



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)
- 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): Wayjohn Surveying Inc. PHONE: 505-255-2052

ADDRESS: 330 Louisiana Blvd NE FAX: 505-255-2887

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: info@wayjohn.com

APPLICANT: 430 Real Estate Group LLC PHONE: 505-275-0933

ADDRESS: 2325 San Pedro Drive, NE, Suite 2-A FAX: 505-275-0932

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: steve@coeproperties.com

Proprietary interest in site: Owner List all owners: Punya Pussadee; Zhenia Eghbali;

DESCRIPTION OF REQUEST: Minor sketch plat to incorporate the vacated alley into adjacent parcels and to create 4 parcels from 7 existing lots.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot 8-A; E. 25.77' Lot 10; Lots 12, 13, & 14; Tract A Block: 4 Unit: N/A

Subdiv/Addn/TBKA: Santilla Place

Existing Zoning: C-2/C-3 Proposed zoning: Same MRGCD Map No N/A

Zone Atlas page(s): K-18 UPC Code: See attached sheet for UPC numbers

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1010535; SP-84-110; SP-80-334

CASE INFORMATION:

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

No. of existing lots: 7 No. of proposed lots: 4 Total site area (acres): 1.3605 ac.

LOCATION OF PROPERTY BY STREETS: On or Near: Central Avenue, NE

Between: Cardenas Drive, NE and Valencia Drive, NE

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

SIGNATURE [Signature] DATE 9/10/2015

(Print Name) Thomas D. Johnston, PS, PE, Wayjohn Surveying Inc. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15 DRB - 70325</u>	<u>SP</u>	_____	\$ <u>Ø</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	\$ _____
				Total \$ <u>Ø</u>

Hearing date Sept. 23, 2015

9-10-15

Project # 1010535

Staff signature & Date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Thomas D. Johnston, PS, PE

 Applicant name (print)
 _____ 9/10/15
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15 - DRB - 70325

 Planner signature / date
 Project # 1010535



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

September 10, 2015

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Project No. 1010535, Sketch Plat of Lots 8-A-1, 11-A, 14-A and Tract A-1, Block 4,
Santilla Place

Whom It May Concern:

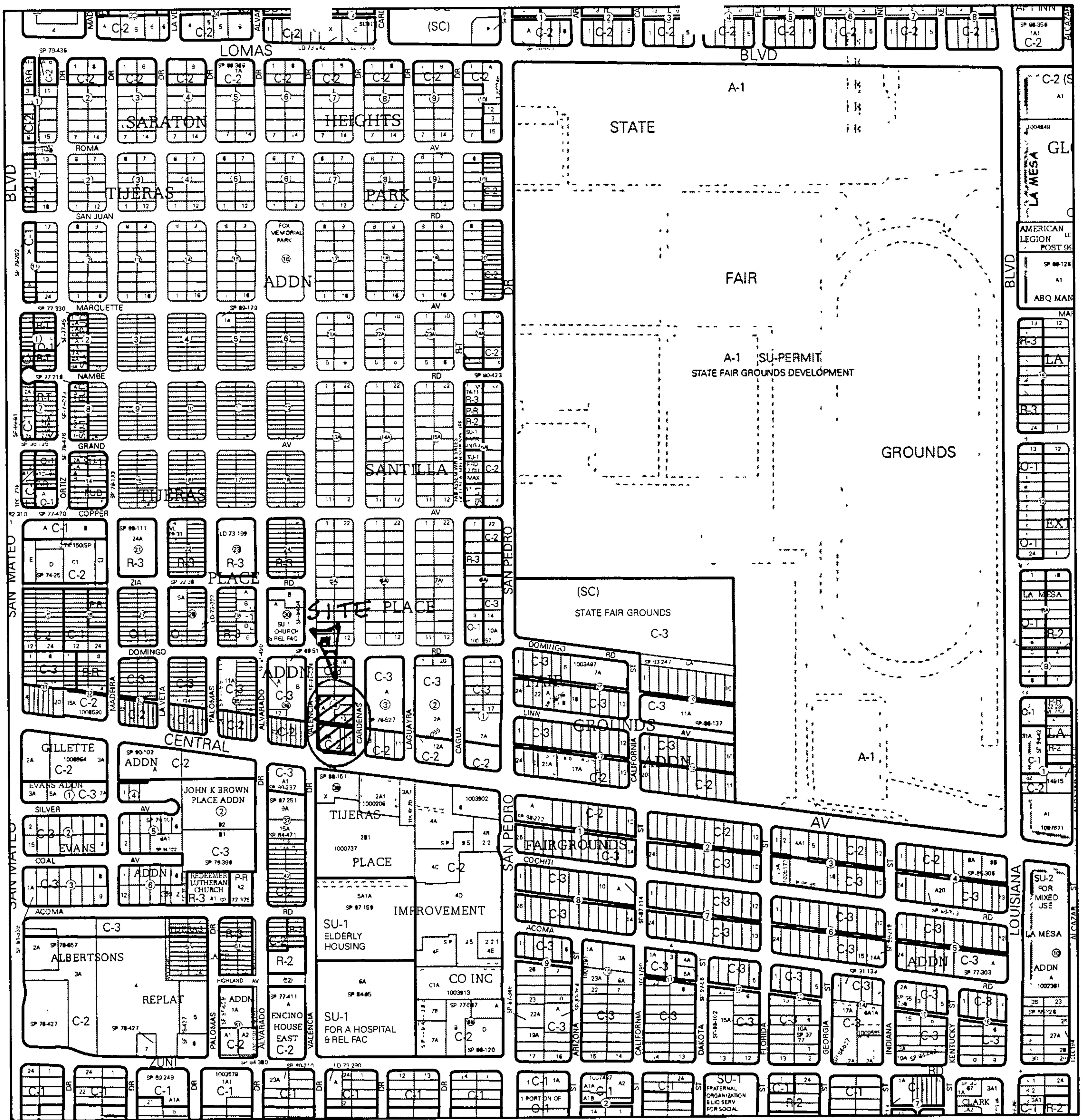
I am submitting a request for minor sketch plat review. My client would like to create four lots from seven existing lots and the 16 foot vacated alley. The proposed lots currently contain commercial structures and parking.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

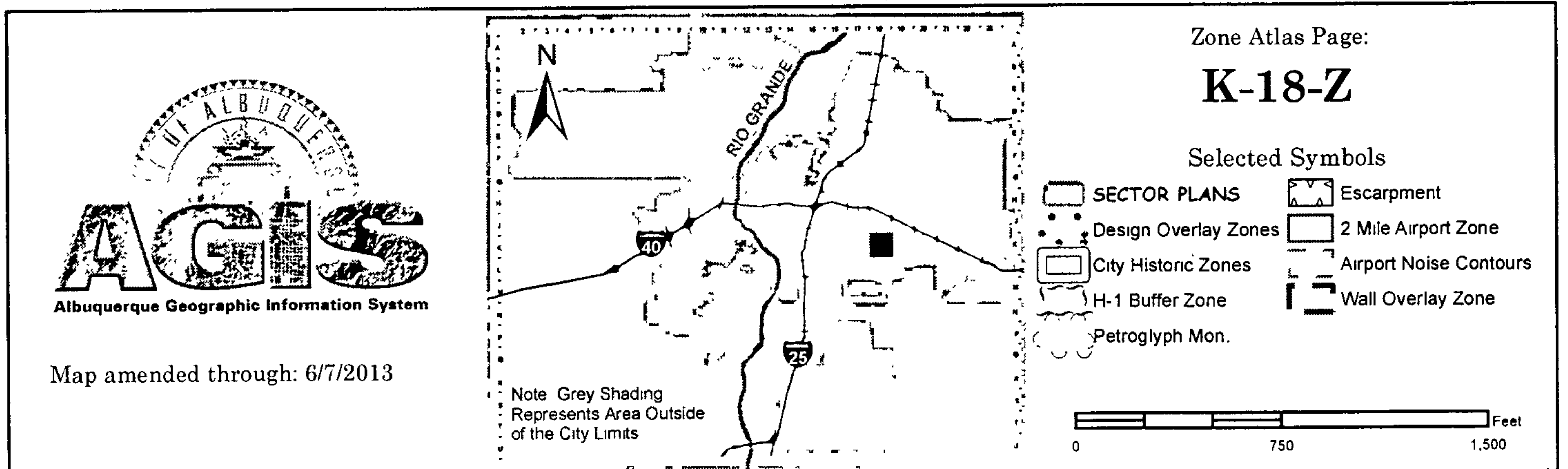
Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston".

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.



