, 1983

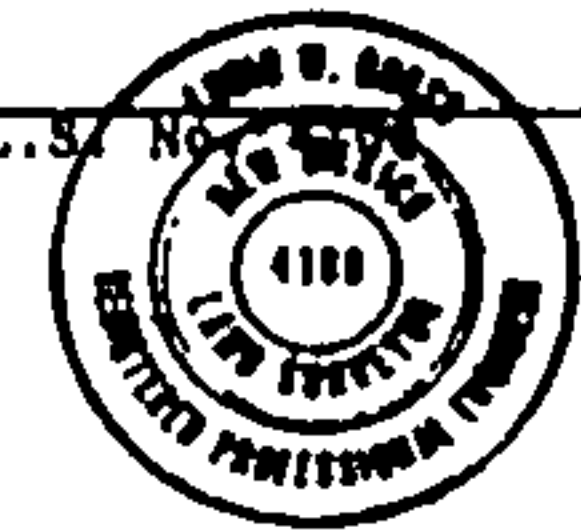
APPROVED & ACCEPTED BY

- | | |
|---|-------------------|
| <u>[Signature]</u>
A.M.A.E.C.A. | 9/20/83
(Date) |
| <u>[Signature]</u>
City Surveyor | 9-20-83
(Date) |
| <u>[Signature]</u>
Parks & Recreation Department | 9-20-83
(Date) |
| <u>[Signature]</u>
Property Management | 9-20-83
(Date) |
| <u>[Signature]</u>
Traffic Engineer | 9/20/83
(Date) |
| <u>[Signature]</u>
Water Resources Department | 9/20/83
(Date) |
| <u>[Signature]</u>
City Engineer | 9/20/83
(Date) |
| <u>[Signature]</u>
Planning Department | 9-20-83
(Date) |

SURVEYOR'S CERTIFICATION

This is to certify that this Subdivision Plat was prepared under 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.

9/19/83
Date [Signature]
Louis W. Gross, N.M.P.R. & L.S. No. 4119



SP-83-275

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, 81.60 feet along the East 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.

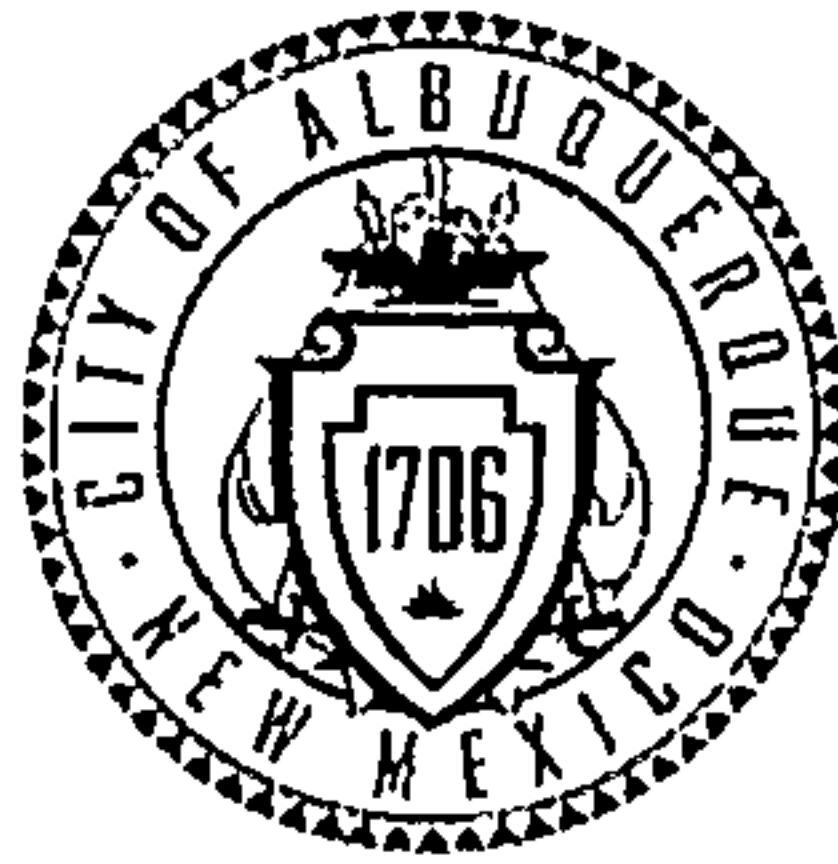
Said parcel containing 11,117 square feet, more or less.



