



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

Supplemental Form (SF)

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

D Street Name Change (Local & Collector)

L A 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 ENTERPRISES, INC PHONE: 505-842-0784
 ADDRESS: 1521 EDITH BLVD NIE FAX: 505-247-9530
 CITY: ALBUQUERQUE STATE NM ZIP 87102-1611 E-MAIL: R.ROMEROS05@gmail.com
 APPLICANT: JIM DEEMER c/o J. MATT MYERS, MYERS, MCCREARY & MYERS PHONE: 505-247-9080
 ADDRESS: 1401 CENTRAL AVE NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: CKICKER@MPLAW.COM
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC WATER UTILITY EASEMENT

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. TRACT 2-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: WESTGATE MOBILE HOME PARK ADDITION
 Existing Zoning: _____ Proposed zoning: NA MRGCD Map No NA
 Zone Atlas page(s): L-9 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.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: NA Total site area (acres): 14.2992 AC

LOCATION OF PROPERTY BY STREETS: On or Near: 98th STREET SW
 Between: TOWER ROAD SW and SAGE STREET SW

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

SIGNATURE Doug Crandall DATE 6/27/16
 (Print Name) DOUG CRANDALL 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
16DRB - 70223

Action	S.F.	Fees
<u>VPE</u>	_____	\$ <u>45.00</u>
<u>ADV</u>	_____	\$ <u>75.00</u>
<u>CNF</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____

Hearing date July 27, 2016

Total
 \$ 140.00

Revised: 11/2014

[Handwritten signature]

6-29-16

Project # 10105-1

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.

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

WAYJOHN SURVEYING, INC

Applicant name (print)

