



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



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, December 23, 2015** 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 **December 22, 2015**, 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# 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)

Project# 1010685

15DRB-70440- SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

SLAGLE HERR ARCHITECTS agents for MKK, LLC request the referenced/ above action for Lot 1, **JOURNAL CENTER PHASE 2 UNIT 2** zoned IP, located on the north side of MASTHEAD ST NE at WASHINGTON ST NE containing approximately 1.0746 acres. (D-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, December 7, 2015.

- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

D — Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

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

- 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

Revised: 11/2014

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)

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.

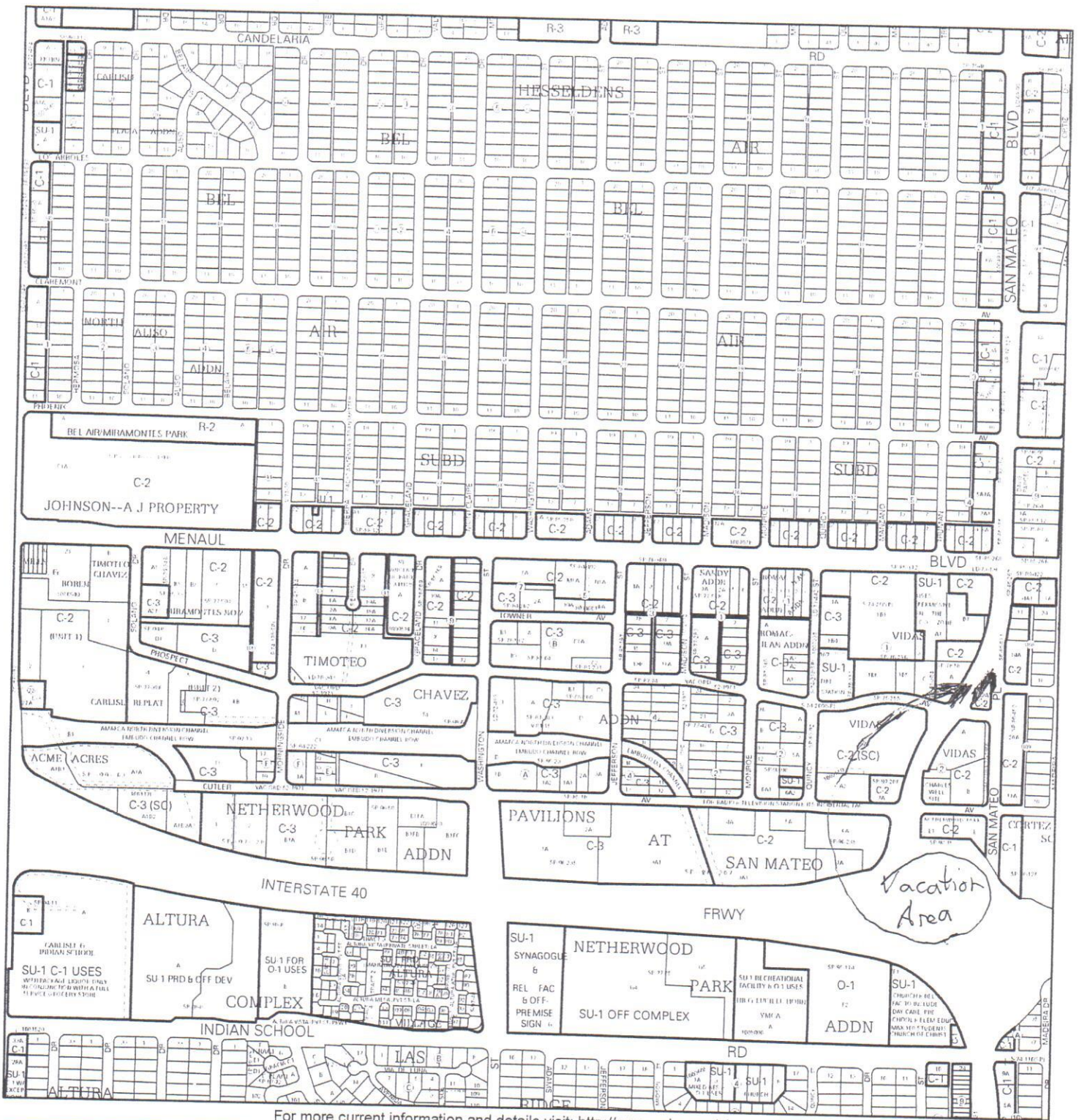
VACATION OF PRIVATE EASEMENT (DRB26)

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.