DENNEY-GROSS & ASSOC., INC.
ENGINEERS SURVEYORS PLANNERS
2400 COMANCHE RD. NE, ALBUQ., N.M. 87107
(505) 884-0698

64-285

C22-47



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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 dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina L. Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

Planningnona/hoaform(02/18/13)

PROJECT #

1010053

DECEMBER 23. 2015

VRD



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)
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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 Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Ed Roibal PHONE: 247-4404
 ADDRESS: 201 THIRD ST. NW # 1180 FAX: 247-4512
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ed@roibal.com

APPLICANT: VIPER LAND & INVESTMENTS PHONE: 702-426-4325
 ADDRESS: 3637 POLARIS AVE FAX: 702-228-0021
 CITY: LAS VEGAS STATE NV ZIP 89103 E-MAIL: CAROLE SACKS@HOTMAIL.COM
 Proprietary interest in site: Fee Owner List all owners: VIPER LAND & INVESTMENTS

DESCRIPTION OF REQUEST: VACATION OF RIGHT OF WAY WEST AND NORTH OF EXISTING LOT 3-A.

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. 3-A Block: 1 Unit: _____
 Subdiv/Addn/TBKA: VIDAS SUBDIVISION
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No. —
 Zone Atlas page(s): H-17 UPC Code: 101705952218
101705952218941601

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 site area (acres): 0.175
 LOCATION OF PROPERTY BY STREETS: On or Near: 2500 SAN MATEO BLVD NE
 Between: MENSAUL and PROSPECT

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

SIGNATURE

Edward Roibal

DATE 4.18.14

(Print Name) EDWARD ROIBAL

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	S.F.	Fees
<u>14DRB - 70114</u>	<u>SK</u>	—	\$ <u>0</u>
—	—	—	\$ —
—	—	—	\$ —
—	—	—	\$ —
—	—	—	\$ —
Total			\$ <u>0</u>

Hearing date April 30 2014

[Signature]

4-22-14
Staff signature & Date

Project # 1010053

Revised: 4/2012

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**
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 - 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
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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.

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

Edwina Roibal
Applicant name (print)
Edwina Roibal
Applicant signature / date



Form revised **October 2007**

V. M. J. 4-22-14
Planner signature / date
Project # 1010053

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	<u>14 DRB- -70114</u>
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____



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 Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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SIGNATURE Edward Roibal DATE 4.18.14
 (Print Name) EDWARD ROIBAL Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING		Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>14DRB - 70114</u>	<u>SK</u>	—	<u>\$ 0</u>
<input checked="" type="checkbox"/>	All fees have been collected	—	—	—	\$
<input checked="" type="checkbox"/>	All case #s are assigned	—	—	—	\$
<input checked="" type="checkbox"/>	AGIS copy has been sent	—	—	—	\$
<input checked="" 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>April 30 2014</u>			Total
					<u>\$ 0</u>

[Signature] 4-22-14
 Staff signature & Date

Project # 1010053

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Edwigo Roibal
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14DRB-70114

[Signature] 4-22-14
Planner signature / date
Project # 1010053

ROIBAL
LAW FIRM, P.A.