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

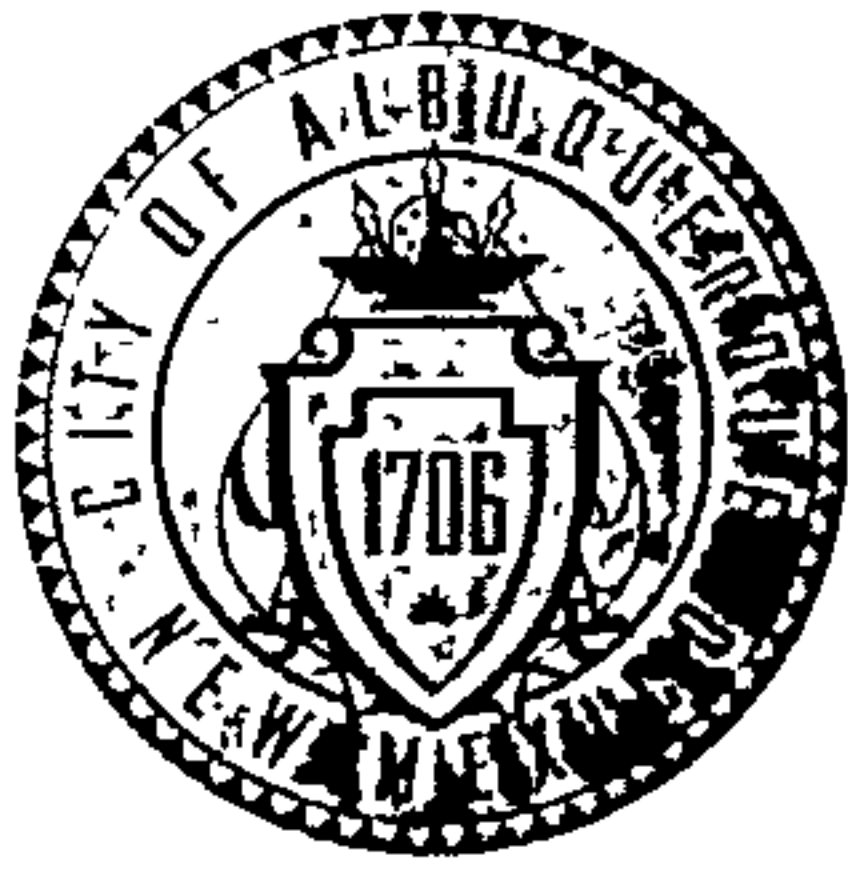


PROJECT #

1010535

September 23, 2015

SK



City of Albuquerque PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

December 11, 2015

To: Dan Lewis, President, City Council

From: Richard J. Berry, Mayor

Subject: Valencia/ Central Alley Vacation Project# 1010535

15DRB-70244 VACATION OF PUBLIC ALLEY RIGHT-OF-WAY

DAC ZONING & LAND USE SERVICES agents for COE PETERSON, LLC request the referenced/ above action for the East/ West Alley in Block 4, **SANTILLA PLACE ADDITION** located north of CENTRAL AVE NE between CARDENAS DR NE and VALENCIA DR NE. (K-18)

Request: This is a request for vacation of an alley that has agreement from the four abutting property owners. The aligned alley in other blocks along Central have been vacated over the years, and the location of the alley so close and parallel to Central does not serve a public or utilitarian purpose.

At an advertised public hearing on September 2, 2015, the Development Review Board voted to recommend APPROVAL to the City Council of the proposed vacation as shown on the Vacation Exhibits in the Planning file, based on the recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Per section 14-14-7-2(F)(3)(b) of the Subdivision Ordinance, this matter is being forwarded to the City Council to be placed on the consent agenda to determine if the vacation shall occur.

**Title/ Subject of Legislation: Valencia/ Central Alley Vacation Project# 1010535 /
15DRB-70244 VACATION OF PUBLIC ALLEY RIGHT-OF-WAY, DRB
RECOMMENDATION FOR APPROVAL**

Approved:

Approved as to Legal Form:

Robert J. Perry **Date**
Chief Administrative Officer

Jessica M. Hernandez **Date**
City Attorney

Recommended:

Suzanne Lubar **Date**
Planning Director



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 8, 2015

Project# 1010535

15DRB-70244 VACATION OF PUBLIC ALLEY RIGHT-OF-WAY

DAC ZONING & LAND USE SERVICES agents for COE PETERSON, LLC request the referenced/ above action for the East/ West Alley in Block 4, **SANTILLA PLACE ADDITION** located north of CENTRAL AVE NE between CARDENAS DR NE and VALENCIA DR NE. (K-18)

At its September 2, 2015 meeting, the Development Review Board concluded an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the vacation requests as shown on the attached Exhibit "C" and in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

(A)(1) The vacation of public right-of-way request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the required replat, the public welfare is in no way served by retaining the public right of way because it is not needed to access any properties.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Adjacent property owners are in agreement with the vacation, and 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, notice was published in a newspaper of general circulation 15 days before the date of the hearing, and signs were posted on the site 15 days prior to the hearing; no objections were presented at the hearing.

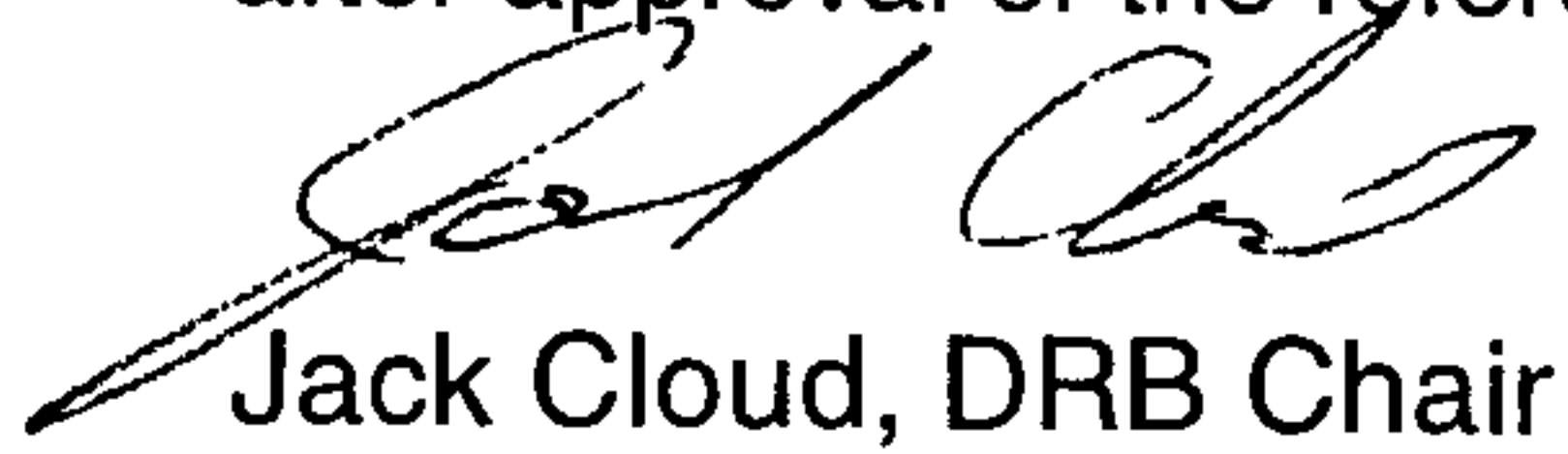
CONDITIONS:

1. Final vacated right of way disposition shall be through the City Real Estate Office.
2. The vacations shall be shown on a 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.
3. Adequate easements for public utilities and infrastructure shall be retained/ provided; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN A 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY September 17, 2015.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 a protest. 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

DAC ZONING & LAND USE SERVICES



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

August 5, 2015

Project# 1010535
 15DRB-70244 VACATION OF PUBLIC ALLEY
 RIGHT-OF-WAY

DAC ZONING & LAND USE SERVICES agents for
 COE PETERSON, LLC request the referenced/ above
 action for the East/ West Alley in Block 4,
SANTILLA PLACE ADDITION located north of
 CENTRAL AVE NE between CARDENAS DR NE
 and VALENCIA DR NE. (K-18)

PUBLIC AGENCY COMMENTS

AMAFCA <i>Lynn Mazur</i> lmazur@amafca.org	No comment.
MRCOG <i>Kendra Watkins</i> kwatkins@mrcog-nm.gov <i>Andrew Gingerich</i> AGingerich@mrcog-nm.gov <i>Maida Rubin</i> mrubin@mrcog-nm.gov	
TRANSIT <i>Shabih Rizvi</i> srizvi@cabq.gov	
ZONING ENFORCEMENT <i>Vince Montano</i> VMontano@cabq.gov	
NEIGHBORHOOD COORDINATION <i>Stephani Winklepleck</i> SWinklepleck@cabq.gov	Affected NA/HOA's: Fair West NA (R), South San Pedro NA (R)
APS <i>April Winters</i> winters_a@aps.edu	This will have no adverse impacts to the APS district.
POLICE DEPARTMENT <i>Steve Sink</i> SSink@cabq.gov	This project is in the Southeast Area Command. - No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Right-Of-Way request at this time.
FIRE DEPARTMENT <i>Antonio Chinchilla</i> achinchilla@cabq.gov	Reviewed with No Comments.
NEW MEXICO GAS COMPANY <i>Robert Gomez</i> Robert.gomez@nmgco.com	