Boyd Candall 6/27/16

Applicant signature / date



Form revised 4/07

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

Application case numbers

101055 - 10223

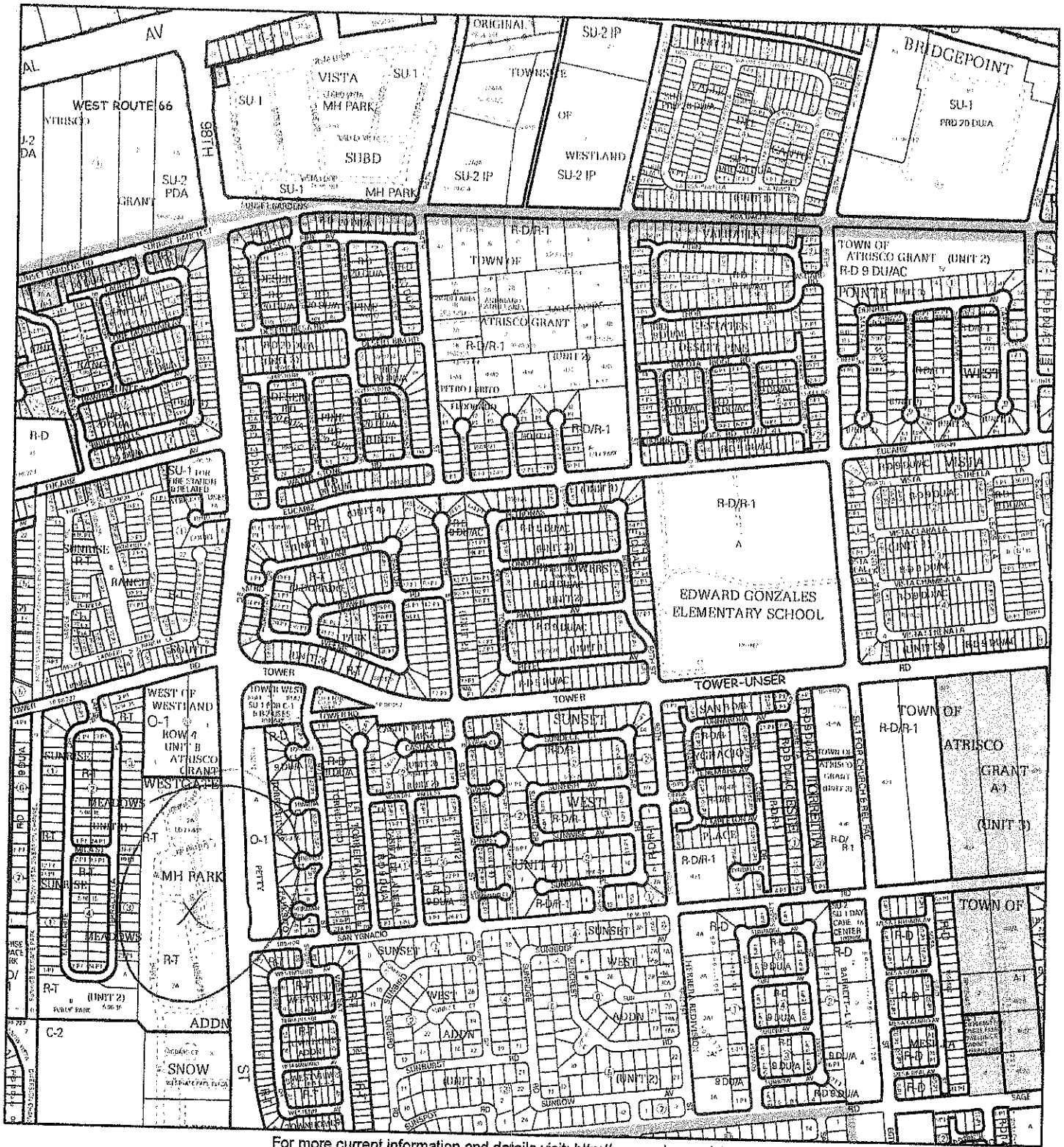
Yg

6-29-16

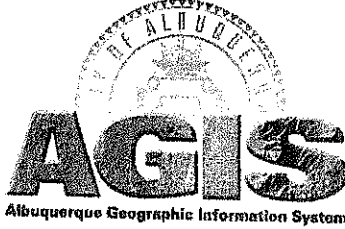
Planner signature / date

Project #

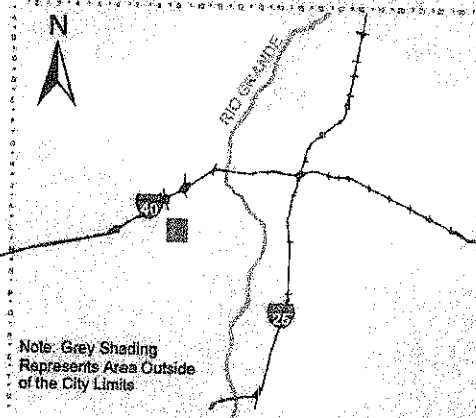
1010551



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



Map amended through: 9/2/2014



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-09-Z

Selected Symbols

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

0 750 1,500 Feet

June 27, 2016

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

Re: Project # 1010551-Lot 2-A, Westgate Mobile Home Park Addition

Dear Mr. Cloud:

This is a request for Development Review Board (DRB) approval to vacate and subsequently establish a new waterline easement at the above referenced property.

The original plat that created the waterline easement did not provide bearings or distances to show the precise location of the easement. Although it was presumably to scale, the easement was only shown graphically on the plat. An ALTA survey was recently conducted and that survey showed that four mobile homes were encroaching into the easement.

As a result of the ALTA survey, the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) was contacted, as well as a private utility locating service, in order to determine the exact location of the existing waterline. The exact location was determined through potholing and subsequently surveyed by Wayjohn Surveying, Inc. The survey showed that the existing waterline was not placed within the easement as shown on the plat.

In order to identify the correct placement of the easement on the plat, applicant proposes to vacate the original easement and requests that a new easement be granted above the existing waterline.

The DRB reviewed the sketch plat of the new easement at the June 22nd meeting. There was a question regarding any existing mobile homes encroaching on the existing waterline. Four mobile homes were encroaching upon the waterline where the new easement is proposed. Two of those mobile homes have already been relocated and the other two are in the process of being moved.

Applicant's agent and applicant's surveyor will be present at the DRB meeting to answer any question.

Sincerely,


Doug Crandall, Principal
DAC Enterprises, Inc.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
1. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
2. A physical description of the location, referenced to streets and existing land uses.
3. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

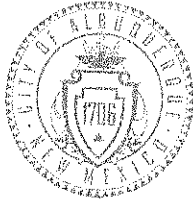
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 06/22/16 Time Entered: 12:25 p.m. ONC Rep. Initials: siw



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

April 14, 2016

Robert E. Romero
DAC Enterprises, Inc.
1521 Edith Boulevard NE
Phone: 505-242-3232/Fax: 505-247-4530
E-mail: rr050@q.com

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.