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 2nd St NW
Albuquerque NM 87102

RE: *2500 San Mateo 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)

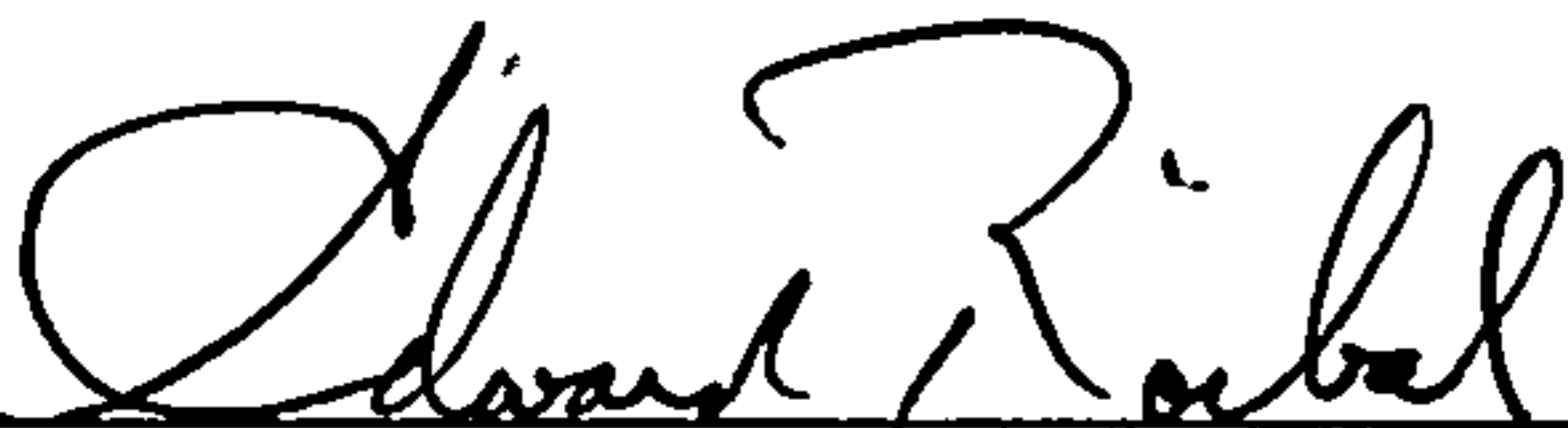
My client is seeking to have the City of Albuquerque vacate between eighteen and twenty-three feet (18'-23') of City property West of the East boundary of my client's property, and the Northerly one hundred fifty feet (150'), comprising 1.0 acres, more or less.

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.

