

# INTER-OFFICE MEMORANDUM

# **COMMENTING AGENCIES**

TRANSPORTATION DEVELOPMENT	Iohn 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 Chinchissa
ZONING ENFORCEMENT INSPECTOR	Vince Montano
NEIGHBORHOOD COORDINATION	Stenhani Winklanlach
PNM	Daniel Argam
NEW MEXICO GAS COMPANY	Patrick Sanchez
ALBUQUERQUE PUBLIC SCHOOLS	
COMCAST CABLE	
Mid.Rio Grande Conserv. Dist. (MRGCD).	
ENVIRONMENTAL HEALTH	Paul Olson

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

PROJECT # 1010538

Board hearing date:

WEDNESDAY, August 12, 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, August 12, 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 August 11, 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# 1010538

15DRB-70249 VACATION OF PUBLIC ALLEY RIGHT-OF-WAY

Project# 1010540

15DRB-70251 VACATION OF PUBLIC ALLEY RIGHT-OF-WAY

DORIS RHODES/ THE COTTONWOODS LLC request Vacation (Closing) for the Public Alley in Block 29, **HUNING CASTLE ADDITION** located south of LEAD AVE SW and west of 14<sup>th</sup> ST SW. (K-13)

CARTESIAN SURVEYS INC agents for ROBERT TINNIN request Vacation (Closing) for the Public Alley in Block 6, **SKYLINE HEIGHTS SUBDIVISION** located south of CENTRAL AVE SE between ALTEZ ST SE and CONCHAS ST SE. (L-20)

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, July 27, 2015.