Dear Robert:

Thank you for your inquiry of **April 14, 2016** 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) - LOT 2A, WESTGATE MOBILE HOME PARK ADDITION, LOCATED ON 98TH STREET SW BETWEEN TOWER ROAD SW AND SAGE SW** zone map **L-9**.

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

ROUTE 66 WEST N.A. "R"
Cherise Quezada
10304 Paso Fino Pl. SW/87121 263-1178 (c)
Paul Fava
505 Parnelli Dr. SW/87121 385-3202 (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 **(PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from U.S.P.S. showing date.)** If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3847.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

Oncinquiry/trwna/hoa (02/16/16)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA.

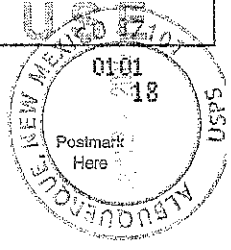
7010 2780 0003 2260 0222

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87121

Postage	\$3.30
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.47



Sent To: **CHERISE QUEZADA**
 Street, Apt. No., or PO Box No.: **10304 PARD FIND PI SW**
 City, State, ZIP+4: **ALBUQ, NM 87121**

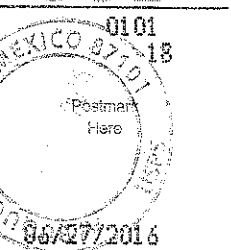
7010 2780 0003 2260 0215

U.S. Postal Service
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ALBUQUERQUE, NM 87121

Postage	\$3.30
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.47



Sent To: **PAUL FAVA**
 Street, Apt. No., or PO Box No.: **505 PARNELLI DR SW**
 City, State, ZIP+4: **ALBUQ, NM 87121**

June 27, 2016

VIA CERTIFIED MAIL

Route 66 West Neighborhood Association
Cherise Quezada
10304 Paso Fino Pl. SW
Albuquerque, NM 87121

Re: Vacation of Public Utility Easement- Lot 2A, Westgate Mobile Home Park

Dear Ms. Quezada:

DAC Enterprises Inc. has been retained to process an application to vacate and reestablish a water line easement within the Westgate Mobile Home Park, Lot 2A. The original plat that created the easement was misaligned and outside the exact placement of the waterline. The Albuquerque Bernalillo County Water Utility Authority requested that the existing easement be vacated and a new easement granted over the location of the existing waterline.

A copy of the Westgate Mobile Home Park Plat is enclosed for your reference, as well as Zone Map L-9 to show the geographical area of the park in your area. We will file the vacation application by the July 1, 2016 deadline for a public hearing before the Development Review Board, City of Albuquerque, on July 27, 2016.

Please know that DAC Enterprises Inc. staff is available to meet with you or your association and answer any questions you may have regarding the request for the vacation action. Please feel free to contact me at 505-842-0484.

Sincerely,


Robert E. Romero, Associate

Cc: Paul Fava, 505 Parnelli Dr. SW, Albuquerque, NM 87121

BB-196

WESTGATE MOBILE HOME PARK ADDITION 80637

REDIVISION OF TRACT 2 and a portion of UNPLATTED LAND of SNOW VISTA ALBUQUERQUE, NEW MEXICO SEPTEMBER 12, 1973

State of New Mexico County of Bernalillo This instrument was filed for record on NOV 2 1973 M. O'Leary, Jr. Clerk & Recorder of records of said County Folio 196 -

BB-196

1" = 100'

The Redivision Tract 2 and a portion of Unplatted Land of SNOW VISTA, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner.

J. & O. Investments Lucille Fallen, Comptroller

STATE OF NEW MEXICO) ss COUNTY OF BERNALILLO)

On this 12th day of August 1973, before me did appear the person known to me to be the owner of the above described property, and of their own free act and deed did execute the instrument hereon.

My commission expires 3-9-77 Notary Public Janice M. Gidford

APPROVED: Mountain States Telephone & Telegraph Co.

By: Carl R. Jones 9-19-73

Southern Union Gas Co.