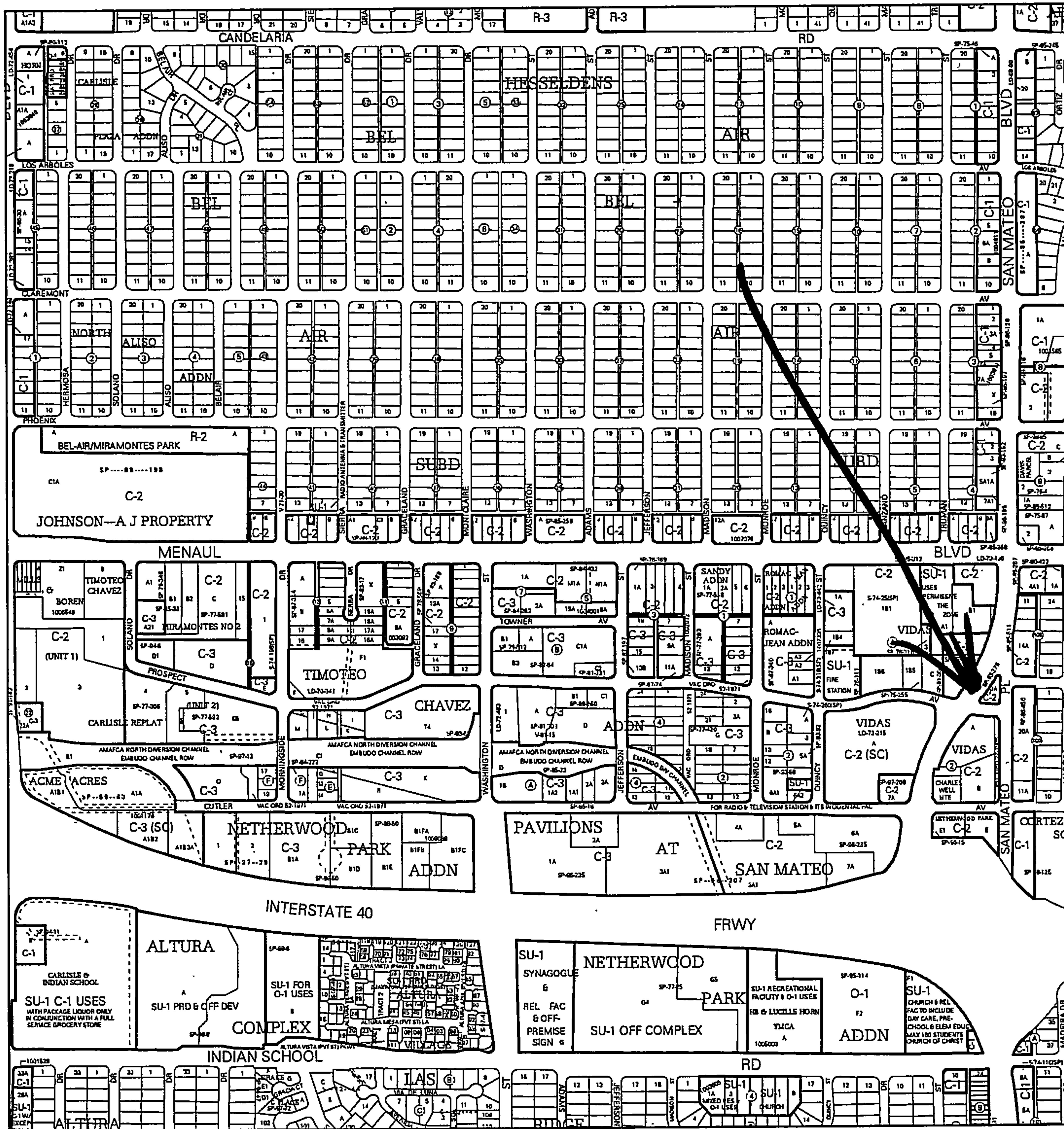
Sincerely,

ROIBAL LAW FIRM, P.A.



Edward J. Roibal, Esq.

Enclosures (as stated)