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

Map amended through: 9/2/2014

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.		

Note: Grey Shading Represents Area Outside of the City Limits

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 to 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 Rabal
(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

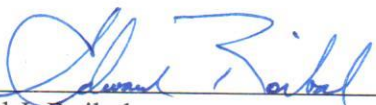
Dear Members:

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)

Existing Plat

C22-47

C22-47

83-65015 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

MNSHC BRASS CAP
MARKED "NM 367-7"
NEW MEXICO STATE
(CENTRAL ZONE)
X = 399,561.38
Y = 1,117,347.57
ELEV. = 5,209.37
A.C. = 0.11354
S. TO GROUND FACTOR
0.99986258

SEP 23 1983
Booked in Vol. C-1-7
of records of said County (Vol. 1-11)
CLERK & Recorder
ESTABLISHED 1891
EUGENIE M. JACOBSON, Deputy Clerk

APPROVED & ACCEPTED BY

Paul J. Cogan 9/20/83 (Date)
A.M.A.S.C.A.

Dick Hunter 09/20/83 (Date)
City Surveyor

Mark Chelley 9-20-83 (Date)
Parks & Recreation Department

Debra Kelly 9-20-83 (Date)
Property Management

John W. Kennedy 9/20/83 (Date)
Traffic Engineer

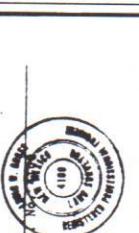
D.J. Probst 9/20/83 (Date)
Water Resources Department

Paul J. Cogan 9/20/83 (Date)
City Engineer

Eugene Warner 9-20-83 (Date)
Planning Department

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.

Paul J. Cogan
Date: 9/20/83
City Engineer



SP-83-275

DESCRIPTION (Continued)

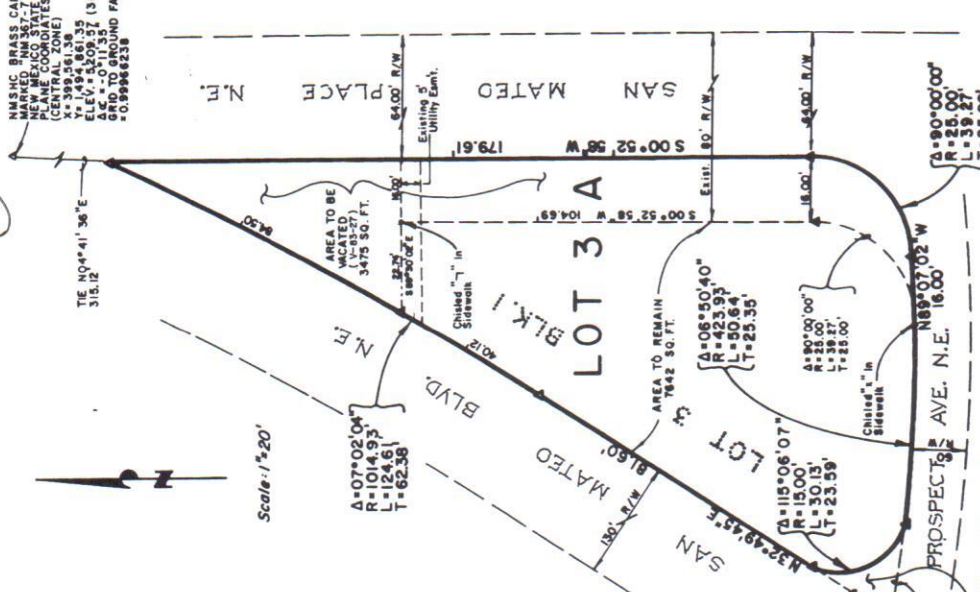
Continuing along the North right-of-way line of Prospect Avenue 50.64 feet along the arc of a curve to the right having a radius of 423.93 feet and a delta of 0° 50' 40", thence:
30.15 feet along the arc of a curve to the right having a radius of 15 feet and a delta of 115° 06' 07" to a point on the 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.