# Acity of lbuquerque



# DEVELOPMENT/ PLAN REVIEW APPLICATION Updated 4/16/15

		Supplem	nental	Form	(SF)		
SUBDIVISI		0.5.5.	S	Z		G & PLANNING	
	or subdivision action or subdivision action					Annexation	
	ation		V			Zono Man Amanda at 1	(F
Var	iance (Non-Zoning)		4		-	Zone Map Amendment ( Zoning, includes Zoning	within Sector
SITE DEVE	LOPMENT PLAN		-			Development Plans)	
	Subdivision		P			Adoption of Rank 2 or 3	Plan or similar
for I	Building Permit					Text Amendment to Ado Plan(s), Zoning Code, or	pted Rank 1, 2 or 3
Adm	ninistrative Amendment (AA)					, rango), zoring code, or	Subu. Regulations
IP M	ninistrative Approval (DRT, UI faster Development Plan	RI, etc.)	D			Ctt N	
Cert	. of Appropriateness (LUCC)					Street Name Change (Lo	ocal & Collector)
STORM DR	AINAGE (Form D) m Drainage Cost Allocation F		L	A		L / PROTEST of Decision by: DRB, EPC, Director, ZEO, ZHE, Boa	LUCC, Planning
	I BLACK INK ONLY. The at Development Services C t the time of application.				ust subm	it the completed applic	cation in person to the
APPLICATION INFORM		•				out in the state of the state o	3.
Professional/Agen	t (if any): N/A						
ADDDECC:	t (if any): N/A					PHONE	
ADDRESS				_		FAX:	
CITY:		STATE		ZIP_		E-MAIL:	
APPLICANT: DOP	is Rhodes					PHONE: (50	5/453-0017
ADDRESS: 4725	San Pedro NE #25					TAV.	3/433-3017
CITY Albuquer	que	CTATE	NIA	710	27100	FAX:	
Dramiata-int	que	_ SIAIE	ININI	ZIP	37 109	E-MAIL: drhodes	pr@msn.com
Proprietary interest i	n site:		List a	ll own	ers: Do	ris Rhodes	
DESCRIPTION OF REQU	JEST: Requesting that	the City v	acat	e the	alley to	o the west of my ar	artment building
so that I ca	n purchase the alley a	nd incorp	orate	e it in	to my r	roperty	and the bollowing
Is the applicant seek	ing incentives pursuant to the Fa	mily Housing	David				
CITE INCODUATION A	and mochines barsaant to the Fa	army nousing	Devei	opmen	t Program'	Yes. X No.	
SITE INFORMATION: A	CCURACY OF THE EXISTING	LEGAL DESC	RIPTI	ON IS	CRUCIAL!	ATTACH A SEPARATE S	SHEET IF NECESSARY.
Lot or Tract No. All	ey outlined in red show	wn on atta	ache	d ext	nibit	Block: 29	Unit:
Subdiv/Addn/TBKA:	Huning Castle Addit	ion					
Existing Zoning:	V 12 7	Proposed	zonine	7.		MDOO	D.11. 11
Zone Atlas page(s)	K-13-Z	LIDC Cod	Lormin	·		MRGC	D мар No
		UFC COO	ie				
CASE HISTORY:							
List <b>any</b> current or pri	or case number that may be rele	evant to your	applica	tion (P	roj., App.,	DRB-, AX_Z_, V_, S_, etc.)	:
-			.,,				
CASE INFORMATION:							
Within city limits?	Yes Within 1000	OFT of a landfi	11?	no			
No. of existing lots:	N/A No. of prop	osed lots:	N/A		Total site a	rea (arrec): as show	wn on plat
LOCATION OF PROF	PERTY BY STREETS: On or Ne	or 1/1 th	Stroc	+ CIA	V and A	lea (acres). as silv	wir on plat
Between: Lead S	MAI					icaide Place SW	
		a	ind	Coal	SW		
Crieck ii project was p	reviously reviewed by: Sketch P	lat/Plan  or	Pre-ap	plication	on Review	Team(PRT) □. Review □	Pate:
SIGNATURE	W Madely	1				7	101,2
	Di .					DATE //	7/10
(Print Name) Doris	s Rhodes					Applicant: D	X Agent: 🖂
							3
FOR OFFICIAL HOP ON							
FOR OFFICIAL USE ONL						1	Revised: 11/2014
INTERNAL ROUTING		ion case nur	nbers			Action S.F.	Foor
All checklists are com	plete ) <	RB-	10	21	19	VPRU)	Fees . 300 00
☐ All fees have been co☐ All case #s are assign					1 1	ANI	75 00
AGIS copy has been s	sent					CMF	130.00
Case history #s are list	ted						30.00
☐ Site is within 1000ft of	a landfill						<b>3</b>
F.H.D.P. density bonu	S	Λ			1		\$
P.H.D.P fee rebate	Hearing	date HU	rai	UN:	+ 12	,2015	Total
1 16/1	7 111	5	0			01000	17.00
	1-14-	1)	1	Projec	t# \	010558	
	Staff signature	& Date				The second secon	

	VACATION OF PUBLIC EASEMENT (DRB28)  The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket)  (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 co.  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 resign 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 works the public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.	pies eceipts					
	SIDEWALK VARIANCE (DRB20)  SIDEWALK WAIVER (DRB21)  Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")  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	copies e 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") 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 response (see schedule)  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.						
V	, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.  Applicant signature / ciate	ALBUQUERQUE NEW MEXICO					
	Checklists complete Fees collected Case #s assigned Related #s listed Project #  Application case numbers Planner sig	7-14-15 mature / date					