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

AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

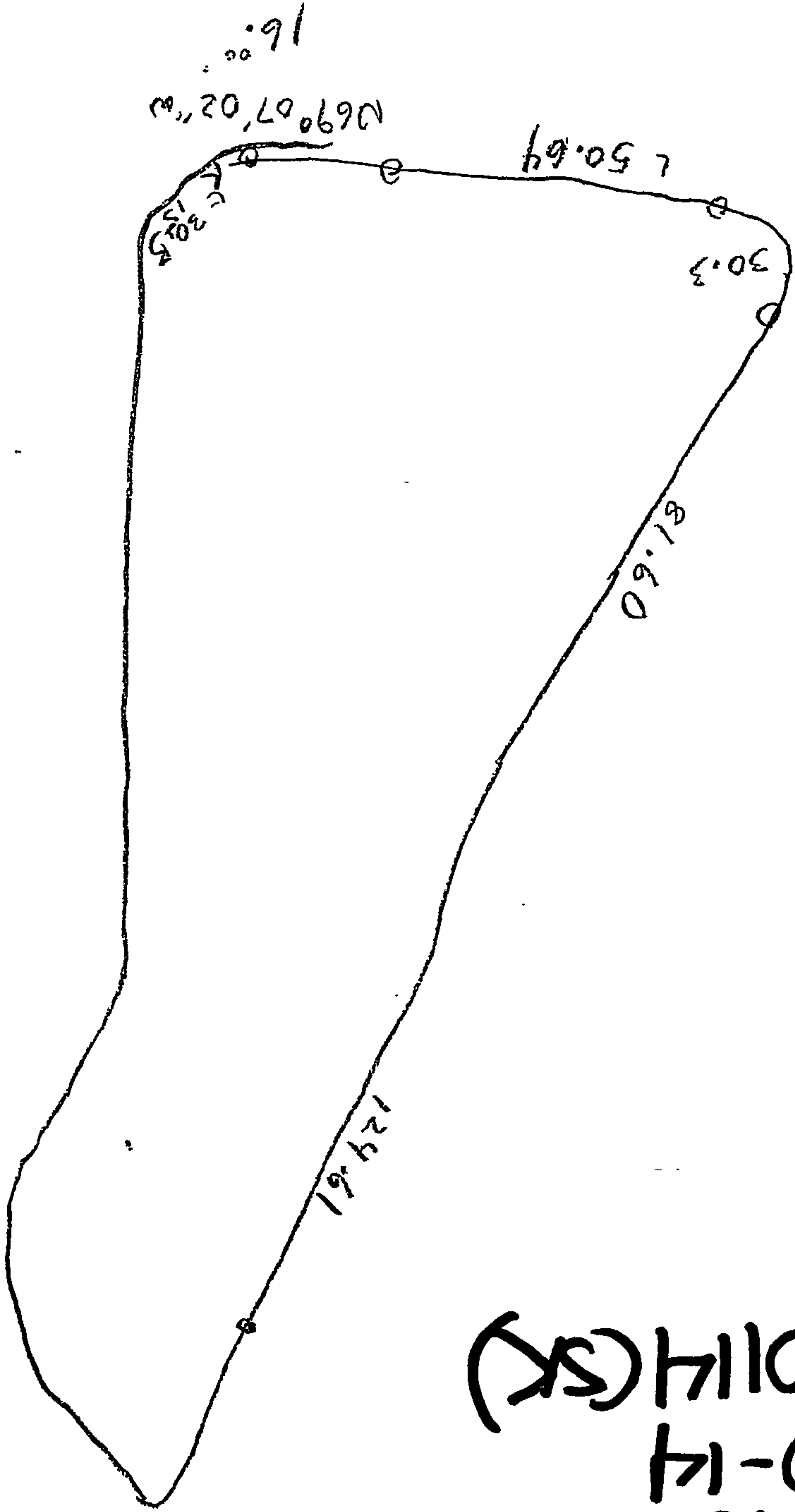
Zone Atlas Page:
H-17-Z

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.		