DGA DENNEY-GROSS & ASSOC., INC.
ENGINEERS SURVEYORS PLANNERS
2400 COMANCHE RD. N.E. ALBUQ., N.M. 87107
(805) 884-0698

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

Sheet 1 of 1



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, more particularly described as follows:
Beginning at the West northerly corner of Lot 3A, being a point of intersection of the West right-of-way line of San Mateo Boulevard and the N 1/4 corner of Section 12, T10N, R1E, as shown on the plat of Vidas Subdivision filed in the Office of the Bernalillo County Clerk on May 17, 1956, Volume C-1, 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;

ACKNOWLEDGEMENT
STATE OF NEW MEXICO } ss.
COUNTY OF BERNALILLO }
The foregoing instrument was acknowledged before me this 19th day of September, 1983, by
D.A. McCall
My Commission Expires: *Notary Public*
Jan 19, 1984

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. "A" indicates a 1/2 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

1-L-1-H

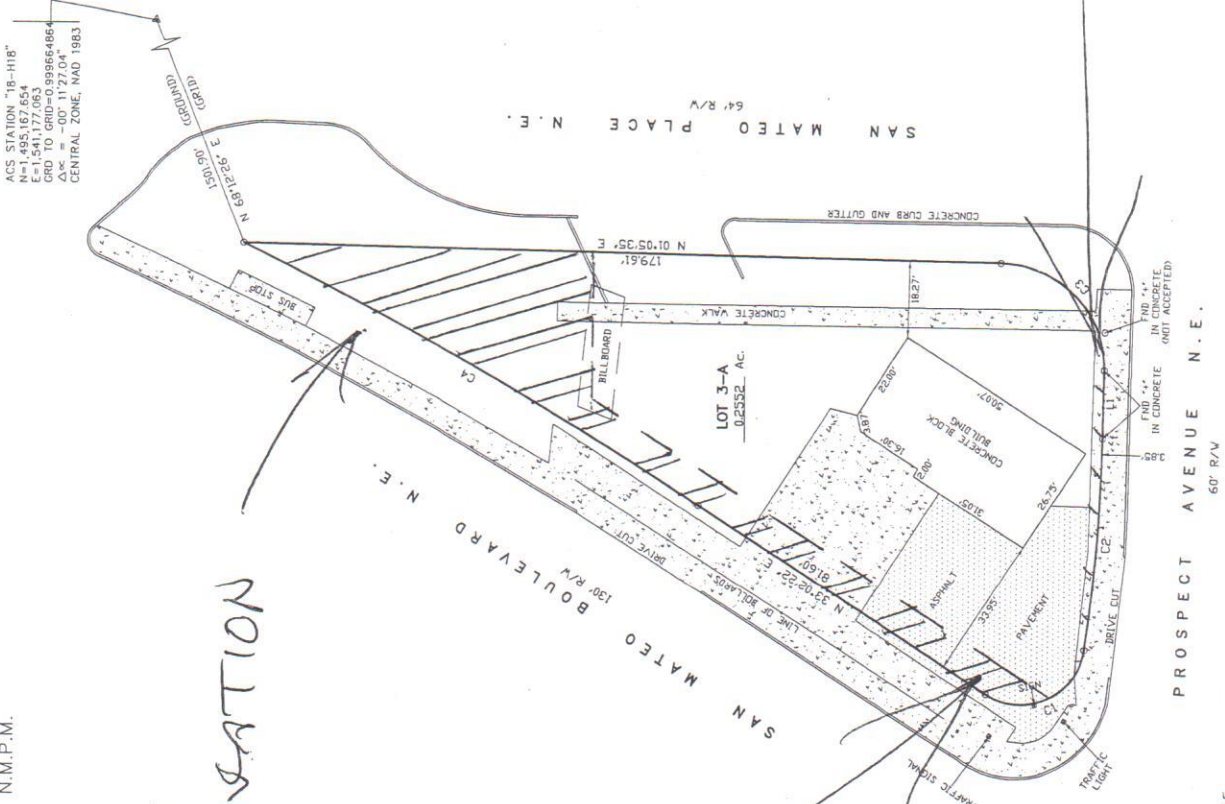
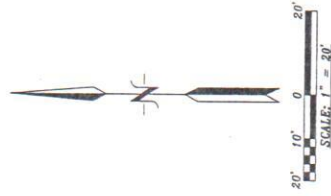
C22-47

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

SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
WITHIN
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=0.99864864
CS=001127.04
CENTRAL ZONE, NAD 1983



CURVE TABLE

NUMBER	BEARING	ANGLE	CURVE DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 89° 00' 01"	90° 00' 01"	N	1014.93	124.60	124.52
C2	S 89° 00' 01"	90° 00' 01"	N	1014.93	124.60	124.52
C3	S 89° 00' 01"	90° 00' 01"	N	1014.93	124.60	124.52
C4	S 89° 00' 01"	90° 00' 01"	N	1014.93	124.60	124.52

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89° 00' 01" E	116.00'

EASEMENT TO BE GRANTED



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

Planningnnona/hoaform(02/18/13)