COMCAST <i>Mike Mortus</i> Mike_Mortus@cable.comcast.com	Comcast has both underground and overhead facilities within that ROW per franchise. We will need to be granted P.U.E before we would approve any vacation.
CENTURYLINK	
ENVIRONMENTAL HEALTH <i>Paul Olson</i> polson@cabq.gov	
M.R.G.C.D <i>Ray Gomez</i> michael@mrgcd.us	No Adverse Comments.
OPEN SPACE DIVISION <i>Kent Reed Swanson</i> kswanson@cabq.gov <i>Sarah Brown</i> sbrowne@cabq.gov	OSD has reviewed and has no adverse comments.
TRANSPORTATION PLANNING (DMD) <i>John MacKenzie</i> jmackenzie@cabq.gov	
PARKS AND RECREATION <i>Carol Dumont</i> cdumont@cabq.gov	No adverse comments.
CITY ENGINEER/ HYDROLOGY <i>Rita Harmon</i> RHarmon@cabq.gov	Hydrology defers to Transportation Development
ABCWUA <i>Kris Cadenda</i> KCadena@abcwua.org	There is an existing sanitary sewer line in the alley; if vacated, an easement will be needed.
TRANSPORTATION DEVELOPMENT <i>Racquel Michel</i> RMichel@cabq.gov	<ol style="list-style-type: none"> 1. Provide proof that 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 that no objection regarding access or the abridgement of a substantial property right was raised. 2. Show that the proposed vacation does not affect any access points for the surrounding lots. 3. Demonstrate the City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes; access easements may be required.
PLANNING DEPARTMENT <i>Jack Cloud</i> jcloud@cabq.gov	Refer to comments from Transportation Development/ affected agencies and any public hearing comments regarding the proposed vacation. In order to comply with the Findings and Conditions required by the Subdivision Ordinance, all abutting property owners need to agree to the vacation and disposition of the entire alley right of way without qualification. If there is no objection from the Board, a positive recommendation will be sent to City Council for final approval per the Subdivision Ordinance.



DEVELOPMENT REVIEW BOARD
Action Sheet
Plaza del Sol Building Basement Hearing Room

September 2, 2015

MEMBERS:

Jack Cloud..... DRB Chair
 Racquel Michel Transportation Development
 Kris Cadena ABCWUA
 Rita Harmon City Engineer
 Carol Dumont..... Parks & Recreation


Angela Gomez ~ Administrative Assistant

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1010535**
 15DRB-70244 VACATION OF PUBLIC
 ALLEY RIGHT-OF-WAY

DAC ZONING & LAND USE SERVICES agents for COE PETERSON, LLC request the referenced/ above action for the East/ West Alley in Block 4, **SANTILLA PLACE ADDITION** located north of CENTRAL AVE NE between CARDENAS DR NE and VALENCIA DR NE. (K-18)
[Deferred from 8/5/15, 8/19/15] **THE VACATION WAS RECOMMENDED FOR APPROVAL BASED ON EXHIBIT SHOWN ON IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

2. **Project# 1006865**
 15DRB-70295 MAJOR - FINAL PLAT
 APPROVAL 

TIERRA WEST LLC agent(s) for MAIN EVENT request(s) the above action(s) for Lot(s) 2-A AND 2-B, **SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER** zoned M-1/SC, located on I-25 BETWEEN VASSAR AND COMANCHE containing approximately 4.42 acre(s). (G-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO HYDROLOGY FOR COMMENTS AND TO PLANNING FOR VERIFICATION FROM WATER AUTHORITY REGARDING EASEMENT ADEQUACY.**



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input checked="" type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L A		APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> 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): DAC ZONING & LAND USE SERVICES PHONE: 505 294-5243
 ADDRESS: 9520 MACALLAN ROAD NE FAX: 505-247-4530
 CITY: ALBUQUERQUE, STATE NM ZIP 87109 E-MAIL: DACINCL2001@AOL.COM
 APPLICANT: STEVE COE d/b/a COE PETERSON, LLC PHONE: 505-884-3578
 ADDRESS: 2325 SAN PEDRO NE, Ste 2A FAX: _____
 CITY: ALBUQUERQUE, STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: JC PETERSON

DESCRIPTION OF REQUEST: VACATION OF

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. LOTS 10-14 Block: 4 Unit: _____
 Subdiv/Addn/TBKA: SANTILLA PLACE ADDITION
 Existing Zoning: NA Proposed zoning: NA MRGCD Map No _____
 Zone Atlas page(s): K-1B UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1001620

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 0 Total site area (acres): ALLEY ROW
 LOCATION OF PROPERTY BY STREETS: On or Near: PUBLIC R.O.W. (ALLEY) NORTH OF CENTRAL AV. NE
 Between: CARDENAS DR NE and VALENCIA DR NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Doug Crandall, DAC ZONING & LAND USE SERVICES DATE JULY 7, 2015
 (Print Name) DOUG CRANDALL Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB 70244</u>	<u>VROW</u>		<u>\$300.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADY</u>		<u>\$75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$20.00</u>
<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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$395.00</u>

Hearing date August 5, 2015

[Signature] 7-9-15
 Staff signature & Date

Project # 1010535

- BUL .ND 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.

DOUG CRANDALL, DAC ZONING & LAND USE
Applicant name (print)
Doug Crandall JULY 7, 2015
Applicant signature / date



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

Application case numbers
 15DRB - 70244

Form revised 4/07

[Signature] 7-9-15
Planner signature / date

Project # 1010535

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 July 21, 2015 To August 5, 2015

5. REMOVAL

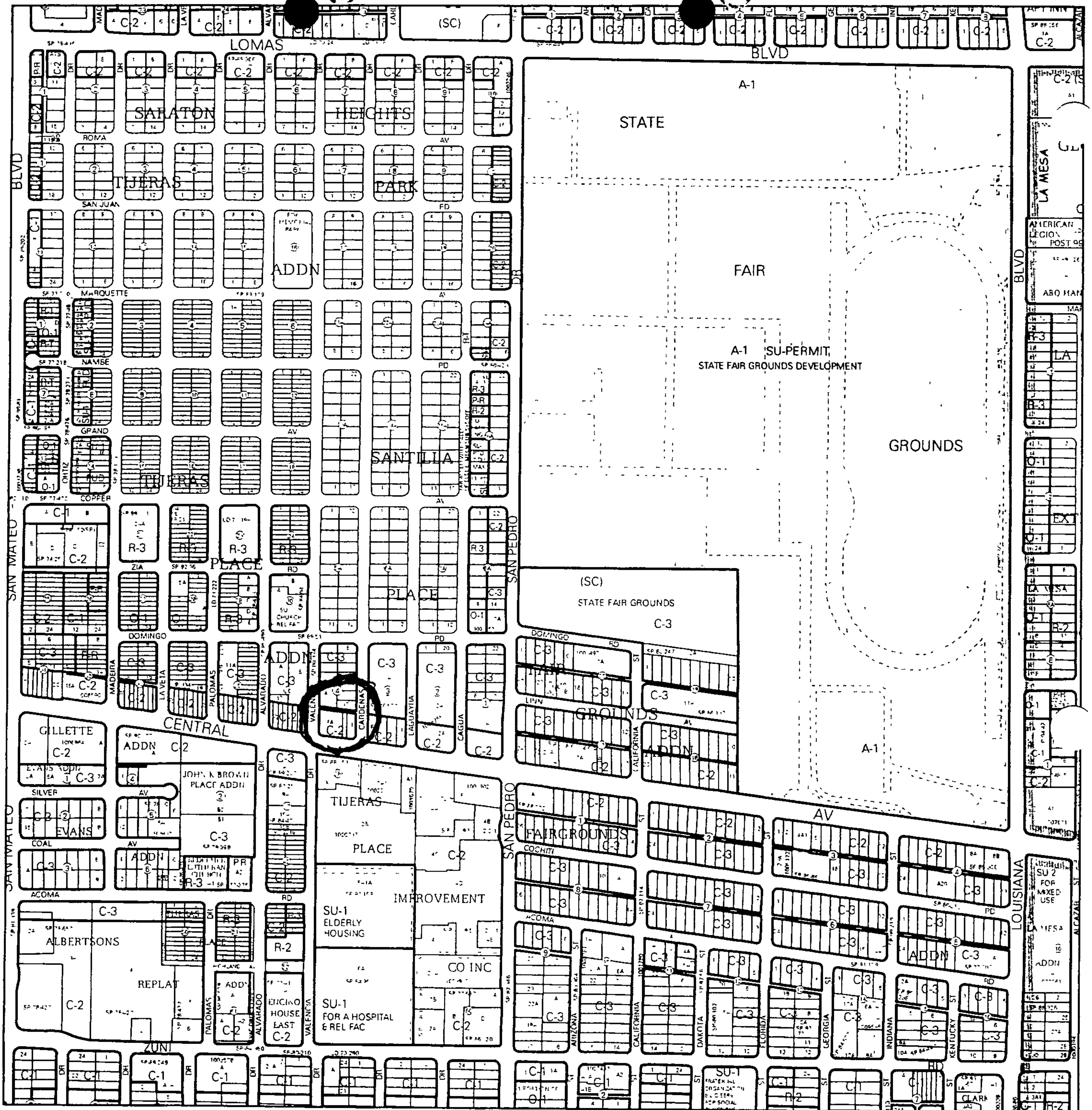
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