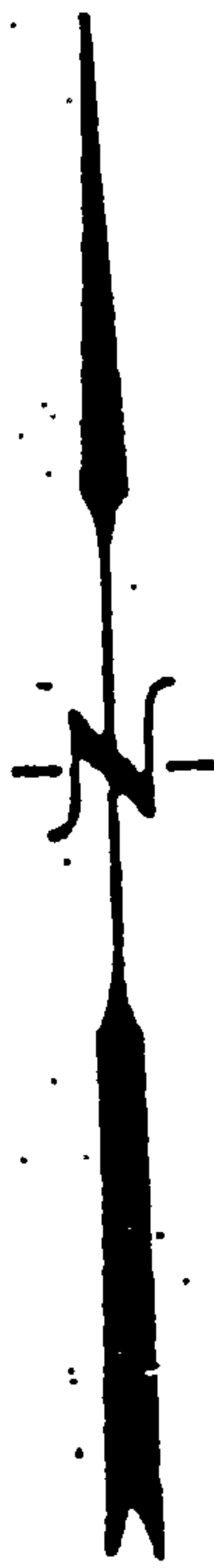
0 750 1,500 Feet

April 30, 2014



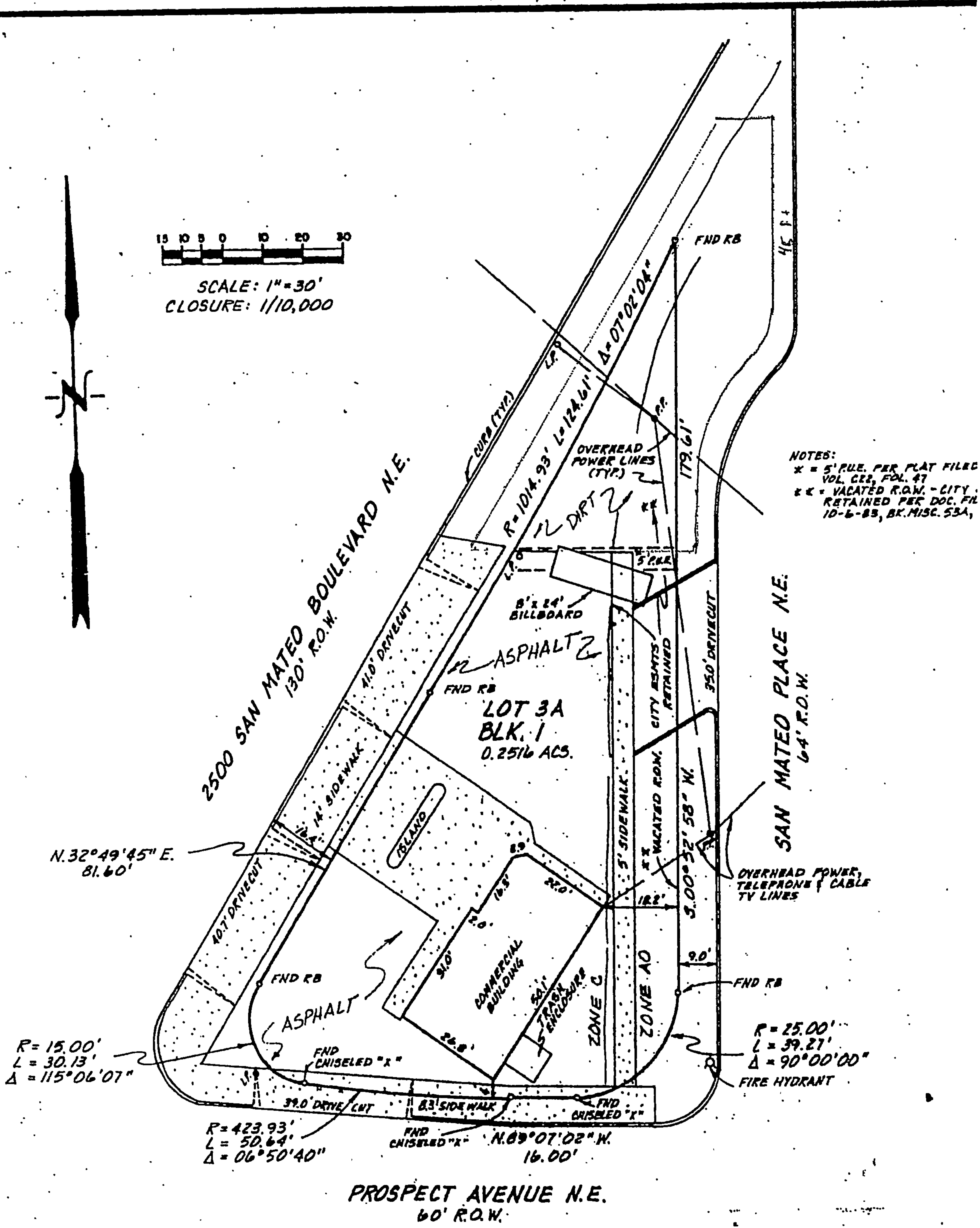
PROJECT#: 1010053
 DATE: 4-30-14
 APP#: 14-70114(SK)

SCALE DRAWING OF
 PROPOSED SUBDIVISION PLAT



SCALE: 1" = 30'
CLOSURE: 1/10,000

NOTES:
X = 5' P.U.E. PER PLAT FILED VOL. CR2, FOL. 47
XX = VACATED R.O.W. - CITY, RETAINED PER DOC. FILED 10-6-83, BK. MISC. 53A,



PROSPECT AVENUE N.E.
60' R.O.W.