By: Leo Apodaca 9-12-73

Public Service Co. of New Mexico

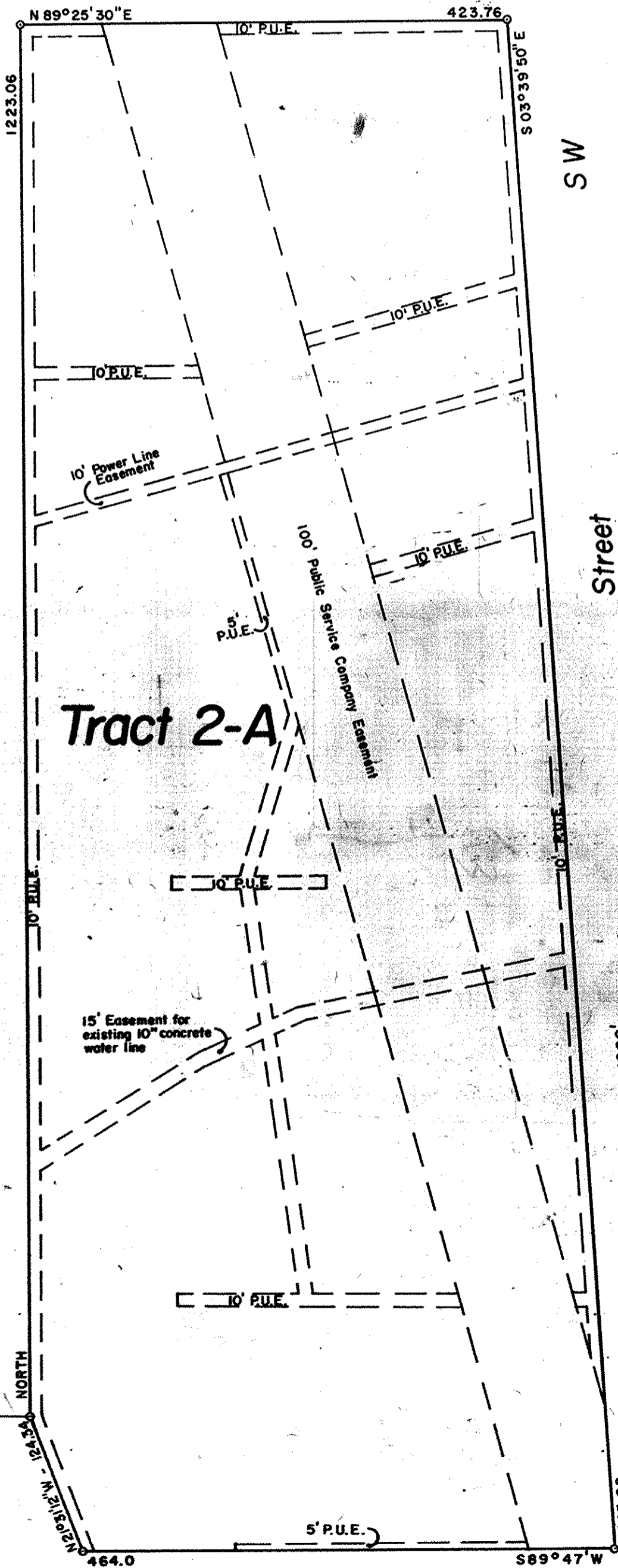
By: R. P. McDonald 9-12-73

New Mexico Title Company hereby certifies that all taxes have been paid in full for the period of the past Ten (10) years, up to and including the year 1972 for all of the property included in the Plat upon which this certificate appears.

By: [Signature]

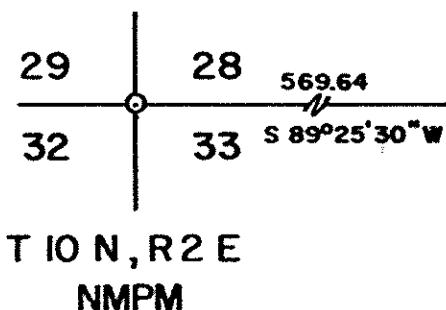
PLAT & SURVEY by

John W. Bettis Reg. P.E. & L.S. #3441



SW Street

Approx. 1000' to Gibson Blvd 98th



BB-196

BB-196

BB-196

WESTGATE MOBILE HOME PARK ADDITION 80623

ENCHANTMENT INC
ENGINEERING

REDIVISION OF TRACT 2
and a portion of
UNPLATTED LAND
of
SNOW VISTA
ALBUQUERQUE, NEW MEXICO
SEPTEMBER 12, 1973

State of New Mexico
County of Bernalillo
This instrument was filed for record on
NOV 2 1973
of records of said County Folio 196
Check & Recorder
Deputy Clerk

BB-196

1" = 100'

The Redivision Tract 2 and a portion of Unplatted Land of SNOW VISTA, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner.