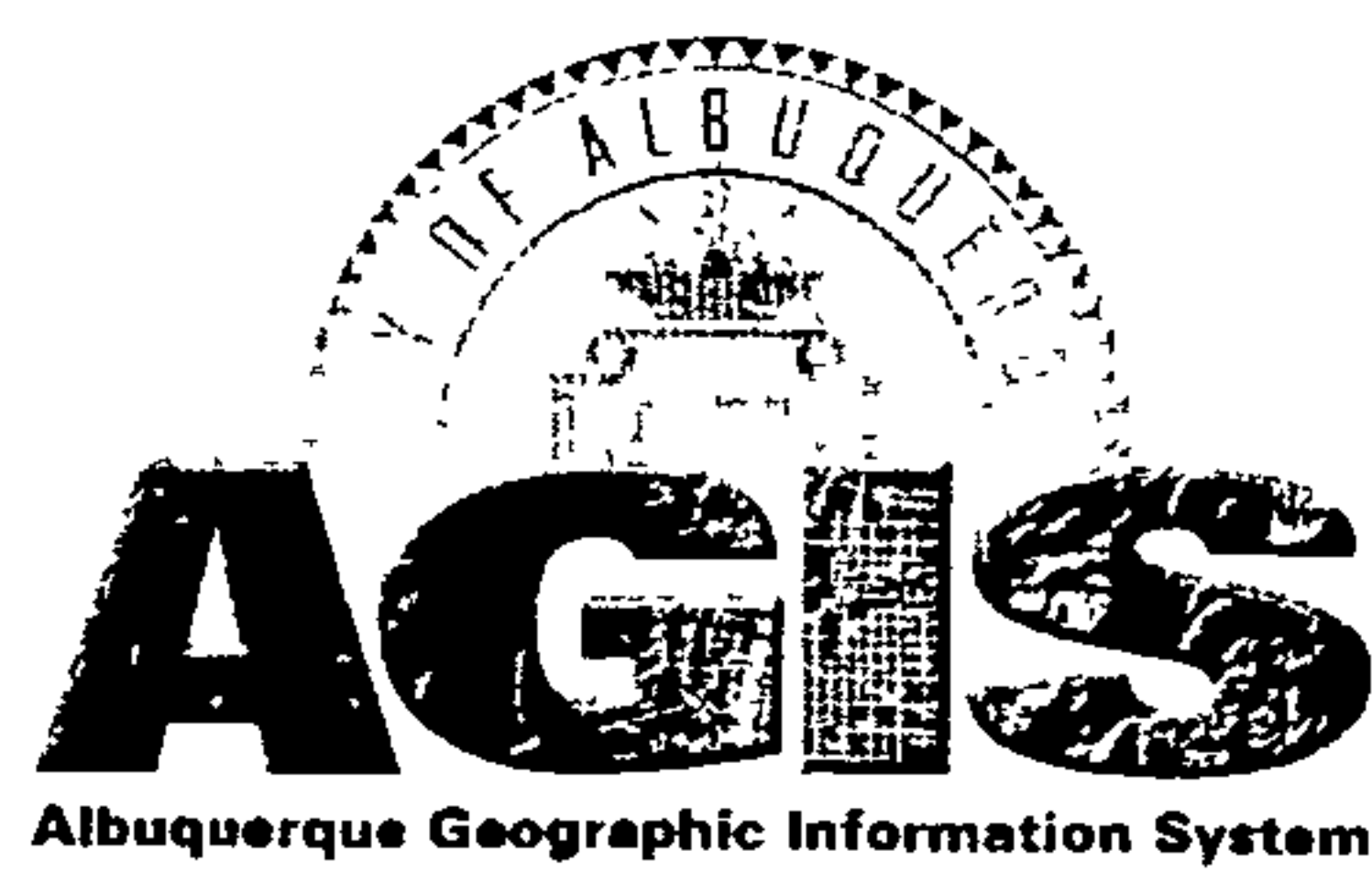
Robert C. Carroll (Applicant or Agent) 7/9/15 (Date)

I issued 2 signs for this application, 7-9-15 (Date) [Signature] (Staff Member)