R = 15.00'
L = 30.13'
Δ = 115°06'07"

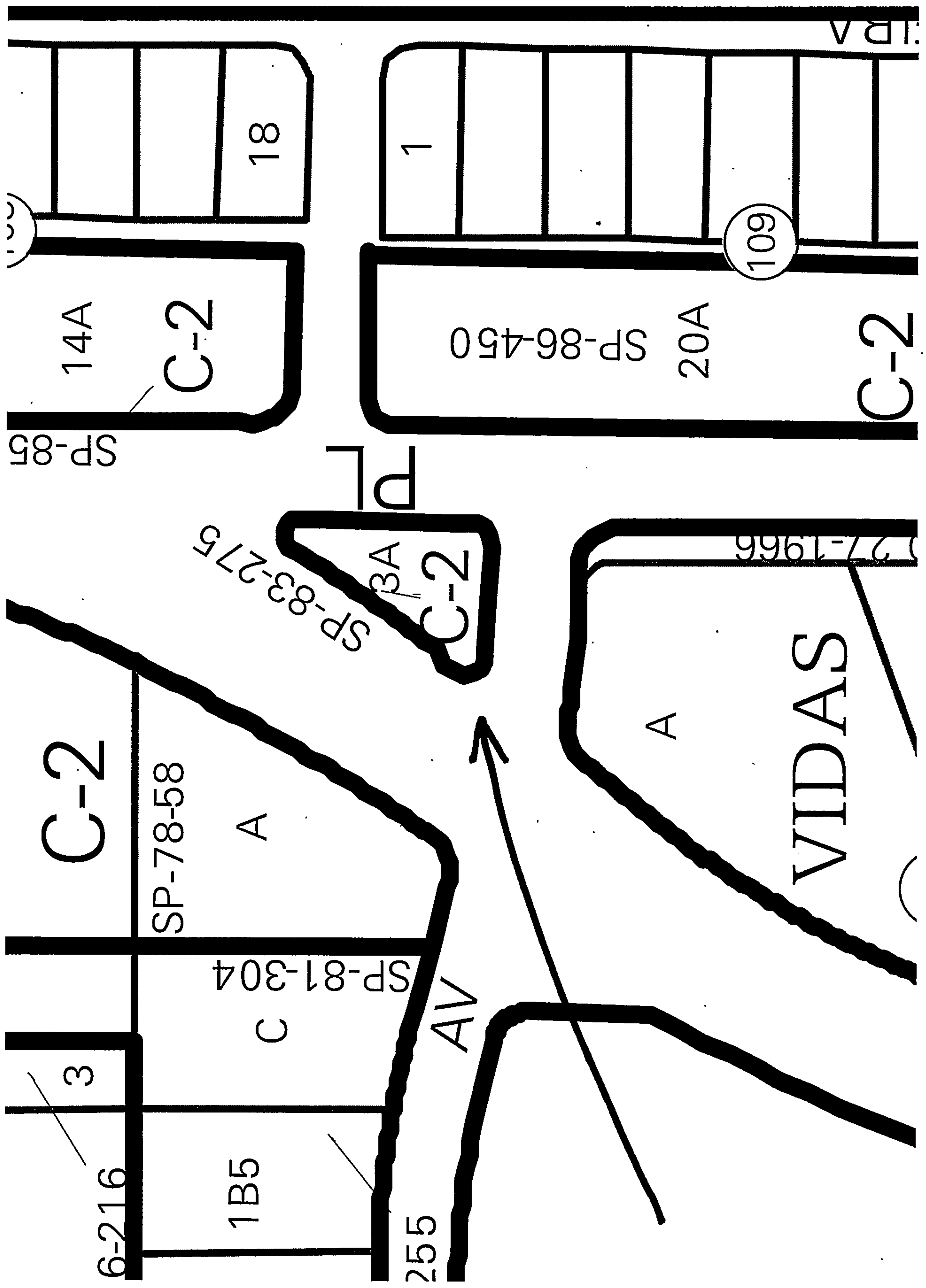
R = 423.93'
L = 50.64'
Δ = 06°50'40"