#### 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.

#### 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

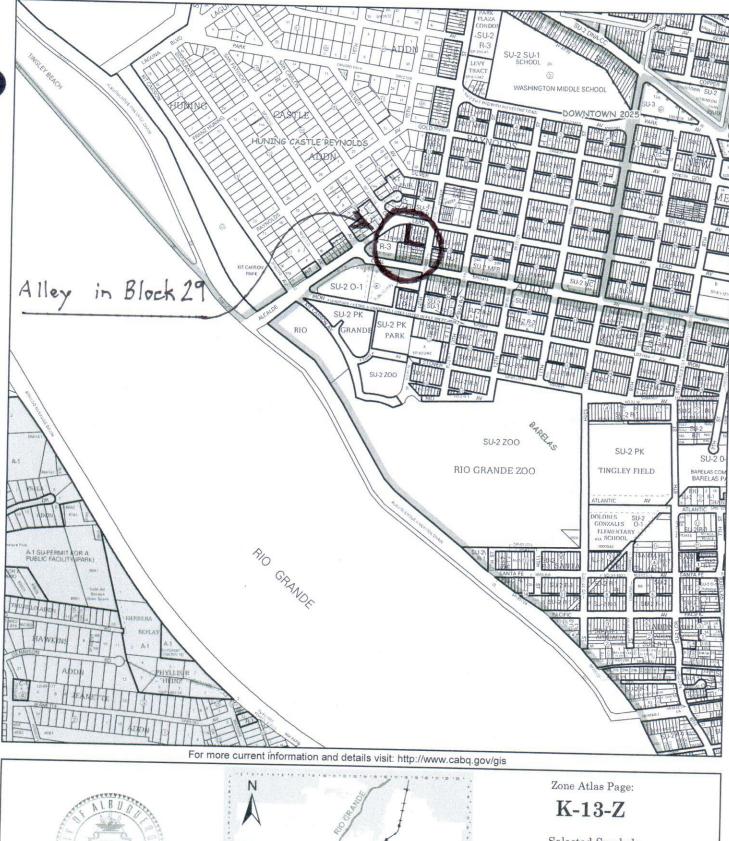
- One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

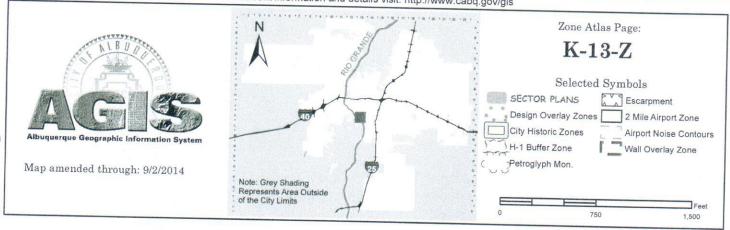
#### 3. PHYSICAL POSTING

----

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- Large headed nails or staples are best for attaching signs to a post or backing; the sign tears
  out less easily.

4.	HIME						
Signs mu	st be po	osted from	7-25	8-15	To _	8-12-1	5
5.	REMO	DVAL					
	A. B.	The sign is not The sign should	t to be remo	oved before th	ne initial he e (5) days a	earing on the reques	st. ng.
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.  (Applicant or Agent)							
lissued _	si	igns for this app	lication, _	7-14- (Date)	15. (	195	(Staff Member)
		PF	ROJECT	NUMBER	10	10538	





## Doris Rhodes 4725 San Pedro NE #25 Albuquerque, NM 87109

July 10, 2015

City of Albuquerque, Development Review Board & Mr. Buchalter
Huning Castle Neighborhood Association
c/o Harvey Buchalter,
1615 Kit Carson SW
Albuquerque, NM 87104

Dear City of Albuquerque, Development Review Board & Mr. Buchalter:

This letter is in regards to my request for the Development Review Board to approve the vacation of the alley located adjacent to my property located at 1404 San Carlos SW. The legal description of my property is: TRACT A-2, BLOCK 29, HUNING CASTLE ADDITION, LOCATED ON LEAD AVENUE SW BETWEEN COAL AVENUE SW AND 14<sup>TH</sup> STREET SW zone map K-13.

The alley itself does not have a lot number. The property owner on the south side of the east/west alley between Lead & Coal supports the vacation of this alley. That owner is developing individual townhomes for sale. I am property owner on the east side of the alley, and my property is a twelve unit apartment building.

The owner of the property on the west side of the alley (a single family home) has no access to their property from the alley. The alley is unimproved, is a nuisance to the neighborhood as it attracts vagrants; the City fails to maintain the alley and has refused to improve it.

For all of these reasons, I believe a vacation of the alley is well justified as it will be incorporated into my property and I will maintain it.