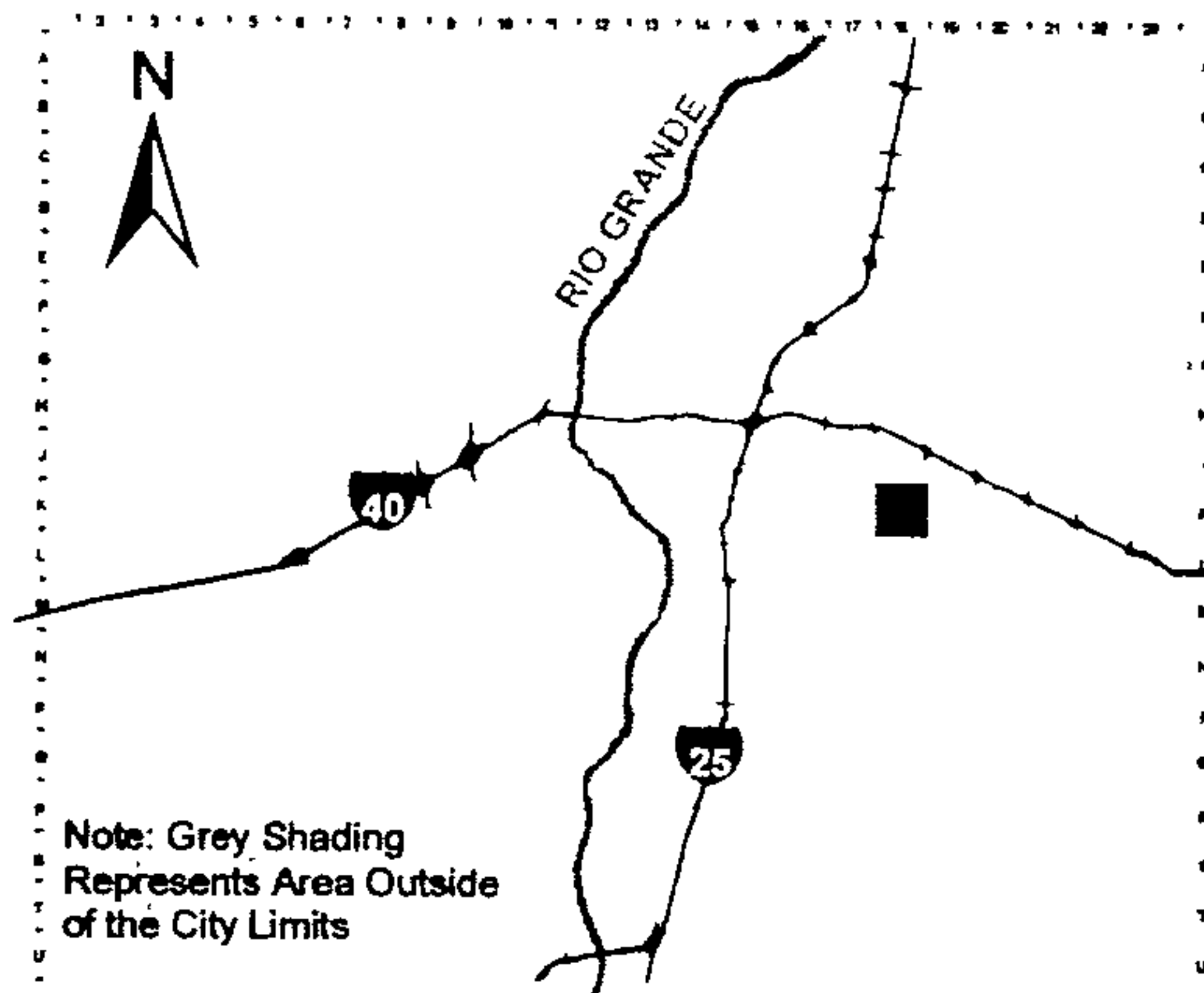
DRB PROJECT NUMBER: 1010535



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



Map amended through: 6/7/2013

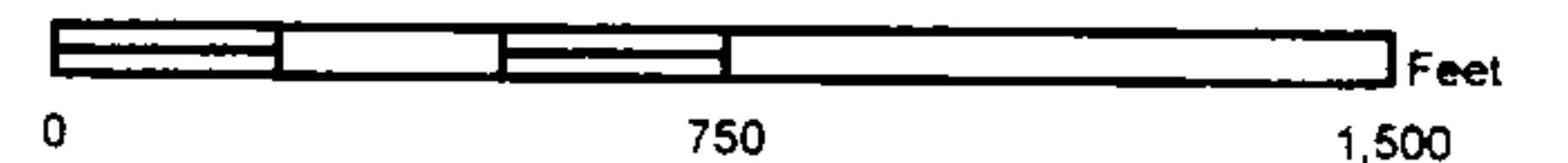


Zone Atlas Page

K-18-Z

Selected Symbols

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



July 7, 2015

Jack Cloud, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Alley Vacation Request - Lots 10-14, Block 4, Santilla Addition

Dear Chair and DRB Board Members:

DAC Enterprises, Inc. is representing Coe Peterson, LLC regarding this request to vacate the dedicated alley located north of Central Avenue between Cardenas and Valencia NE as referenced above. Applicants own property on each side of the eastern portion of the alley. Applicant has also obtained written approval to apply for the vacation by the property owner of Lots 3 & 4, which abuts the western portion of the alley on the north side.

This is the only alley in the area that has not been vacated between San Pedro, three blocks to the east and La Veta, three blocks west of this location.

Vacating this right of way will allow Coe Peterson, LLC to develop the adjoining parcels as one retail property. Currently the building to the north of the alley is vacant. It is a large building with more than adequate parking, but it has no visibility on Central which limits its effectiveness for retail.

Lots 10 & 11, which abut the alley to the south, are zoned C-2. The lots to the north are zoned C-3. Once vacated, each property will gain 8' feet of property and the existing zoning will remain on the newly enlarged lots.

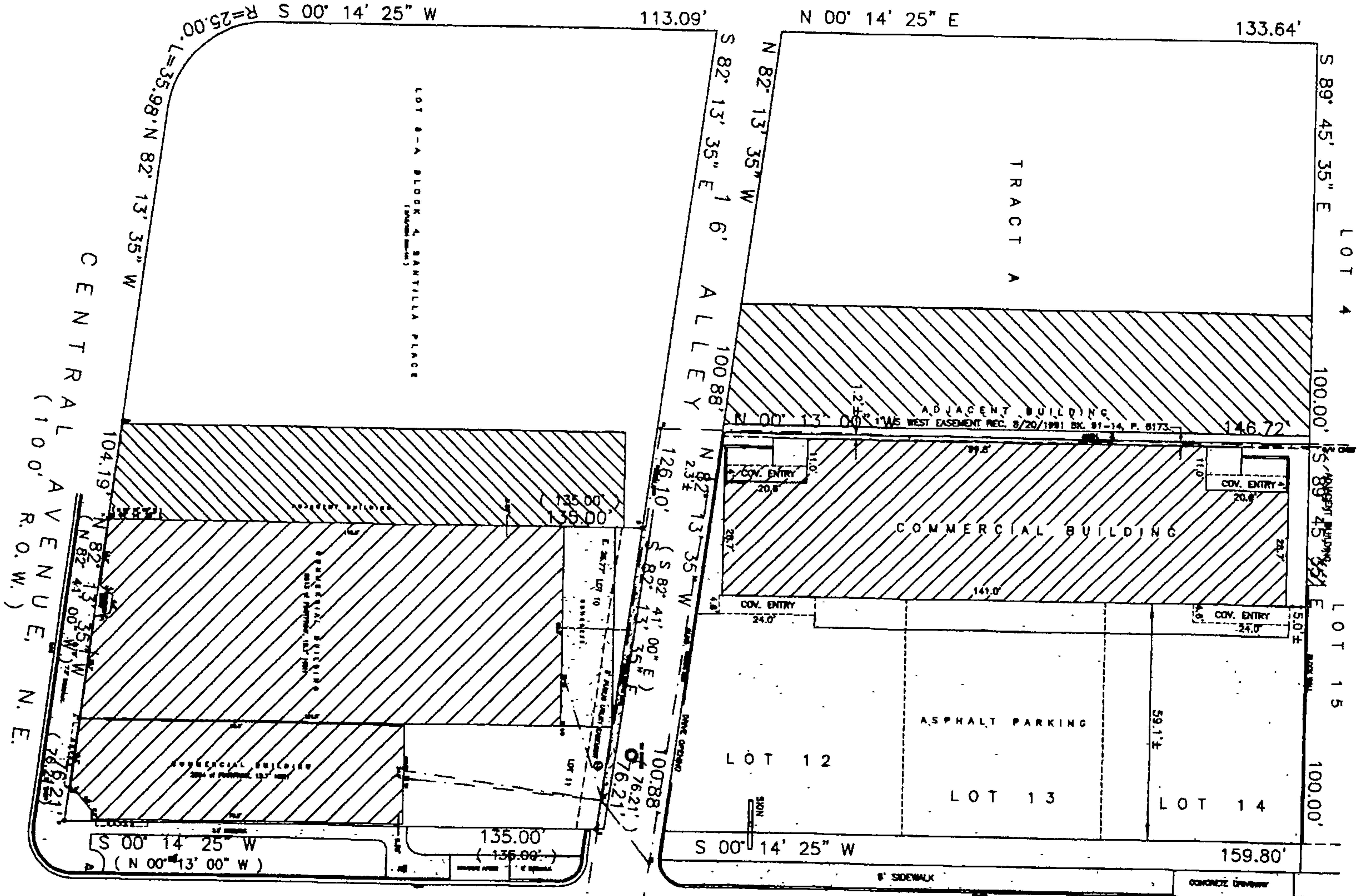
There is no water line or other utility infrastructure that will be affected by this request. The roadway is not being used for any public safety purposes. Coe Peterson, LLC understands that they will be responsible for purchasing the vacated right-of-way and are prepared to do so. A survey has been provided for review by the Development Review Board.

Your consideration of this request is sincerely appreciated. I look forward to answering any questions the board may have.

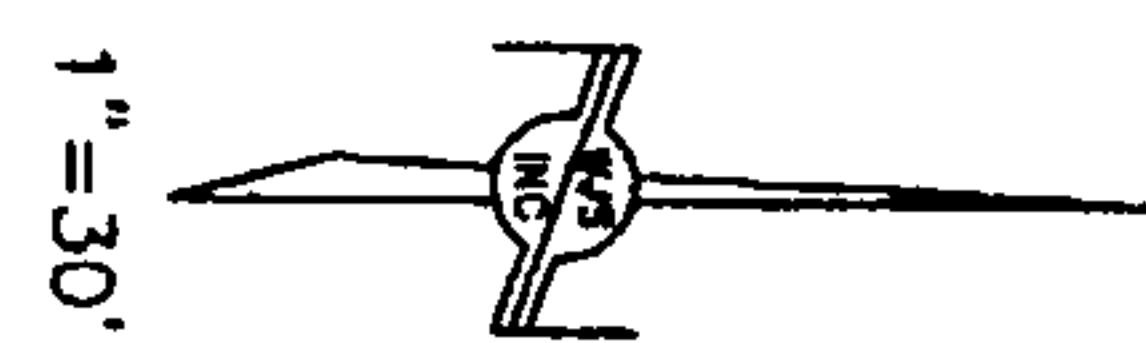
Sincerely,


Doug Grandall
Principal
DAC Enterprises, Inc.

VALENCIA DRIVE, N. E.
(60' R. O. W.)



CARDENAS DRIVE, N. E.
(60' R. O. W.)