J. & O. Investments
Lucille Fallen
Lucille Fallen, Comptroller

STATE OF NEW MEXICO) ss
COUNTY OF BERNALILLO)

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My commission expires 3-9-77
Notary Public *Janice M. Hodford*

APPROVED: Mountain States Telephone & Telegraph Co.

By: *Carl R. Jones* 9-19-73

Southern Union Gas Co.

By: *Leo Apodaca* 9-12-73

Public Service Co. of New Mexico

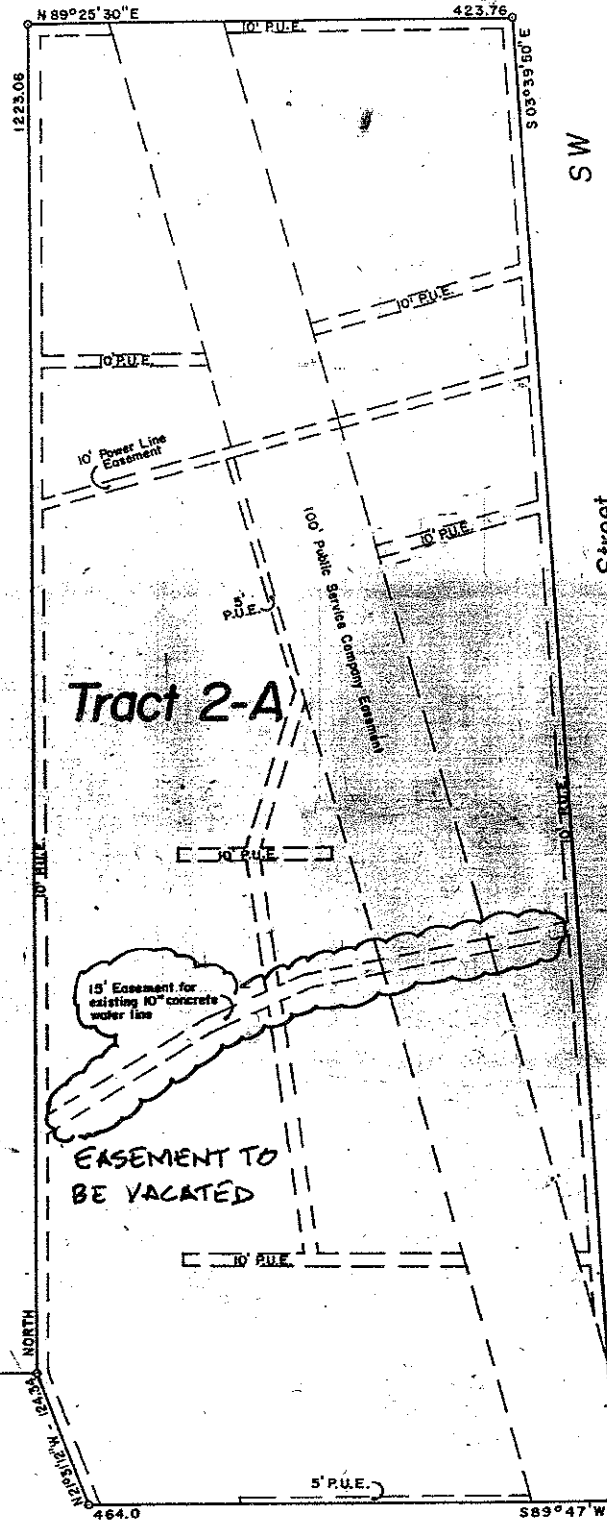
By: *R.P. McDonald* 9-12-73

New Mexico Title Company hereby certifies that all taxes have been paid in full for the period of the past Ten (10) years, up to and including the year 1972 for all of the property included in the Plat upon which this certificate appears.

By: *Thomas J. Jones*

PLAT & SURVEY
by

John W. Bettis
John W. Bettis
Reg. P.E. & L.S. #3441



SW

Street

Aprox. 1000' to Gibson Blvd

BB-196

BB-196