R = 25.00'
L = 39.27'
Δ = 90°00'00"
FIRE HYDRANT

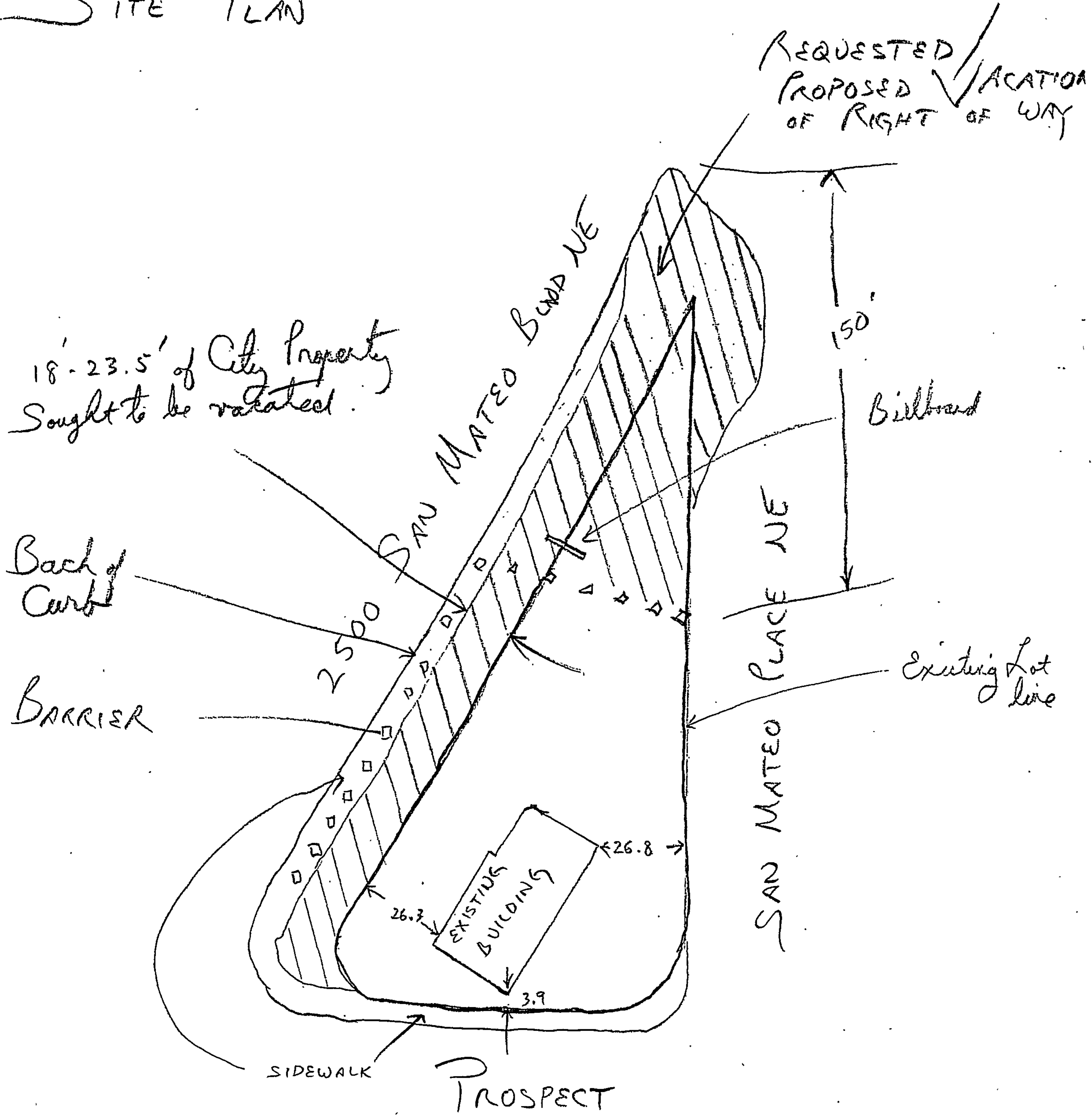
N. 69°07'02" W.
16.00'

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

H-17



SITE PLAN



PROJECT #: 1010053
DATE: 4-30-14
APP #: 14-70114 (SK)