May 18, 2015

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
Albuquerque, NM

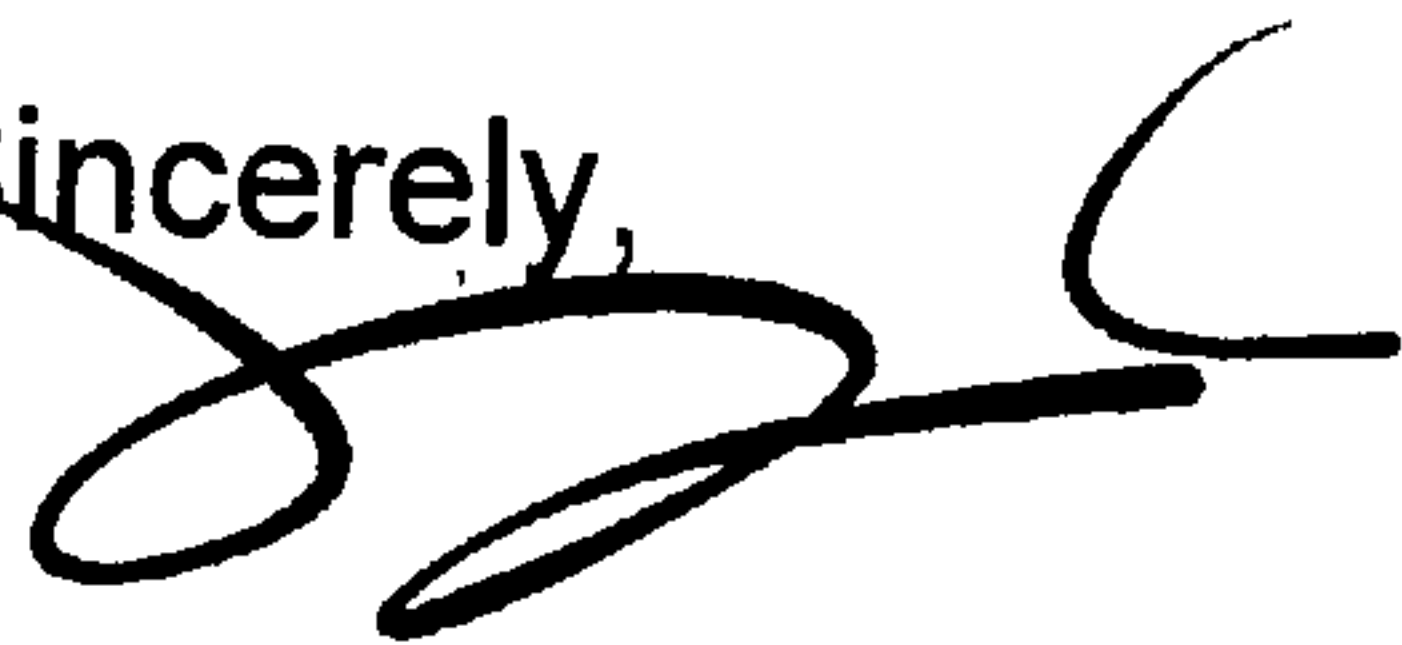
**Re: Alley Vacation - Lots 10-14, Block 4, Santilla
Addition**

Dear Chair:

This letter certifies that the undersigned is the owner of the above referenced property and authorizes DAC Enterprises, Inc. (d/b/a DAC Zoning & Land Use Services) to act on our behalf in seeking a vacation of the above referenced alley.

If you have any questions, please feel free to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Coe", with a stylized flourish at the end.

Steve Coe
Coe & Peterson, LLC

To whom it may concern,

I, Pussadee Punya, am the owner of the property at 5901 Central Ave NE Albuquerque NM, 87109. My property abuts the alley that has been requested to be vacated between Valencia and Cardenas NE, north of Central Avenue. By this letter I am agreeing, without condition, to the proposed vacation.

Sincerely,

P. Punya
Pussadee Punya

8/25/15
Date

August 27, 2015

To Whom it May Concern,

I, Zhenia Eghbali, am the owner of the property at 126 Valencia Dr. NE, Albuquerque, NM, 87108. My property abuts the alley that has been requested to be vacated between Valencia and Cardenas NE, north of Central Avenue. By this letter I am agreeing to the proposed vacation presented to me.

Should you have any further questions, please contact me at (505) 888-3377.

Sincerely,



Zhenia Eghbali

August 27, 2015

Date

CENTRAL ANGLE	CHORD
82° 28' 00"	N 40° 59' 35" E, 32.96'