This letter should satisfy the requirements of the DRB application checklist, as it is being sent via Certified Mail to Mr. Buchalter, in care of the Huning Castle Neighbhorhood Association for purposes of notification of my request. Once the DRB hearing is scheduled, the Huning Castle Neighbhorhood association will be invited to the hearing.

Sincerely,

Doris Rhodes





# **City of Albuquerque**

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA 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.

July 9, 2015

Doris Rhodes 4725 San Pedro Drive NE #25 Phone: 505-453-9017

Dear Doris:

Thank you for your inquiry of July 9, 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) TRACT A-2, BLOCK 29, HUNING CASTLE ADDITION, LOCATED ON LEAD AVENUE SW BETWEEN COAL AVENUEN SW AND 14<sup>TH</sup> STREET SW zone map K-13.

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

### **HUNING CASTLE N.A. "R"**

Harvey Buchalter, 1615 Kit Carson SW/87104 247-2602 (h) Bill Biffle, 401 Laguna SW/87104 401-4963 (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. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.



This letter is in regards to my request for the Development Review Board to approve the vacation of the alley located adjacent to my property located at 1404 San Carlos SW. The legal description of my property is: TRACT A-2, BLOCK 29, HUNING CASTLE ADDITION, LOCATED ON LEAD AVENUE SW BETWEEN COAL AVENUE SW AND 14<sup>TH</sup> STREET SW zone map K-13.

The alley itself does not have a lot number. The property owner on the south side of the east/west alley between Lead & Coal supports the vacation of this alley. That owner is developing individual townhomes for sale. I am property owner on the east side of the alley, and my property is a twelve unit apartment building.

The owner of the property on the west side of the alley (a single family home) has no access to their property from the alley. The alley is unimproved, is a nuisance to the neighborhood as it attracts vagrants; the City fails to maintain the alley and has refused to improve it.

For all of these reasons, I believe a vacation of the alley is well justified as it will be incorporated into my property and I will maintain it.

This letter should satisfy the requirements of the DRB application checklist, as it is being sent via Certified Mail to Mr. Buchalter, in care of the Huning Castle Neighbhorhood Association for purposes of notification of my request. Once the DRB hearing is scheduled, the Huning Castle Neighbhorhood association will be invited to the hearing.

Sincerely,

Doris Rhodes

FIED MAIL® RECEIPT Doris Rhodes 4725 San Pedro NE# BUDDEROUE, NM 87104 Albuquerque, NM 871 July 10, 2015 \$3,45 0976 П \$0.00 000 \$0.00 \$0.00 City of Albuquerque, Development Review Board & N 3490 \$0.00 Huning Castle Neighborhood Association C/o Bill Biffle, 7074 401 Laguna SW Albuquerque, NM 87104 Dear City of Albuquerque, Development Review Board & MI.

This letter is in regards to my request for the Development Review Board to approve the vacation of the alley located adjacent to my property located at 1404 San Carlos SW. The legal description of my property is: TRACT A-2, BLOCK 29, HUNING CASTLE ADDITION, LOCATED ON LEAD AVENUE SW BETWEEN COAL AVENUE SW

AND 14<sup>TH</sup> STREET SW zone map K-13.

The alley itself does not have a lot number. The property owner on the south side of the east/west alley between Lead & Coal supports the vacation of this alley. That owner is developing individual townhomes for sale. I am property owner on the east side of the alley, and my property is a twelve unit apartment building.

The owner of the property on the west side of the alley (a single family home) has no access to their property from the alley. The alley is unimproved, is a nuisance to the neighborhood as it attracts vagrants; the City fails to maintain the alley and has refused to improve it.

For all of these reasons, I believe a vacation of the alley is well justified as it will be incorporated into my property and I will maintain it.

This letter should satisfy the requirements of the DRB application checklist, as it is being sent via Certified Mail to Mr. Biffle, in care of the Huning Castle Neighbhorhood Association for purposes of notification of my request. Once the DRB hearing is scheduled, the Huning Castle Neighbhorhood association will be invited to the hearing.

Sincerely,

**Doris Rhodes**