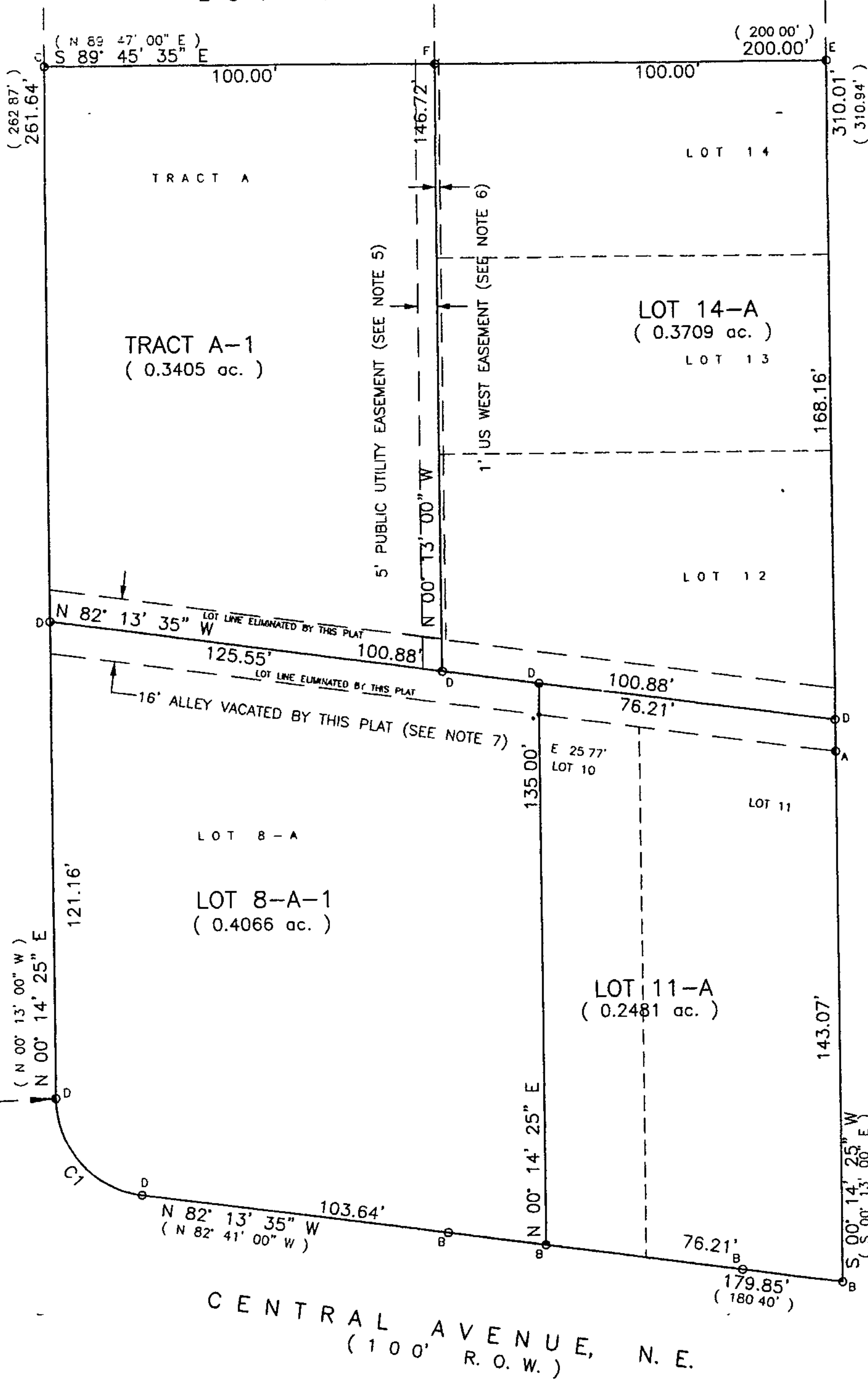
COUNTY CLERK RECORDING LABEL HERE

BLOCK 4, SANTILLA PLACE
 (REC 2/28/1927 VOLUME D, FOLIO 150)
 LOT 4 LOT 15

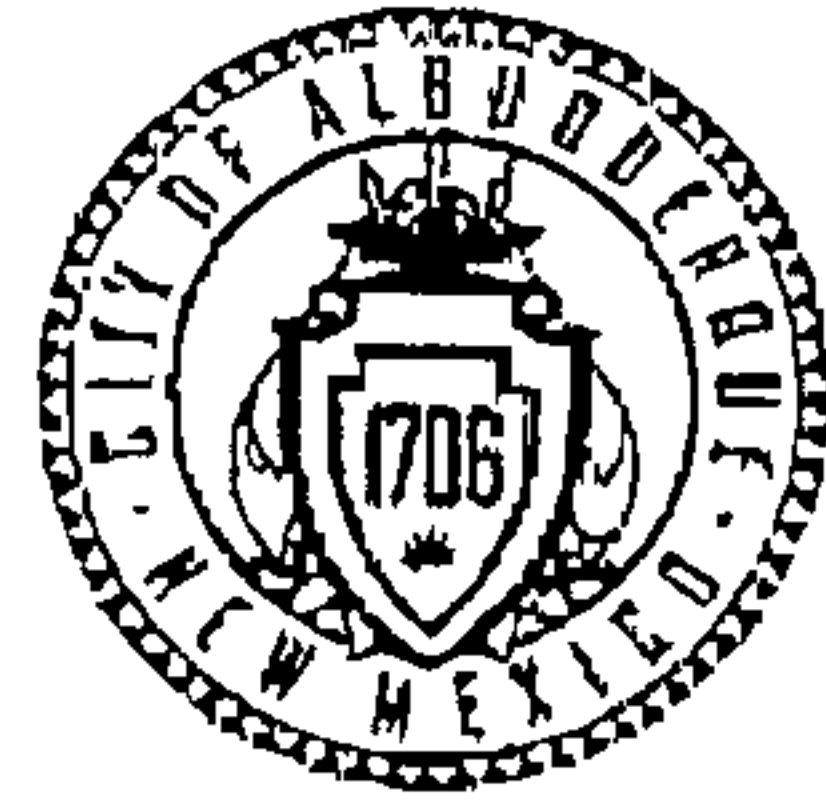
A
T

VALENCIA DRIVE, N. E.
 (60' R. O. W.)

CARDENAS DRIVE, N. E.
 (60' R. O. W.)



CENTRAL AVENUE, N. E.
 (100' R. O. W.)



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 7, 2015

Robert E. Romero
DAC Land Use Services
1521 Edith Boulevard NE
Phone: 505-242-3232/Fax: 505-247-4530

Dear Robert:

Thank you for your inquiry of **July 7, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – BLOCK 4, SANTILLA PLACE ADDITION, LOCATED ON PUBLIC ALLEY (ROW) BETWEEN CARDENAS DRIVE NE AND VALENCIA DRIVE NE** zone map K-18.

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

FAIR WEST N.A. "R"

Jim Farmin, 621 Alvarado Dr. NE/87108 256-8019 (h)
Dorothy L. Kerwin, 720 Valencia NE/87108 604-7515 (c)

SOUTH SAN PEDRO N.A. "R"

Reynaluz Jurarez, 816 San Pedro SE/87108 710-1319 (c)
Donna Orozco-Geist, 933 San Pedro SE/87108 265-2511 (w) 235-7088 (c)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Oncinquiry/trwna/hoa (03/20/14)

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

July 7, 2015

VIA CERTIFIED MAIL
FAIR WEST NEIGHBORHOOD ASSOCIATION
 Jim Farmin
 621 Alvarado Dr., NE
 Albuquerque, NM 87108

Re: Alley Vacation Request - Block 4, Santilla Place

Dear Mr. Farmin:

DAC Enterprises, Inc. is representing Coe Peterson, LLC regarding this request to vacate the alley located north of Central Avenue between Cardenas and Valencia NE. Applicants own the properties abutting the eastern half of the alley, Lots 10, 11, 12, 13, & 14. This is the only alley in the area that has not been vacated between San Pedro, three blocks to the east and La Veta, three blocks west of this location.

Vacating this right of way will allow Coe Peterson, LLC to develop the adjoining parcels as one retail property. Currently the building to the north of the alley is vacant. It is a large building with more than adequate parking, but it has no visibility on Central which limits its effectiveness for retail.

Lots 10 & 11, which abut the alley to the south, are zoned C-2. The lots to the north, Lots 12, 13, & 14 are zoned C-3. Once vacated, each property will gain 8' feet of property and the existing zoning will remain on the newly enlarged lots.

This request will be filed by the July 10, 2015 deadline for a hearing before the Development Review Board, City of Albuquerque, on August 5, 2015. Enclosed for your review is a plan of the proposed vacation of the alley and Zone Map K-18 to help you identify the location of this request.

DAC representatives are available to present this request to your association to address any questions you may have. Please feel free to call on me.

Sincerely,

Doug Crandall
 Doug Crandall
 Principal
 DAC Enterprises, Inc.

Cc: Dorothy L. Kerwin, 720 Valencia NE, Albuquerque

7006 2150 0512 9001 3478 1371

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.74

ALBUQUERQUE, NM 87108
 0101
 Postmark
 JUL 8 2015
 ALBUQUERQUE, NM 87108

Sent To: **JIM FARMIN**
 Street, Apt. No., or PO Box No. **621 ALVARADO DR NE**
 City, State, ZIP+4 **ALBUQ, NM 87108**

PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0512 9001 3478 1371

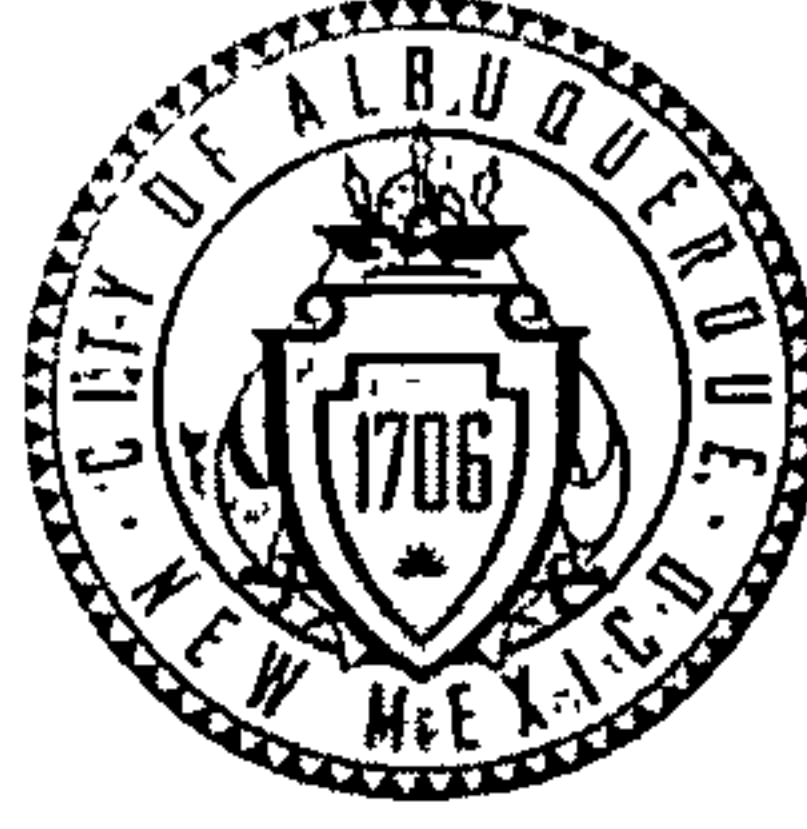
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.74

ALBUQUERQUE, NM 87108
 0101
 Postmark
 JUL 8 2015
 ALBUQUERQUE, NM 87108

Sent To: **DOROTHY KERWIN**
 Street, Apt. No., or PO Box No. **720 VALENCIA NE**
 City, State, ZIP+4 **ALBUQ, NM 87108**



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 # 1010535

Board hearing date:

WEDNESDAY, Aug.5, 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): DAC ZONING & LAND USE SERVICES PHONE: 505-294-5243
 ADDRESS: 9520 MACALLAN ROAD NE FAX: 505-247-4530
 CITY: ALBUQUERQUE, STATE NM ZIP 87109 E-MAIL: DACINC2001@AOL.COM
 APPLICANT: STEVE COE d/b/a COE PETERSON, LLC PHONE: 505-884-3578
 ADDRESS: 2325 SAN PEDRO NE, Ste 2A FAX: _____
 CITY: ALBUQUERQUE, STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: JC PETERSON

DESCRIPTION OF REQUEST: VACATION OF

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. LOTS 10-14 Block: 4 Unit: _____
 Subdiv/Addn/TBKA: SANTILLA PLACE ADDITION
 Existing Zoning: NA Proposed zoning: NA MRGCD Map No _____
 Zone Atlas page(s): K-18 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1001620

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 0 Total site area (acres): ALLEY ROW
 LOCATION OF PROPERTY BY STREETS: On or Near: PUBLIC R.O.W. (ALLEY) NORTH OF CENTRAL AV. NE
 Between: CARDENAS DR NE and VALENCIA DR NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Doug Crandall, DAC ZONING & LAND USE SERVICES DATE JULY 7, 2015
 (Print Name) DOUG CRANDALL Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB 70244</u>	<u>VRW</u>	_____	<u>\$300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	_____	<u>\$20.00</u>
<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>August 5, 2015</u>			Total <u>\$395.00</u>

[Handwritten Signature]

B-9-15
Staff signature & Date

Project # 1010535

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)
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 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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- 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
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DOUG CRANDALL, DAC ZONING & LAND USE

Applicant name (print)

Doug Crandall JULY 7 2015

Applicant signature / date



Form revised 4/07

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
15DRB - 70244

[Signature] 7-9-15
 Planner signature / date
 Project # 1010535

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Signs must be posted from July 21, 2015 To August 5, 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.

Brian C. Cancell
(Applicant or Agent)

7/9/15
(Date)

I issued 2 signs for this application, 7-9-15
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1010535

July 7, 2015

Jack Cloud, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico

Dear Chair Cloud,

This letter certifies that Pussadee Punya is the owner of the property located at 5901 Central NE, Albuquerque, New Mexico and legally described as Lot 8 A Block 4, Santilla Place Addition

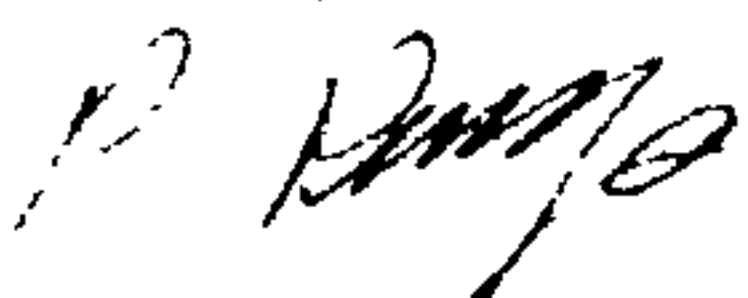
This south side of this property abuts a portion of a dedicated city alleyway connecting Valencia NE and Cardenas NE.

It is my understanding that there is an application by Coe, Peterson, llc requesting to vacate the alleyway. I support this request allowing Coe, Peterson to make application for vacation and to present their case for approval at a public hearing.

This support for the application does not waive my right to object to the final vacation if I believe it does not serve my best interest.

You may contact me at _____ if you have any questions.

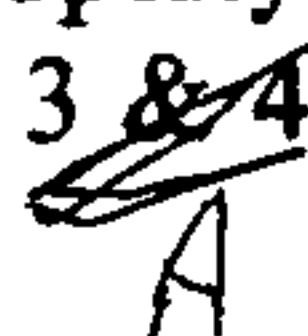
Sincerely,


Pussadee Punya

July 16, 2015

Jack Cloud, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico

Dear Chair Cloud,

This letter certifies that I, Zhenia Eghbali, am the owner of the property located at 126 Valencia Dr. NE, Albuquerque, New Mexico and legally described as Lots 3 & 4, Block 4, Santilla Place Addition. 

This south side of my property at 126 Valencia abuts a portion of a dedicated city alleyway connecting Valencia NE and Cardenas NE (the "Alleyway").

It is my understanding that there is an application by Coe & Peterson, LLC, acting as the managing agent of 430 Real Estate Group, LLC, requesting to vacate the Alleyway. At this time, I support this request allowing Coe & Peterson, LLC to make application for vacation of the Alleyway and to present their case for approval at a public hearing.

My support for their application does not waive my right to object to the final vacation, if I believe it does not serve my best interest.

Should you have any further questions, please feel free to contact me at (505) 888-3377.

Sincerely,



Zhenia Eghbali



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010535

TO: Application No. 15DRB 70244

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Rita Harmon, P.E., Hydrology

Racquel Michel, P.E., Transportation Development

Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: AUG 5, 2015

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Letters of support from adjoining property
owners

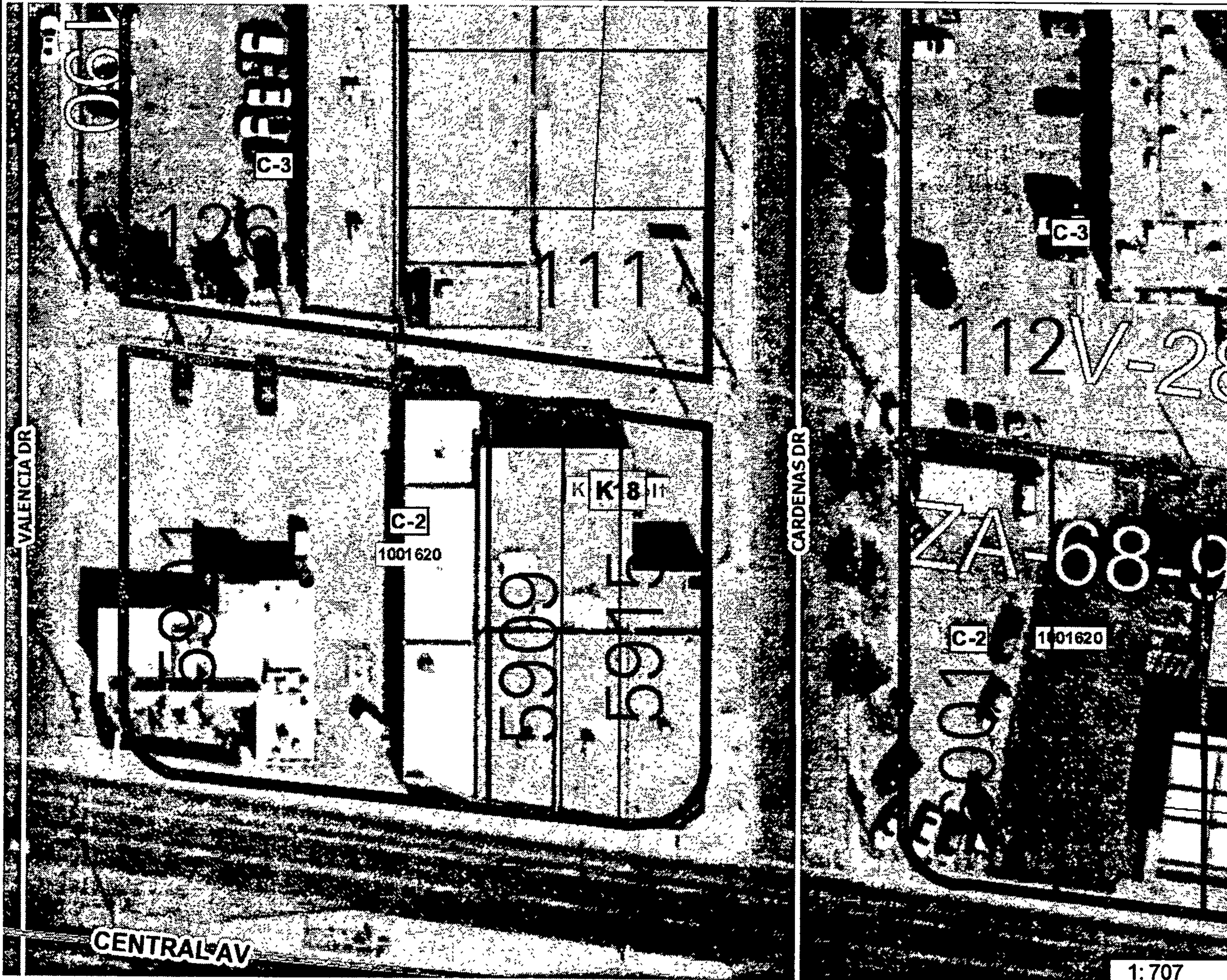
Otto
Central Ave LLC

CONTACT NAME: _____

TELEPHONE: _____ EMAIL: _____



City of Albuquerque



Legend

- Bernalillo County Parcels
- Primary Streets**
 - Urban Principal Arterial
 - BN and SF Railroad
 - Freeway
 - Urban Minor Arterial
- Other Streets**
- City Parcels
- Zoning**
 - <all other values>
 - RESIDENTIAL
 - COMMERCIAL
 - OFFICE
 - INDUSTRIAL / WHOLESALE / MAI
 - INSTITUTIONAL / GOVERNMENT
 - UTILITIES / TRANSPORTATION
 - OPEN SPACE / RECREATION / AC
 - RESIDENTIAL / AGRICULTURAL
 - NOT CLASSIFIED
- Zone Grid
- City Historic Zones
- Building Permits
- Case Tracking
- SAD 227
- Zoning Inspector Areas
- Landfill Buffers
- Municipal Limits
 - CORRALES
 - EDGEWOOD

Notes

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/18/2015 © City of Albuquerque

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010535

TO: Application No. 15DRB-70244

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Rita Harmon, P.E., Hydrology

Racquel Michel, P.E., Transportation Development

Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 9/2/15

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Letters of approval from
adjoining property owners (2) letters.

CONTACT NAME: Doug Crandall

TELEPHONE: 294-5243 EMAIL: DAC/INC2001@AOL.COM

PROJECT #
1010535

Aug. 5. 2015

VRJ